

Marked Agendas
Approved Minutes
Approved Reports

**The July 27, 2017 Historic
Preservation Commission
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/historic-preservation-commission>

HISTORIC PRESERVATION COMMISSION

REPORT



Meeting Date: July 27, 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: Robles Roof Replacement

Case Number: 28-HP-2017

Location: 6816 East Coronado Road

Request:

1. Request approval of a Certificate of Appropriateness-Historic Preservation for roof replacement.
2. Request approval for Historic Residential Exterior Rehabilitation (HRER) Program funding for roof rehabilitation.

OWNER

Steven and Theresa Robles
(602) 512-5185

BACKGROUND

Zoning

This site is zoned Single-family Residential district with Historic Property overlay, (R1-7 HP). The Historic Property designation was approved for Village Grove 6 by City Council on June 7, 2005 via Ordinance 3620.

Historic Preservation Plan

Historic Preservation Guidelines for Village Grove 1-6 Historic District was approved by Historic Preservation Commission on February 8, 2006 as Case #10-HP-2004.

Context

Village Grove 1-6 is a single-family residential development located on 72 acres in Scottsdale, Arizona. The development is north of McDowell Road, with sections on both sides of 68th Street. The neighborhood is bounded by the canal at 66th Street to the west, 69th Street to the east, with Oak Street and Almeria Road marking the northern and southern boundaries, respectively. Village Grove 1-6 is comprised of six subdivision plats and 255 detached single-family homes with an average lot size of 8,500 square feet.

Adjacent Uses and Zoning

- North Single-family Residences; zoned Single-family Residential Historic Property, R1-7 HP (Village Grove 6).

- South Single-family Residences; zoned Single-family Residential Historic Property, R1-7 HP (Village Grove 6).
- East Single-family Residences; zoned Single-family Residential Historic Property, R1-7 HP (Village Grove 6).
- West Single-family Residences; zoned Single-family Residential Historic Property, R1-7 HP (Village Grove 6). The neighboring property at 6810 E. Coronado Road received Certificate of Appropriateness for a carport enclosed and re-roofing (5-HP-2008).

Key Items for Consideration

- Exterior work must be reviewed and approved by the Historic Preservation Office.
- Historic Preservation Guidelines for Village Grove 1-6 Historic District.
- Requesting Historic Residential Exterior Rehabilitation program funding.

DEVELOPMENT PROPOSAL

Description of Historic Property

Village Grove 1-6 is historically significant for being an excellent example of typical post World War II single-family subdivision practices in Scottsdale, Arizona. The neighborhood is one of the best expressions of the planning and marketing philosophies guiding successful, typical tract development in the late 1950s. It is also significant for its design characteristics, including its mass produced materials and its Simple and California Ranch architectural styles that were the two most common styles in Scottsdale during the postwar era.

The physical characteristics of the subdivision design, including the grid and curvilinear street patterns, alleys, uniformly sized rectilinear lots, paved streets, and cement curbs, gutters, sidewalks, and driveways are also representative of common postwar building practices in the late 1950s. In addition, the use of manufactured Superlite blocks, brick, pre-cut board and batten wood siding, steel casement windows, pre-hung door units, and pre-constructed roof trusses illustrates the impact of mass production techniques on the housing designs in the development. Eighty-nine percent of the homes in the large development still contribute to this historic character, which is a high level of integrity among Scottsdale's 1950s large-scale tract developments.

Goal/Purpose of Request

The applicant is proposing to replace the existing roof over the residence. The current roof material is asphalt shingle which is proposed to be replaced with laminated architectural shingles. The proposed scope of work also includes removal of the roof mounted evaporative cooler. The applicant obtained bids ranging from \$9,950.00 to \$10,400.00 and is requesting 50% the value of the highest estimate, not to exceed the maximum funding of \$7,500.00, for the eligible improvements as outlined in the Historic Residential Exterior Rehabilitation (HRER) Program.

Neighborhood Communication

A sign identifying the project name, number, request, and HPC hearing date has been posted on the site along with a heads-up postcard sent to all property owners within 750 feet of the property. Staff has not received any public comment on this case.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

The Historic Preservation Guidelines for the Village Grove 1-6 Historic District includes a set of guidelines that are intended to maintain the established character of the community. Any request to modify the exterior of a residence should implement these guidelines. Specific to this request, the applicable guidelines are identified below and include staff analysis.

