

**Marked Agendas  
Approved Minutes  
Approved Reports**

**SCOTTSDALE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**MEETING NOTICE AND AGENDA**  
**SPECIAL MEETING**



**HISTORIC PRESERVATION COMMISSION**

John Southard, Chair  
Taraneh Moosavi, Vice Chair  
Mark Hackbarth, Board Member

Doug Craig, Board Member  
Cindy Lee, Board Member

Thursday, September 15, 2016

**5:30 P.M.**

**HISTORIC PRESERVATION COMMISSION MEETING**

One Civic Center, 7447 East Indian School Road

**Call to Order**

**Roll Call**

**PUBLIC COMMENT**

Citizens may address the members of Historic Preservation Commission during Public Comment. This "Public Comment" time is reserved for citizen comments regarding non-agendized items. However, Arizona State law prohibits the Historic Preservation Commission from discussing or taking action on an item that is not on the prepared agenda. **Comment cards must be submitted before public testimony has begun on any item.**

**ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to the September 15, 2016 Historic Preservation Commission agenda items and other correspondence.

**Approval of Minutes**

2. Review and possible approval of August 4, 2016 [Historic Preservation Commission Meeting Minutes](#).

**REGULAR AGENDA**

3. [13-HP-2016 \(Edwards Carport/Garage Conversion\)](#)  
Request approval of a Certificate of Appropriateness - Historic Preservation and Historic Residential Exterior Rehabilitation reimbursement funding for the conversion of an existing 2-car carport into a garage.  
6714 East Holly Street.  
Staff contact person is Dan Symer, AICP, 480-312-4218.  
**Applicant contact person is Peter Desousa and Geoffrey Holdermiller, 602-274-1336.**

## **NON-ACTION ITEM**

4. Commissioner and announcements\*

5. Future Agenda Items\*

\*Not for Discussion

## **Adjournment**

**SCOTTSDALE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**MEETING NOTICE AND MARKED AGENDA**  
**SPECIAL MEETING**



**HISTORIC PRESERVATION COMMISSION**

John Southard, Chair  
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Doug Craig, Board Member  
Cindy Lee, Board Member

Thursday, September 15, 2016

**5:30 P.M.**

**HISTORIC PRESERVATION COMMISSION MEETING**

One Civic Center, 7447 East Indian School Road

**Call to Order – 5:38 PM**

**Roll Call – Commissioner Cindy Lee Absent: arrived at 5:40, All others present.**

**PUBLIC COMMENT**

Citizens may address the members of Historic Preservation Commission during Public Comment. This "Public Comment" time is reserved for citizen comments regarding non-agendized items. However, Arizona State law prohibits the Historic Preservation Commission from discussing or taking action on an item that is not on the prepared agenda. **Comment cards must be submitted before public testimony has begun on any item.**

**ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to the September 15, 2016 Historic Preservation Commission agenda items and other correspondence.

**Approval of Minutes**

2. Review and possible approval of August 4, 2016 [Historic Preservation Commission Meeting Minutes](#).

**Vice Chair Moosavi made a motion to approve the August 4, 2016 meeting minutes; 2<sup>nd</sup> by Commissioner Hackbarth. Minutes approved 4-0.**



## REGULAR AGENDA

3. [13-HP-2016 \(Edwards Carport/Garage Conversion\)](#)

Request approval of a Certificate of Appropriateness - Historic Preservation and Historic Residential Exterior Rehabilitation reimbursement funding for the conversion of an existing 2-car carport into a garage.

6714 East Holly Street.

Staff contact person is Dan Symer, AICP, 480-312-4218.

**Applicant contact person is Peter Desousa and Geoffrey Holdermiller, 602-274-1336.**

**Commissioner Hackbarth moved to approve request for Certificate of Appropriateness; 2nd by Commissioner Craig. Certificate of Appropriateness approved 5 – 0.**

**Vice Chair Moosavi moved to approve request for Historic Residential Exterior Rehabilitation funding; 2nd by Commissioner Lee. HRER funding approved 5 – 0.**

## NON-ACTION ITEM

4. Commissioner and announcements\*

**None**

5. Future Agenda Items\*

**Daughters of the American Revolution**

**Haver Homes**

\*Not for Discussion

**Adjournment – 5:52 PM**



# CERTIFICATE OF APPROPRIATENESS

13-HP-2016

## Edwards Carport/Garage Conversion

### APPLICATION INFORMATION

LOCATION: 6714 E Holly St

APPLICANT: Peter Desousa

PARCEL: 129-31-055

COMPANY: Geoffrey Holdermiller

Q.S.: 13-43

ADDRESS: 5845 N. 2nd Ave. Phonix, AZ 85013

CODE VIOLATION #:

PHONE: 623-216-9130

Request: Request approval of a Certificate of Appropriateness - Historic Preservation and Historic Residential Exterior Rehabilitation reimbursement funding for the conversion of an existing 2-car carport into a garage.

### 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 indicated on plans included as Attachment 1, 2 and 3 is consistent with the Historic Preservation Plan for the resource.

