

**Marked Agendas**  
**Approved Minutes**  
**Approved Reports**

**Pailloux Residence Exterior Remodel**

<b>APPLICATION INFORMATION</b>	
<b>LOCATION:</b> 6744 E Granada Rd <b>PARCEL:</b> 129-29-072 <b>Q.S.:</b> 13-43 <b>CODE VIOLATION #:</b>	<b>APPLICANT:</b> Alban Pailloux <b>COMPANY:</b> Nordhoff Investments LLC <b>ADDRESS:</b> 6501 E Greenway Parkway Scottsdale, Az <b>PHONE:</b> 602-315-0889
<b>Request:</b> Approval of a Certificate of Appropriateness for an exterior remodel, including repair and maintenance of weeping mortar, filling in existing windows and doors, installation of new windows, addition of a new shade trellis at the rear of the residence and front yard landscaping for an existing residence in the Village Grove 1-6 Historic District	

**Certificate of Appropriateness Criteria:**

In accordance with the Section 6.122.G. of the Zoning Ordinance, the Historic Preservation Commission:

- Finds that the proposed work is consistent with the Historic Preservation Plan for the resource.

**STIPULATIONS**

1. Architectural elements, including dimensions, materials, form, color and texture shall be consistent with the building elevations provided by 2<sup>nd</sup> Dimension Design Studio, with a city staff date of 4/19/18.
2. The location and configuration of all site improvements shall be consistent with the site plan provided by 2<sup>nd</sup> Dimension Design Studio, with a city staff date of 4/19/18/
3. Landscape improvements, including quantity, size and location shall be consistent with the landscape plan provided by 2<sup>nd</sup> Dimension Design Studio, with a city staff date of 4/19/18, except as stipulated below.
4. Any replacement windows for the front façade (south elevation) of the house shall incorporate snap-on or through-the-glass muntins consistent with the Historic Preservation Guidelines for Village Grove 1-6 Historic District.
5. The applicant shall utilize recommended repair/maintenance techniques for the weeping mortar specified in the Historic Preservation Guidelines for Village Grove 1-6 Historic District.
6. With the final plans submittal, the applicant shall revise the landscape plan to eliminate the proposed artificial turf, concrete pavers and gabion walls and replace with materials more representative of the historic character of the neighborhood.

**CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS**

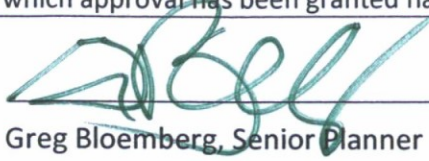
Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for plan review:

- |                |                                                                                                                                                                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ARCHITECTURAL: | <input checked="" type="checkbox"/> 2 sets of architectural plans and 1 additional site plan and elevation sheet                                                                                                                                                  |
| OTHER:         | <input checked="" type="checkbox"/> Any other information, as required by the City's Building and/or Fire Plan Review Departments to determine the structural integrity of the improvements completed without proper permits and compliance with applicable codes |

**Expiration of this Certificate of Appropriateness Determination**

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

SIGNATURE:

  
Greg Bloemberg, Senior Planner

DATE:

8-6-18

# SCOTTSDALE HISTORIC PRESERVATION COMMISSION MEETING MEETING NOTICE AND **MARKED** AGENDA



## **HISTORIC PRESERVATION COMMISSION**

John Southard, Chair  
Blair Schweiger, Vice Chair  
Ben Brosseau, Commissioner  
Regina Buzzello, Commissioner

Christie Kinchen, Commissioner  
Cindy Lee, Commissioner  
Linda Davis, Commissioner

Thursday, August 2, 2018

**6:00 P.M.**

## **HISTORIC PRESERVATION COMMISSION MEETING**

One Civic Center, 7447 East Indian School Road

**Call to Order – 6:08 PM**

**Roll Call – VICE CHAIR SCHWEIGER, COMMISSIONER KINCHEN, AND COMMISSIONER BUZZELLO ABSENT.**

## **APPROVAL OF MINUTES**

1. Approval of the July 12<sup>th</sup>, 2018 Historic Preservation Commission [Meeting Minutes](#).  
**APPROVED 4-0; MOTION BY LEE, 2<sup>ND</sup> BY DAVIS.**

## **ADMINISTRATIVE REPORT**

2. Identify supplemental information, if any, related to the August 2, 2018 Historic Preservation Commission agenda items and other correspondence.

## **PUBLIC COMMENT**

Citizens may address the members of Historic Preservation Commission during Public Comment. This "Public Comment" time is reserved for citizen comments regarding non-agendized items. However, Arizona State law prohibits the Historic Preservation Commission from discussing or taking action on an item that is not on the prepared agenda. **Comment cards must be submitted before public testimony has begun on any item.**

## **REGULAR AGENDA**

3. [13-HP-2018 \(Pailloux Residence\)](#)

Request approval of a Certificate of Appropriateness for an exterior remodel, including repair and preservation of weeping mortar, filling in existing windows and doors, installation of new windows, addition of a new shade trellis at the rear of the residence, and front yard landscaping, at an existing residence in the Village Grove 1-6 Historic District.

6744 East Granada Road

Greg Bloemberg, Coordinator: 480-312-4306

Alban Pailloux, Nordhoff Investments, LLC, Applicant: 602-315-0889

**CERTIFICATE OF APPROPRIATENESS APPROVED 4-0 WITH AMENDED STIPULATIONS AND AMENDED LANGUAGE; MOTION BY COMMISSIONER LEE, 2<sup>ND</sup> BY COMMISSIONER BROSSAU.**

## **NON-ACTION AGENDA**

4. [Historic Preservation Commission Hearing/Meeting Procedures](#)

The Commission will review the Bylaws Historic Preservation Commission regarding Meetings.

**STAFF PROVIDED INFORMATION TO THE COMMISSION REGARDING THE HPC BYLAWS.**

5. [HPC Communication Plan](#)

Staff is requesting discussion from the Historic Preservation Commission regarding the draft Script #1 – Who We Are.

**POSTPONED TO FUTURE AGENDA.**

### Commissioner Announcements\*

- **NONE**

### Future Agenda Items\*

- **PROCEDURES**
- **COMMUNICATION PLAN**
- **ADA TRAINING**
- **PROP 207 INFORMATION**

\*Not for Discussion

**Adjournment - 6:39PM**



Persons with a disability may request a reasonable accommodation by contacting a staff coordinator at 480-312-7767. Requests should be made 24 hours in advance, or as early as possible, to allow time to arrange the accommodation. For TTY users, the Arizona Relay Service (1-800-367-8939) may contact a staff coordinator at 480-312-7767.



**SCOTTSDALE HISTORIC PRESERVATION COMMISSION  
ONE CIVIC CENTER  
7447 E. INDIAN SCHOOL ROAD, STE. 105  
SCOTTSDALE, ARIZONA**

**THURSDAY, July 12, 2018**

**\*SUMMARIZED MEETING MINUTES \***

**PRESENT:**

John Southard, Chairman  
Blair Schweiger, Vice Chair  
Ben Brosseau, Commissioner  
Christie Lee Kinchen, Commissioner  
Cindy Lee, Commissioner  
Regina Buzzello, Commissioner  
Linda Davis, Commissioner

**ABSENT:**

ALL COMMISSIONERS PRESENT

**STAFF:**

Steve Venker  
Melissa Berry  
Adam Yaron

**CALL TO ORDER**

Chair Southard called the meeting of the Scottsdale Historic Preservation Commission to order at 6:09 PM.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Historic Preservation Commission website at:  
<http://www.scottsdaleaz.gov/boards/HistPres>

## MEETING MINUTES 7/12/18

**APPROVAL OF MINUTES**

1. Approval of the May 31, 2018 Historic Preservation Commission Meeting Minutes

**VICE CHAIR SCHWEIGER MOVED TO APPROVE THE MAY 31, 2018 MINUTES WITH SUGGESTED AMENDMENTS, 2<sup>ND</sup> BY COMMISSIONER LEE. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**ADMINISTRATIVE REPORT**

2. Identify supplemental information, if any, related to the July 12, 2018 Historic Preservation Commission agenda items, and other correspondence.

