

**Marked Agendas
Approved Minutes
Approved Reports**

HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: November 1, 2018 Item No. 6
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: Porters Building (First U.S. Post Office Building)

Case Number: 41-HP-2018

Location: 3944 North Brown Avenue

Request: Request by owner for approval of a Certificate of Appropriateness for exterior modifications to the historic First US Post Office Building, with Central Business Downtown Overlay Historic Preservation (C-2 DO HP) zoning located at 3944 N. Brown Avenue.

OWNER

Richard Garcia
480-231-1761

APPLICANT CONTACT

David Ross
Ross Design Group
602-908-7405

BACKGROUND

Zoning

The site is zoned Central Business district, Downtown Overlay, Historic Property (C-2 DO HP). Historic Property designation for the First U.S. Post Office (Porter's Western Store) was approved on May 23, 2000, with the adoption of Resolution No. 5550.

Historic Preservation Plan

First U.S. Post Office Building

Context

The subject property is located on the west side of North Brown Avenue, north of East Main Street and south of East 1st Avenue. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Retail; zoned Central Business district, Downtown Overlay (C-2 DO)
- South: Retail; zoned Central Business district, Downtown Overlay, Historic Property (C-2 DO HP)
- East: Retail; zoned Central Business district, Downtown Overlay (C-2 DO)

Action Taken _____

- West: Restaurant/Retail; zoned Central Business district, Downtown Overlay (C-2 DO)

Key Items for Consideration

- First U.S. Post Office Building – Historic Preservation Plan

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is proposing to use 1,662 square feet (the 2-story section) of the existing 2,900 square foot building as a new bar and keep the remaining building area (the one-story section) as separate retail space.

Neighborhood Communication

The applicant and the City sent out notification to property owners located within 750 feet of the site. No public comment has been received as of the writing of this report.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

The First U.S. Post Office Building: Historic Preservation Plan lays out 11 specific Design Guidelines to be followed:

1. Retain the historic scale, massing and proportions of the main building.
Staff analysis: The proposed changes to not alter the building massing and the most significant change to the exterior of the building will be reinstallation of an exterior staircase on the south elevation.
2. Maintain the shifted alignment pattern of the building's front façade along the property line reflecting the building's evolution.
Staff analysis: No changes are proposed that would impact the front alignment of the building.
3. Maintain the roof parapet wall.
Staff analysis: No changes are proposed that would impact the configuration of the roof parapets.
4. Repairs to the masonry should match existing brick and mortar.
Staff analysis: Salvaged bricks from interior renovations are proposed to be used for exterior repairs.
5. Additions, expansions or other improvements should occur at the rear or on the north façade of the building, providing the form of the one-story addition remains discernible.
Staff analysis: No additions or expansions are proposed with the scope of this application.
6. An additional story may be acceptable if it is set back from the primary facade. However, no access to the upper level should be constructed upon the primary facade.
Staff analysis: No additional stories are proposed, but an exterior stair case is proposed to be reinstalled on the south building elevation.
7. The additional story should be subordinate in size and form to the existing historic building and its proportion, massing, pattern of openings and roof lines should be similar to that found on the existing building.
Staff analysis: No additional stories are proposed with the scope of this application.

8. Repair or replacement of the wooden porch should use similar materials and have a rustic character.

Staff analysis: The wooden porch elements are only proposed to be repainted with an updated dark brown color.

9. The picture frame display windows of the one-story addition should be retained.

Staff analysis: The project scope proposes to restore the original height of the storefront windows, which had been previously lowered.

10. Signage should be located on the upper primary facade.

Staff analysis: The existing Porter's sign is proposed to be maintained in its existing location on the 2nd story element of the building frontage.

11. Consider restoring the original post office door and window openings.

Staff analysis: The proposal includes the use of new historically styled doors at the building entrances featuring divided light upper windows and solid lower panels.

Description of historic property

Per the historic preservation plan, the character-defining features of the First U.S. Post Office included its two-story height with the later added one-story north side addition. The massing included rectangular proportions and a building placement at the front lot line. The building consisted of brick masonry construction with mottled paint finish, a "picture frame" style display window storefront, and a flat roof with simple stepped parapet over the two-story portion of the building. The building also featured a rustic wooden porch addition to front façade with horizontal railings and a recessed sign area in brick parapet. The divided light pattern window and door coverings were continued in the upper story element.

