

**Marked Agendas
Approved Minutes
Approved Reports**



CERTIFICATE OF APPROPRIATENESS - HISTORIC RESOURCES

45-HP-2018

Patterson Townhouse New Patio

APPLICATION INFORMATION	
LOCATION: 4914 N 78th St	APPLICANT: Donae Patterson
PARCEL: 173-30-177A	COMPANY: Donae Patterson
Q.S.: 18-46	ADDRESS: 4914 N 78Th St Scottsdale, Az
CODE VIOLATION #:	PHONE: 602-770-0467
Request:	

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, as per the following stipulations.

Stipulation text in bold and strikethrough, were amended after Historic Preservation Commission hearing:

STIPULATIONS

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following stipulations:

- Decomposed granite shall be "gold" or "tan" in color.
- Landscape improvements shall be installed to be consistent with the City of Scottsdale "Desert Appropriate" and/or "Indigenous" plant lists.
- The owner shall submit front yard landscape improvement plans **to the One-Stop-Shop in the Development Services Department** for review and approval by the Historic Preservation Office.
- All landscaping shall be supported by an automatic irrigation system.
- Enclosed patio area shall be limited to be setback a minimum of ten (10) feet from the front property line and shall not enclose more than forty (40%) of the required front yard area.**
- Enclosed patio wall shall be limited to be: a maximum of thirty-six (36) inches in height, painted to match the color of the main house, and may include a cap-stone to be consistent with Attachment #5 of the subject case report (45-HP-2018).**
- Interior of the patio are may include stone pavers that are consistent with Attachment #5 of the subject case report (45-HP-2018).**
- Owner shall submit for final plan review and approval for above-mentioned improvements.

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

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: ☒ 4 sets of architectural site plan (providing location of wall and material by name).
☒ Material Samples (rock, paint, and pavers)
- CIVIL IMPROVEMENT: ☒ 4 sets of landscape plan (identifying plant material type, size, and quantity)

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:



DATE:

12/7/18

Steve Venker, 480-312-2831

HISTORIC PRESERVATION COMMISSION

REPORT



Meeting Date: December 6, 2018 Item No. 4
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: Patterson Townhouse Residence
Case Number: 45-HP-2018
Location: 4914 North 78th Street
Request: Request approval of a Certificate of Appropriateness-Historic Resources for exterior modifications that include a new patio, new wall, and landscape renovation at an existing townhouse in the Villa Monterey Units 1-7 Historic District.

APPLICANT/OWNER CONTACT

Donae Patterson
602-770-0467

BACKGROUND

Zoning

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

Historic Preservation Plan

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

The existing interim guidelines are modeled after the guidelines for the Village Grove subdivision. Currently, an update to the interim guidelines, Case 4-HP-2010#2 Villa Monterey Units 1-7 Historic District Historic Preservation Plan and Guidelines, are being prepared for future action by the Historic Preservation Commission. One of the guidelines will include further restrictions on patio walls and fencing in front yards.

There are no records of any approvals granted on this property since it attained HP designation.

Context

The site is located, on the west side of North 78th Street, approximately 350 feet south of East Chaparral Road.

Adjacent Uses and Zoning

- North Existing residential townhouses in Villa Monterey Unit 4, zoned Townhouse Residential, Historic Property (R-4 HP)
- South Existing residential townhouses in Villa Monterey Unit 4, zoned Townhouse Residential, Historic Property (R-4 HP)

- East Existing residential townhouses in Villa Monterey Unit 4, zoned Multi-family Residential (R-5 HP)
- West Existing residential townhouses in Villa Monterey Unit 4, zoned Townhouse Residential, Historic Property (R-4 HP)

Key Items for Consideration

- Compliance with the Interim Guidelines for Villa Monterey Units 1-7. The Historic Preservation Commission approved the Interim Guidelines for Villa Monterey Units 1-7 Historic District on July 14, 2011
- Applicant has HOA approval for proposed work

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 townhouse development practices from the 1960s in Scottsdale. The Villa Monterey Historic District is considered historically and architecturally significant as a collection of homes that illustrate a particular type of building and a development pattern that was influential on the physical form of Scottsdale in the postwar era and remains discernible and distinctive today. Further, it is associated with an individual, David Friedman, who pioneered successful practices that influenced how townhomes were subsequently developed in Arizona.