**SARKIS MANOR HOA MEETING ON JUNE 28<sup>TH</sup>**  
**LOS OLIVOS MEXICAN PATIO ON JULY 10<sup>TH</sup>**  
**PLANNING COMMISSION JULY 11<sup>TH</sup> – FIRST U.S. POST OFFICE**  
**CONDITIONAL USE PERMIT FOR A BAR**  
**ROYALE GARDENS MEETING WITH AN OWNER ON JULY 16<sup>TH</sup>**

**NON-ACTION AGENDA**

3. **Taliesin West Historic Preservation Projects**  
Mr. Frederick Prozzillo, Jr., Director of Preservation, will provide information regarding implementation of the Historic Preservation Master Plan for Taliesin West.

**MR. FREDERICK PROZZILLO PROVIDED INFORMATION TO THE COMMISSION REGARDING TALIESIN WEST.**

4. **Neighborhood Advisory Commission**  
Pursuant to Section 2-323.a of the City Code, the purpose of the Neighborhood Advisory Commission (NAC) is to advise and make recommendations to the City Council on policies, plans, strategies and programs for the preservation, improvement and revitalization of Scottsdale's neighborhoods. The commission may advise and make recommendations on other issues and matters as the City Council may direct. The NAC may make recommendations to other City boards and commissions, in accordance with the NAC's purpose.

**STAFF PROVIDED INFORMATION TO THE COMMISSION REGARDING THE NEIGHBORHOOD ADVISORY COMMISSION.**

## MEETING MINUTES 7/12/18

5. 2018 Historic Preservation Conference

Staff will provide comments regarding conference education sessions and events and encourages the Historic Preservation Commissioners to also provide comments regarding the conference.

**STAFF AND COMMISSION MEMBERS DISCUSSED THE 2018 HISTORIC PRESERVATION CONFERENCE.**

6. Old Adobe Mission – NRHP Nomination

Staff requests that the Commission provide comments, discussion, and direction regarding a written response to AZ SHPO.

**COMMISSION MEMBERS TALKED ABOUT ADDITIONAL INFORMATION AND CORRECTIONS; LETTER FROM HISTORIC PRESERVATION COMMISSION IN SUPPORT.**

7. HPC Communication Plan

Staff is requesting discussion from the Historic Preservation Commission regarding the draft Script #1 – Who We Are.

**POSTPONED TO FUTURE AGENDA.**

**Commissioner comments and announcements.\***

- **COMMISSIONER BROUSSEAU DISCUSSED THE MURAL TO BE DISPLAYED AT GARDEN APARTMENT DISTRICT.**

**Future Agenda items \***

- **HRER PROGRAM TRAINING**
- **MEETING PROCEDURES TRAINING**
- **HPC 20<sup>TH</sup> ANNIVERSARY**
- **IBW AND BROWN'S RANCH**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Historic Preservation Commission adjourned at 7:16 PM.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Historic Preservation Commission website at:  
<http://www.scottsdaleaz.gov/boards/HistPres>

# HISTORIC PRESERVATION COMMISSION

## REPORT



Meeting Date: August 2, 2018 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

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**Case Name:** Pailloux Residence Exterior Remodel

**Case Number:** 13-HP-2018

**Location:** 6744 East Granada Road

**Request:** Approval of a Certificate of Appropriateness for an exterior remodel, consisting of a new shade trellis at the rear of the residence, repair and maintenance of weeping mortar, filling in of windows and doors, and addition of front yard landscaping for a residence in the Village Grove 1-6 Historic District.

### OWNER

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Nordhoff Investments LLC  
602-315-0889

### ARCHITECT/DESIGNER

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2<sup>nd</sup> Dimension Design Studio  
623-694-6834

### APPLICANT CONTACT

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Alban Pailloux  
Nordhoff Investments LLC  
602-315-0889

### BACKGROUND

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#### Zoning

The site is zoned Single-family Residential, Historic Property (R1-7 HP). The Historic property designation was approved for the Village Grove community on June 7, 2005 under cases 10-HP-2004 and 25-ZN-2004.

#### Historic Preservation Plan

Historic Preservation Guidelines for Village Grove 1-6 Historic District are currently in place and were approved by the Historic Preservation Commission (HPC) on February 8, 2006. Since that time, there has been one modification approved for this residence under case 17-HP-2006; which was approved by the HPC on January 11, 2007. That request was for a Certificate of Appropriateness for modification to one window opening, and replacement of all exterior windows with aluminum sliding windows.

### **Context**

Located at the northwest corner of 68<sup>th</sup> Street and Granada Road within the Village Grove 2 community. All residences surrounding this location are also part of the Village Grove 1-6 Historic District.

### **Adjacent Uses and Zoning**

- North Single-family residence, zoned R1-7 HP
- South Single-family residence, zoned R1-7 HP
- East Single-family residence, zoned R1-7 HP
- West Single-family residence, zoned R1-7 HP

### **Key Items for Consideration**

- Majority of proposed modifications already completed without a building permit, or prior approval from the HPC (Notice of Violation Issued by Code Enforcement)
- Compliance with the Village Grove 1-6 Historic Preservation Guidelines
- No established Community Association (HOA)
- No public comment received as of date of this report

## **DEVELOPMENT PROPOSAL**

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### **Description of Historic Property**

Village Grove 1-6 is a single-family residential development established in 1957. It is located on 72 acres and consists of 255 detached residences. The community is considered historically and architecturally significant as a collection of homes that illustrate a particular type of building and development pattern that was influential on the physical form of Scottsdale in the postwar era. Allied Construction Company, which developed the Village Grove 1-6 neighborhood, was one of the biggest large-scale developers of tract housing at the time; with a number of other postwar era developments to their credit. The homes in Village Grove 1-6 have a homogenous appearance, reinforced by their uniform placement on the lots, repeating plans and hip roof forms, and masonry block construction. Various façade treatments including board and batten wood siding, bands of brick and weeping mortar joints provide some variety among homes in the neighborhood.

Village Grove 1-6 is one of the best expressions the planning and marketing philosophies that guided successful tract developments in the late 1950s. It is significant for its design characteristics, including its mass-produced materials and its Simple and California Ranch architectural styles. Specifically, 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 illustrate the impact of mass production techniques on housing designs and development of the time. Additionally, the single- and double-car carports under the main roof reflect the influence of the automobile on housing design, which was characteristic of postwar neighborhoods. At the time the guidelines were adopted in 2006, 92% of the homes in Village Grove 1-6 still contributed to the historic character; which was the highest level of integrity among large-scale tract developments associated with Scottsdale's 1950s developments.

### **Goal/Purpose of Request**

The applicant seeks approval of an exterior remodel, including elimination of windows, reconfiguring window locations, installation of new windows, maintenance of existing weeping mortar, and front-yard landscaping.

### **Neighborhood Communication**

Property owners within 750 feet of the subject property have been notified by mail of the applicant's request. Additionally, the property is posted with the required signage; identifying the project name, case number, request summary and the HPC hearing date. As of the date of this report, staff has received no public comment related to this proposal.

## **HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS**

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### **Historic Preservation Guidelines for Village Grove 1-6**

#### ***Policy 1: Preserve the historic scale and arrangement of building***

##### **Applicable Guidelines:**

- 1.2 *An addition should be subordinate in scale and character to the main building.*
- 1.5 *Expansions of the existing floor plan should be made at the rear of the house, so as to maintain pattern of building seen from public right-of-way.*

##### **Staff Analysis**

- The trellis addition is rather prominent; however, it is subordinate in scale to the main character of the house. Though the trellis is in the rear yard, this is a corner lot; as such, the trellis is visible from the 68<sup>th</sup> Street public right-of-way and should be generally consistent with the guidelines.

#### ***Policy 4: Preserve the original materials in place whenever possible***

##### **Applicable Guidelines:**

- 4.4 *Weeping mortar is a distinctive type of workmanship that should be preserved.*

##### **Staff Analysis**

- The applicant's proposal preserves the existing weeping mortar and the horizontal vinyl siding on the front facade of the house.