Application and proposed work for approval

This proposal includes the rehabilitation of historic window locations, sizes, and styles. It also includes the addition of an exterior stair case on the south building elevation providing access to the 2nd story element, which is identified to have been an original component of the building. The applicant is also proposing to repaint the wooden porch elements (Dunn Edwards DET697 "Nomad") and to repaint the north "addition" section of the building (DEC706 "Rosewood") introducing a new trim color around the storefront window (DE5794 "Lake Winnipeg"). The applicant is also proposing to have the horse, which sits atop the front porch element, repainted to restore its appearance.

Development Information

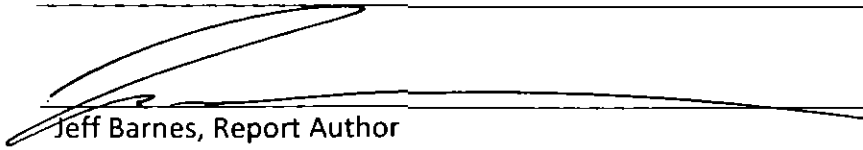
- Existing Use: Existing Retail
- Proposed Use: New bar and existing retail within the building
- Buildings/Description: Historic First U.S. Post Office (Porters building)
- Parcel Size: 2,655 square feet (0.06 acres)

OTHER BOARDS & COMMISSIONS

City Council

On August 28, 2018, the City Council approved a Bar Conditional Use Permit for the proposed bar use within this building under Case 6-UP-2018.

APPROVED BY


Jeff Barnes, Report Author

10/19/18
Date


Steve Venker, Historic Preservation Officer

10/23/18
Date

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

**Stipulations for the
Historic Preservation Commission Application:
Porters Building (First U.S. Post Office Building)
Case Number: 41-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 submitted by Ross Design Group LLC, with a revision date of 10/4/2018.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Use Permit case for the subject site was: 6-UP-2018.

ARCHITECTURAL DESIGN:

HPC Stipulations

1. With final plans submittal, the new exterior fire sprinkler system shall be noted to be located beneath the new exit stairs instead of surface mounted to the existing brick masonry wall.

EXTERIOR LIGHTING:

Ordinance

- B. All exterior luminaires mounted eight (8) feet or higher shall be directed downward.
- C. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

HPC Stipulations

2. Exterior Lighting:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.

- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

Narrative: First US Post Office Building / Porter's Saloon
3944 N Brown Ave

It is our intent to rejuvenate and restore the historic property located at 3944 N Brown Ave, known as the Porter's building. We want to introduce an authentic western-themed saloon to the south side of the building (currently retail). We will be bringing the structure back to life therefore enhancing the old town Scottsdale visitors' experience and encouraging local customer traffic. The exterior of the historic building will not be modified, but we intend to restore and replace the current windows and doors that are currently boarded up.

It is the owner's intent to establish a western theme saloon on the south half of the building. The property is zoned C2/DO/HP. Saloon/bar use is allowed in the current zoning by obtaining a use permit which was approved on 07/11/2018 and at Council approval on 08/28/2018.

On the front facing portion of the 2nd floor, we would like to propose a public area which would be less than 1/3 SF of the ground floor area footplate such that we can access with a staircase to be situated outside along the south wall of the building, restoring the original staircase, which is no longer in place. We would access from the first floor which would be 974 SF, via a landing with fence rails and hand rails up the staircase. This approach to be compliant with current liquor laws. On 2nd floor, a smaller seating area of approximately 225 SF could be enjoyed along the front part of the building, looking down upon Brown Ave. While meeting with the Downtown Retail Historic Committee, Marilyn Atkinson, it was confirmed that a stair was on the south elevation on the building originally.

An increase in noise, smoke, odors, dust, vibration and illumination is not anticipated, as this project is located in the existing entertainment district and is surrounded by bars and restaurants which receive heavy nightlife traffic.