Although varied in their styling and detail, Villa Monterey townhouses have certain architectural features that define the style. These features relate to the technological, social and economic influences which shaped the building of the postwar era. They also provide a sense of scale and aesthetic quality to the façade of a buildings and the streetscape. Consequently, it is important that these character-defining features be preserved and receives sensitive treatment during exterior rehabilitation and restoration work.

Goal/Purpose of Request

The applicant is requesting Historic Preservation Commission approval for a new patio, a new 36-inch-tall wall, landscape renovation, all in the front yard of the existing townhouse.

Neighborhood Communication

A sign identifying the project name, number, request, and HPC hearing date has been posted at the site. A postcard containing case information has been sent to property owners within 750 feet of this property. Staff has not received any inquiries related to the proposal.

DESCRIPTION OF EXISTING HISTORIC PROPERTY

The existing one-story townhouse has a tan stucco finish on the façade. The front yard consists of gravel with scalloped concrete edging, and concrete driveway.

ZONING ORDINANCE ANALYSIS

There are a few sections of the Zoning Ordinance that govern this proposal.

Section 6.111. - Purposes.

The (HP) Historic Property zoning overlay district is intended to protect and enhance the cultural, historical, social or archaeological heritage of the City of Scottsdale. The HP District encourages the retention of historic resources by keeping them in active use in their original appearance, setting, and placement. More specifically, the purposes of these historic preservation regulations are to:

- A. Protect, enhance and preserve improvements and landscape features of historic resources which represent distinctive elements of the city's cultural, educational, social, economic, political, architectural and archaeological history;

Section 6.115. - Use regulations and property development standards.

- B. Property development standards. The development standards of the underlying zone shall apply in addition to the development requirements imposed by this section on Historic Property.

(refer to Section 5.804.G.1 below)

Section 6.121. - Alteration of historic resources; approvals required.

- A. No building, permanent sign, or other structure in an HP District shall be erected, demolished, moved, restored, rehabilitated, reconstructed, altered, or changed in exterior appearance, nor shall any historic resource be altered, moved, remodeled, demolished, enlarged or extended contrary to the Historic Preservation Plan for the HP District or historic resource until plans for such activities have been submitted to and approved by the Historic Preservation Officer or the Historic Preservation Commission, and the City has issued a Certificate of No Effect, a Certificate of Appropriateness, or a Certificate of Demolition Approval for the subject property. This requirement is in addition to any other permit or approval required by law.

Zoning Ordinance Section 5.800 Townhouse Residential (R-4):

Section 5.804 Property Development Standards:

Section 5.804.G. Walls, fences and required screening.

1. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in Article VII.

(Section 7.104 refers to sight distance requirements, which is be applicable to corner lots.)

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

While the historic styling of the individual townhouses and the collection of those townhouses and streetscapes that make up the development are the primary elements that contribute to the significance of the district, other aspects of setting also contribute to a sense of place and time. These include such things as landscaping, fencing, paving and accessory structures. Alteration of these primary elements require approval from the Historic Preservation Office even though Many of these items may not require a building permit to construct or install. The following guidance is

provided to encourage the preservation of those elements of the historic district items that have no formal protections and to help homeowners plan improvements that will not diminish the integrity and significance of the district.

The following guidelines identify standards for the need of low-scale wall improvements, but do not identify the need for enclosed patio areas. Within the Villa Monterey Units 2, 3, 4, and 5 approximately two percent (2%) of the townhouses have a free-standing wall located within the required front yard. Of the 488 units, just under six percent (6%) has a walled-in patio courtyard area located within the front yard setback. This amounts to eight percent (8%) of the 488 units located within this portion of the historic district have a wall-type of improvement within the required front yard.

Interim Guidelines for Villa Monterey Units 1-7:

Chapter 8, Policy 16: Retain the traditional landscaping that was found within the development.

Applicable Guidelines:

16.3. Maintain the mature trees and shrubbery wherever possible.

Staff Analysis:

A citrus tree died and will be replaced with a desert hybrid. The case has been stipulated to providing a 36-inch box tree, which closely will resemble the previous tree size.

16.4. Continue the pattern of utilizing a mix of landscape elements including lawns, trees, shrubs, ground covers, flowers and front patios. However, select plants that are native to the area or incorporate plants that are well adapted to the arid climate.

Staff Analysis

The applicant will also be providing low-level plant material to the front yard.

Chapter 8, Policy 17: Fencing should remain traditional and not disrupt the historic streetscape in the development.

Applicable Guidelines:

17.1 Where no fence exists in the front yard, keeping the front lawn open is encouraged.

Staff Analysis:

Currently, no fences nor walls exist in the front yard. The guidelines indicate that the front yard should not have walls.

