

**Marked Agendas
Approved Minutes
Approved Reports**

HISTORIC PRESERVATION COMMISSION

REPORT



Meeting Date: April 11, 2019 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: Parker Townhouse Driveway Replacement

Case Number: 7-HP-2019

Location: 7745 East Pasadena Avenue

Request: Request approval of a Certificate of Appropriateness-Historic Resources for the replacement of the concrete driveway with concrete pavers, at a townhouse located in the Villa Monterey Historic District Units 1-7 Historic District.

OWNER

Brian Parker
231-537-7777

APPLICANT CONTACT

Brian Parker
231-537-7777

BACKGROUND

Zoning

The site is zoned Multiple-family Residential, Historic Property (R-5 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 are currently in effect. The interim guidelines are modeled after the guidelines for the Village Grove 1-6 Historic District 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.

Recent projects at this townhouse include a new water heater, a new electrical service panel, an epoxy sealer on the carport floor, and an exterior color modification.

Context

The site is located approximately 200 feet west of North 78th Street; East Pasadena Avenue is the first street north of East Chaparral Road.

Adjacent Uses and Zoning

- North Existing residential townhouses in Villa Monterey Unit 6, zoned Multiple-family Residential, Historic Property (R-5 HP)
- South Existing residential townhouses in Villa Monterey Unit 6, zoned Multiple-family Residential, Historic Property (R-5 HP)
- East Existing residential townhouses in Villa Monterey Unit 6, zoned Multiple-family Residential, Historic Property (R-5 HP)
- West Existing residential townhouses in Villa Monterey Unit 6, zoned Multiple-family Residential, Historic Property (R-5 HP)

Key Items for Consideration

- Compliance with the Interim Villa Monterey Units 1-7 Historic Preservation Guidelines
- Interim Guidelines do not identify driveway materials/finishes
- Applicant has received approval for a Certificate of No Effect to seal carport floor (7-HP-2019#2)
- Applicant has provided letters of support from both adjacent neighbors

DEVELOPMENT PROPOSAL

Description of Historic Property

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.

Villa Monterey Units 1-7 Historic District is an example of typical post-World War II townhouse development practices from the 1960s in Scottsdale. 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. Furthermore, it is associated with an individual, David Friedman, who pioneered successful practices that influenced how townhouses 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 building. Consequently, it is important that these character-defining features be preserved and receive sensitive treatment during exterior rehabilitation and restoration work

Goal/Purpose of Request

The applicant is requesting Historic Preservation Commission approval for the replacement of the concrete driveway with concrete pavers. The applicant proposes using a dark-gray and light-gray woven paver pattern for the driveway improvements (Reference Attachment #6).

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. The applicant also conducted their own notification and has provided letters of

support from both adjacent neighbors. Staff has not received any additional inquiries related to the proposal.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

Proposed work for a Certificate of Appropriateness

The applicant is requesting approval of a Certificate of Appropriateness-Historic Resources for the replacement of the concrete driveway with concrete pavers.

The following guidance is provided to encourage the preservation of those elements of the historic district and to help homeowners plan improvements that will not diminish the integrity and significance of the district.

The following guidelines reference preserving the traditional pattern of sidewalks and driveways, but do not identify specific materials, finishes, or patterns for driveway improvements.

Interim Guidelines for Villa Monterey Units 1-7 Historic District:

Chapter 18, Policy 16: Retain the traditional landscaping that was found within the development.

Applicable Guidelines:

- 18.1. Maintain the established progression pattern of public to private spaces. That is, the use of the driveway or sidewalks for pedestrians to reach the front entrance to the house.

Staff Analysis:

The existing pattern of pedestrian and vehicle access to the front entrance will remain the same.

- 18.2. Avoid paving the front yard.

Staff Analysis

The applicant does not propose increasing the improved driveway area.

- 18.3. If it is necessary to construct an additional parking bay, construct it adjacent to the existing driveway. Consider utilizing a construction method that combines concrete block and turf or a paving material that will minimize its visual impact on the streetscape.

Staff Analysis:

The applicant does not propose the addition of a parking bay. The applicant is proposing providing concrete pavers to replace the existing concrete slab driveway. The applicant proposes using a dark-gray and light-gray woven paver pattern for the driveway improvements (Reference Attachment #6).

