

**Marked Agendas
Approved Minutes
Approved Reports**

HISTORIC PRESERVATION COMMISSION

REPORT



Meeting Date: November 2, 2017 Item No. 3
General Plan Element: *Preservation and Environmental Planning*
General Plan Goal: *Enhance the quality of life in Scottsdale by protecting historical and archaeological resources.*

ACTION

Case Name: Villanueva Residence Exterior Rehabilitation
Case Number: 29-HP-2017
Location: 4818 North 76th Place
Request: Request approval of a Certificate of Appropriateness and approval of Historic Residential Exterior Rehabilitation (HRER) funding for replacement of doors and windows at an existing residence in the Villa Monterey Units 1-7 Historic District.

OWNER

Cecilia G. Villanueva
4818 North 76th Place
Scottsdale, AZ 85251

APPLICANT CONTACT

Cecilia G. Villanueva
201-316-5411

BACKGROUND

September 7, 2017 Historic Preservation Commission Meeting

This case was previously heard by the Commission at the September 7, 2017 meeting. The Commission raised concerns regarding some apparent discrepancies in the construction cost estimates, and lack of information regarding the specific frame material and color of the window frames for the new windows on the front elevation of the house. A motion was made for a continuance, and was passed with a 6-0 vote. The applicant has clarified the construction cost estimates, which are now outlined in a summary table under Attachment #7. The applicant has also provided clarification as to the window frame material, which will be a Fibrex composition with a 'sandtone' integral color. A sample of the frame material will be available at the hearing.

Zoning

The site is zoned Townhouse Residential, Historic Property (R-4 HP). Historic Property designation was approved by City Council on 6/7/2011, case 13-ZN-2010.

Historic Preservation Plan

Interim Historic Preservation Guidelines for Villa Monterey Units 1-7 Historic District

The subject property at 4818 North 76th Place, has had no previous historic preservation applications.

Context

Located to the northwest of the intersection of North 76th Place and East Thornwood Drive, the surrounding developments are single-family townhomes within the Villa Monterey Historic District, with Townhouse Residential, Historic Property (R-4 HP) zoning.

Projects Recently Approved

4832 N. 76th Place - Certificate of Appropriateness and approval for Historic Residential Exterior Rehabilitation (HRER) reimbursement funding for exterior rehabilitation of the structure including new windows, doors, and wood siding.

7643 E. Mariposa Drive - Certificate of No Effect to replace two existing windows in the front of the residence and a window and door in the rear of the residence.

4802 N. Miller Road - Certificate of Appropriateness and approval for Historic Residential Exterior Rehabilitation (HRER) funding for an exterior repaint.

Key Items for Consideration

- This site is located within the boundaries of Villa Monterey Unit 3-A Historic District.
- This home is considered contributing to the Historic District.
- The Villa Monterey Units 1-7 Historic District was placed on the Scottsdale Historic Register in June 2011.
- The owner has applied for Historic Residential Exterior Rehabilitation (HRER) Program funding for the replacement of windows and doors.

DEVELOPMENT PROPOSAL

Description of Historic Property

The Villa Monterey Units 1-7 Historic District consists of 758 homes and 13 common tracts. Its boundaries are generally the Arizona Canal to the west, East Medlock Drive on the north, East Meadowbrook Avenue to the south and North 79th Place on the east.

The Villa Monterey Units 1-7 Historic District is an example of typical post-World War II single-family townhome development practices from the 1960s in Scottsdale. Its development includes southwestern architectural styles, based on the early Spanish traditions of Arizona, with small houses that are clustered together and have Spanish Colonial accents.

In 2011, when the Historic District designation was approved for this neighborhood, 99 percent of the homes were considered “contributing” to the historic character of the neighborhood. Character-defining features of the subject property within the Villa Monterey Units 1-7 Historic District include:

- Entry signage, low walls and picturesque structures and elements define entrances to community
- Primarily one-story and two-story townhouse
- House walls constructed of concrete block covered with stucco that is painted
- Mostly flat-roof, with some low-pitch gable and hip roofs
- Ornamental detailing applied to exterior wall surfaces and surrounding doors, windows and porches

- The original aluminum frame sliding windows with horizontal proportions in simple rectangle and square shapes on the front elevation

Goal/Purpose of Request

The request is for approval of a Certificate of Appropriateness and approval for Historic Residential Exterior Rehabilitation (HRER) Program reimbursement funding for the exterior rehabilitation of the structure including new windows and doors.