17.2 Fencing should not obscure the primary facades of the homes.

Staff Analysis:

The applicant has proposed a 36-inches-tall wall around the front yard patio.

17.3 If fencing is needed in the front yard, fences should be low scale, with opening railings and constructed of rustic materials, whenever possible.

Staff Analysis

The applicant has proposed a low-level wall, to be constructed of stucco with a rustic cap stone and a rustic style gate.

17.4 The height of fencing should only be as high as needed to achieve the purpose of erecting the fence.

Staff Analysis

The wall is proposed at 36-inches-tall; the same space delineation could be accomplished with a 24-inch-tall wall.

17.6 Block fence walls should be painted.

Staff Analysis

The applicant is proposing painting the block wall the same color as the existing structure.

Staff Analysis

Protection of landscape features is clearly identified in the purpose statement of the (HP) Historic Property zoning overlay district (6.111). Landscape features include the streetscape within the historic district and each townhouse and the common areas contribute to landscape features of the streetscape. In addition, it is clear that the development standards of the underlying R-4 Townhouse Residential zoning district apply (5.804) which allow a wall in the front yard. These may appear to be conflicting provisions within the Zoning Ordinance, but this is clarified by statement that the Historic Preservation Plan for the HP District takes precedence (6.121). Within the Interim Guidelines for Villa Monterey Units 1-7, Policy 17.1 indicates that the front yard should remain open to the street.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission deny portions of the Patterson Townhouse Residence request per the attached stipulations, finding that the provisions of the Villa Monterey Units 1-7 Interim Historic Preservation Guidelines have been met for other portions of the request. Staff recommends that the Historic Preservation Commission deny the request for the patio and 36-inch-tall wall and approve the landscape renovation.

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

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACT

Jesus Murillo
Senior Planner 480-312-7849 E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

11-26-18

Date



Steve Venker, Historic Preservation Officer

11/29/18

Date

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

ATTACHMENTS

Stipulations/Zoning Ordinance Requirements

- A. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Site Plan
- 5. Landscape Plan
- 6. Building Elevations

**Stipulations for the
Historic Preservation Commission Application:
Patterson Townhouse New Patio
Case Number: 45-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 (SRC), 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. Decomposed granite shall be "gold" or "tan" in color.
 - b. Landscape improvements shall be installed to be consistent with the City of Scottsdale "Desert Appropriate" and/or "Indigenous" plant lists.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable cases for the subject site were: 4-HP-2010 and 13-ZN-2010.

SITE DESIGN:

HPC Stipulations

2. The owner shall submit front yard landscape improvement plans for review and approval by the Historic Preservation Office.

LANDSCAPE DESIGN:

Ordinance

- B. All landscaping shall be supported by an automatic irrigation system.

The Patterson Front Yard Renovation

Currently: The yard is covered with pink rock. An orange tree in the center was recently removed after an Arborist diagnosed it with Phytophthora and termites. Other than Lantana and lady slipper plants next to the front face of the house, it is basically bare and boring.

Proposed changes to front yard:

- Add a short stuccoed wall 36" in height (like others in the neighborhood L-shaped, curved and assorted designs) and capped with a flat stone. The inside of the wall, which is not visible to the public, would be lined with the same stone as the cap. The wall would enclose an area of approximately 200 square feet. The stucco would be painted the same color as the house?
- Plant a Museum Desert Hybrid tree recommended by the Arborist as well as other desert plants.
- Although not visible to the public, there would be other desert plants on the patio inside the walled area.
- Remove the pink rock that now covers the entire yard and replace with a crushed granite coordinates with the wall and my house color.
- Replace the pink scalloped edging around the property's perimeter with brick in a coordinated desert color. The finished height would be about 2 inches above ground...enough to keep the rock from scattering on the sidewalk.

Comments:

- In the neighborhood some front walled areas are very narrow and look under proportioned while others, cover the front yard. This proposal is something in between that will be a simple comfortable space that will add beauty to the front of the house.
- Since these homes are relatively small, utilizing the outdoors as extension of indoor living space is almost essential. My house faces east so I can enjoy my backyard mostly in the mornings...having coffee before work. With the front patio area, I would be able to enjoy the out-of-doors in the evenings when the west side is too uncomfortable.

- It has come to my attention that complaints have been made regarding this plan. I am not sure how this could be since I have just finished the plan. This plan is typical and not atypical of other Villa Monterey yards.