The new Porter's Tavern will be in character and compatible with the existing surroundings. It will not create an unusual volume of traffic.

Porter's will be open from 11:00AM until 2:00AM and will not disrupt daytime or evening pedestrian activities in the area. The sitting room upstairs will be open during evening hours.

Parking is adequate in the area, there is a City Parking lot located within 600 feet to the South along Brown and 1st Street.

The project Management, Operations and Security plan has been reviewed and approved by Detective John Miller of the Scottsdale Police Department.

Tavern will comply with all ordinances regarding noise and light, as there is no patio or outdoor seating.

Parking complies with Article IX, owner and tenant are providing five in lieu spaces.

Sean Halpin, the operator, has been a retail business proprietor and bar/restaurant owner in old town Scottsdale for the last 30 years.

Design Guidelines

1. Retain the historic scale, massing and proportions of the main building.

Response: Yes, the scale, massing and proportions of the main building will be retained.

2. Maintain the shifted alignment pattern of the building's front façade along the property line reflecting the building's evolution.

Response: Yes, the alignment pattern of the front façade will be maintained.

3. Maintain the roof parapet wall.

Response: Yes, the roof parapet wall will be retained.

4. Repairs to the masonry should match existing brick and mortar.

Response: Yes, any and all repairs to masonry will match existing brick and mortar.

5. Additions, expansions or other improvements should occur at the rear or on the north façade of the building, providing the form of the one-story addition remains discernible.

Response: One roof top unit will be placed behind two-story element and will not be visible from front of building or street.

6. An additional story may be acceptable if it is set back from the primary façade. However, no access to the upper level should be constructed upon the primary façade.

Response: An exterior staircase at the south side will be installed. This will be similar to the original staircase that was removed at one time.

7. The additional story should be subordinate in size and form to the existing historic building and its proportion, massing, pattern of openings and roof lines should be similar to that found on the existing building.

Response: N/A.

8. Repair or replacement of the wooden porch should use similar materials and have a rustic character.

Response: The wooden porch is to remain as-is.

9. The picture frame display windows of the one-story addition should be retained.

Response: The large south window is on the plans which will be similar wood frame and single lite glazing for picture window affect, and the north window is retained as a single lite wood framed picture window.

10. Signage should be located on the upper primary façade.

Response: The existing signage will remain with the Porters sign center top of building.

11. Consider restoring the original post office door and window openings.

Response: Agreed, we will be replacing door and window with matching divided light windows. Front door is being replaced with a divided lite in the top portion and solid wood panel below. (same for 2nd floor south side at top of stair) Per Marilyn Atkinson the original door was removed from the site years ago.

Please address any email to david@rossdesign.biz, (602) 908-7405.