The scope of work consists of:

1. Front Elevation:
 - a. Remove the existing two (2) front windows and replace with horizontal sliding energy efficient windows in the same location.
 - b. Remove the existing carport entry door and replace with new energy efficient and secure door in the same location.

2. Rear Elevation:
 - a. Remove and replace existing patio door.

The applicant has obtained bids from contractors of \$6,915.76 and \$4,685.45, and is requesting the maximum 50% of the estimate, or a maximum funding of \$7,500.00 for the eligible improvements as outlined in the Historic Residential Exterior Rehabilitation (HRER) Program.

Item	Cost Estimate #1	Cost Estimate #2
Windows	Renewal By Anderson – \$4,718.00	K&J Windows - \$1,628.08
Carport & Patio Door	Lowe’s - \$1,933.76	K&J Windows - \$1,782.18
Estimate Totals	\$6,651.76	\$3,410.26
Requested City Share (maximum of 50% of the higher amount, not to exceed \$7,500.00)	\$3,325.88	

Neighborhood Communication

The applicant and the City notified the neighboring properties. Also, a sign identifying the project name, number, request, and HPC hearing date has been posted on the site. As of the drafting of this report, staff has received several phone calls requesting additional information about the request and process.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

The applicant is requesting HRER Program funding for two proposed renovations to the existing home. First, the homeowners will be replacing two windows on the front façade of the home with updated windows that are historically-appropriate for the home and the District. Second, the homeowner will be replacing the door in the carport area and the rear patio door. The maximum

program reimbursement to property owners is a 50/50 matching basis for pre-approved work costing at least \$2,000.00, and up to \$7,500.00, allowing the applicant's request of approximately \$3,500.00.

Window Replacement

To be considered for HRER Program funding, window replacements must meet the required criteria in each of three categories: appearance, durability, and energy efficiency.

Historic Preservation Guidelines for the Villa Monterey Units 1-7 Historic District

10.1 When window replacement is necessary, match the original design or what was historically found within the development.

10.8 In selecting a new or replacement window, match the profile of the sash and its components, whenever possible.

HRER Program Windows Policy Appearance Requirements:

1. Tightly and squarely fit the replacement window to the original opening with little or no shimming.
2. Approximate the original window proportions, including the depth and profile of the frame and structural elements as closely as possible. The width of the frame should be proportional to the original window.
3. Match the original window muntin (grid) pattern in placement. The muntin (or grille) should measure approximately an inch or less in width.
4. For all primary façade windows, replacement windows must match the existing muntin structure.

HRER Program Windows Policy Desired Appearance:

1. For windows not on the primary façade of the home, mold the muntins onto the exterior of the glass, and if possible select either true or simulated through-the-glass muntins.
2. Replace original windows with those of like operation, i.e. replace casement windows with casement windows.

Staff Analysis

The original structure and windows have not been substantially altered since it was built in 1969. The existing windows on the front of the home are deteriorated. The new windows do not contain muntins and will slide open horizontally, consistent with the existing windows.

HRER Program Windows Policy Required Durability:

1. Certification by the American Architectural Manufacturers Association (AAMA).
2. Guaranteed for parts for at least ten (10) years. Vinyl products should be specifically guaranteed against cracking, splitting, corroding, and warping.

HRER Program Windows Policy Desired Durability:

1. The warranty is transferable to subsequent owners.

2. The warranty extends beyond the 10 (ten) year minimum and includes labor.
3. The company providing the windows is a recognized manufacturer who has been in business at least 10 (ten) years.

Staff Analysis

The approval has been stipulated that in order to receive funding, the windows must be certified by the American Architectural Manufacturers Association (AAMA), and guaranteed for at least ten (10) years.

HRER Program Windows Policy Required Energy Efficiency:

1. Meet or exceed the Environmental Protection Agency's (EPA) Energy Star Rating for the South-Central zone of the US.
2. Certification by the National Fenestration Rating Council (NFRC).