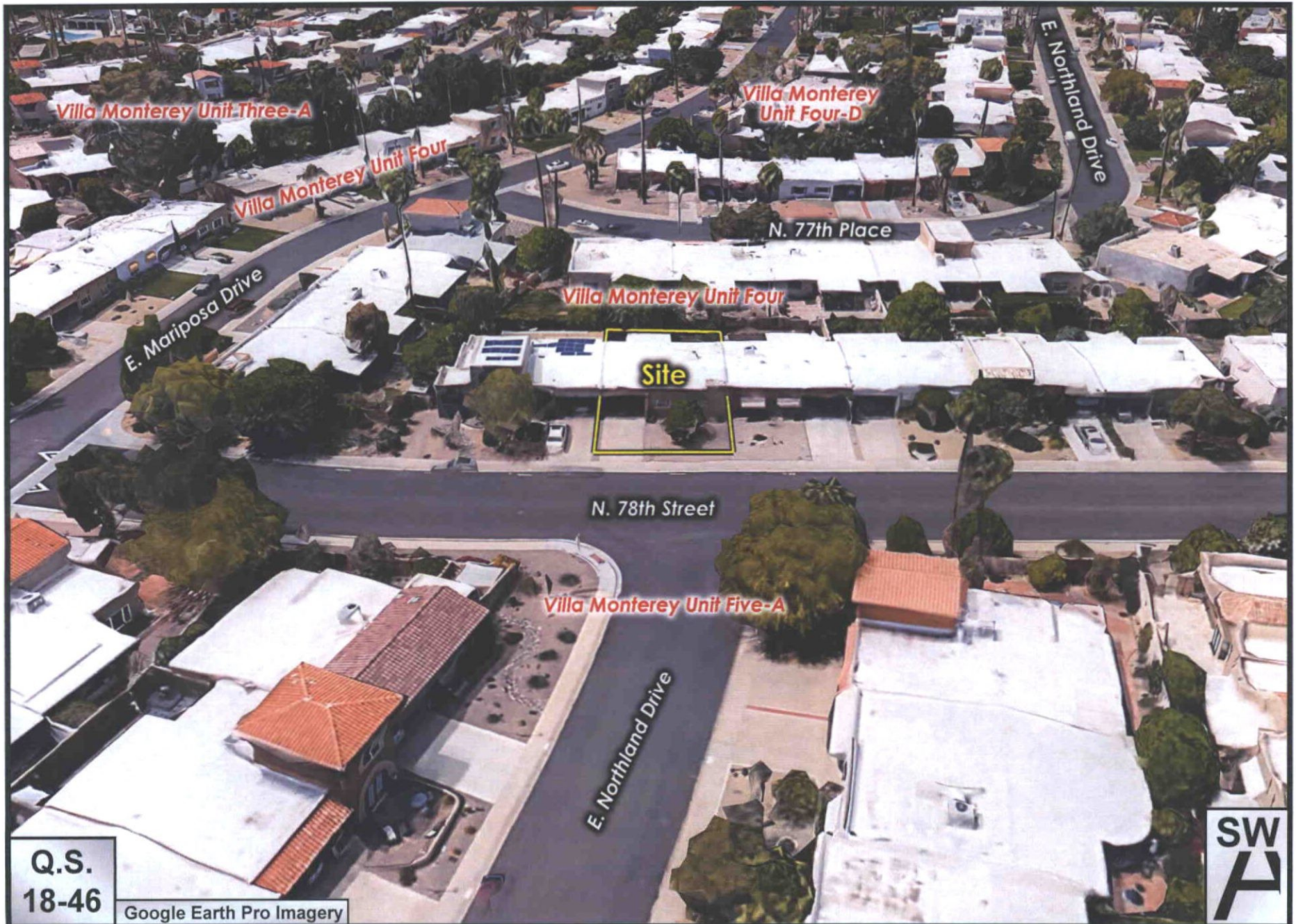
I can only assume that the one neighbor, who I told I wanted to change my front yard (before I had a final plan), made quantum leaps when describing it to other neighbors. I would hope that you will take into consideration the fact that complaints made to your staff were made before I submitted the final plan. I look forward to your comments and our meeting on Wednesday.



