

Marked Agendas
Approved Minutes
Approved Reports

The January 4 20187 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: January 4, 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

Case Name: Burtnett Residence – Exterior Rehabilitation

Case Number: 42-HP-2017

Location: 6713 East Granada Road

Request: Request approval of a Certificate of Appropriateness - Historic Preservation and Historic Residential Exterior Rehabilitation (HRER) funding for exterior rehabilitation work on a 7,828 square-foot parcel, with Single-family Residential, Historic Property (R1-7/HP) zoning. The request includes: repainting three (3) exterior doors, replacing one (1) exterior door, rehabilitating window edge treatment (majority window panes to remain) by replacing worn metal parts, replacing some cracked panes, and applying an energy efficient film to the glazing.

OWNER

Jane S. Burtnett
6713 East Granada Road
480-423-5920

APPLICANT CONTACT

Jane S. Burtnett
6713 East Granada Road
480-423-5920

BACKGROUND

Zoning

The site is zoned R1-7 HP. The Historic Property designation was approved on June 7, 2005, through cases 10-HP-2004 and 25-ZN-2004.

Historic Preservation Plan

Historic Preservation Guidelines for Village Grove 1-6 Historic District

There is no evidence of any previous approvals granted for exterior modifications on this property since it attained the Historic Property designation.

Context

The site is located approximately 400 feet east of North 68th Street and 800 feet north of East McDowell Road, on East Granada Road. Surrounding developments are mainly single-family homes, with the CAP canal located approximately 400 feet to the west. The subject property is located in the Village Grove Two subdivision, within the Village Grove 1-6 Historic District.

Adjacent Uses and Zoning

- North Single-family Residential, Historic Property, zoned R1-7/HP
- South Single-family Residential, Historic Property, zoned R1-7/HP
- East Single-family Residential, Historic Property, zoned R1-7/HP
- West Single-family Residential, Historic Property, zoned R1-7/HP

Key Items for Consideration

- Compliance with the Historic Preservation Guidelines for Village Grove 1-6 Historic District, which were approved by the Historic Preservation Commission on February 10, 2005.
- The owner has submitted the Historic Residential Exterior Rehabilitation (HRER) Program Application request for funding.
- The proposed paint colors meet the Single-family Residential, Historic Property (R1-7 HP) development standard requirements.

DEVELOPMENT PROPOSAL

Description of Historic Property

The 2004 Historic Property Inventory Form identified this residence as contributing to the historic district. The Village Grove 1-6 single-family residential development embraced the simple ranch architectural design. The roofline is low and minimal in decoration. Ranch style residential units maintain the traditional low elevation profile. Village Grove 1-6 is an excellent example of typical post World War II single family subdivision practices in Scottsdale, Arizona. The architectural styles of the homes in Village Grove 1-6 are also representative of the designs that characterized the City's 1950s neighborhoods.

Goal/Purpose of Request

The owner/applicant is requesting approval to repainting three (3) exterior doors, replacing one (1) exterior door, rehabilitating window edge treatment (majority window panes to remain) by replacing worn metal parts, replacing some cracked panes, and applying an energy efficient film to the glazing. The owner has also requested the Historic Residential Exterior Rehabilitation (HRER) Program Application request for funding to rehabilitate the steel window frame project. Please reference Attachment #5 for detailed window scope of work.

Neighborhood Communication

The property owner and staff have sent a communication to neighbors located within 750 feet of the subject site. A sign identifying the project name, number, request, and HPC hearing date has been posted on the site. Staff has not received any communication regarding this request.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

The City of Scottsdale has also developed a Green Building Program that is a model for many cities around the country. The goal of the program is to "encourage" energy efficient, healthy and environmentally responsible building in the Sonoran Desert region." These guidelines encourage the revitalization of neighborhoods through remodeling existing homes using Green Building materials and practices. The request proposes using a 3M sun control window film to increase the R-Value to the home. This request is in conformance with the practices that are encouraged through the historic district and the City's Green Building Program.