Staff Analysis

The approval has been stipulated that in order to receive funding, the windows must meet the EPA Energy Star Rating for the South-Central zone and certified by the National Fenestration Rating Council (NFRC) for Solar Heat Gain.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve Villanueva Residence Exterior Rehabilitation per the attached stipulations, finding that the provisions of the Interim Historic Preservation Guidelines for Villa Monterey Units 1-7 Historic District

Historic Preservation Plan have been met.

OPTIONS FOR CERTIFICATE OF APPROPRIATENESS

- Approve as submitted with reference to how the project meets the guidelines
- Approve selected elements, deny others, referencing relevant design guidelines for decision
- Approve with stipulations
- Continue case to allow time for additional work or information to be provided
- Deny as submitted with reference to how the project does NOT meet the guidelines

Proposed Next Steps:

- If approved for HRER funding, the owner will be required to execute an Exterior Rehabilitation Program Agreement with the City before any work can commence.
- The owner shall complete all applicable plan review and permitting processes with the Scottsdale Planning and Development Services Department.
- The owner will then be required to execute a Deed of Conservation Easement with the City before funds reimbursement. Under the HRER Program, funding to rehabilitate designated historic homes is given in return for the owner agreeing to dedicate a façade easement to the

City, with set terms.

- Upon completion of the project, the owner will notify the Historic Preservation staff and an inspection will be conducted to determine if the completed work conforms to approved plans and guidelines.
- If the scope of work is in conformance, the owner will present to the City with an invoice for the purchase price for the conservation easement.
- The owners shall submit an Internal Revenue Service W-9 form to the Scottsdale Accounts Payable Division before funds disbursement.

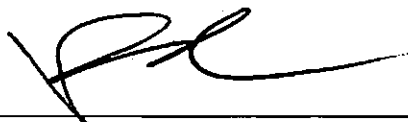
RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACT

Bryan Cluff Senior Planner 480-312-2258 E-mail: bcluff@ScottsdaleAZ.gov

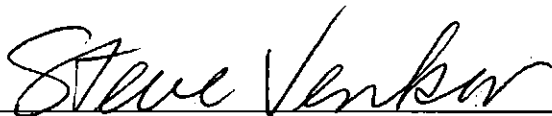
APPROVED BY



Bryan Cluff, Report Author

10/26/17

Date



Steve Venker, Historic Preservation Officer

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

10/26/17

Date

ATTACHMENTS

- A. Stipulations
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Site Plan
- 5. Floor Plan
- 6. Photos (existing conditions)
- 7. Construction Cost Estimates

**Stipulations for the
Historic Preservation Commission Application:
Villanueva Residence Exterior Rehabilitation
Case Number: 29-HP-2017**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be generally consistent with the window and door design details submitted by Cecilia Villanueva, with a city staff date of 7/7/17.
 - b. The location and configuration of the window and door replacement shall be consistent with the floor plan submitted by Cecilia Villanueva, with a city staff date of 7/7/17.

ARCHITECTURAL DESIGN:

Historic Preservation Stipulations

2. The new windows on the front elevation of the building shall be Fibrex composition, factory glazed low E-4 with a 'sandtone' integral color frame, by Renewal by Anderson, or approved equivalent.
3. The new windows on the front elevation of the building shall be installed recessed from the face of the building wall at a minimum depth to match that of the existing windows. Any window trim pieces shall die into the side of the window rough opening, and shall not extend past or overlap the face of the building wall.
4. In order to receive HRER funding, the applicant shall purchase and install windows that shall meet the EPA Energy Star Rating for the South-Central zone and certified by the National Fenestration Rating Council (NFRC) for Solar Heat Gain.
5. In order to receive HRER funding, the purchased and installed windows must be certified by the American Architectural Manufacturers Association (AAMA), and shall be guaranteed by the manufacturer for at least ten (10) years.

Historic Residential Exterior Rehabilitation (HRER) Program Application, City of Scottsdale

III. Project Justification

Need to replace doors:

- for the safety of the home. Existing doors are fragile, made of light wood that basically are used for bedrooms. Doors do not have the usual bolt locks that entry way doors must have;
- to stabilize door frames; stucco materials are chipping away around the frame;
- to seal draft pockets to lower energy costs ultimately reducing carbon footprint;
- to enhance façade, thereby upgrading the value of the home and boosting property value in the community.