Thank you,

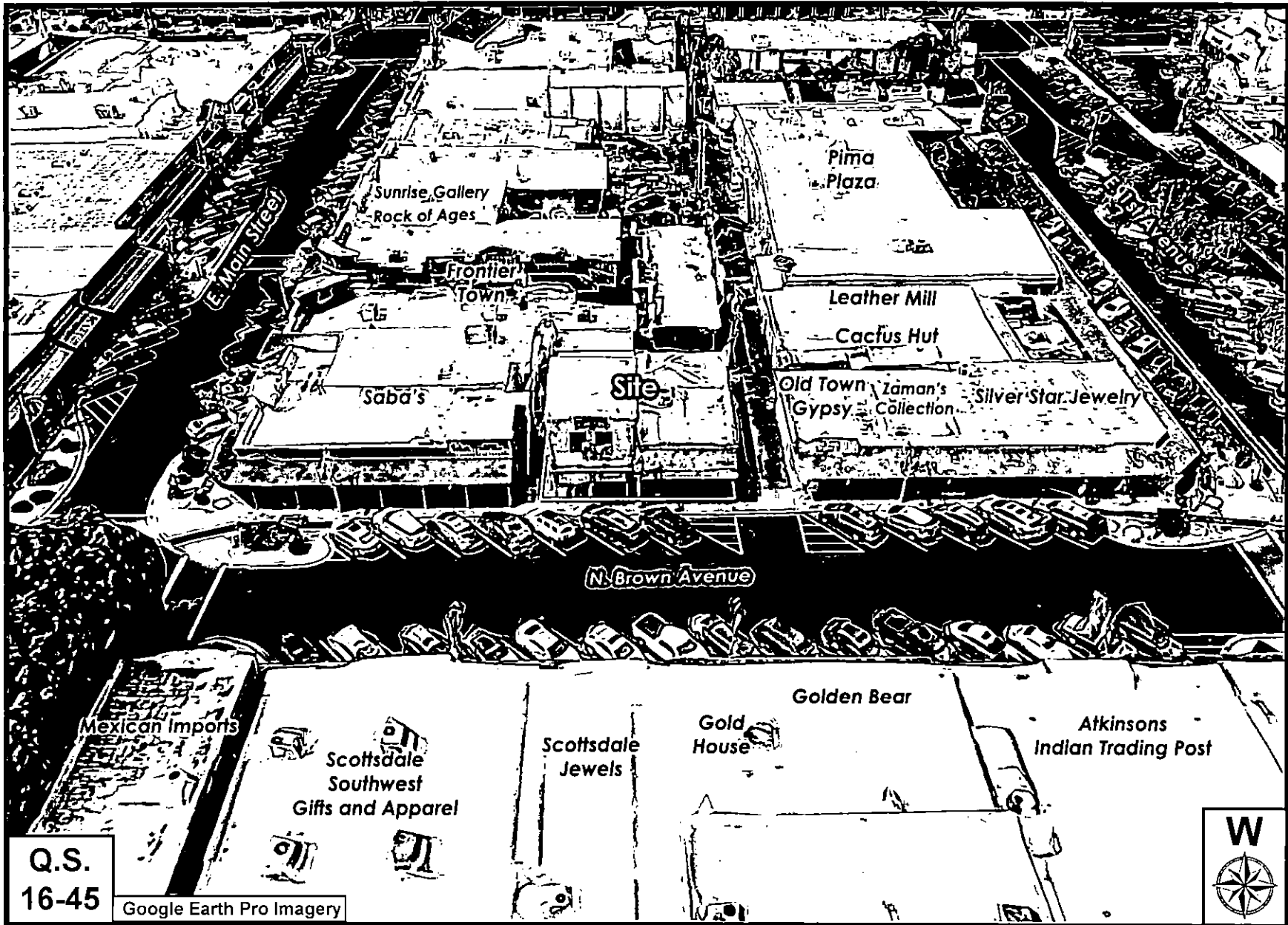
David Ross
Ross Design Group LLC
Architecture