Patterson Townhouse Patio Area

ATTACHMENT #2

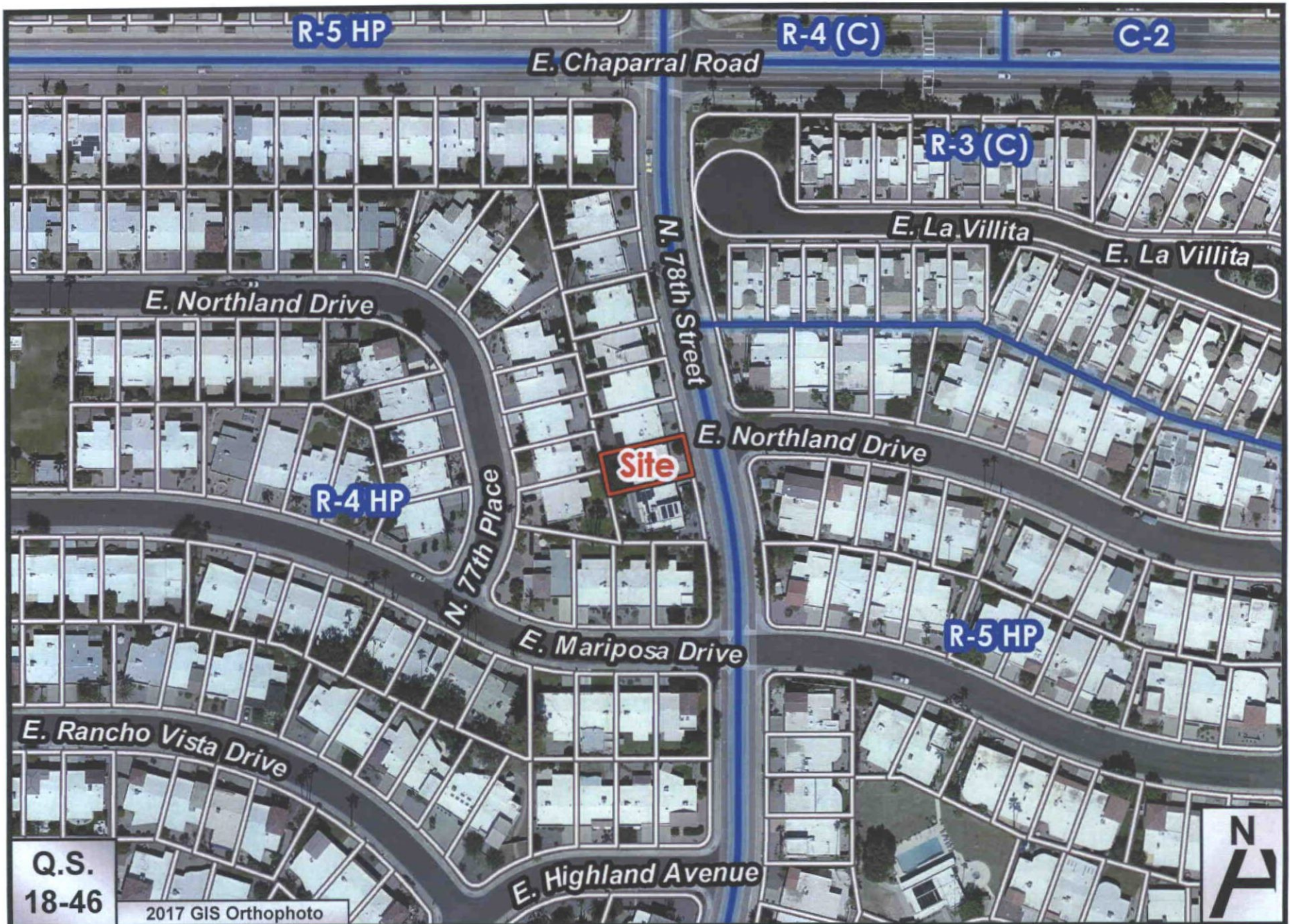
45-HP-2018



Patterson Townhouse Patio Area

ATTACHMENT #2A

45-HP-2018



Patterson Townhouse Patio Area

ATTACHMENT #3

45-HP-2018

(4920)
234
(4914)

ATTACHMENT 4

36" HIGH WALL

10'

5 0 10 Feet

jmurillo
8/29/2018 10:39:31 AM

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.

45-HP-2018
10/03/2018



FRONT Facing East

4914 N 28th St



4914



Make Outside
YOUR KIND OF BEAUTIFUL

*Example
of patio
floor*

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ATTACHMENT 5



BELGARD®

Desert
Hybrid Tree

other options



Neighborhood example
probably won't do
TOP of wall
↓





ATTACHMENT #7

LEGEND

-  Lots with walled patio areas
-  Lots with walls within front yard setback