Need to replace windows:

- to address exterior settlement cracks in the window frame block. Prior to purchase of home, stucco was applied over the drip edge of the windows (outside) which could cause the window to fill with water and leak to the interior window sill; stucco will be trimmed back;
- with dual pane glass as heat from the sun is intense particularly in the summer; house faces east and backyard faces west. Ultimate goal is to lower energy costs and reduce carbon footprint;
- will present a pleasant front appeal, upgrading the value of the home and boosting property value in the community.



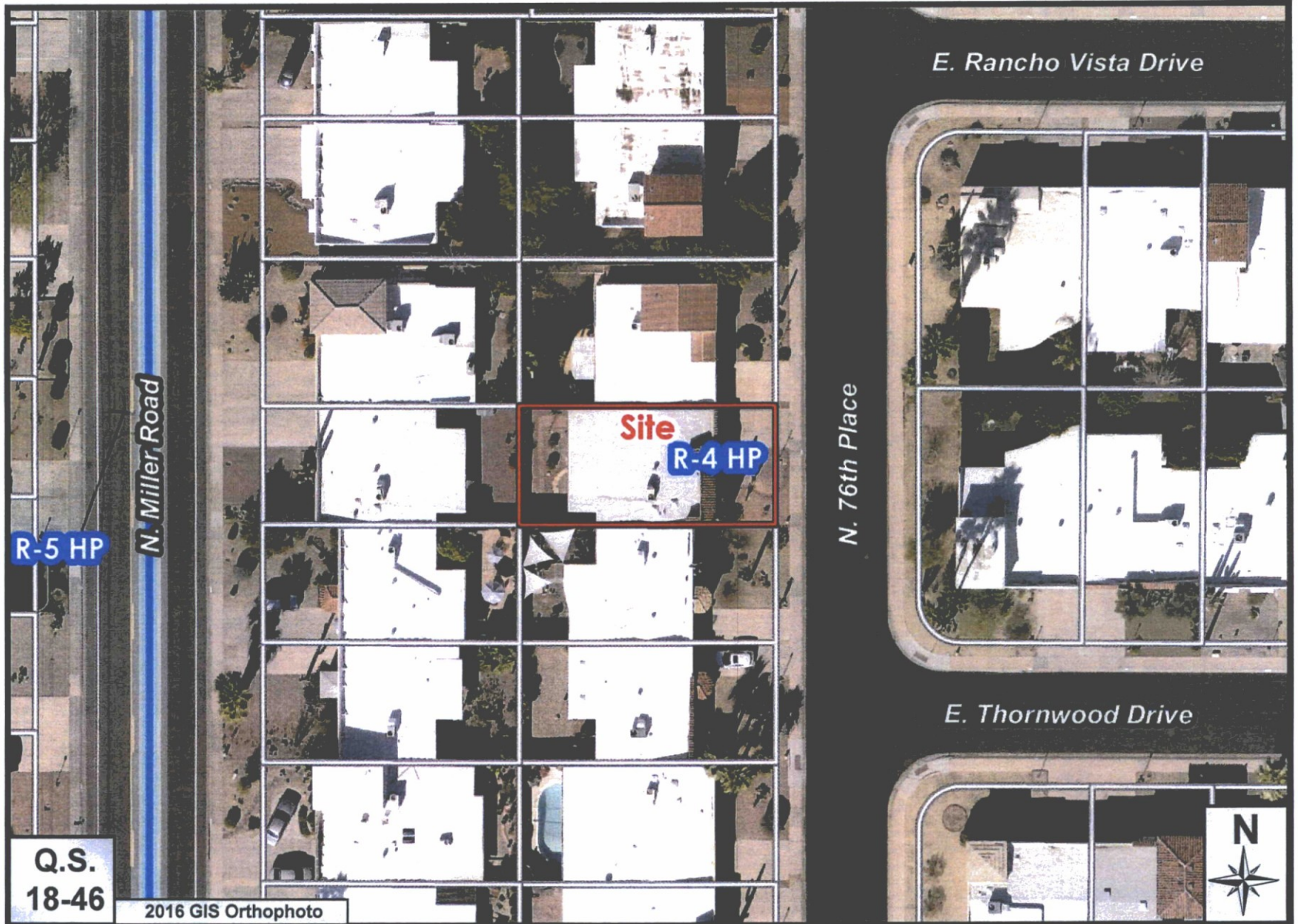
Villanueva Residence Exterior Rehabilitation