#### ***Policy 9: Preserve the historic windows that contribute to the character of the house***

##### **Applicable Guidelines:**

- 9.1 *Preserve the location, number, opening size and arrangement of historic windows within the primary facade.*
- 9.2 *Preserve the decorative features of a historic window or door.*
- 9.3 *Retain character-defining glazing patterns in historic windows.*

### **Staff Analysis**

- The applicant has filled in many of the existing windows, including those that were upgraded as part of Case 17-HP-2006. Though the proposal includes the addition of windows for the rear and side facades of the house, the existing character-defining windows have been eliminated and window locations have been shifted in relation to the interior remodel. Staff recommends the windows that have been filled in be replaced with windows consistent with the windows that were removed.

**Policy 10: *New or replacement windows should match the significant aspects of the historic windows***

### **Applicable Guidelines:**

- 10.1 *When window replacement is necessary, match the original design or what was historically found within the subdivision.*
- 10.2 *New or replacement windows should not disrupt the historic window arrangement on a primary façade.*
- 10.3 *When appropriate, a new opening should be similar in location, size and type to those seen traditionally.*
- 10.5 *On a new or replacement window, the use of true, through-the-glass muntins are encouraged to replicate the pattern of the original window.*

### **Staff Analysis**

- Per the information provided by the applicant, three new windows are proposed; none of which are on the front façade of the house. However, because this is a corner lot, the window proposed for the east façade should be consistent with the Village Grove 1-6 guidelines as it is visible from 68<sup>th</sup> Street. In addition to the Village Grove guidelines, there are window repair and replacement guidelines in place for the Historic Residential Exterior Rehabilitation (HRER) Program. These guidelines suggest new windows should be approximate to the original windows in terms of proportion, including the depth and profile of the frame and structural elements. On the front façade, windows with muntins should utilize snap-on or through-the-glass muntins; consistent with historical window structure.

Proposed windows consist of vinyl framing (painted white) and double-paned glass, which is generally consistent with the Village Grove 1-6 guidelines. The window arrangement on the primary façade is not disrupted by the proposal. Any replacement windows for the front façade will be stipulated to provide snap-on or through-the-glass muntins.

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Historic Preservation Commission approve the Pailloux Residence, per the attached stipulations, finding that the provisions of the Historic Preservation Plan for Village Grove 1-6 Historic District have been met.

**OPTIONS FOR CERTIFICATE OF APPROPRIATENESS**

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- 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

**RESPONSIBLE DEPARTMENT**

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Planning, Neighborhood and Transportation  
Current Planning Services

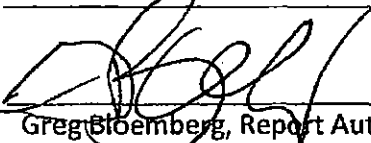
**STAFF CONTACT**

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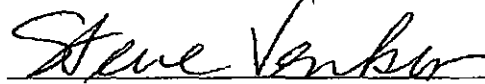
Greg Bloemberg Senior Planner 480-312-4306 E-mail: gbloemberg@ScottsdaleAZ.gov

**APPROVED BY**

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Greg Bloemberg, Report Author

7-23-18  
Date

  
Steve Venker, Historic Preservation Officer  
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

7/23/18  
Date

**ATTACHMENTS**

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- A. *Stipulations/Zoning Ordinance Requirements*
- 1. *Applicant's Narrative*
- 2. *Context Aerial*
- 2A. *Close-Up Aerial*
- 3. *Compliance Notice*
- 4. *Site Plan*
- 5. *Floor Plan*
- 6. *Landscape Plan*
- 7. *Existing Conditions Photos*
- 8. *Building Elevations*
- 9. *Window Details*

**Stipulations for the  
Historic Preservation Commission Application:  
Pailloux Residence Exterior Remodel  
Case Number: 13-HP-2018**

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 consistent with the building elevations provided by 2<sup>nd</sup> Dimension Design Studio, with a city staff date of 4/19/18.
  - b. The location and configuration of all site improvements shall be consistent with the site plan provided by 2<sup>nd</sup> Dimension Design Studio, with a city staff date of 4/19/18
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by 2<sup>nd</sup> Dimension Design Studio, with a city staff date of 4/19/18

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning cases for the subject site were: 25-ZN-2004 and 10-HP-2004

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. *Existing windows that have been filled in without approvals or permits shall be replaced with windows to match the windows that were removed, consistent with the Historic Preservation Guidelines for Village Grove 1-6 Historic District.*
3. *Any replacement windows for the front façade of the house shall incorporate snap-on or through-the-glass muntins consistent with the Historic Preservation Guidelines for Village Grove 1-6 Historic District.*
4. *The applicant shall utilize recommended repair/maintenance techniques for the weeping mortar specified in the Historic Preservation Guidelines for Village Grove 1-6 Historic District.*

**LANDSCAPE DESIGN:**

**DRB Stipulations**

5. *With the final plans submittal, the applicant shall substitute the proposed artificial turf in the front yard with an alternative material; i.e. grass or other ground cover plants.*

RE: 6744 E Granada Road  
Pre-application # 177PA18

The proposal will preserve the historic character in the following fashions:

- 1- Repair and preserve the weeping mortar.
- 2- We will keep the existing open design of a carport.
- 3- We will design the front yard with low planters, shrubs, flowers and artificial turf to preserve the traditional landscaping patterns and reduce outdoor water use.

A substantial amount of money will be invested into this project, we do think it will improve the neighborhood.