STAFF RECOMMENDATION

Recommended Approach:

Staff report includes recommended stipulations that may be applied to the request if the Historic Preservation Commission votes to approve the replacement of the concrete driveway with concrete pavers. The stipulations include using the use of only one color of paver (the lighter grey paver), and a stacked linear pattern - no angled or cross pattern (Reference Attachment #8).

OPTIONS FOR CERTIFICATE OF APPROPRIATENESS-HISTORIC RESOURCES

- 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 and Development Services
Historic Preservation Office

STAFF CONTACT

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

APPROVED BY



Jesus Murillo, Report Author

3-28-19

Date



Steve Venker, Historic Preservation Officer

3/28/19

Date

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

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
- 2A. Close-Up Aerial (facing south)
- 3. Zoning Map
- 4. Site Plan
- 5. Applicant Provided Aerial Photos
- 6. Proposed Paver Material Sample and Pattern
- 7. Public Communication
- 8. Staff Stipulated Paver Patterns

**Stipulations for the
Historic Preservation Commission Application:
Parker Townhouse Driveway Replacement
Case Number: 7-HP-2019**

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. The location and configuration of all site improvements shall be consistent with the site plan with a city staff date of February 6, 2019
 - b. Paver materials shall be consistent with paver pamphlet with a city staff date of February 6, 2019. Delete this stipulation if unused. Use of this stipulation should be a rare occurrence. Colors limited to the light gray concrete color. Paver pattern limited to a stacked linear pattern – not an angled or cross pattern.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable HPC cases for the subject site were: 4-HP-201 and 13-ZN-2010.

SITE DESIGN:

HPC Stipulations

2. DRIVEWAY. Driveway improvements shall meet the following design guidelines:
 - a. The maximum linear grade of a driveway shall be 18 percent and the average grade for the length of the driveway shall be 12 percent,
 - b. Pave driveway concrete pavers must demonstrated that there would be no erosion from the surface and the construction will allow for the loading of emergency vehicles.

18. Application Narrative.

My project proposal preserves the property which complies with what currently exist in the historic district. The proposed idea was inspired by my research of into the different textures of current driveways. Different techniques have been used to repair or replace cracked cement . Some resident have applied additional skim coating of cement base products to correct the problem or appearance in a inexpensive way. Personally, my opinion on this is a band aid approach. It will crack again. Although this being a retirement community this cure makes it affordable with fixed incomes. Caulking and epoxy painting cracked driveways introduces safety issues. Slip and fall is to risky.

My driveway has 7-8 cracks in it and the concrete appears to be the original pour. Brick pavers are currently being applied in landscaping in a couple of ways at my residence. The driveway is shouldered with pavers vertically and horizontally . One being applied as a dividing line between the graveled yard with the driveway and city sidewalk , and the other as dividing line with the adjacent property. What I'm proposing is expanding what already exist on site and within the community and not introducing any form of modernization techniques.

Another aspect of the decision making process is I've chosen pavers that reflect the same color as cement because they are a cement base product and most important pavers are permanent one time expense. The driveway will never crack again and in 30-40 years they will be part of the history of Villa Monterey.



Q.S.