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Villanueva Residence Exterior Rehabilitation

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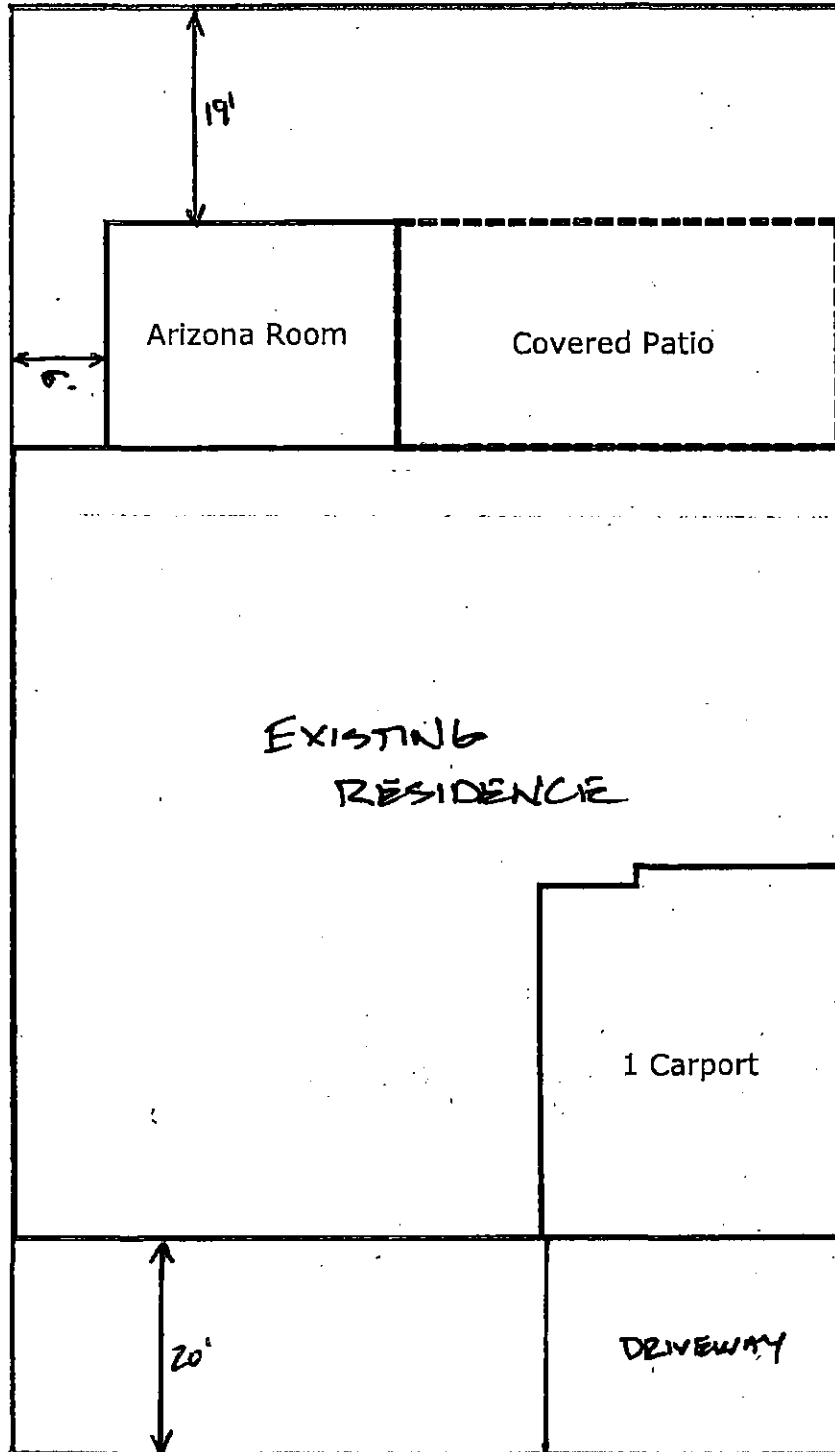
Villanueva Residence Exterior Rehabilitation