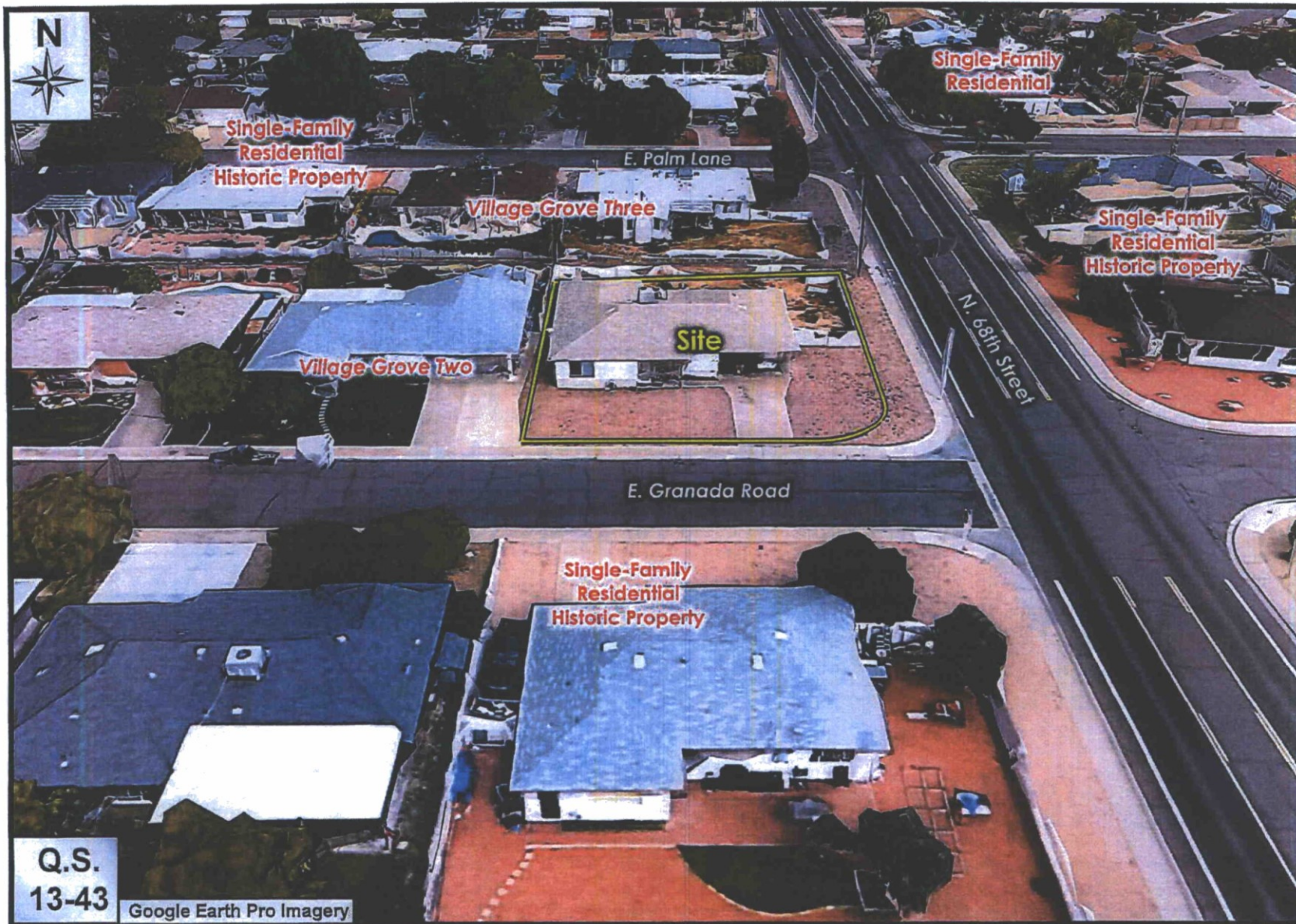


Alban Pailloux



6744 E. Granada Road

13-HP-2018



6744 E. Granada Road

13-HP-2018

March 14, 2018



Code Enforcement

**FINAL COMPLIANCE**

PAILLOUX ALBAN  
6501 E GREENWAY PKWY # 103-101  
SCOTTSDALE, AZ 85254

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**Inspection Report**

**RE: Case# 295524 - 6744 E GRANADA, SCOTTSDALE, AZ 85257 (APN: 129-29-072)**

In reference to case 295524, opened on Thursday, March 01, 2018 for the property listed above, a subsequent re-inspection of the property showed that the attached violations were not corrected; therefore you have until Saturday, March 24, 2018 to bring this property into compliance. If the property remains in violation beyond the due date of Saturday, March 24, 2018, additional enforcement actions will occur.

Uncorrected violations may result in fines of up to \$2,500 for each day a violation is found, six (6) months in jail, probation, or any combination thereof. Property Maintenance Ordinance violations that are not corrected, may be abated by a City hired contractor with an assessment against the property for the costs incurred. Recidivists (repeat offenders) may receive only ONE official Compliance Notice.

**We appreciate your cooperation in this matter. If for any reason you have difficulty complying with the noted corrective actions listed on the attached page or need further information, please contact us by using any of the following methods below:**

**Call Code Inspector:** David Diaz-reach directly at 480-312-8557(Office hours vary)  
**Email Us:** Code@ScottsdaleAZ.gov  
**Write Us:** 2935 N. 67th Place, Scottsdale, AZ 85251  
**Call Us:** Mon-Fri 8 AM - 5 PM at (480) 312-2546 or Fax (480) 312-2455  
**Web Address:** <http://www.ScottsdaleAZ.gov/codes/code-enforcement>

**Please Note:** Scottsdale Code Inspectors work varied hours and days each week at different locations other than our main address. You are encouraged to call us before visiting our office.

For TTY users, have operator at the AZ Relay Services (711) call our number. This information is available in alternate format upon request. Thank you.

## VIOLATION DETAIL(S)

Please be advised that an investigation has shown that this property is in violation of the City Nuisance and Property Maintenance Ordinance or City Code in the following areas(s):

**Correct all violation(s) by: Saturday, March 24, 2018**

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**Violation Code:** 1.1101 - Building Permits Required

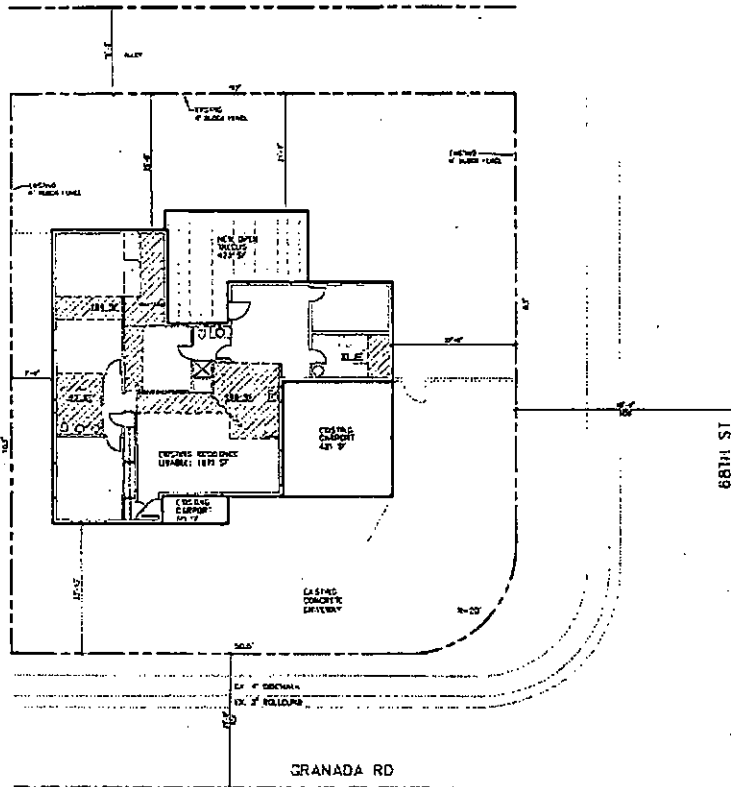
**Violation Description:**

Constructing, altering, repairing, removing or demolishing, or commencing construction, alteration, removal or demolition of a building or structure without a formal permit from the Zoning Administrator. Contact the City's Planning Neighborhoods and Transportation Department at 480-312-2500, on line at <http://www.scottsdaleaz.gov/bldgresources/counterresources.asp> or visit the One Stop Shop at 7447 E. Indian School Road for more information and to initiate the process to obtain required permits.

Note: Based on building and zoning code requirements, it may be determined that your construction is not allowed and must be removed.

**Corrective Action:**

FINAL NOTICE- CONTACT ME WITH AN UPDATE 480-312-8557-Cease all construction work until a permit has been obtained. Contact the planning department at 480-312-2500.



EXISTING AREA	7244 SF
EXISTING TRELLIS	124 SF
EXISTING DRIVEWAY	124 SF
NEW OPEN SPACE	433 SF
NEW DRIVEWAY	433 SF
NEW DRIVEWAY	80 SF
<b>TOTAL SCOPE AREA</b>	<b>3148 SF</b>
LOT COVERAGE	33.0%

**SITE PLAN**  
SCALE: 1" = 10'-0"

**SHEET INDEX**

- AA SITE PLAN AND GENERAL INFORMATION
- AB CONSTRUCTION PLAN
- AC FLOOR PLAN AND ELEVATION
- AD LAYOUTING
- AE LANDSCAPE PLAN

**SITE & PROJECT DATA**

OWNER:  
 INTERIOR REMODEL AND TRELLIS ADDITION  
 8744 E. GRANADA RD.  
 SCOTTSDALE, AZ 85254-3079

PROPERTY ADDRESS:  
 8744 E. GRANADA RD.  
 SCOTTSDALE, AZ 85254

APPL. 123-28-032

VALUATION: MARKET VALUE: 2  
 LOT 72  
 ZONING: R-7  
 TOWNSHIP RANGE: 34 7N 4E  
 LOT 225 202J 07

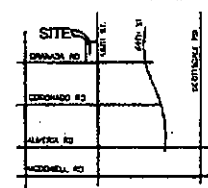
PLANNING/DESIGN:  
 SITE PLAN  
 CONSTRUCTION PLAN  
 FLOOR PLAN  
 LAYOUTING  
 LANDSCAPE PLAN