The request also includes repainting three (3) exterior doors and replacing one (1) of the exterior doors (identified as door "2" on Attachment #4). The request also includes the repainting of all the existing screen doors (Attachment #8 for the proposed replacement door style, and the owner has provided paint samples for the above-mentioned work (reference Attachment #9).

Policy 4: Preserve the original materials in place whenever possible.

Applicable Guidelines:

- 2.1 Maintain the pattern of multiple types of building materials on the primary façade.

Staff Analysis

The proposed rehabilitation of the windows will maintain the original window panes where possible. This will ensure that the window maintains the window pattern through the same size and shape window panes. The door has been stipulated to be replaced with a door that matches the patterns and design of the original door.

Policy 5: Repair the deteriorating building materials rather than replace them whenever possible.

Applicable Guidelines:

- 5.2 Repair deteriorated materials by patching, piecing together or selectively replacing the damaged portion.
- 5.3 Utilize textures, finishes and techniques in the repair work that is like that found in the surrounding area.

Staff Analysis

The owner has stated that the contractor is familiar with the historic construction methods for the requested rehabilitative repairs. The contractor will only replace those portions of the window frame and window panes that are unrepairable and/or cracked.

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

Applicable Guidelines:

- 9.1 Preserve the location, number, opening size and arrangement of historic windows within the primary façade.
- 9.2 Preserve the decorative features of a historic window or door.
- 9.3 Repair window components by patching, piecing-in, consolidating or otherwise reinforcing the material.
- 9.4 Retain character-defining glazing patterns if historic windows.
- 9.5 Avoid installing window air-conditioners in windows on the primary façade of a building

Staff Analysis

The owner has requested rehabilitating versus replacing the windows. The owner states in the narrative that the window glazing will be replaced only if the glass pane is cracked. This will safeguard that the location, number, opening sizes, and arrangement of the existing windows. The glazing patterns and decorative features will be retained. The owner has not proposed replacing any of the existing windows with an air-conditioning unit.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve the Certificate of Appropriateness-Historic Preservation and the HRER Program funding for windows and doors, per the attached stipulations, finding that the provisions of the Historic Preservation Guidelines for Village Grove 1-6 Historic District have been met.

OPTIONS FOR CERTIFICATE OF APPROPRIATENESS

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

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

Phone: 480-312-7849 E-mail: jmurillo@ScottsdaleAZ.gov

12/21/17

Date



Steve Venker, Historic Preservation Officer

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

12/21/17

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
 - 2A. Close-Up Aerial
 - 3. Zoning Map
 - 4. Site Plan
 - 5. Windows Scope of Work
 - 6. Village Grove 1-6 Historic District Map
 - 7. Portion of Historic Preservation Guidelines for Village Grove 1-6 Historic District - Doors
 - 8. Applicant Provided Proposed Door Elevation
 - 9. Applicant Provided Paint Samples

**Stipulations for the
Historic Preservation Commission Application:
Burtnett Residence – Exterior Rehabilitation
Case Number: 42-HP-2017**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. The location of the replacement door will be consistent with the site plan submitted by Jane Burtnett, with a city staff date of 11-9-2017.
 - b. Architectural elements and configuration of all site improvements shall be consistent with the site plan submitted by Jane Burtnett, with a city staff date of 11-9-2017., including dimensions, materials, and form, for the replacement door shall be constructed to be consistent with the building elevations submitted by Jane Burtnett, with a city staff date of 11-9-2017.

RELEVANT CASES:

Ordinance

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

ARCHITECTURAL DESIGN:

HP Stipulations

2. New side-entry door must be consistent with door elevation designs as shown on Historic Preservation Guidelines for Village Grove 1-6 Historic District, Page 31. All window panes must contain either grid or diamond grid design. Final door design shall be approved with final plans submittal.