29-HP-2017

SITE PLAN
4818 N 76th PLACE

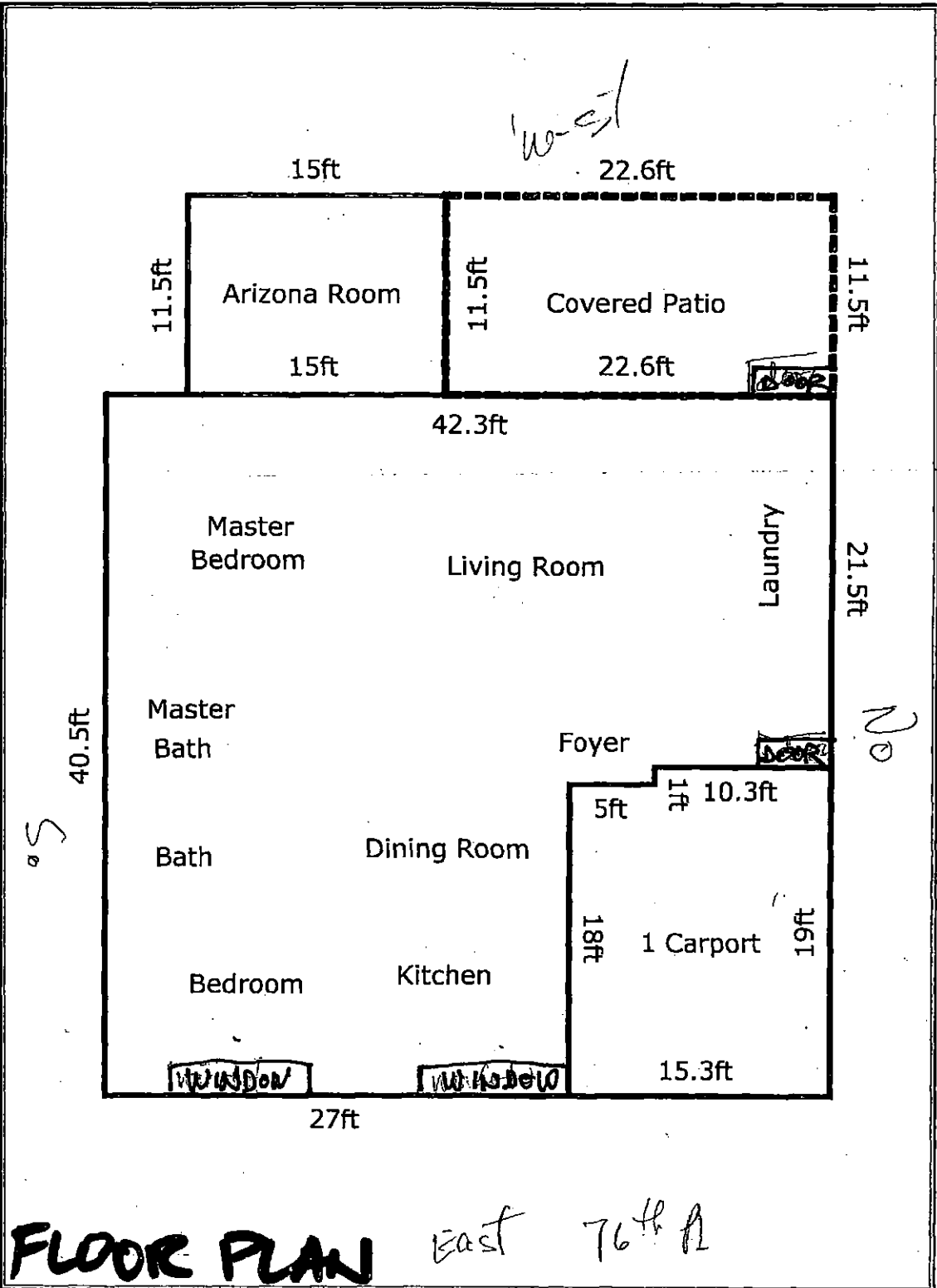
173-30-121
VILLA MONTEREY
UNIT 3A

ZONING:
R4-HP



N 76th PLACE

Borrower/Client	Cecelia G Villanueva				
Property Address	4818 N 76th Pl				
City	Scottsdale	County	Maricopa	State	AZ
Zip Code	85251				
Lender	First American Home Mortgage, LLC				