Chapter 3, Policy 2: Maintain the shape and forms that characterize the building within the subdivision.

Applicable Guidelines:

2.3: Roofs should use low-pitched sloping roof forms such as gables or hips with over-hanging eaves.

Staff Analysis:

This request is to replace roof shingles only. No new gables or hips are proposed and the existing roof line and slope will be maintained.

Chapter 4, Policy 6: Original building materials that have deteriorated beyond repair should be replaced with similar building material.

Applicable Guidelines:

6.1: Replacement of roof materials should use shingles that are similar in size and texture to those traditionally used in the subdivision.

Staff Analysis:

The proposed laminated architectural shingles are consistent with the existing shingles on the roof and are similar in size and texture.

Proposed work for a certificate of appropriateness

- Replacement of roof shingles only

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve the request for Certificate of Appropriateness-Historic Preservation and the request for HRER Program funding for up to one-half of the actual cost, not to exceed \$7,500.00, for the repair of the roof on the existing single-family residence located at 6824 E. Coronado Rd.

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 Program funding, a legal agreement must be executed between the City and the property owner before work can commence. All applicable plan review and permitting processes must be completed as specified in the Certificate.

A 'Deed of Conservation Easement' is a private legal mechanism that must be voluntarily created by the execution of a deed that is recorded as part of the property's title. The Deed of Conservation Easement must be signed and notarized by the homeowners before reimbursement.

Upon completion of the project, the owner shall notify the City Historic Preservation Office, and an inspection will be made to determine if all the items in the agreed upon scope of work have been satisfactorily completed in accordance with the City preservation guidelines. If the work is in conformance, the owner can then present the City with an invoice for the purchase price of the conservation easement.

The City Accounts Payable Division needs to receive a W-9 form from the owners.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACT

Ben Moriarity Planner 480-312-2836 E-mail: bmoriarity@ScottsdaleAZ.gov

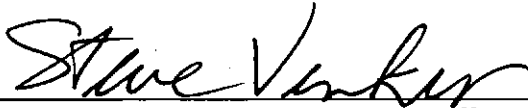
APPROVED BY



Ben Moriarity, Report Author

6/29/17

Date



Steve Venker, Historic Preservation Officer

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

6/29/17

Date

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Context Photos
5. Site Plan
6. Historic Residential Exterior Rehabilitation Program Application

Request for Historic Residential Exterior Rehabilitation (HRER) Program

Update/Maintain/Replace existing Shingle Roof

Property Address: 6816 E Coronado Rd, Scottsdale AZ 85257

Property Owners: Steven and Theresa Robles

To Whom It May Concern:

The work that will be done to the exterior of the home located at 6816 E Coronado Rd, will update the home to today's living and energy standards. Updating the shingle roof will significantly improve the aesthetics of the home along with providing greater energy efficiency while conforming to the appearance of the surrounding properties and that of the remainder of the historic district.

The project will be visible to the homes surrounding the property during the renovation period (2-3 days). We will comply with City of Scottsdale noise ordinance, and begin the work day at appropriate times.

The updated shingle roof will improve the energy efficiency and sound proofing of the home without compromising character-defining features. The requested work is mainly maintenance and will have little to no effect on the aesthetics of the home or surrounding properties. The updates will not diminish, eliminate, or adversely affect the historic character of the home or the Historic Property District.