DATE	REVISIONS
4/17/18	1
	2
	3

**INTERIOR REMODEL AND TRELLIS ADDITION**  
**EXISTING RESIDENCE**  
 8744 E. GRANADA RD.  
 SCOTTSDALE, ARIZONA

**VICINITY MAP**

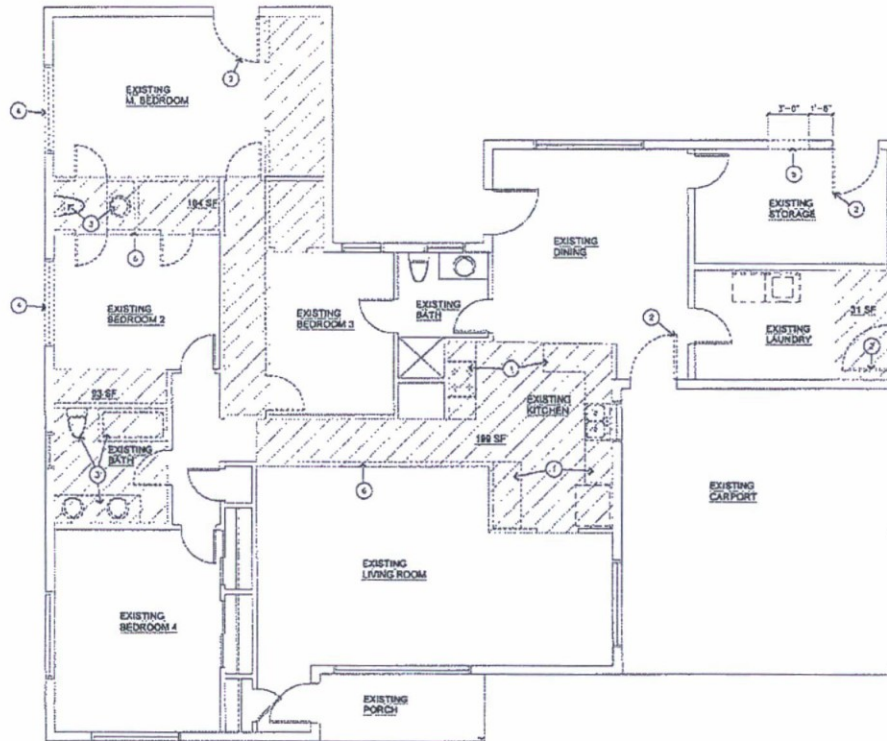


DATE: 4/17/18  
 JOB #: 185  
 DATE P.L.C. M.L.P.

**SITE PLAN GENERAL INFORMATION**

**A0**





**DEMOLITION PLAN**  
 SCALE: 1/4"=1'-0"

**DEMOLITION NOTES**

1. DEMO EXISTING KITCHEN CABINETS AND APPLIANCES AND REPLACE WITH NEW
2. REMOVE EXISTING DOORS/WALLS AND SWELL OPENING TO MATCH EXISTING WALL
3. REMOVE EXISTING PLUMBING FIXTURES (SINK, SHOWER, TUB) AND REMOVE WATER AND SEWER LINES AS REQUIRED
4. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW - SEE FLOOR PLAN SPEC. #2
5. SILL-OUT NEW OPENING FOR NEW WINDOW AND PROVIDE NEW HEADER/LINTEL
6. DEMO EXISTING INTERIOR BEARING WALLS AND REPLACE WITH NEW BEAM

**WALL LEGEND**

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- INDICATES INTERIOR REMODEL, CATCH-UP WORK AREA - TOTAL 300 SF

2014 LAMAR RD  
 SUITE 100  
 DUNDY, AZ 85538  
 PHONE: (520) 444-4400  
 FAX: (520) 444-4402  
 WWW: WWW.DENVERARCHITECTS.COM

DATE	REVISIONS

**INTERIOR REMODEL AND TRELIS ADDITION**  
**EXISTING RESIDENCE**  
 6744 E. GRANADA RD.  
 SCOTTSDALE ARIZONA

DATE: 4/17/16  
 JOB #: 1605  
 CAD FILE

DEMOLITION PLAN

A1

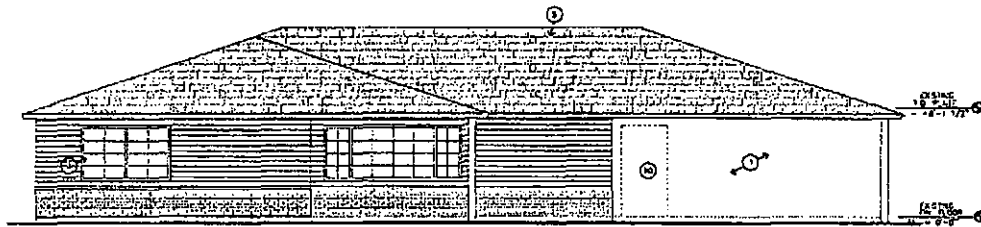




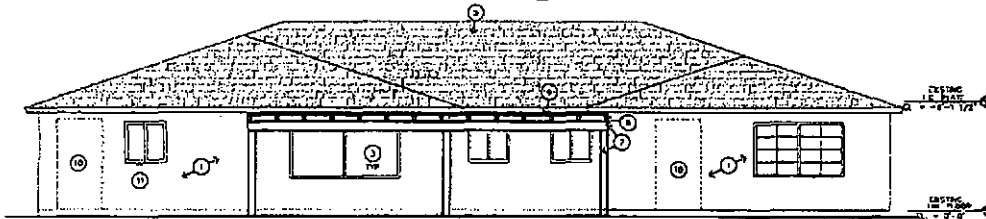




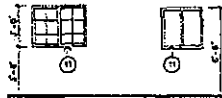




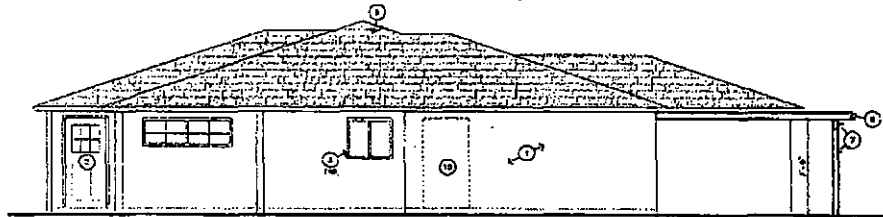
1 FRONT SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



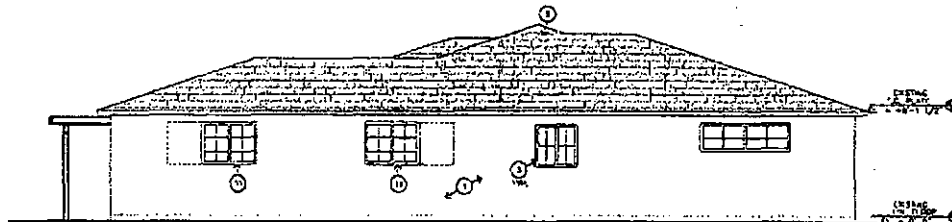
2 REAR NORTH ELEVATION  
SCALE 1/4" = 1'-0"



4 NEW WINDOWS  
SCALE 1/4" = 1'-0"



3 EAST ELEVATION  
SCALE 1/4" = 1'-0"



4 WEST ELEVATION  
SCALE 1/4" = 1'-0"

① LEGEND NOTES

1. EXISTING BRICK WALLS
2. EXISTING DOOR
3. EXISTING WINDOW
4. FINISH GRADE - 5.00' AWAY FROM BUILDING - 6" W-8-48 FDS# 10
5. EXISTING ASPHALT SHINGLES
6. WOOD FASCIA
7. WOOD PACE AND DECK
8. 2 X 8 WOOD JOISTS @ 24" O.C.
9. 2 X 3 WOOD LATHING
10. REMOVE EXISTING DOOR AND SILL, OPENING WITH LATHING TO MATCH EXISTING
11. NEW WINDOW



DATE	REVISIONS

INTERIOR REMODEL AND TRELIS ADDITION  
 EXISTING RESIDENCE  
 6744 E. GRANADA RD.  
 SCOTTSDALE, ARIZONA

DATE: 4/11/18  
 JOB #: 1805  
 CAD FILE:

Exterior Elevations

A3

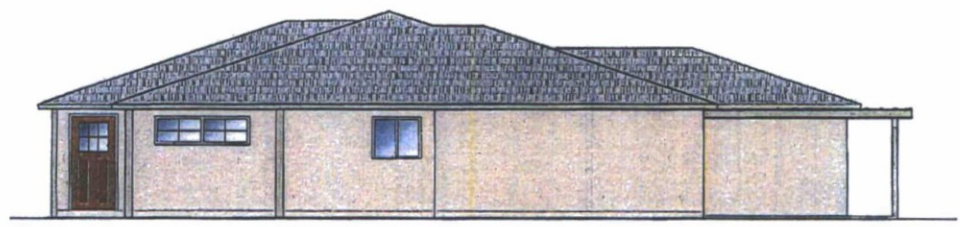
3/4/18



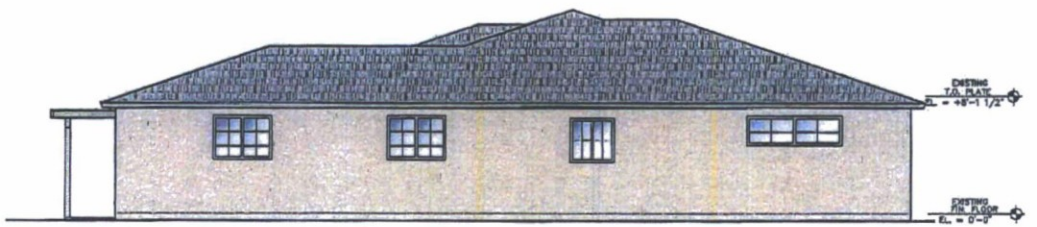
**1 FRONT SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 REAR NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**3 EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**4 WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

DATE	REVISION
-	-
-	-

INTERIOR REMODEL AND TRELIS ADDITION  
 EXISTING RESIDENCE  
 6744 E. GRANADA RD.