Context Aerial

ATTACHMENT 2

41-HP-2018



Q.S.
16-45

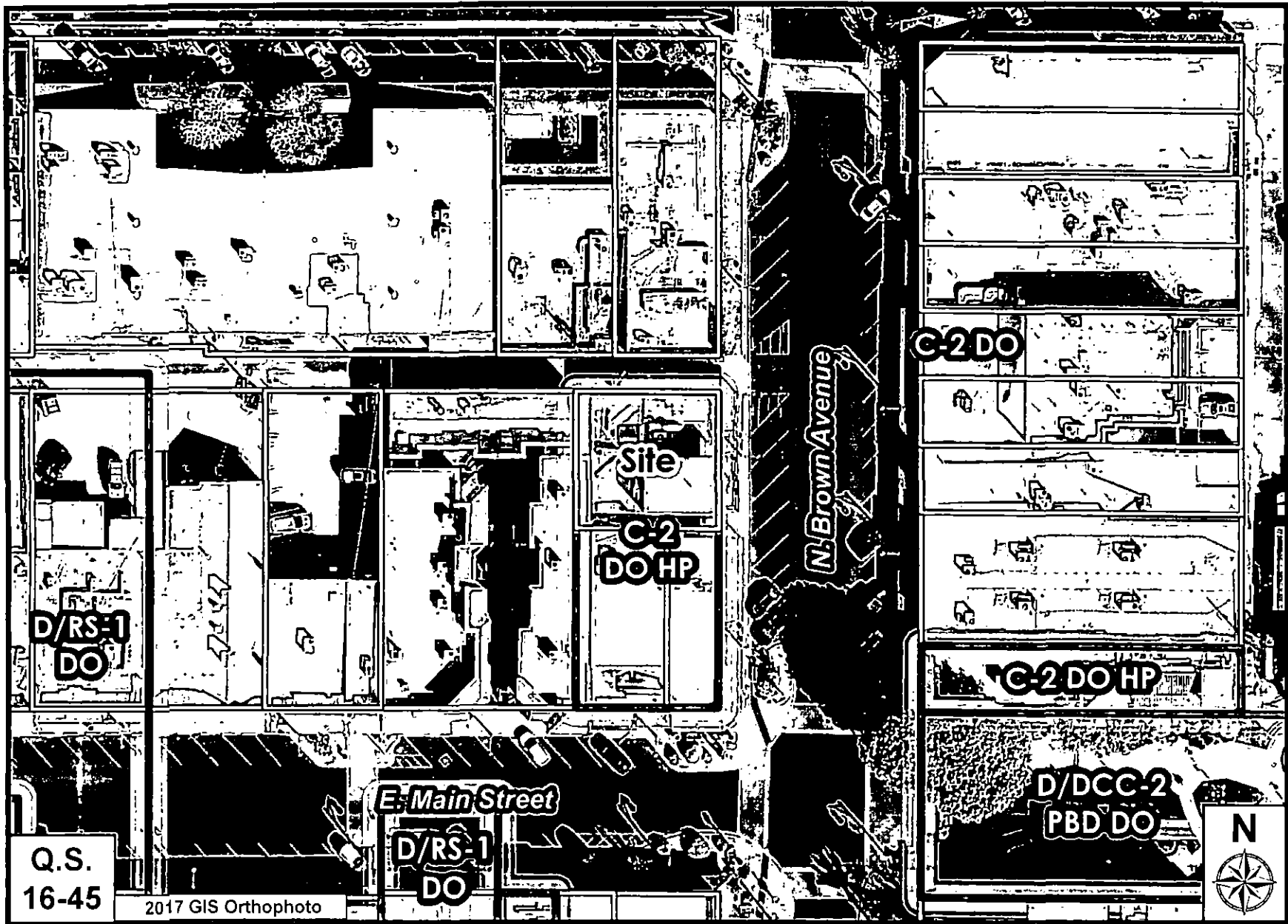
Google Earth Pro Imagery



Close-Up Aerial

ATTACHMENT 2A

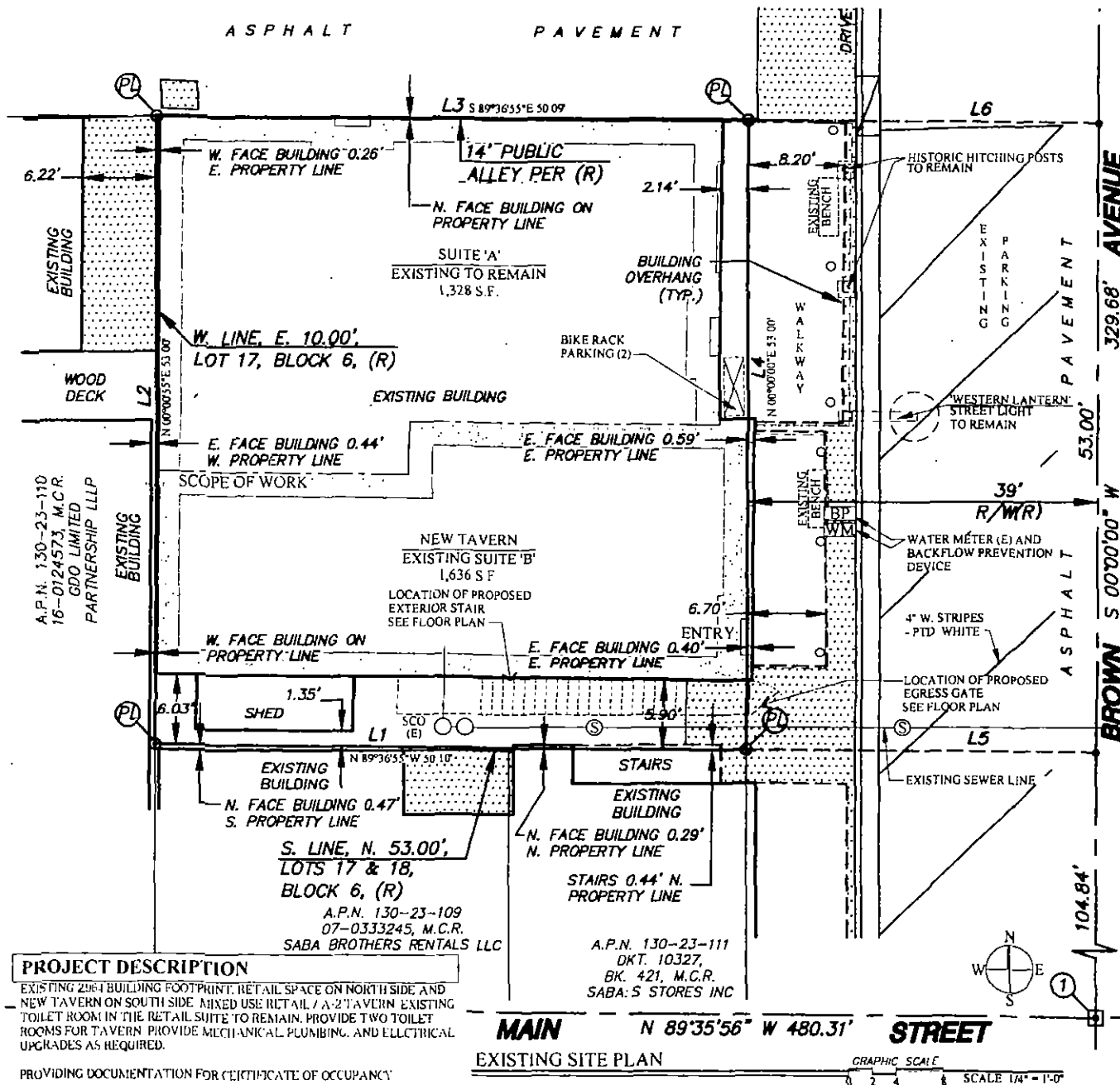
41-HP-2018



Zoning Map

ATTACHMENT 3

41-HP-2018



PROJECT DESCRIPTION
 EXISTING 2964 BUILDING FOOTPRINT, RETAIL SPACE ON NORTH SIDE, AND NEW TAVERN ON SOUTH SIDE. MIXED USE RETAIL / A-2 TAVERN. EXISTING TOILET ROOM IN THE RETAIL SUITE TO REMAIN. PROVIDE TWO TOILET ROOMS FOR TAVERN. PROVIDE MECHANICAL, PLUMBING, AND ELECTRICAL UPGRADES AS REQUIRED.

PROVIDING DOCUMENTATION FOR CERTIFICATE OF OCCUPANCY

MAIN STREET N 89°35'56" W 480.31'
EXISTING SITE PLAN

GRAPHIC SCALE
 0 2 4 8 SCALE 1/4" = 1'-0"

PROJECT DATA

PROPERTY OWNER
 RICHARD E. GARCIA REVOCABLE TRUST
 9427 N. 115TH PL.
 SCOTTSDALE, AZ 85251

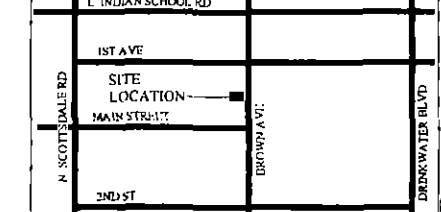
TENANT
 PORTERS TAVERN
 3944 N. BROWN AVE
 SCOTTSDALE, AZ 85251
 CONTACT: SEAN HALPIN
 PHONE: 602-628-5890

ARCHITECT
 ROSS DESIGN GROUP L.L.C.
 4342 NORTH CIVIC CENTER PLAZA
 SCOTTSDALE, ARIZONA 85251
 CONTACT: DAVID ROSS / STEVE SURGENER
 602-908-7805 cell
 480-947-9685 office
 480-429-4107 fax
 EMAIL: rdg@rossdesign.biz