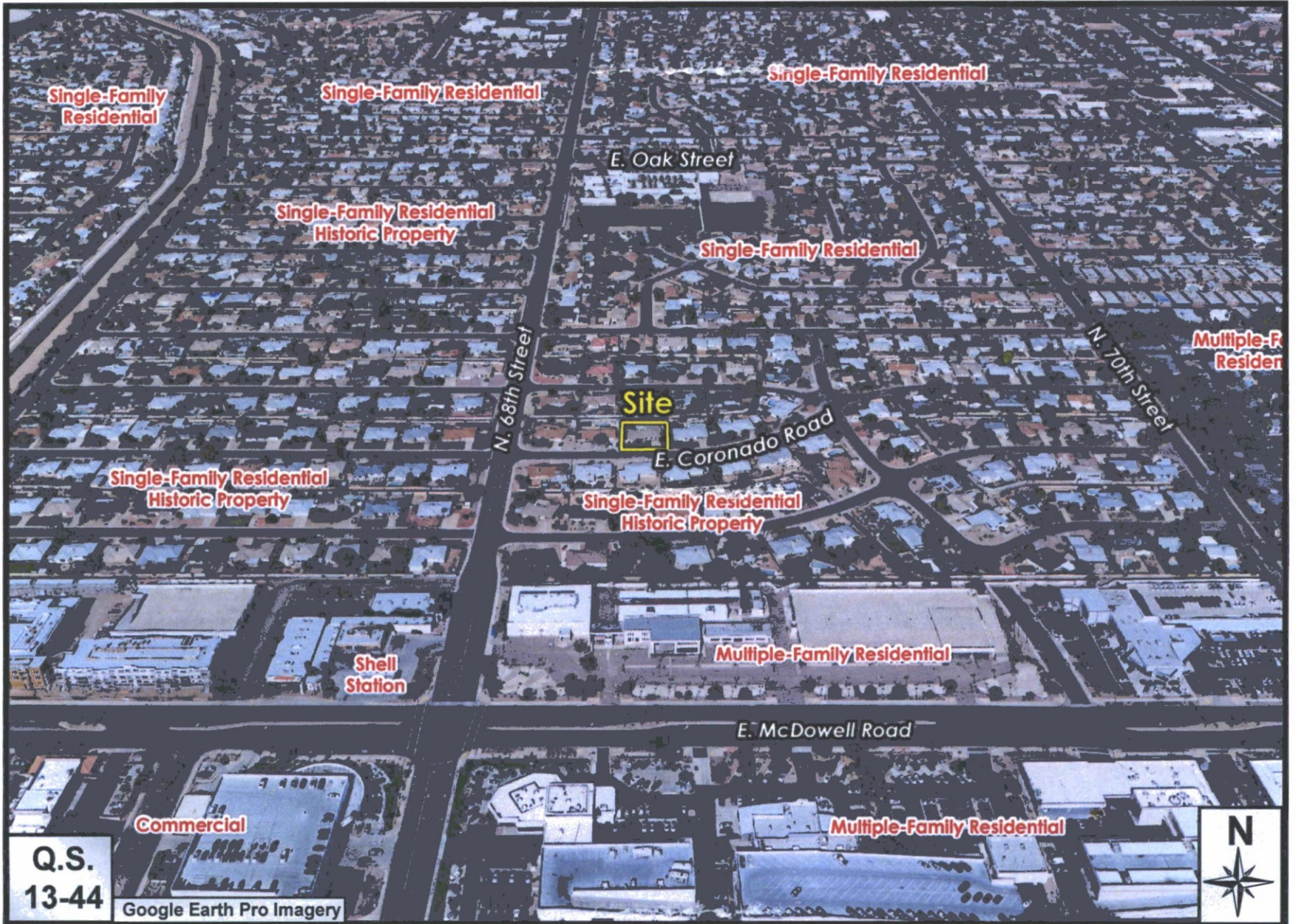
HRER funding and the approval of the Historic Property Application will allow us to update the property while allowing us to extend the life of our home and contribute to it being a part of a vibrant, attractive home within Scottsdale's Historic District.

Thank you for your time and consideration of our project.