- Attachments:
1. Site Plan,
  2. Enlarged Site Plan
  3. Building Elevations

### CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

- ARCHITECTURAL:
- 4 sets of architectural plans and 1 additional site plan and elevation
  - One copy of this approval, including Attachments.

### Expiration of this Certificate of No Effect 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:

  
Dan Symer, AICP, 480-312-4218

DATE:

9-18-2016

### Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

80'-0"

GATE

CONCRETE BLOCK FENCE

REAR SETBACK  
20'

35'-0"

8" DIA TREE

SIDE SETBACK  
5'

103'-0"

NEW GARAGE

8" DIA TREE

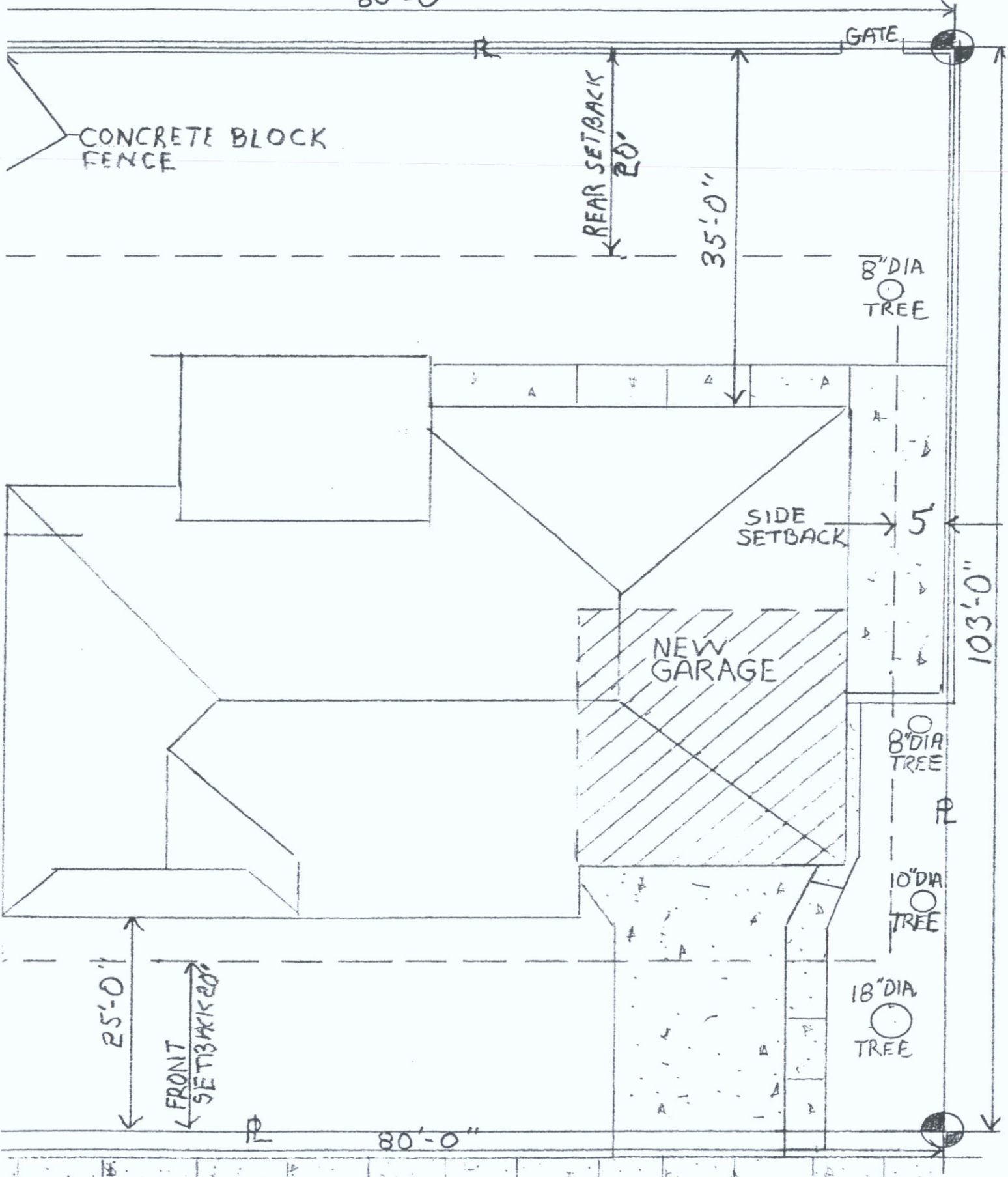
10" DIA TREE

18" DIA TREE

25'-0"

FRONT SETBACK  
20'

80'-0"