ADDITIONAL ITEMS:

HP Stipulations

3. Paint colors shall be consistent with the following:
 - a. Backdoor and utility room door limited to: Benjamin Moore 1067 – Blond Wood
 - b. Window trim and screen door limited to: Benjamin Moore 1066 – Barely Beige

ATTACHMENT #A

APPROVED 1/4/18 (SP)

- c. Front door and door located in carport area limited to: Benjamin Moore 1066 – Weathered Saddle
- 4. HRER Program reimbursement funding shall be for rehabilitation of ten windows, and the one replacement door, Door #2.

ATTACHMENT #A

APPROVED 1/4/18 (SP)

Jane S Burtnett Application Narrative

Original Adopted Ordinance number: case nos. 25-ZN-2004 and 10-HP-2004

The purpose of this request is to secure funds for the exterior rehabilitation of a residence in a designated historic district.

There are two parts to the rehabilitation: painting the exterior doors including replacing and painting outside door to storage room, and fixing to working order, painting and making energy efficient the original steelcase windows.

Painting the exterior doors (11.4).

The painting would include painting four exterior doors plus original front screen door including the original front door. This would help preserve the original features of this house (4.4).

Replacing and painting outside door to storage room (1 of 4 exterior doors mentioned above) (p. 35).

The replacement door would be a steel door to prevent deterioration, and painted to match the house colors. This door faces west and is fully exposed to the western sun (i.e., no awning).

Returning the original steel casement windows to working order (p. 30).

This would include replacing worn parts and cracked glass panes to get them in working order again (9.1; 9.3), and to apply a clear film to increase the energy efficiency of the original windows which would enable the removal of the sunscreens. Surfaces would be cleaned and patched. There are 10 windows ranging in size from approximately 39" x 37" with 6 panes to approximately 120" x 50" with 24 panes.