4818 N 76th Pl



FRONT ELEVATION

Image capture: Apr 2013 © 2017 Google United States

Scottsdale, Arizona

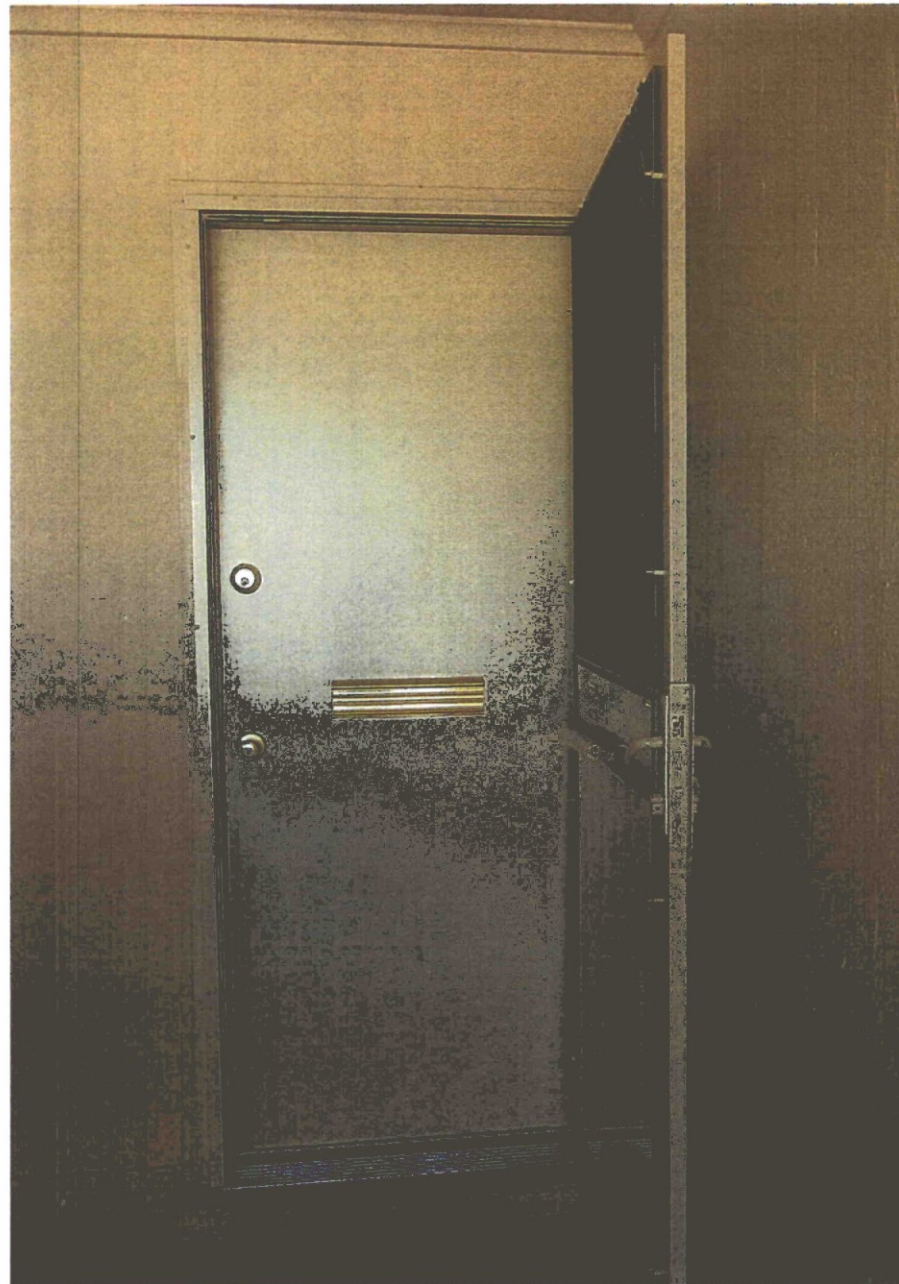
Street View - Apr 2013



29-HP-2017
7/7/2017

BACK PATIO
SIDE DOOR
OUTSIDE THE W

CARPORT SIDE DOOR



Y OF SCOTTSDALE, Application for HISTORIC RESIDENTIAL EXTERIOR REHABILITATION Program ao 2017-10-25