19-46

Google Earth Pro Imagery



Parker Townhouse Driveway Replacement

ATTACHMENT #2

7-HP-2019



Parker Townhouse Driveway Replacement

ATTACHMENT #2A

7-HP-2019



Q.S.
19-46

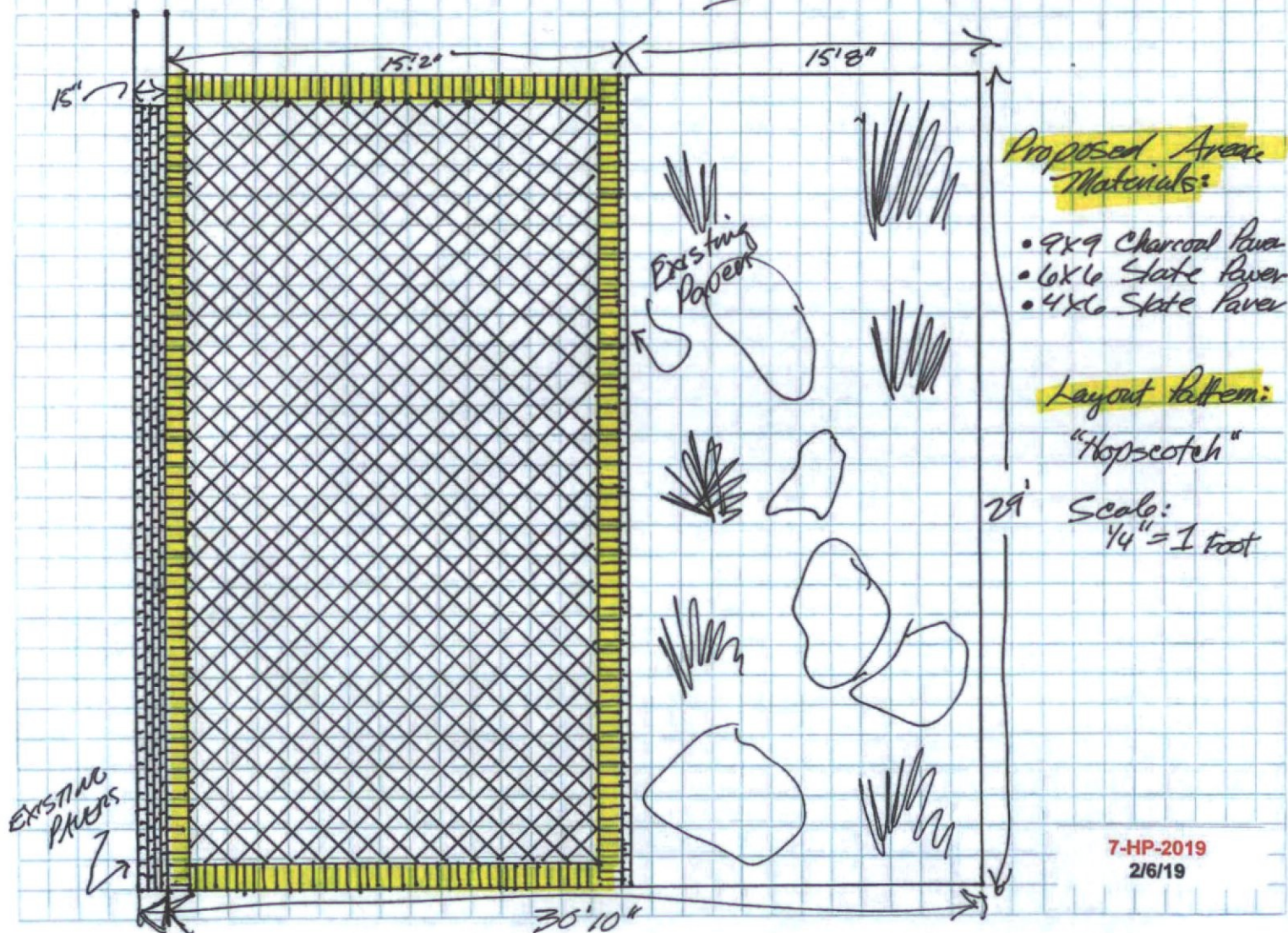
2017 GIS Orthophoto

Parker Townhouse Driveway Replacement

ATTACHMENT #3

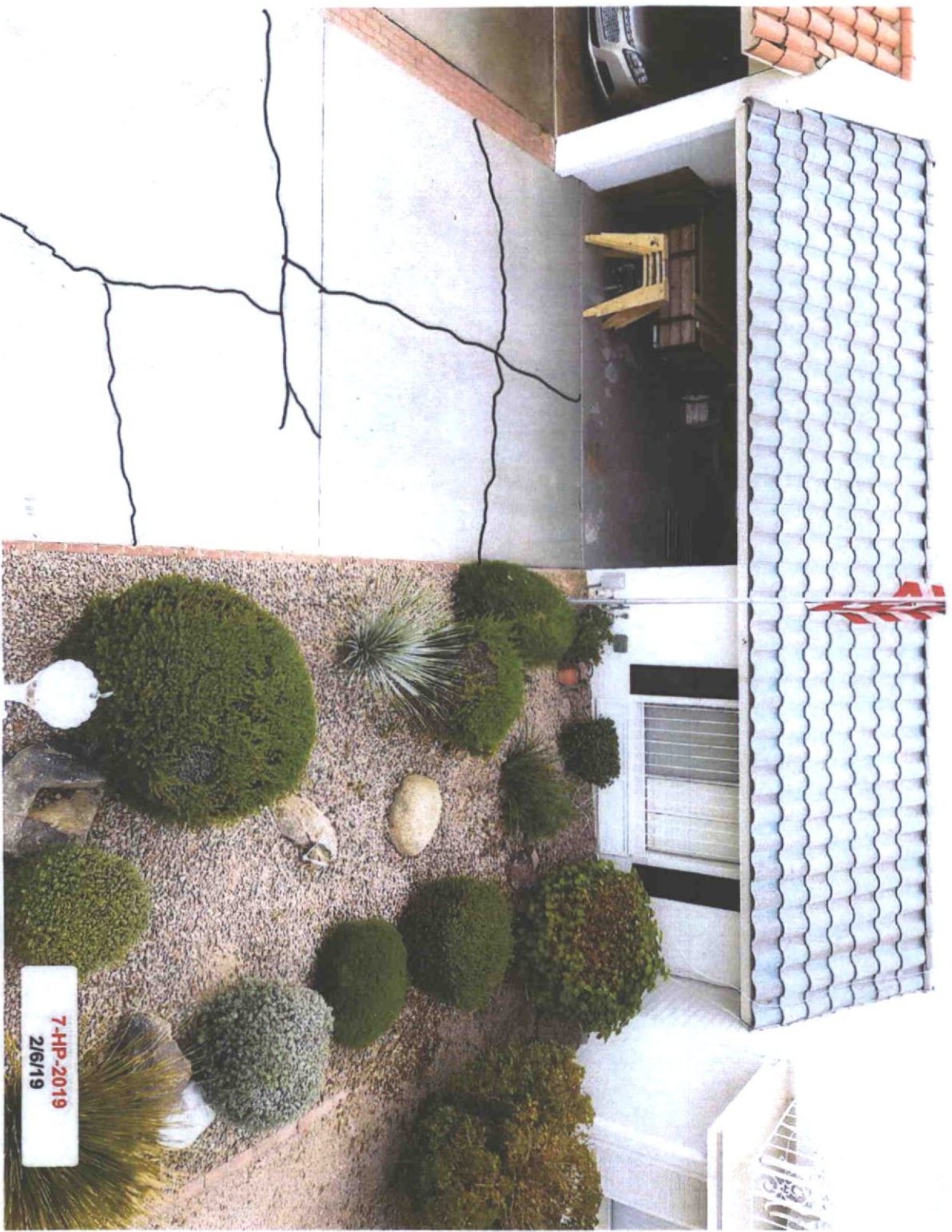
7-HP-2019

7245 East Pasadena Ave. / Villa Monterey / Lot #65 / #42-2019









7-HP-2019
2/6/19



7-HP-2019
2/6/19

Award Winning Projects



7-HP-2019

2/6/19

Common Layout Patterns

Paver sizes are designed to assemble in standard or random patterns. Here are some pattern ideas.

See the ordering chart at right side of page.



K-Pattern, Standard Pavers, Territorial



Hopscotch Pattern, Standard Pavers, Territorial



3 Piece Random, Standard Pavers, Territorial



Herringbone Pattern, Holland Pavers, Native



5 Piece Random, Standard Pavers, Territorial

2/3/2019

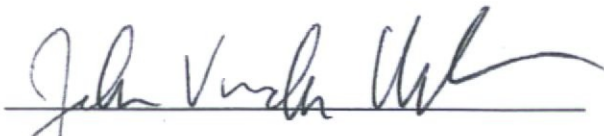
To Whom It May Concern:

Our neighbor, Brian Parker, who lives at 7745 E Pasadena Ave., approached us for feedback on the improvements he would like to make to his driveway. He told us he would like to remove his existing slab driveway that is cracked and replace it with pavers laid out in the pattern in the picture below. The colors are planned to be concrete grey and charcoal.



We agree that this project will be an attractive improvement to the property without compromising the historic nature of the neighborhood.

Our only request is that the finished project should reflect the kind of excellence in installation that will guarantee an attractive appearance for years to come.


John Vander Meulen


Kathryn Vander Meulen

To Whom It May Concern.

Brian Parker, my next door neighbor, dropped by today and showed me a picture of how he would like to redo his driveway.

Since several of the driveways in Villa Monterey have been redone with different surfaces and designs, I think his choice should be approved as what he is proposing would be most attractive.

Deane Fenley
7741 E. Pasadena Ave.



ATTACHMENT #8