DATE: 4/11  
 JOB #: 1823  
 CAD FILE:

Color  
 Exterior Elev

A4

SHEET OF

FREE PARCEL SHIPPING WITH MYLOWE'S. GET STARTED >



Open until 10PM!  
S. Scottsdale Lowe's  
v

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

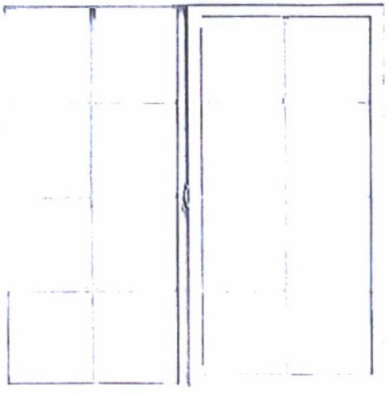
Item # 319586 Model # 748171612591

ThermaStar by Pella  
Thermastar by Pella Left-Operable Vinyl New Construction White Sliding Window (Rough Opening: 48-in x 36-in; Actual: 47.5-in x 35.5-in)

No Reviews  
☆☆☆☆☆  
☆

Have an opinion?  
Help others decide.  
**Write a Review**

  
Community Q&A  
**View Now**



Actual number of grille lites may vary from photos shown

**\$152.00**

- SunDefense Low-E energy-saving glass
- Maintenance-free vinyl frames
- Sliding sash can be removed to clean exterior glass from inside your home



**FREE Store Pickup**

- ✓ 6 available today at S. Scottsdale Lowe's!

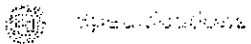


**Delivery**

- ✓ Delivery available

Aisle 49 , Bay 7

- SunDefense Low-E energy-saving glass
- Maintenance-free vinyl frames
- Sliding sash can be removed to clean exterior glass from inside your home
- Interlocking sashes on windows helps seal out drafts and improve energy efficiency
- Grilles-between-the-glass for easy cleaning
- Custom sizes and additional grille patterns are also available via special order
- For more product details refer to the specifications tab



<b>Actual Height (Inches)</b>	35.5	<b>Warranty</b>	Limited lifetime
<b>Actual Width (Inches)</b>	47.5	<b>Lowe's Exclusive</b>	✓
<b>Jamb Depth (Inches)</b>	1.31	<b>Project Type</b>	New construction
<b>Series</b>	Thermastar by Pella	<b>Meets Egress Requirement</b>	✗
<b>Interior Color/Finish</b>	White	<b>Lock Type</b>	Cam
<b>Exterior Color/Finish</b>	White	<b>Nail Fin</b>	Integrated
<b>Hardware Color/Finish</b>	White	<b>J Channel</b>	N/A
<b>Paintable</b>	✗	<b>Mulling</b>	N/A
<b>Color/Finish Family</b>	White	<b>Wood Jamb Extension</b>	None
<b>Frame Material</b>	Vinyl	<b>Number of Locks</b>	1
<b>Grid Type</b>	Between the glass	<b>Ventilation Latches</b>	N/A
<b>Grid Width</b>	3/4-in	<b>Impact Glass</b>	✗
<b>Grid Profile</b>	Contoured	<b>Hurricane Approved</b>	✗

<b>Grid Pattern</b>	Traditional	<b>Sound Transmission Control (STC) Rated</b>	✓
<b>Glazing Type</b>	Double pane	<b>Design Pressure (DP) Rating</b>	20
<b>Argon Gas Insulated</b>	×	<b>U Value</b>	0.34
<b>Glass Strength</b>	Annealed	<b>Meets CA Forced Entry Requirements</b>	✓
<b>Obscure Glass</b>	×	<b>Solar Heat Gain Coefficient (SHGC)</b>	0.21
<b>Frame Profile</b>	Flat	<b>Grid Included</b>	✓
<b>Screen Included</b>	Half	<b>ENERGY STAR Certified Northern Zone</b>	×
<b>Screen Type</b>	Fiberglass mesh	<b>ENERGY STAR Certified North/Central Zone</b>	×
<b>Screen Frame Type</b>	Roll-form	<b>ENERGY STAR Certified South/Central Zone</b>	✓
<b>Roller Type</b>	Vinyl rollers	<b>ENERGY STAR Certified Southern Zone</b>	✓
<b>Sash Operation (Exterior View)</b>	Left-operable	<b>Rough Opening Height (Inches)</b>	36
<b>Sash Configuration</b>	2-lite	<b>Rough Opening Width (Inches)</b>	48

## Projects, Tips & Services

FREE LOCAL SHIPPING WITH MYLOWE'S. GET STARTED &gt;



Open until 10PM!  
N. Phoenix Lowe's ✓



Item # 319616 Model # 748171612485

ThermaStar by Pella Thermastar by Pella Left-Operable Vinyl New Construction White Sliding Window (Rough Opening: 36-in x 36-in; Actual: 35.5-in x 35.5-in)

1 Rating



5.0 Average

100%

Recommend this product



Community Q&A  
[View Now](#)

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

ONLY AT LOWE'S

**\$131.00**

- SunDefense Low-E energy-saving glass
- Maintenance-free vinyl frames
- Sliding sash can be removed to clean exterior glass from inside your home

**FREE Store Pickup****Delivery**

- ✘ Unavailable for Pickup at N. Phoenix Lowe's
- ✔ Delivery available

- Maintenance-free vinyl frames
- Sliding sash can be removed to clean exterior glass from inside your home
- Interlocking sashes on windows helps seal out drafts and improve energy efficiency
- Custom sizes and color-matched grilles are also available via special order
- For more product details refer to the specifications tab



### Specifications

<b>Actual Height (Inches)</b>	35.5	<b>Warranty</b>	Limited lifetime
<b>Actual Width (Inches)</b>	35.5	<b>Lowe's Exclusive</b>	✓
<b>Jamb Depth (Inches)</b>	1.31	<b>Project Type</b>	New construction
<b>Series</b>	Thermastar by Pella	<b>Meets Egress Requirement</b>	✗
<b>Interior Color/Finish</b>	White	<b>Lock Type</b>	Cam
<b>Exterior Color/Finish</b>	White	<b>Nail Fin</b>	Integrated
<b>Hardware Color/Finish</b>	White	<b>J Channel</b>	N/A
<b>Paintable</b>	✗	<b>Mulling</b>	N/A
<b>Color/Finish Family</b>	White	<b>Wood Jamb Extension</b>	None
<b>Frame Material</b>	Vinyl	<b>Number of Locks</b>	1
<b>Grid Type</b>	N/A	<b>Ventilation Latches</b>	N/A
<b>Grid Width</b>	N/A	<b>Impact Glass</b>	✗
<b>Grid Profile</b>	N/A	<b>Hurricane Approved</b>	✗
<b>Grid Pattern</b>	N/A	<b>Sound Transmission Control (STC) Rated</b>	✓
<b>Glazing Type</b>	Double pane	<b>Design Pressure (DP) Rating</b>	35