BUILDING DATA

PROJECT ADDRESS:	HISTORIC PORTERS BUILDING 3944 N. BROWN AVE. SCOTTSDALE, AZ 85251
PARCEL # (APN)	130-23-112
ZONING	C-2/DO/HP (COMMERCIAL)
OCCUPANCY GROUP	A-2 (TAVERN) / M (RETAIL)
LOT #	17
CONSTRUCTION TYPE:	VB
SITE AREA	2,650 S.F. (APPROX.)
TENANT AREAS	
SUITE A (RETAIL)	1,328 SF
SUITE B (TAVERN)	1,330 SF (974 1ST / 356 2ND)
SUITE B	
RETAIL STORAGE:	306 SF
OVERALL GROSS AREA:	2,964 SF
SF AT GRADE:	2,318 SF
EXITS REQUIRED:	1 EXIT (EACH SUITE)
EXITS PROVIDED:	1 EXIT (SUITE B) 2 EXITS (SUITE A)
TOILET ROOMS	2 PROVIDED 1 MENS AND 1 WOMENS (INSIDE SUITE B) 1 UNISEX PROVIDED (SUITE A)

VICINITY MAP



CITY OF SCOTTSDALE APPROVALS

HP REVIEW

DATE: _____

BY: _____

SCALE: A100

EXISTING SITE PLAN

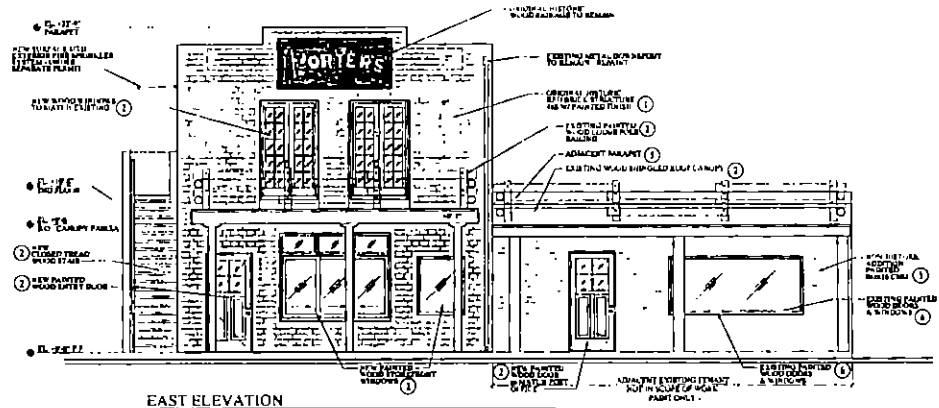
C.O.S. 41-HP-2018

ROSS DESIGN GROUP L.L.C.
 ARCHITECTURAL, INTERIOR, PLUMBING, ELECTRICAL, MECHANICAL, AND CONSTRUCTION MANAGEMENT

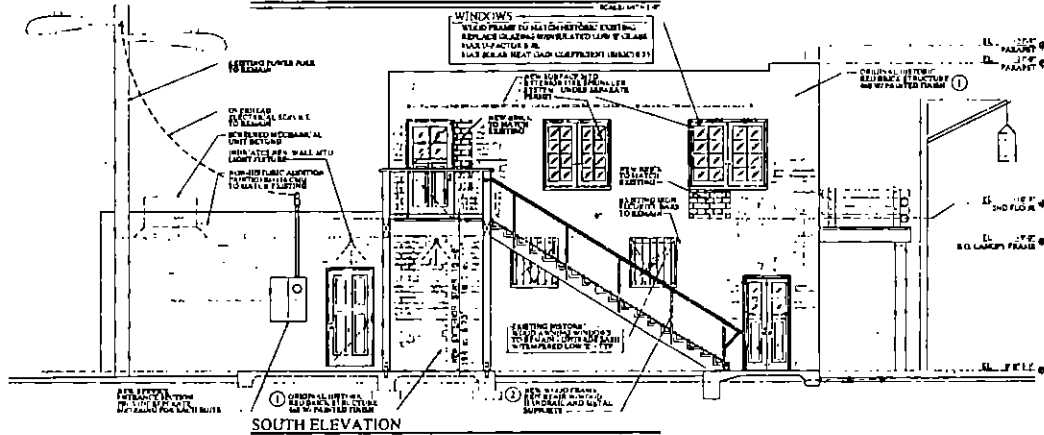
FIRST U.S. POST OFFICE BUILDING
PORTERS SALOON
 3944 N. BROWN AVE.
 SCOTTSDALE, ARIZONA 85251