Burtnett Residence - Exterior Renovation

ATTACHMENT #2

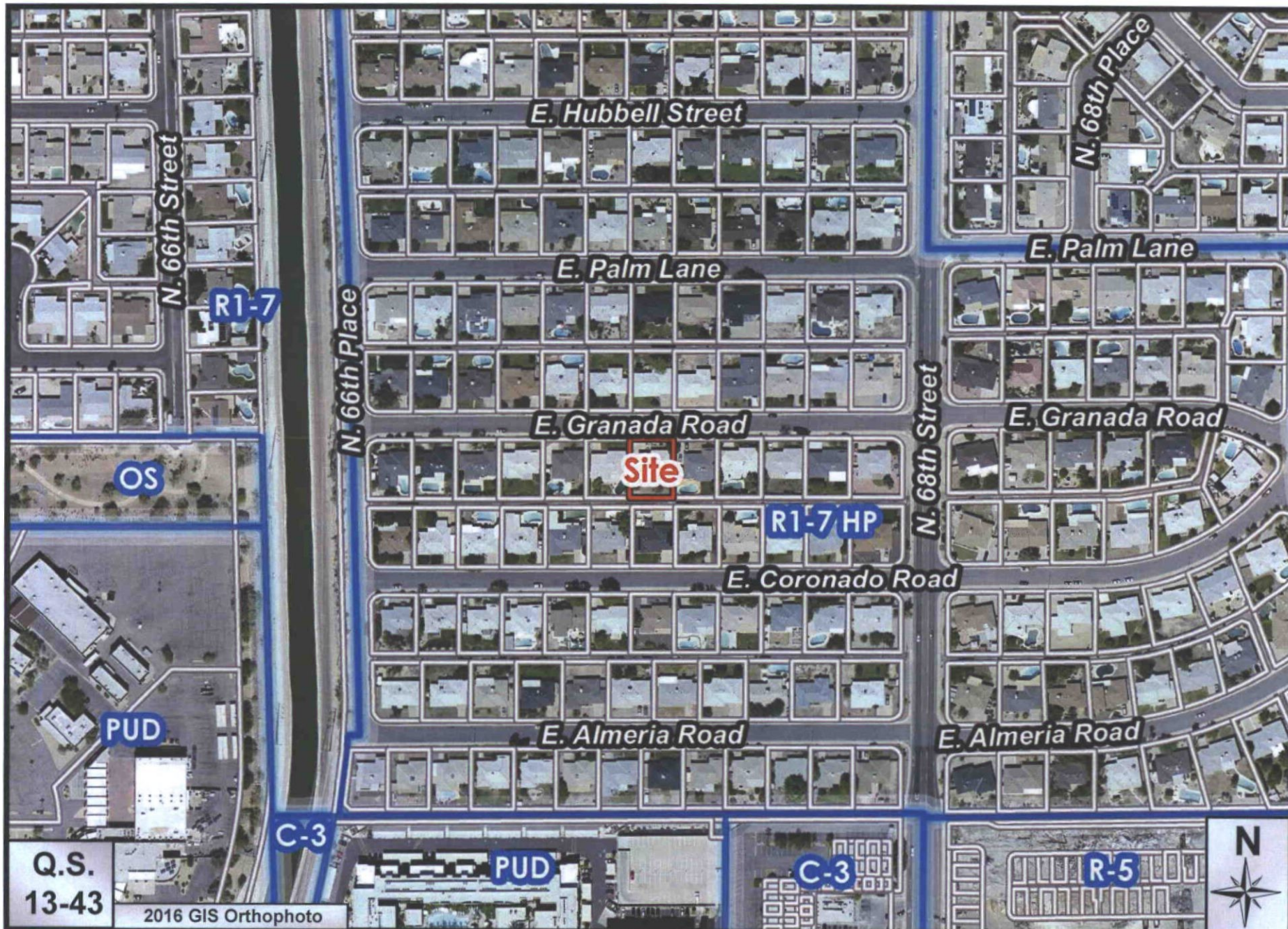
42-HP-2017



Burtnett Residence - Exterior Renovation

ATTACHMENT #2A

42-HP-2017

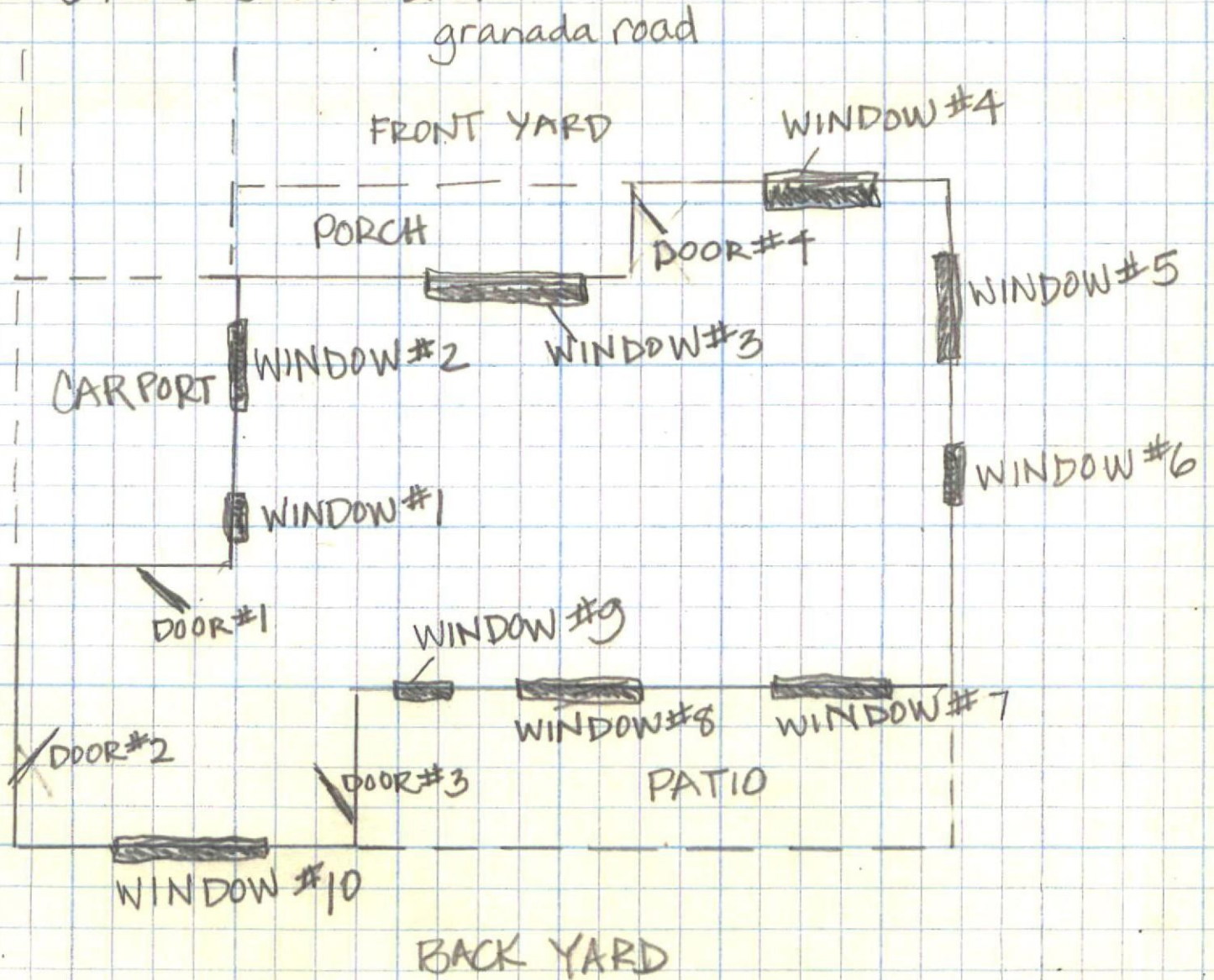


Burnett Residence - Exterior Renovation

ATTACHMENT #3

42-HP-2017

FLOOR PLAN DEPICTING DOOR AND WINDOW LOCATIONS 6713 E GRANADA RD.



Jane Burtnett
6713 E. Granada Rd.
Scottsdale, AZ

Scope of work to repair existing steel casement windows.

- Scrape or sand all cracked, flaking or peeling paint off of frames.
- Remove lose and cracked glazing putty as necessary.
- Install new glazing putty where necessary.
- Remove and replace any broken or cracked glass panes.
- Repair or replace window open & close hand cranks as necessary.
- Repair or replace window lever locks as necessary.
- Adjust active window frames for proper closure as necessary.
- Install foam weather strip for a better seal on active frames as necessary.
- Supply and install 3M Sun Control Window Film (Prestige 70)

All work will be performed by: MBD Design Builders Inc.

ROC 267672

602-377-7018

Village Grove 1-6 Historic District

OAK ST											