<b>Argon Gas Insulated</b>	×	<b>U Value</b>	0.34
<b>Glass Strength</b>	Annealed	<b>Meets CA Forced Entry Requirements</b>	✓
<b>Obscure Glass</b>	×	<b>Solar Heat Gain Coefficient (SHGC)</b>	0.23
<b>Frame Profile</b>	Flat	<b>Grid Included</b>	×
<b>Screen Included</b>	Half	<b>ENERGY STAR Certified Northern Zone</b>	×
<b>Screen Type</b>	Fiberglass mesh	<b>ENERGY STAR Certified North/Central Zone</b>	×
<b>Screen Frame Type</b>	Roll-form	<b>ENERGY STAR Certified South/Central Zone</b>	✓
<b>Roller Type</b>	Vinyl rollers	<b>ENERGY STAR Certified Southern Zone</b>	✓
<b>Sash Operation (Exterior View)</b>	Left-operable	<b>Rough Opening Height (Inches)</b>	36
<b>Sash Configuration</b>	2-lite	<b>Rough Opening Width (Inches)</b>	36

## Projects, Tips & Services

**Stipulations for the  
Historic Preservation Commission Application:  
Pailloux Residence Exterior Remodel  
Case Number: 13-HP-2018**

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

Stipulations with bold text and strikethrough amended after report was distributed to Commission

**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 consistent with the building elevations provided by 2<sup>nd</sup> Dimension Design Studio, with a city staff date of 4/19/18.
  - b. The location and configuration of all site improvements shall be consistent with the site plan provided by 2<sup>nd</sup> Dimension Design Studio, with a city staff date of 4/19/18
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by 2<sup>nd</sup> Dimension Design Studio, with a city staff date of 4/19/18

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning cases for the subject site were: 25-ZN-2004 and 10-HP-2004

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

- ~~2. Existing windows that have been filled in without approvals or permits shall be replaced with windows to match the windows that were removed, consistent with the Historic Preservation Guidelines for Village Grove 1-6 Historic District.~~
3. Any replacement windows for the front façade of the house shall incorporate snap-on or through-the-glass muntins consistent with the Historic Preservation Guidelines for Village Grove 1-6 Historic District.

4. *The applicant shall utilize recommended repair/maintenance techniques for the weeping mortar specified in the Historic Preservation Guidelines for Village Grove 1-6 Historic District.*

**LANDSCAPE DESIGN:**

**DRB Stipulations**

5. *With the final plans submittal, the applicant shall ~~substitute the proposed artificial turf in the front yard with an alternative material; i.e. grass or other ground cover plants~~ revise the landscape plan to eliminate the proposed artificial turf, concrete pavers and gabian walls and replace with materials more representative of the historic character of the neighborhood.*





# 1









#5





#7





#9



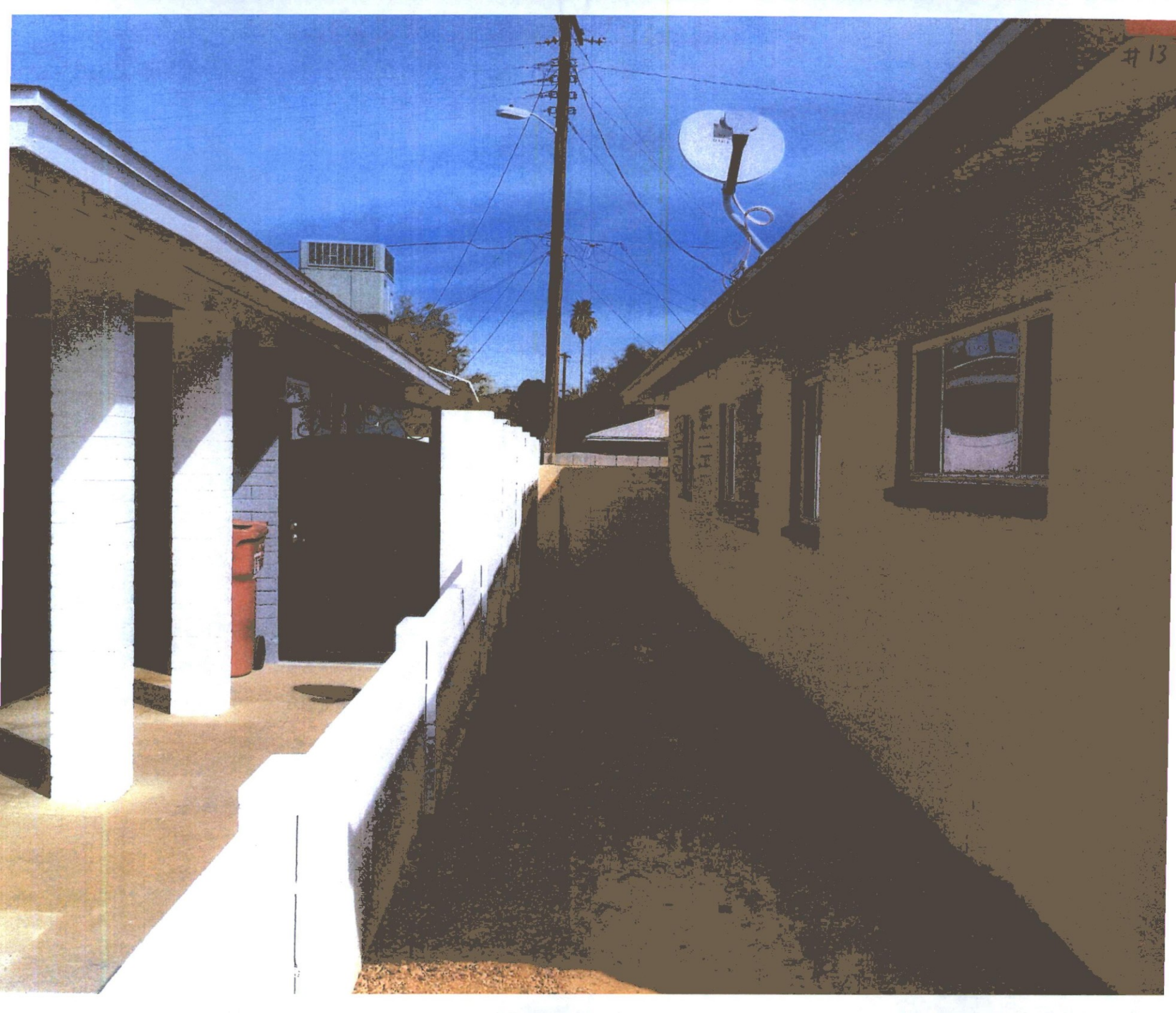




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#1

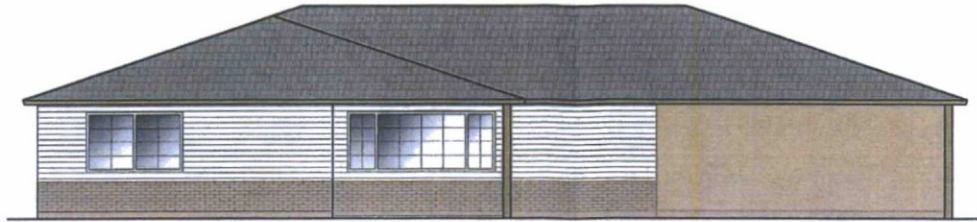




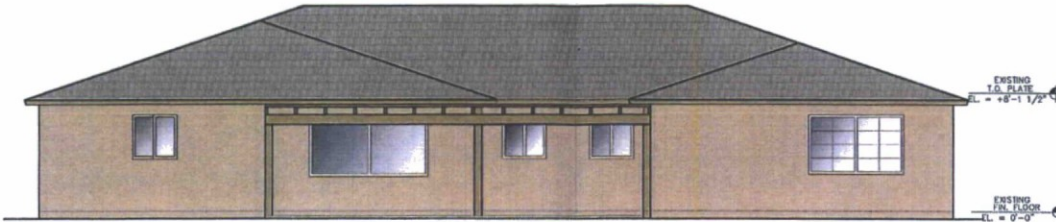
# 14







① FRONT SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



② REAR NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



③ EAST ELEVATION  
SCALE: 1/4" = 1'-0"



④ WEST ELEVATION  
SCALE: 1/4" = 1'-0"