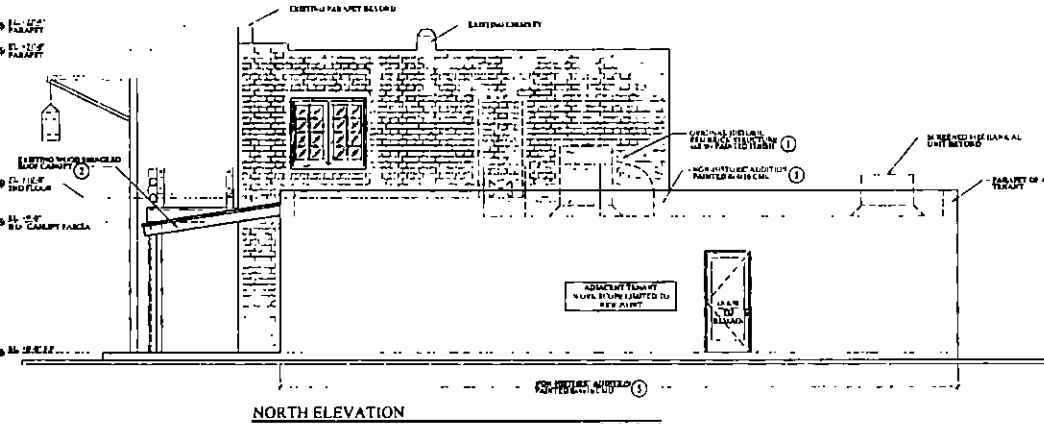
MATERIALS & PAINT LEGEND			
① EXISTING RED BRICK	PER 107 EXTERIOR	EL-NOR EDWARDS	
② BRICK POINT COLORED	MOSAIC	DEPT 401	EL-NOR EDWARDS
③ BRICK POINT COLORED	CHALKY	DEPT 401	EL-NOR EDWARDS
④ BRICK POINT COLORED	BRICK	DEPT 401	EL-NOR EDWARDS
⑤ BRICK POINT COLORED	BRICK	DEPT 706	EL-NOR EDWARDS
⑥ BRICK POINT COLORED	BRICK	DEPT 706	EL-NOR EDWARDS



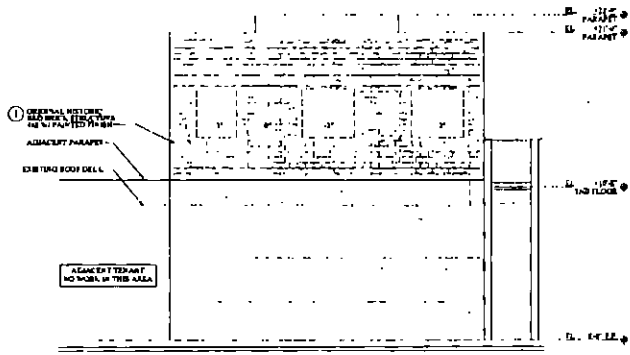
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

ROSS DESIGN GROUP LLC
 ARCHITECTURE INTERIOR DESIGN PROJECT MANAGEMENT
 11111 E. WASHINGTON AVE. SUITE 100
 DENVER, CO 80231
 TEL: 303.733.8800
 WWW.ROSSDESIGNGROUP.COM

REVISIONS
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FIRST U.S. POST OFFICE BUILDING
 PORTERS SALOON
 3944 N. BROWN AVE.
 SCOTTSDALE, ARIZONA 85251



HP REVIEW
 DATE: 10/15/2018
 BY: [Signature]
 PROJECT: A301
 EXTERIOR ELEVATIONS
 C.O.S 41-HP-2018