WINDOW VENDOR	COST	MANUFACTURER	MATERIAL (sample)	WARRANTY	ENERGY EFFICIENCY RATING, CERTIFIED BY	COLOR FINISH, STYLE (see sample)	PHOTO
RENEWAL BY ANDERSEN, kitchen window, 71X35 not standard	4718.0 ** combined kitchen & bedroom, will custom build to retro-fit	Andersen windows	Fibrex composition, factory glazed low E-4 glass	20yr frame, sash, glass 10yr hardware transferrable coverage	AAMA/WDMA, U Factor 0.29 U.S./I-P or 1.65 Metric/SI SHGC 0.20	Sandtone frame & sash with matching hardware, <u>no</u> grille, slider/opens sideways	
RENEWAL BY ANDERSEN, bedroom window	see above	Andersen windows	Fibrex composition, factory glazed low E-4 glass	20yr frame, sash, glass 10yr hardware transferrable coverage	AAMA/WDMA, U Factor 0.29 U.S./I-P or 1.65 Metric/SI SHGC 0.20	Sandtone frame & sash with matching hardware, <u>no</u> grille, slider/opens sideways	
includes installation excludes							
, kitchen window	757.47	Milgard	Pure virgin vinyl (ground-up plastic)	Lifetime on vinyl	Energy Star southern, meets NFRC Guidelines	no grille	
, bedroom window	870.61	Milgard	Pure virgin vinyl (ground-up plastic)	Lifetime on vinyl	Energy Star southern	no grille	
includes installation excludes wear & tear							

AAMA/WDMA American Architectural Manufacturer's Assoc / Window & Door Manufacturer's Assoc

Fibrex 40% wood, 60% co-polymer (vinyl type)

NFRC National Fenestration Rating Council

SHGC Solar Heat Gain Coefficient

Andersen: Measure tech 148.0 + kitchen 2236.0 + bedroom 2334.0

Y OF SCOTTSDALE, Application for HISTORIC RESIDENTIAL EXTERIOR REHABILITATION Program ao 2017-10-25

DOOR VENDOR	COST	MANUFACTURER	MATERIAL (sample)	WARRANTY	ENERGY EFFICIENCY RATING, CERTIFIED BY	COLOR FINISH, STYLE (see sample)	PHOTO
OR DEPOT, carport	499	Masonite	Fiberglass		Yes		
OR DEPOT, back	380	Masonite	Fiberglass		Yes		
<i>includes doors only</i>							
<i>excludes hardware, installation and delivery; UB Construction will install door @\$175 per door, including hardware</i>							
, carport door	837.34	Therma-tru	Fiberglass	Lifetime	Low-E Energy Star, meets NFRC	Prime-ready (customer will paint)	
, back door	944.84	Therma-tru	Fiberglass	Lifetime	Low-E Energy Star, meets NFRC	Prime-ready (customer will paint)	
<i>includes hardware and installation</i>							
<i>excludes wear & tear</i>							
NEWAL BY DERSEN, carport	4793.00	Provia Heritage	Fiberglass with mailbox, new frame/threshold	Lifetime on slab; 7yrs on paint	Energy Star certified	Sandstone, glass with grills	
NEWAL BY DERSEN, back door	4585.00	Provia Heritage	Fiberglass, new frame/threshold	Lifetime on slab; 7yrs on paint	Energy Star certified	Sandstone in/outside, white trim in/outside	
<i>includes hardware and installation</i>							
<i>excludes</i>							
WE'S, carport door	1623.50	Reliabil steel & fiberglass ABS, Millwork division, Belle Meade Full Lite model	Fiberglass & steel entry door		Energy-star certified	Wineberry (both sides)	
WE'S, back door	310.26	Reliabil steel & fiberglass ABS, Millwork division, Vent Lite model	Fiberglass & steel entry door		Not Energy-star certified	Unfinished primed pine	
<i>includes door only</i>							
<i>excludes hardware, installation & delivery</i>							

MA/WDMA American Architectural Manufacturer's Assoc / Windor & Door Manufacturer's Assoc

ex 40% wood, 60% co-polymer (vinyl type)

RC National Fenestration Rating Council

GC Solar Heat Gain Coefficient

Andersen: Measure tech 148.0 + kitchen 2236.0 + bedroom 2334.0