6625	6631	6637	6643	6701	6707	6713	6719	6725	6731	6737	6743
6626	6632	6638	6644	6702	6708	6714	6720	6726	6732	6738	6744
GYPRESS ST											
6625	6631	6637	6643	6701	6707	6713	6719	6725	6731	6737	6743
6626	6632	6638	6644	6702	6708	6714	6720	6726	6732	6738	6744
MONTE VISTA RD											
6625	6631	6637	6643	6701	6707	6713	6719	6725	6731	6737	6743
6626	6632	6638	6644	6702	6708	6714	6720	6726	6732	6738	6744
HOLLY ST											
6625	6631	6637	6643	6701	6707	6713	6719	6725	6731	6737	6743
6626	6632	6638	6644	6702	6708	6714	6720	6726	6732	6738	6744
HUBBELL ST											
6625	6631	6637	6643	6701	6707	6713	6719	6725	6731	6737	6743
6626	6632	6638	6644	6702	6708	6714	6720	6726	6732	6738	6744
PALM LN											
6625	6631	6637	6643	6701	6707	6713	6719	6725	6731	6737	6743
6626	6632	6638	6644	6702	6708	6714	6720	6726	6732	6738	6744
GRANADA RD											
6625	6631	6637	6643	6701	6707	6713	6719	6725	6731	6737	6743
6626	6632	6638	6644	6702	6708	6714	6720	6726	6732	6738	6744
CORONADO RD											
6625	6631	6637	6643	6701	6707	6713	6719	6725	6731	6737	6743
6626	6632	6638	6644	6702	6708	6714	6720	6726	6732	6738	6744
ALMERIA RD											
6619	6625	6631	6637	6643	6701	6707	6713	6719	6725	6731	6737
											6743