Sincerely,



Steven Robles
Theresa Robles



Robles Roof Replacement

28-HP-2017



Robles Roof Replacement

28-HP-2017



Q.S.
13-44

2016 GIS Orthophoto

Robles Roof Replacement

28-HP-2017

ATTACHMENT 3



ATTACHMENT 4

28-HP-2017
6/23/2017



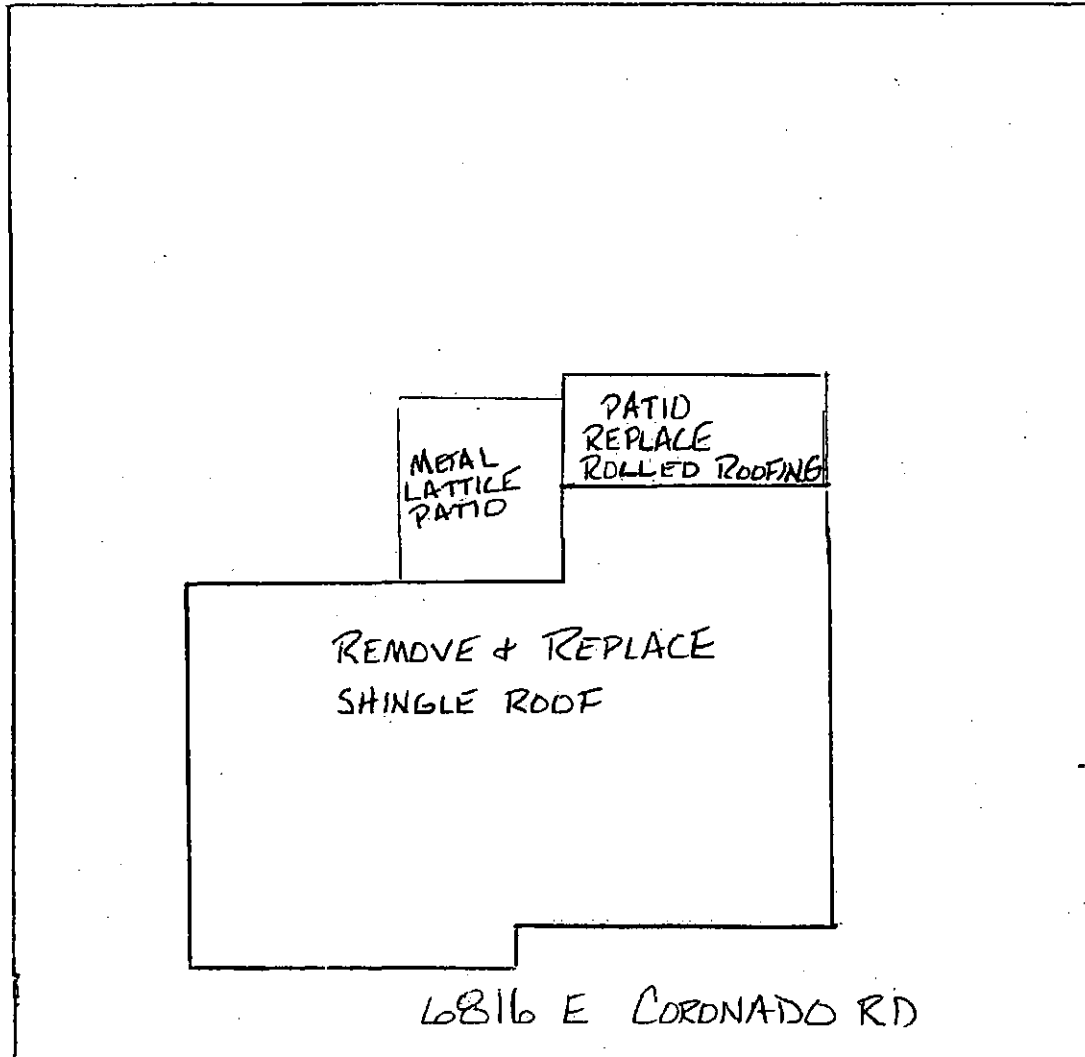
28-HP-2017
6/23/2017



28-HP-2017
6/23/2017

28-HP-2017 ROBLES ROOF REPLACEMENT

ALLEY



CORDONADO RD

Historic Residential Exterior Rehabilitation (HRER) Program



Application

Date: _____

I. Property Information

Property Address: 6816 E Coronado Rd

Historic District: Village Grove Six

Owner: Steven & Theresa Robles

Mailing Address: 6816 E Coronado Rd, Scottsdale, AZ 85257

Telephone: (Home) 602/512-5185 Daytime: 602/512-5185

E-mail address: steverobles@cox.net

II. Project Information

Scope of Work: *Describe the work you plan to do (Attach separate sheet if needed).*

III. Project Justification:

On an attached sheet, titled "Project Justification" explain how the work will stabilize, preserve or enhance the home. Describe how visible the work will be and how it will contribute to the views of the property and/or surrounding streetscape.

If the proposed project will repair a maintenance problem explain how it will improve the physical condition of the property.

If the project will improve the energy efficiency of the home explain how this will be accomplished without adversely affecting its character-defining features.

If the project will restore missing architectural features or remove incompatible additions, explain the changes which occurred and the rationale for the planned work.

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

Provide any additional information as to why your project should be funded.