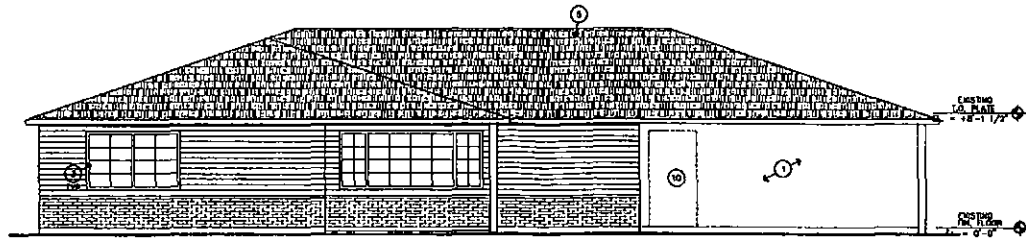


INTERIOR REMODEL AND TRELLIS ADDITION  
 EXISTING RESIDENCE

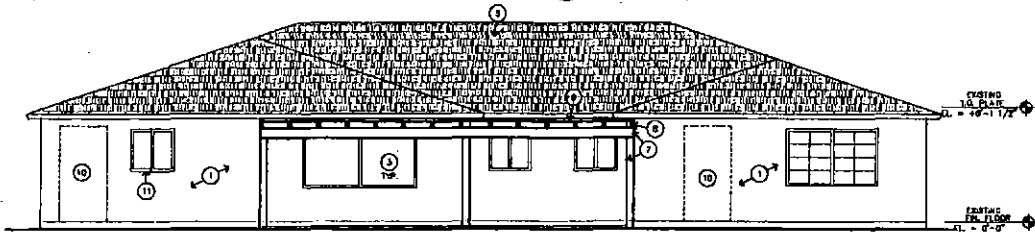
DATE:  
JOB #:  
CAD FILE:

C  
Exterior

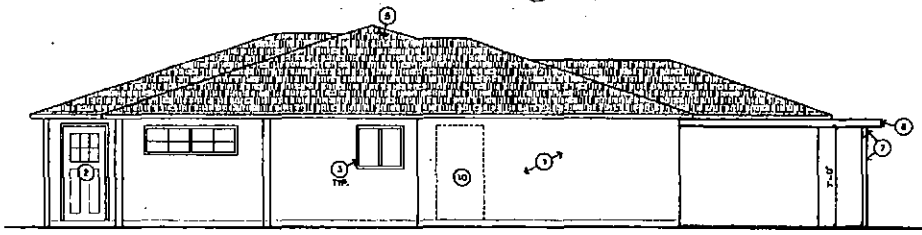
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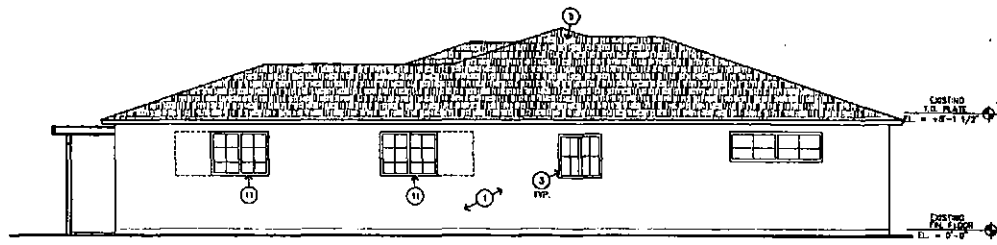
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SCALE: 1/4" = 1'-0"



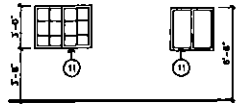
**2 REAR NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 NEW WINDOWS DETAILS**  
SCALE: 1/4" = 1'-0"

**LEGEND NOTES**

1. EXISTING BLOCK WALLS
2. EXISTING DOOR
3. EXISTING WINDOW
4. FINISH GRADE - SLOPE AWAY FROM BUILDING - 6" WIDEN FIRST 10'
5. EXISTING ASPHALT SHINGLES
6. WOOD FASCIA
7. WOOD POST AND BEAM
8. 2 X 6 WOOD JOISTS AT 24" O.C.
9. 2 X 2 WOOD LATHING
10. REMOVE EXISTING DOOR AND INFILL OPENING WITH MASONRY TO MATCH EXISTING
11. NEW WINDOW



DATE: \_\_\_\_\_  
 11/11/11

**INTERIOR REMODEL AND TRELLIS ADDITION**  
**EXISTING RESIDENCE**

DATE: \_\_\_\_\_  
 JOB #: \_\_\_\_\_  
 CAD FILE: \_\_\_\_\_

Exterior E

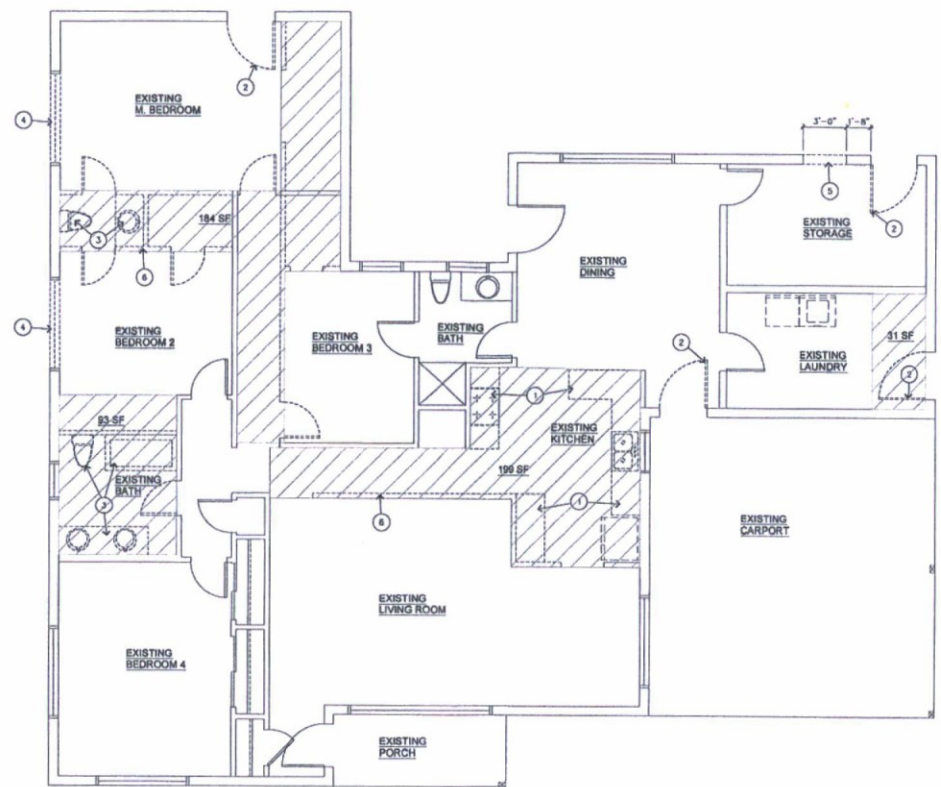
**A**

DEMOLITION NOTES

1. DEMO EXISTING KITCHEN CABINETS AND APPLIANCES AND REPLACE WITH NEW
2. REMOVE EXISTING DOORS/FRAME AND INFILL OPENING TO MATCH EXISTING WALL
3. REMOVE EXISTING PLUMBING FIXTURES CAP-OFF WATER AND SEWER LINES AS REQUIRED
4. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW - SEE FLOOR PLAN SHEET A2
5. SAW-CUT NEW OPENING FOR NEW WINDOW AND PROVIDE NEW HEADS/SITTEL
6. DEMO EXISTING INTERIOR BEARING WALLS AND REPLACE WITH NEW BEAM

WALL LEGEND

- EXISTING WALLS TO REMAIN
- - - EXISTING WALLS TO BE REMOVE
- ▨ INDICATES INTERIOR REMODEL EXTEND OF WORK AREA - TOTAL 507 SF



**DEMOLITION PLAN**  
SCALE: 1/4"=1'-0"

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

**INTERIOR REMODEL AND TRELLIS ADDITION**  
**EXISTING RESIDENCE**  
 6744 E GRANADA DR

DATE: 4/1  
JOB #: 182  
CAD FILE:

DEMOLIT  
PLAN