LEGEND

 SUBJECT SITE

6801	6809	6815	6821	6827	6833	1918
6802	6810	6816	6822	6828	6834	1910
						1902
GRANADA RD						
6801	6809	6815	6821	6829	6838	
6802	6810	6816	6824	6830		
CORONADO RD						
6801	6809	6815	6821	6827	6837	6845
6802	6810	6816	6822	6828	6834	6838
ALMERIA RD						
6801	6809	6815	6821	6829	6835	6841
						1716
						1708
						1702



Doors

Doors provide scale and visual interest to the composition of facades. A door that is appropriate to the architectural style and period of the post WWII neighborhood adds to its historic character.

Most deterioration problems for exterior doors and their frames tend to be caused by sun, heat, and water. Deferred maintenance of weather-worn doors accelerates their demise. A door may also be worn and sagging from constant use. As a result, some historic doors do not properly fit their openings and therefore may allow moisture and air into the house.

Typically, a sagging problem door merely needs to be re-hung. This treatment is preferred rather than replacing it entirely. It is often easier and less costly to repair or re-hang a door rather than to replace it.

When deciding whether to repair or replace a door, first determine the door's historic significance. Is it prominently visible on the main façade? Is its design characteristic of the style of the house? If so, then preservation is the better approach than replacement.

A door in an obscure location or in the rear of the house may not necessarily be considered a prominent feature. Thus, greater flexibility in the treatment or replacement of such doors may be considered.

Second, inspect the door and its frame to determine its condition, source of deficiency, and the nature and extent of damage.

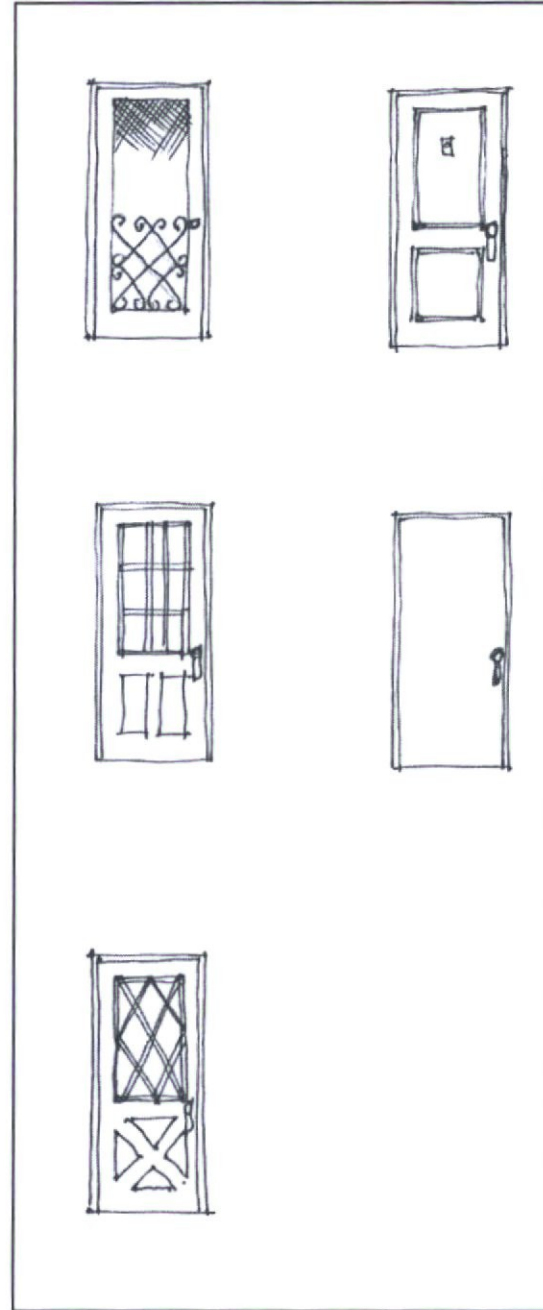
Third, determine the appropriate treatment for the door. In many cases the door may not fit the door jamb or threshold as it should. In this case the hinges and the threshold should be tightened or refit to allow smooth operation. Shaving or undercutting the door to fit the door frame is not recommended as a solution.

While replacing an entire door assembly is strongly discouraged, it may be necessary in some cases. When a door is to be replaced, the new one should match the appearance of the original. If replacing a door, one should be careful to retain the original door location, size and shape.

Additionally, one should consider the design of the door, choosing a replacement that is compatible with the style and type of the building.

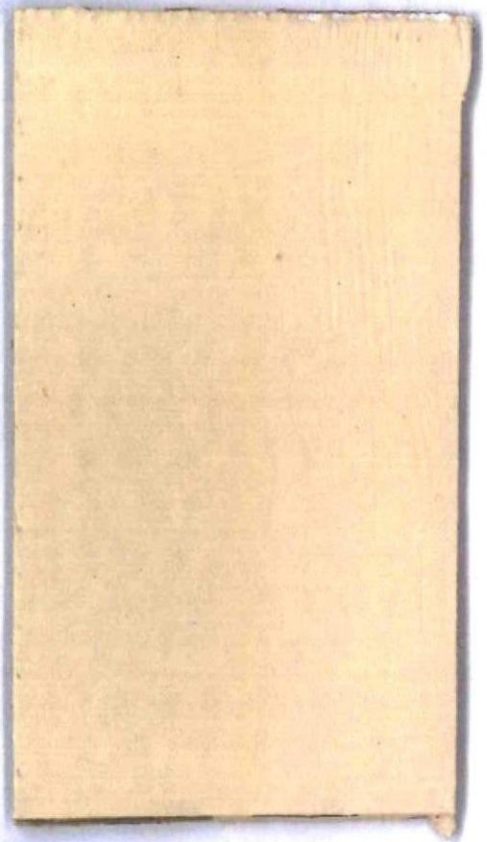
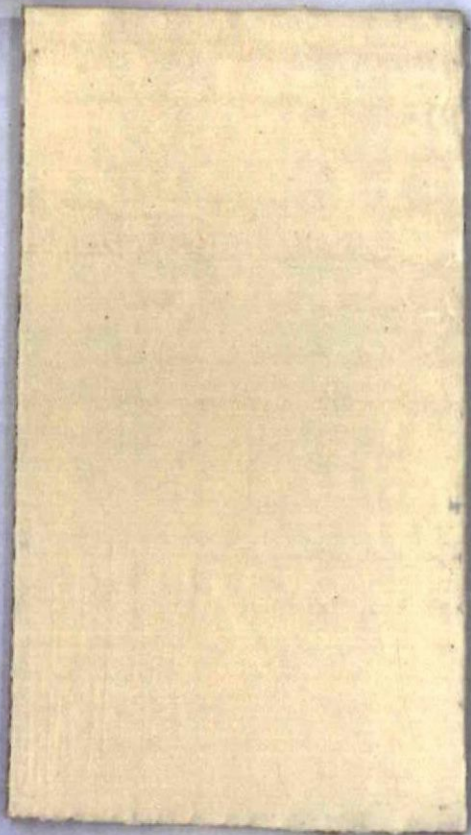
A frequent concern is the material of the replacement door. In general, using the same material as the original is preferred. Finally, when replacing a historic door, it is important to preserve the original frame when feasible.

**HISTORIC DOORS CHARACTERISTIC OF
THE RANCH STYLE**





ATTACHMENT 8



Dunn Edwards
5187
Weathered Saddle
FRONT &
CARPORT
DOORS

Benjamin Moore
1066
Barely Beige
Window Trim
+
Screen door

Benjamin Moore
1067
Blond Wood
House, back door
+ utility room
door