IV. Request for Funding:

Itemize the specific work items and materials for eligible improvements planned for this project and the associated costs. **To justify the budgeted amount provide 2 estimates for each work item from qualified contractors, tradesperson or building product supply establishments as attachments to this application.**

Scope of Work Items (Attach a separate sheet if necessary)	First Estimate	Second Estimate
1. <u>Shingle Roof Replacement</u>	<u>10,400.00</u>	<u>Trademark Roofing</u>
2. <u>Shingle Roof Replacement</u>	<u>9,950.00</u>	<u>Kyko Roofing</u>
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

Total Estimates 1) _____ 2) _____

Requested City Share (maximum of 50% of higher estimate) 5,200.00

V. Attachments

1. Photographs

Submit at least 2 sets photographs or digital images, minimum size 3" x 5," for each aspect of the planned work that illustrates the need for the work to be undertaken. Show the level of deterioration; the location for the planned rehabilitation and/or improvement and the effect the deterioration or work will have on the building.

Provide additional photographs as needed to show the relationship of the house to adjacent properties, the visibility of the improvement and/or the contribution the work will make to the streetscape.

2. Drawings

A. Site plan: *Drawings need not be professionally done but should be correct in scale and detailed enough to illustrate the proposed scope of work. The site plan should include:*

- An outline or "footprint" of all existing building and structures on the lot
- The location of property lines, streets, alleys and easements

- The location of driveways, parking areas, sidewalks, patios, fencing, walls and other major landscape or site improvements
- The location of the proposed work with notes referencing the scope of work described in Section III of the application

B. Elevations: *Include line drawings of the exterior elements of the building that will be impacted by the proposed work. Depending upon the nature of the work the drawings should show:*

- Wall and roof configurations,
- Location and size of window and/or door openings
- Style and configuration of windows
- Notations as to materials to be used

C. Replacement Window Details: If you are proposing to replace windows, include the following information:

- Note on the site plan or floor plan the location of each window being replaced and any new window locations; label each location with a number (1,2,3) or letter (a,b,c) and use the same label for photos and drawings of each window
- Include photos of each original window being replaced and label each photo with a number or letter and identify which side of the house it is on (front, side, back)
- Describe the types of windows proposed including how each operates (casement, sliders, double-hung, fixed), the material used for the frame, whether it is single pane or double-pane, and how the appearance of each replacement window compares to (is similar to) each original window.
- Include elevations, drawings or photo simulations of each replacement window, and list the dimensions of each window including the width of the frame/sash and the width of the muntins (grille)
- List the manufacturer and the product line proposed and include, if available, a brochure of the product proposed.
- Describe the muntin/grille pattern for each replacement window and whether it is on the outside of the glass (preferred), or if it is also between the panes (on double-pane) and on the inside of the window.
- Provide EPA energy efficiency rating for the proposed window (U factor of .40 or less and SHCC rating of .40 or less)

D. Archival Documents: *If you are planning to reconstruct or replicate a feature originally on the house or historically found within the subdivision, provide documentation on which you are basing the planned work. Documentation can include:*

- Original plans or footprints
- Historic photographs
- Contemporary photographs showing evidence of the original structure or feature

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

3. Building Product Information

Include product information materials for items to be used including manufacturer's specification, product brochures or other items which detail materials, appearance, finishes and installation requirements. This information will be used to determine the appropriateness of replacement materials or features.

VI. Submission Requirements

The original signed application, two sets of photographs, one set of drawings and one set of the 2 required cost estimates.

**City of Scottsdale
One Stop Shop
7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251**

Incomplete applications will be returned to the applicant and not reviewed.

I declare that I have reviewed the Historic Residential Exterior Rehabilitation Program Guidelines and I understand its contents and I am submitting this application in accordance with that guide. All information is true to the best of my knowledge and belief. I acknowledge that any errors in the application may affect its review and approval. Further, I understand that applications are competitively reviewed and I may not be selected to receive funding. I understand that if I wish to change any aspect of the project after it is approved I must obtain the written consent of the City.

SIGNATURE SEPA DATE 6/23/17

SIGNATURE _____ DATE _____

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

Historic Residential Exterior Rehabilitation (HRER) Program Declaration



I declare that I have reviewed the Historic Residential Exterior Rehabilitation Program Guidelines; I understand its contents; and, I am submitting this application in accordance with that guide. All information is true to the best of my knowledge and belief. I acknowledge that any errors in the application may affect its review and approval. Further, I understand that applications are competitively reviewed; and, I may not be selected to receive funding. I understand that if I wish to change any aspect of the project after it is approved, I must obtain the written consent of the Historic Preservation Officer, or the Historic Preservation Commission.

Name

(printed):

Steven Robles

Signature:

SR

Date:

6/23/17

Name

(printed):

Theresa Robles

Signature:

Theresa Robles

Date:

6/23/17

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov