

**Marked Agendas
Approved Minutes
Approved Reports**

HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: January 7, 2016 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: Mocca Residence
Case Number: 15-HP-2015
Location: 2221 N. 72nd Place
Request: Request approval of a Certificate of No Effect and approval for Historic Residential Exterior Rehabilitation (HRER) funding for new roof and fascia to an existing single-family residence.

OWNER

Mocca Trust
602-791-8521

APPLICANT CONTACT

Joseph Mocca
602-315-9906

BACKGROUND

Zoning

The site is zoned Single-family Residential, Historical Property, R1-7 HP. The Historic Property designation was approved by City Council on June 7, 2005.

Historic Preservation Plan

Historic Preservation Guidelines for Town and Country Scottsdale Historic District were approved by Historic Preservation Commission on February 8, 2006.

Context

The Town and Country Scottsdale is a 15-acre subdivision located southeast of N. Scottsdale Road and E. Oak Street. It is bounded by N. 72nd Place to the west, N. 74th Street to the east, with E. Oak Street and E. Monte Vista Rd. marking the northern and southern boundaries. There are 62 lots in the subdivision with the average lot size of 7,500 square feet. The subdivision was platted in 1958.

Adjacent Uses and Zoning

- North Single-family Residential, Historic Property, zoned R1-7 (Town and Country Scottsdale).
- South Single-family Residential, Historic Property, zoned R1-7 (Town and Country Scottsdale).

- East Single-family Residential, Historic Property, zoned R1-7 (Town and Country Scottsdale).
- West Single-family Residential, Historic Property, zoned R1-7 (Town and Country Scottsdale).

Key Items for Consideration

- Plans submitted to the City that require building permit for exterior work must be reviewed and approved by the Historic Preservation office prior to a building permit is issued.
- Compliance with the Historic Preservation Guidelines for Town and Country Scottsdale Historic District and the Historic Residential Exterior Rehabilitation Program.

DEVELOPMENT PROPOSAL

Description of Historic Property

Town and Country Scottsdale is a very well-preserved collection of Contemporary style single-family homes designed by prominent architect Ralph Haver and constructed by Fred E. Woodworth Homebuilders, Inc. between 1959 and 1960. There are sixty-two homes in the neighborhood.

Ralph Haver contemporary homes are characterized by their expanses of glass across the front of the home, expansive inner spaces, recessed entries and indoor and outdoor spaces which flow together including the use of the unique “patio-port” feature to house the family automobile as well as provide outdoor space. These Haver homes are readily recognizable, greatly valued, and are often highly sought after in the Southwest, especially in Southern Arizona.

Architecturally, Town and Country was defined by four distinctive house plans, three with low-pitched gable roofs and one with a hip roof form, all intended to be low in scale. The primary features are clusters of large windows on the facades, use of brick or ornamental concrete block for the base of the house, and a unique “patio-port” – a combination of a carport and patio that appears beneath the main roofline and is a feature that speaks to the postwar integration of indoor and outdoor spaces. The houses were individualized with different patterns in the brick or block, a feature which is still clearly evident in the neighborhood. Clinker brick and board and batten siding were also used as ornamentation on the front of the homes.

Purpose of Request

The applicant’s proposed work is intended to replicate the original contemporary design. The subject property is known as model C, with two low pitched gable roofs, a pergola over the entryway, open front patio and a flat roofed carport. In the past, there have been renovations to the shingle roof, wood structures, trim and fascia boards that were not done correctly. The low 1/12 pitched roof calls for sheathing material of either rolled asphalt, foam, or other TPO type products. The fascia board was incorrectly wrapped in metal, which allowed water to damage the wood. The pergola and open framing was painted, but age has affected the structural integrity. The fascia, pergola, open framing and roof are in need of replacement and restoration.

The scope of work consists of:

- 1.) Remove the existing shingle roof and replace with a flat membrane roof and seal with white sealant.



Q.S.
13-45

Google Earth Pro Imagery



Mocca Residence

15-HP-2015

ATTACHMENT #2



Mocca Residence

15-HP-2015

ATTACHMENT #2A



Mocca Residence

15-HP-2015

ATTACHMENT #3



ATTACHMENT #6

15-HP-2015
12/0215

Picture from 72nd Place & Monte Vista. Deteriorated Swamp cooler and old antennas will be removed as part of the project.

953-PA - 2015



Front view of property, from 72nd Place

15-HP-2015
12/0215

453-PA-2015



Open pergola and entry way, visible from 72nd Place. Picture shows deteriorated wood.

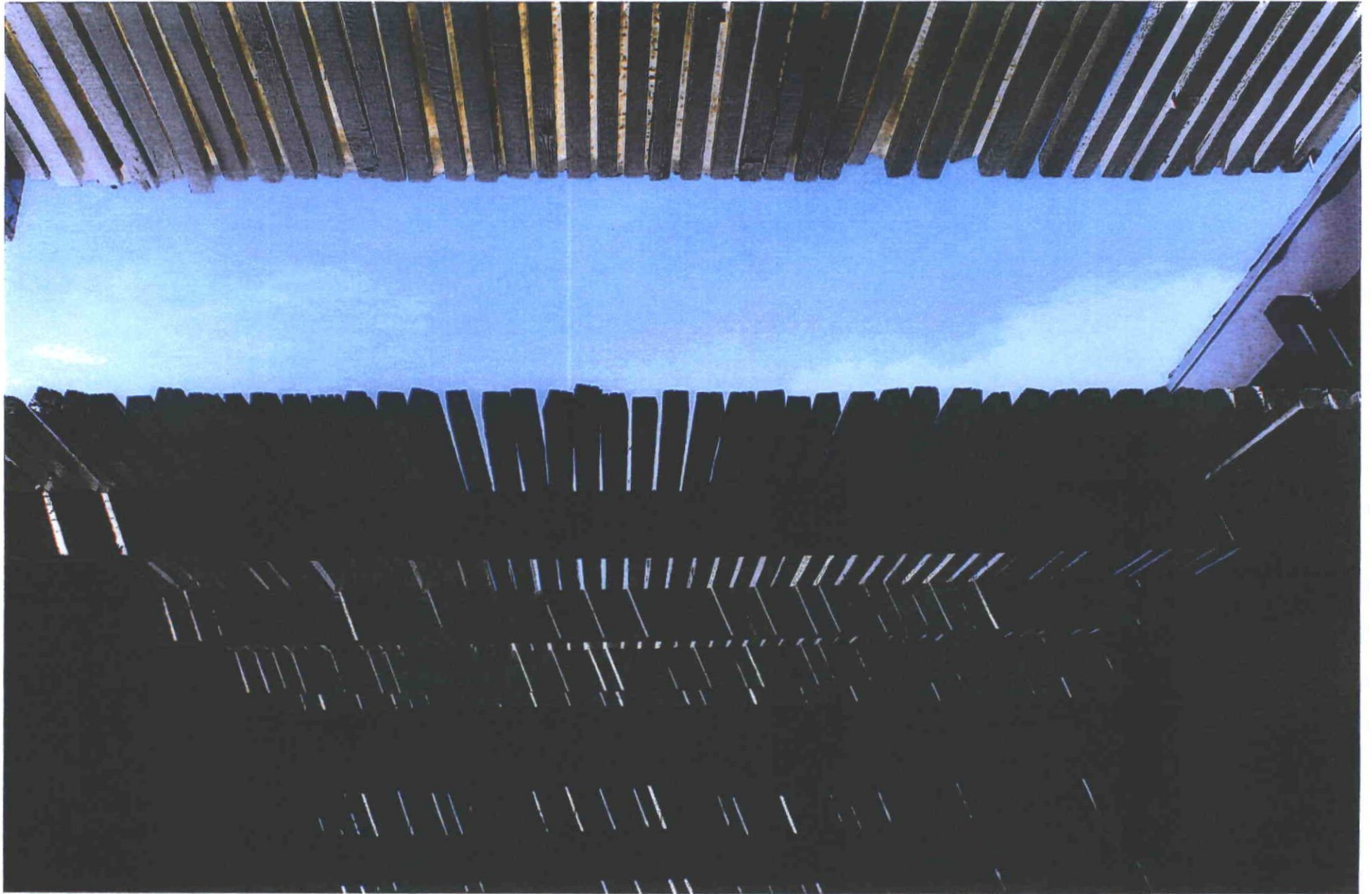
953-PA-2015



View of property from street.
(72nd Place)

15-HP-2015
12/0215

953-PA-2015



Open Entry way.

15-HP-2015
12/0215

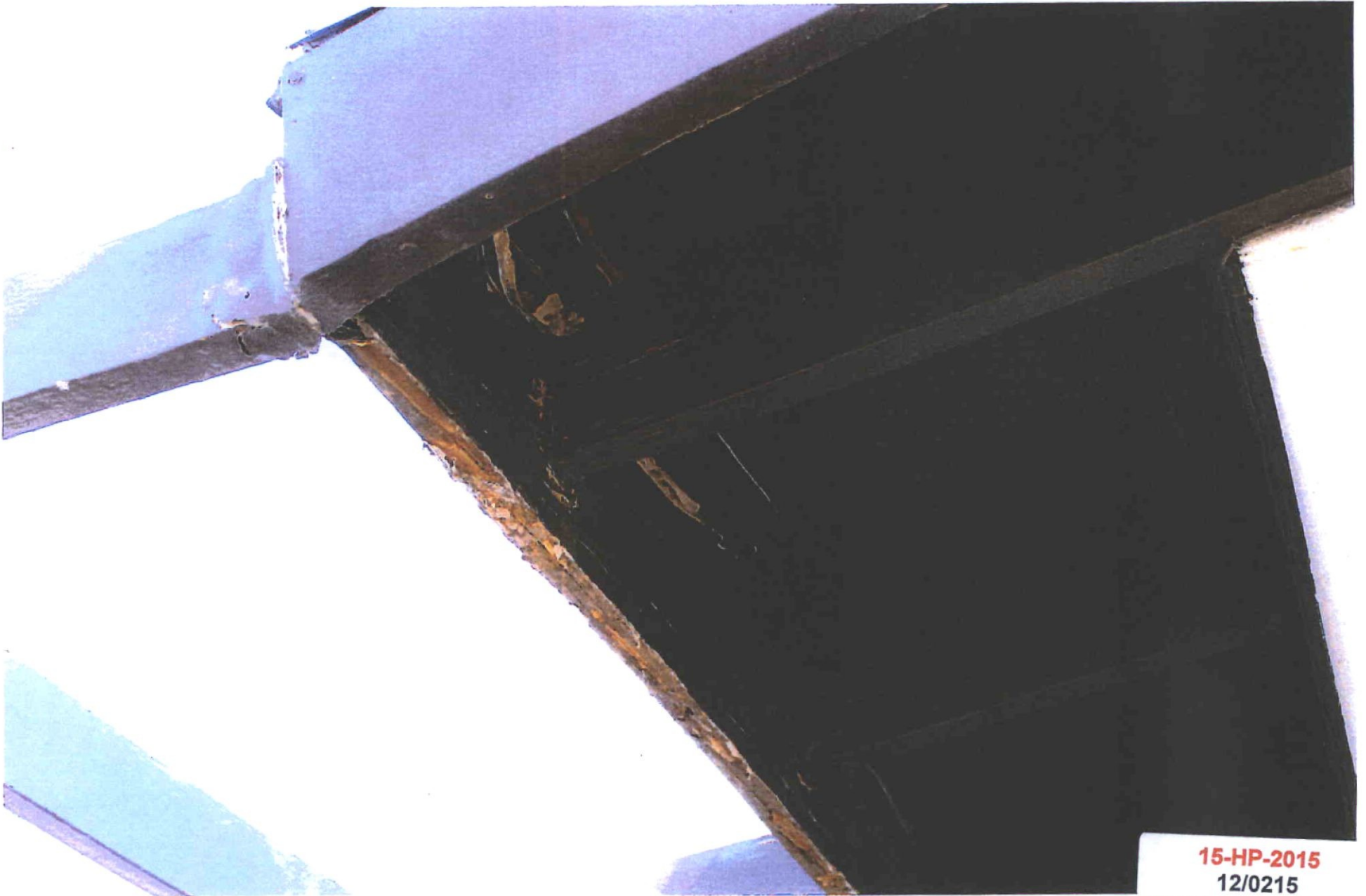
953-PA-2015



Deterioration of fascia board. Back of property.

15-HP-2015
12/0215

953-PA-2015



Picture of deteriorated: wood, trim, tongue and groove, fascia and pergola.

953-PA-2015



Side view of property, from Monte Vista. Project will remove deteriorated swamp
Corder.

953-PA-2015



Town & Country Haver Home with flat white roof.

15-HP-2015
12/0215

953-PA-2015



Town & Country Haver Home showing proper drip edge.

953-PA-2015

Damage: tongue + groove, fascia board

15-HP-2015
12/0215



15-HP-2015
12/0215

Damage: fascia - open framing (walk-way)

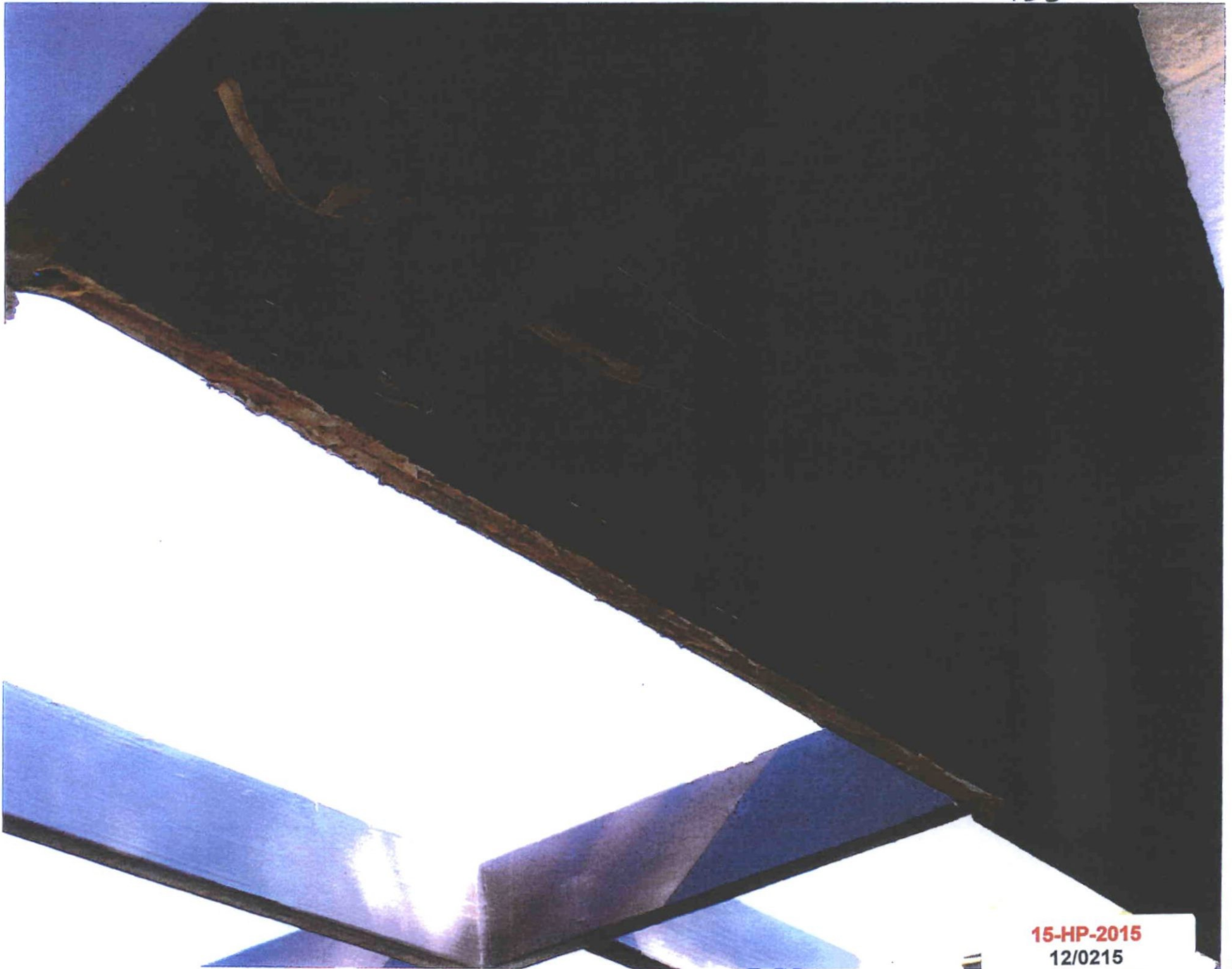
15-HP-2015

HP 15-2015



15-HP-2015
12/0215

Damage: facia, open framing (walk ways)



HP 15-2015

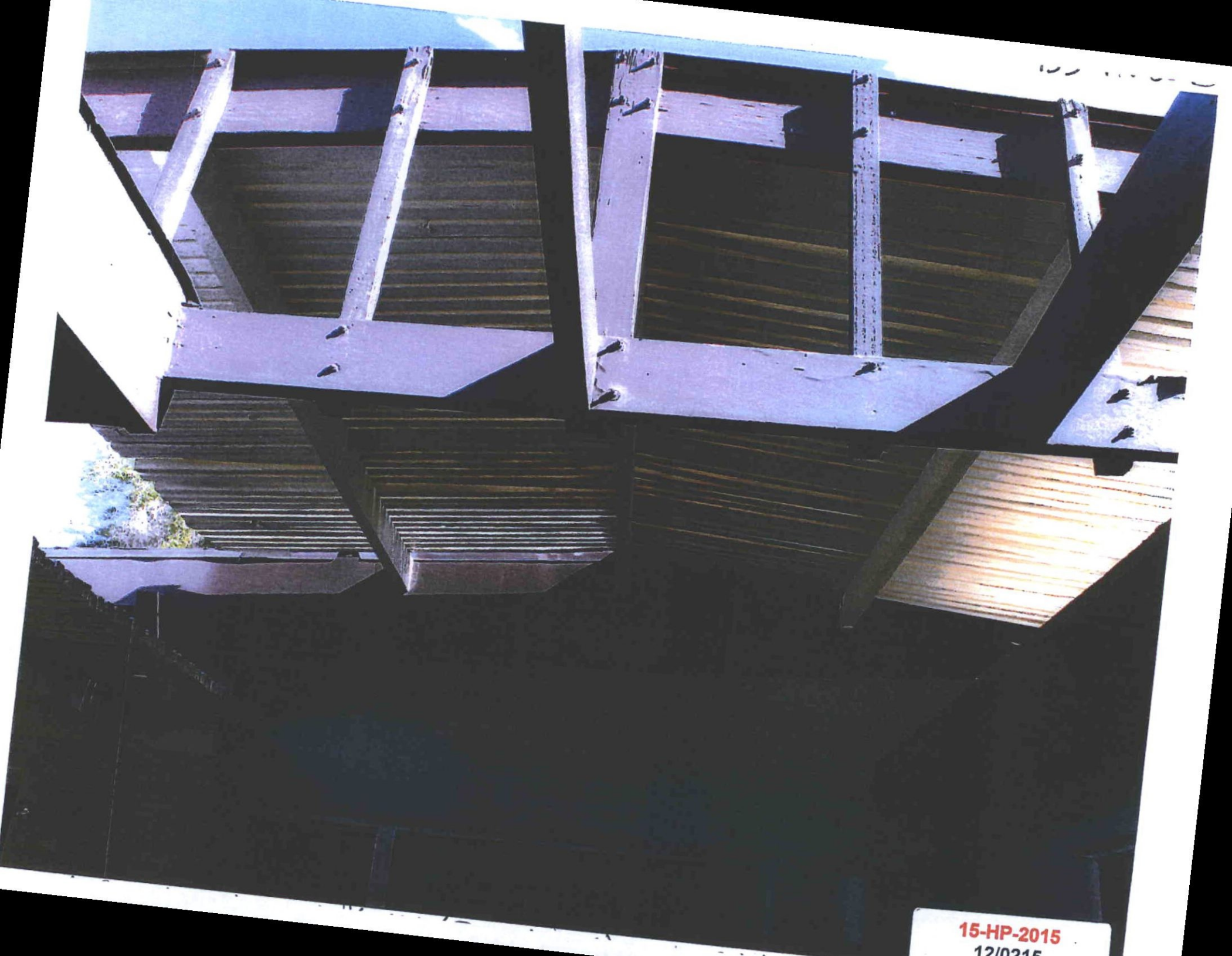
15-HP-2015
12/0215

Damage: tongue + groove, fascia board

12 27 00



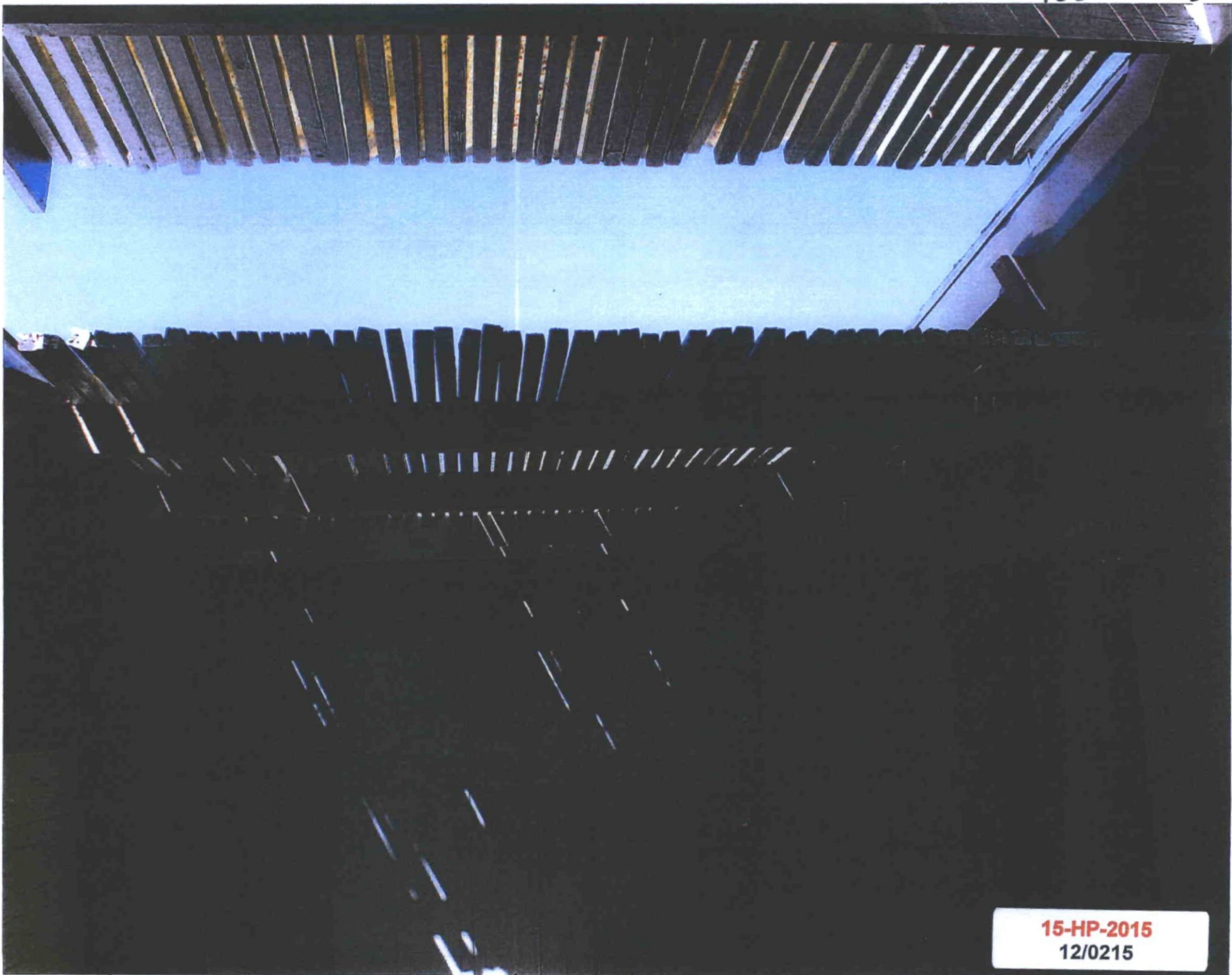
15-HP-2015
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15-HP-2015

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15-HP-2015



15-HP-2015
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750' 1/2" 2012



15-HP-2015
12/0215

10 PA 010



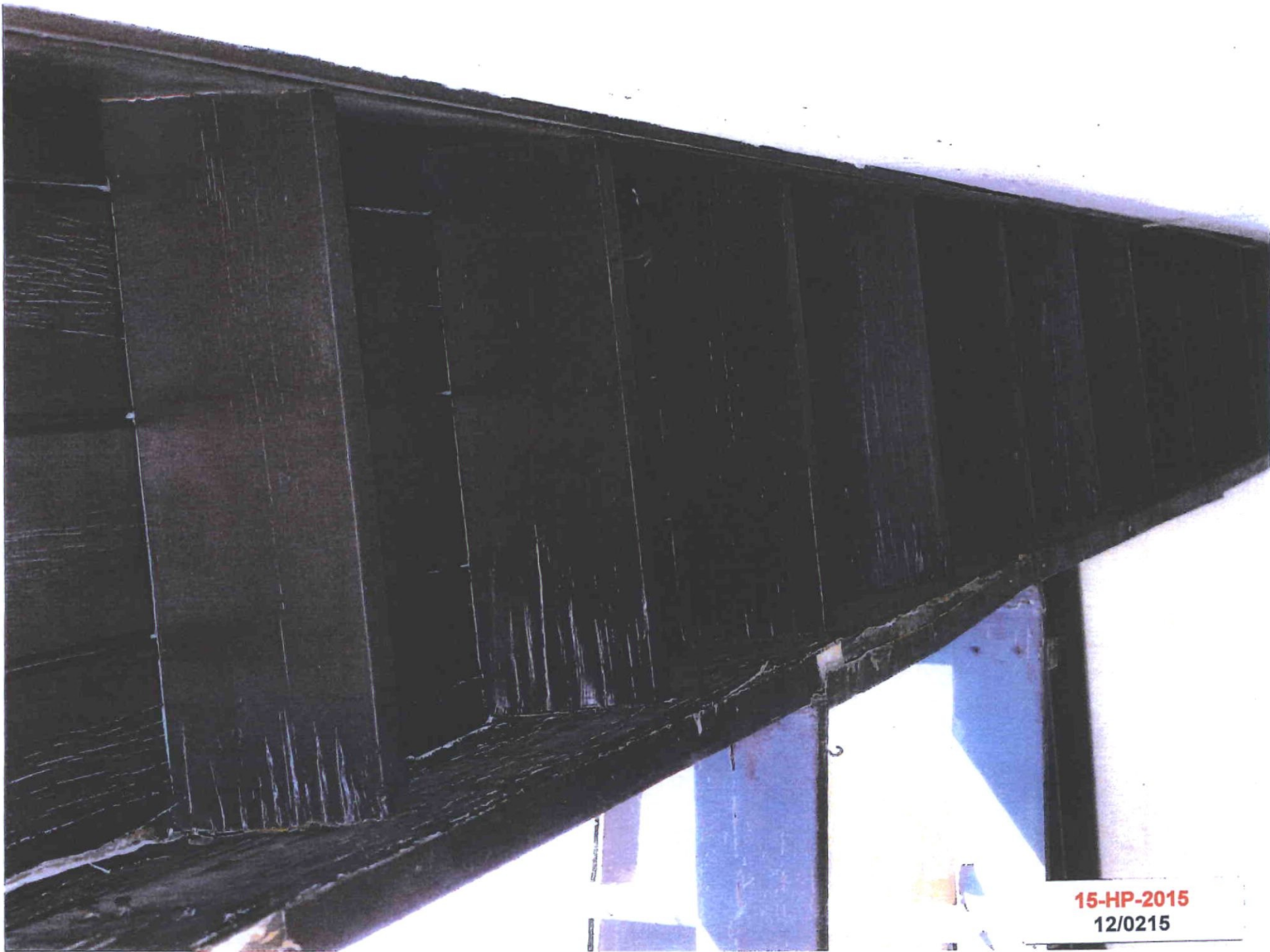
15-HP-2015
12/0215

150-PA-2015



15-HP-2015
12/0215

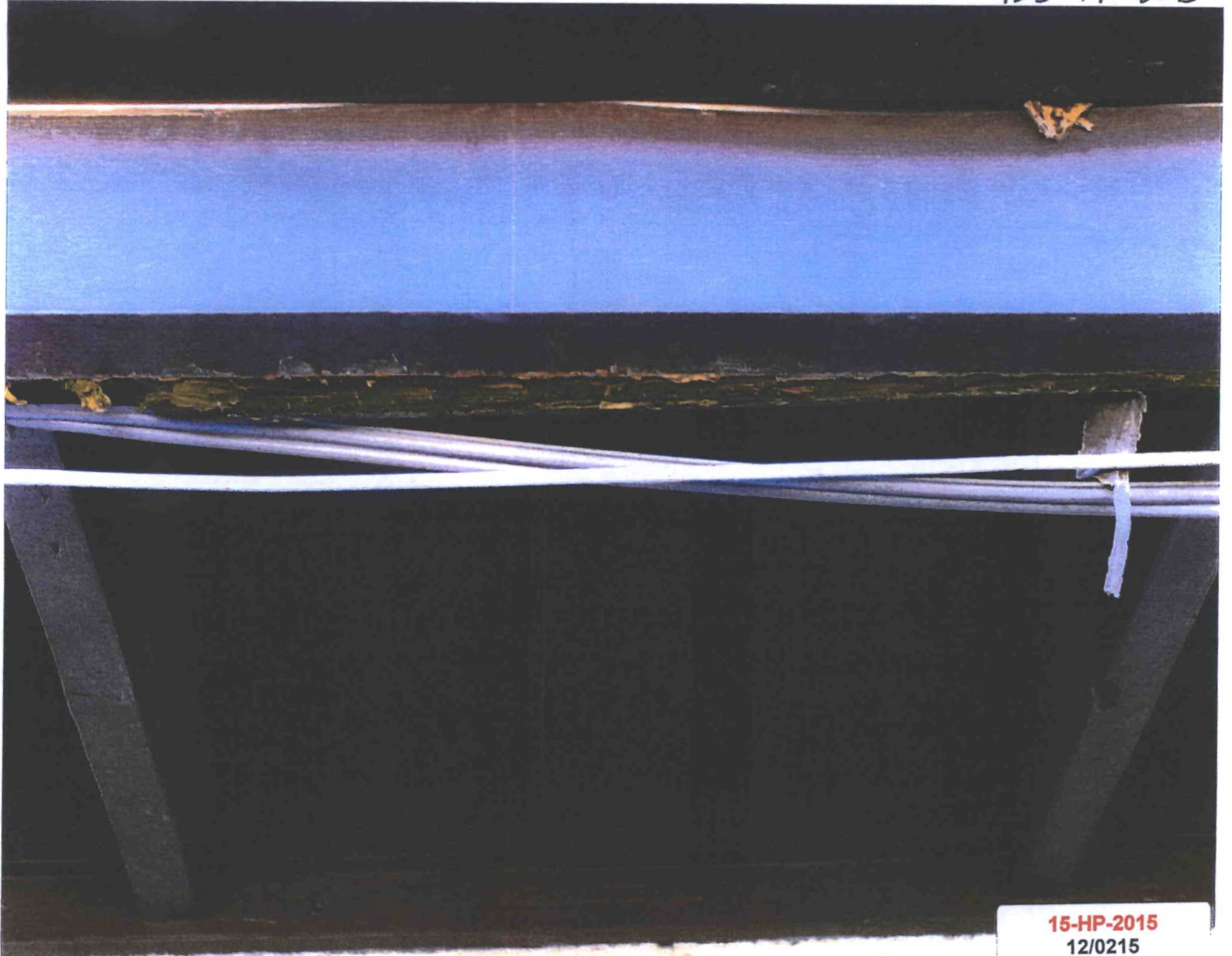
953-PA-2015



15-HP-2015
12/0215

Damage: fascia

125 15 00



15-HP-2015
12/0215

125-1A-000



15-HP-2015
12/0215

755-28-011



15-HP-2015
12/0215

953-PA-2015



15-HP-2015
12/0215

Damage

953-PA-2015



Damage

15-HP-2015
12/0215

953-PA-2015



15-HP-2015
12/0215

Damage

953-PA-2015



15-HP-2015
12/0215

Damage

953-PA-205



15-HP-2015
12/0215

Damage

953-PA-2015



15-HP-2015
12/0215

Damage

Damage



953-PA-2015

953-PA-2015



15-HP-2015
12/0215

Damage

953-PA-2015



15-HP-2015
12/0215

Handwritten text, possibly a signature or date, partially visible at the bottom left corner.

15-HP-2015



15-HP-2015
12/0215

15-HP-2015

953-PA-2015



15-HP-2015
12/0215

Town + Country Haver Home with good facia

453-PA-2015



15-HP-2015
12/0215

Town + Country Haver Home with good Ac's

**City of Scottsdale
Historic Residential Exterior Rehabilitation (HRER) Program
APPLICATION**

Date: _____

I. Property Information

Property Address: 2221 N. 72nd Place, Scottsdale AZ 85257

Historic District: Town & Country

Owner: Mocca Family Trust, Joseph Mocca, manager

Mailing Address: 6715 E Larkspur Drive, Scottsdale AZ 85254

Telephone: (Home) 602-791-8521 Daytime: _____

E-mail address: mocca@fastg.com

II. Project Information

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

Please see attached

III. Project Justification:

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

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

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

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

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

IV. Request for Funding:

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

Scope of Work Items (Attach a separate sheet if necessary)	First Estimate	Second Estimate
1. <u>Century Roofing</u>	<u>\$17,339</u>	
2. <u>Silverback Roofing</u>	<u>\$16,465</u>	
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

Total Estimates 1) 17,339 2) 16,465

Requested City Share (maximum of 50% of higher estimate) 7,500

V. Attachments

1. Photographs

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

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

2. Drawings

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

- An outline or "footprint" of all existing building and structures on the lot
- The location of property lines, streets, alleys and easements
- The location of driveways, parking areas, sidewalks, patios, fencing, walls and other major landscape or site improvements



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

THURSDAY, January 7, 2016

* SUMMARIZED MEETING MINUTES *

PRESENT:

John Southard , Chairman
Taraneh Moosavi, Vice Chair
Cindy Lee

Mark Hackbarth
Alyssa Gerszewski
Ellen Kirchman

5:30 P.M.

HISTORIC PRESERVATION COMMISSION MEETING

One Civic Center, 7447 East Indian School Road

Call to Order - 5:35 PM

Roll Call - COMMISSIONER DELAHANTY ABSENT. ALL OTHERS PRESENT.

1. **Administrative Report**

Steve Venker

Identify supplemental information, if any, related to the January 7, 2016 Historic Preservation Commission agenda items, and other correspondence. **MS. FITZPATRICK ASKED COMMISSIONERS TO PASS IN THEIR SIGNED ETHICS TRAINING FORMS. MR. VENKER INFORMED THE COMMISSION ABOUT THE APPEAL OF CASE 13-HP-2015. HE ALSO SPOKE BRIEFLY ABOUT THE ANNUAL RETREAT, WHICH WILL TAKE PLACE ON JANUARY 23, 2016.**

2. **Approval of Minutes**

Approval of December 3, 2015 Historic Preservation Commission Regular Meeting Minutes. **MOTION TO APPROVE BY COMMISSIONER SOUTHARD; 2ND BY COMMISSIONER GERSZEWSKI. APPROVED 5 – 1.**

* 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>

REGULAR AGENDA

3. 14-HP-2015 (Mielnik Residence)

Kira Wauwie, AICP

Request approval of a Certificate of Appropriateness and approval for Historic Residential Exterior Rehabilitation (HRER) funding for window replacement, new siding, door relocation and replacement, a carport conversion to garage, and to connect a free-standing workshop to an existing single-family residence. **STAFF RECOMMENDED STIPULATIONS STATE THAT ALL WINDOWS MUST HAVE THROUGH THE GLASS MUNTINS. SIDING FASCIA AND SOFFIT TO MATCH EXISTING; EAST SIDE OF GARAGE WALL TO MATCH EXISTING. PAINT TO MATCH APPROVED PASTEL COLOR PALETTE FOR VILLAGE GROVE HISTORICAL DISTRICT. MOTION TO APPROVE CERTIFICATE OF APPROPRIATENESS TO INCLUDE STAFF RECOMMENDED STIPULATIONS BY COMMISSIONER SOUTHARD; 2ND BY COMMISSIONER HACKBARTH. APPROVED 6 – 0. TWO (2) NEIGHBORS SPOKE IN SUPPORT OF THIS PROJECT: MR. D. OLMOS AND MS. D.J. LOCKWOOD. APPLICANT IS ADAMANT THAT THEY WANT TO RELOCATE THE FRONT DOOR TO SPACE IT HORIZONTAL TO THE STREET.**

4. 15-HP-2015 (Mocca Residence)

Keith Niederer

Request approval of a Certificate of No Effect and approval for Historic Residential Exterior Rehabilitation (HRER) funding for new roof and fascia to an existing single-family residence.

MOTION TO APPROVE HRER FUNDING BY COMMISSIONER SOUTHARD; 2ND BY COMMISSIONER LEE. APPROVED 6 – 0.

5.

Historic Preservation Commission Bylaws update

Steve Venker

Review proposed amendment to Bylaws

STAFF GAVE COMMISSION SOME INFORMATION ABOUT THE BYLAWS UPDATE. STAFF WILL MEET WITH LEGAL AND BRING BACK MORE INFORMATION TO THE COMMISSION BEFORE MOVING FORWARD WITH THIS ITEM.

6.

Election of Officers

Historic Preservation Commission will elect the Chair and Vice Chair for 2016
COMMISSIONER GERSZEWSKI NOMINATED COMMISSIONER SOUTHARD FOR CHAIR; 2ND BY COMMISSIONER LEE. COMMISSIONER SOUTHARD ELECTED FOR CHAIR WITH A VOTE OF 6 – 0. COMMISSIONER HACKBARTH NOMINATED VICE CHAIR MOOSAVI BE REELECTED AS VICE CHAIR. VICE CHAIR MOOSAVI WAS REELECTED AS VICE CHAIR WITH A VOTE OF 6 – 0.

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7. **2015 Historic Preservation Commission Annual Report**
Review and approval of the 2015 Historic Preservation Commission Annual Report
COMMISSION DISCUSSED THE ANNUAL REPORT AND MADE A FEW SUGGESTIONS WHICH WILL BE INCLUDED IN THE FINAL DRAFT. MOTION TO APPROVE THE ANNUAL REPORT AS WRITTEN BY COMMISSIONER GERSZEWSKI 2ND BY COMMISSIONER KIRCHMAN. APPROVED 6 – 0.

8. **2016 Historic Preservation Commission Annual Retreat**
Discussion and possible direction regarding agenda items for the 2016 Historic Preservation Commission Annual Retreat.
STAFF REMINDED COMMISSION THAT THE ANNUAL RETREAT WILL BE HELD ON SATURDAY, JANUARY 23, 2016 AT TALIESIN WEST. STAFF WILL SEND THE 2015 WORKPLAN TO COMMISSION MEMBERS SO THAT WE MAY WORK ON UPDATING THIS DOCUMENT AT THE RETREAT. COMMISSIONER LEE ANNOUNCED THAT SHE MAY HAVE AN OPPORTUNITY FOR THE COMMISSION TO HAVE A TOUR OF THE DAVID WRIGHT HOUSE AFTER THE RETREAT. ALL SPOKE IN FAVOR OF ATTENDING THIS TOUR.

COMMISSIONER GERSZEWSKI ANNOUNCED THAT THE STATE PRESERVATION OFFICE HAS NOW MOVED TO 1100 W. WASHINGTON – JUST A FEW BLOCKS FROM IT'S PREVIOUS LOCATION.

Adjournment - 7:02 PM

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