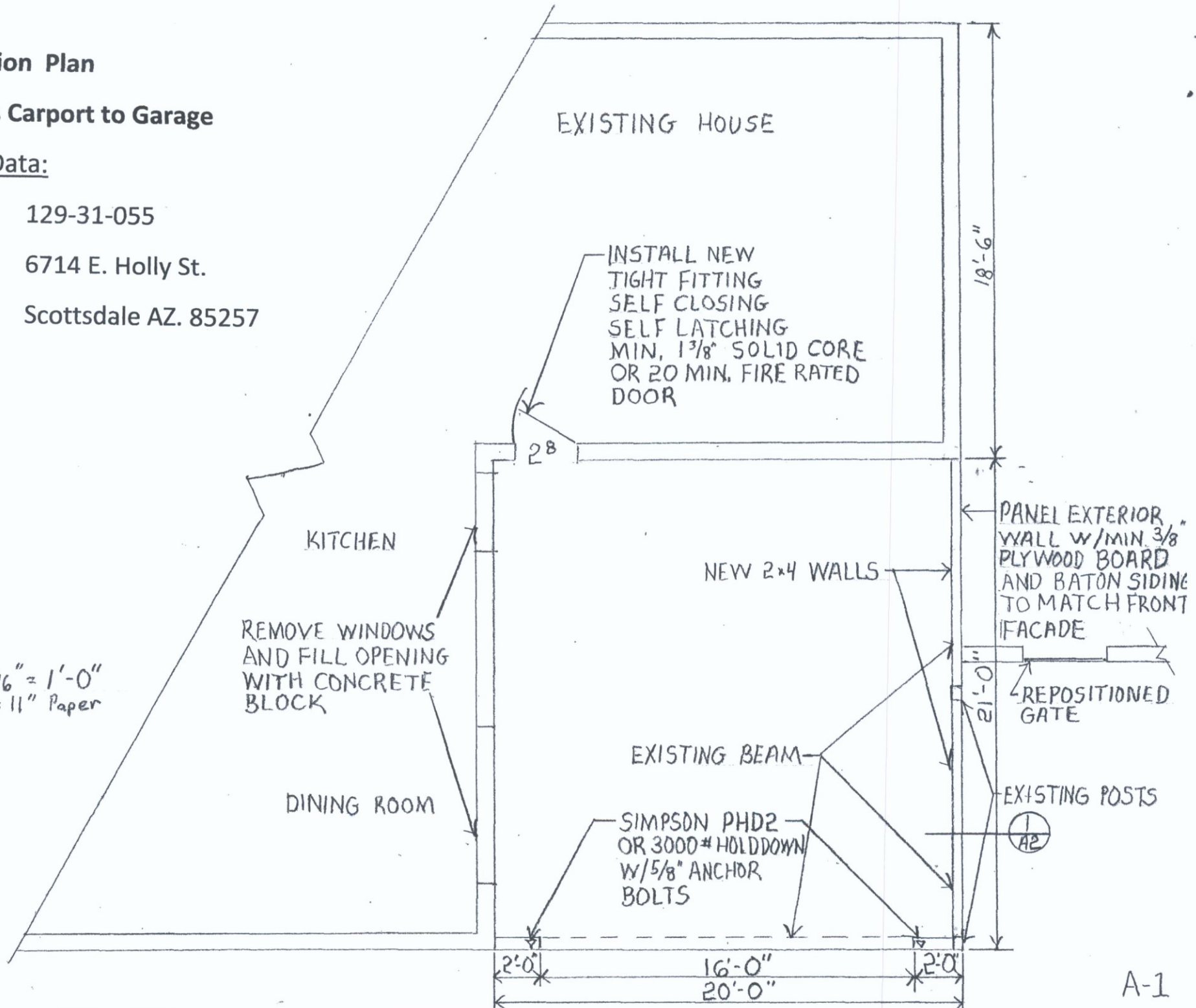
# Conversion Plan

## Edwards Carport to Garage

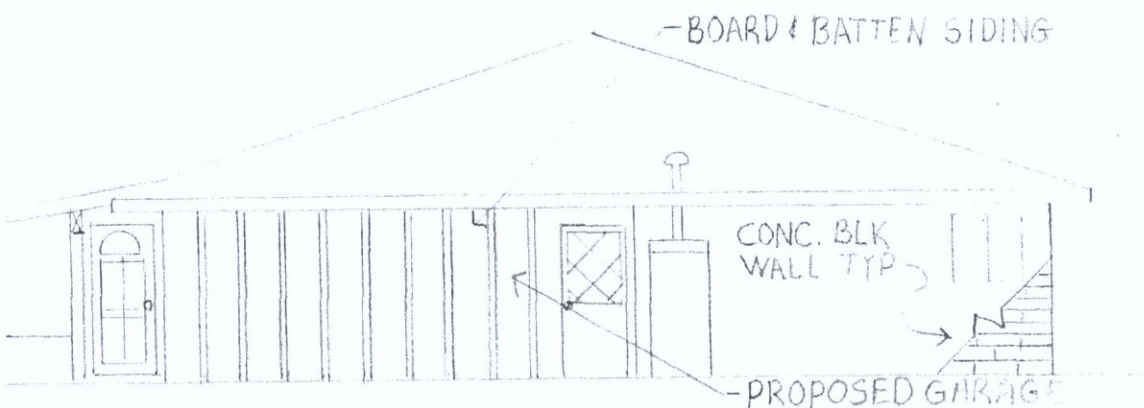
### Project Data:

APN 129-31-055  
Address 6714 E. Holly St.  
Scottsdale AZ. 85257

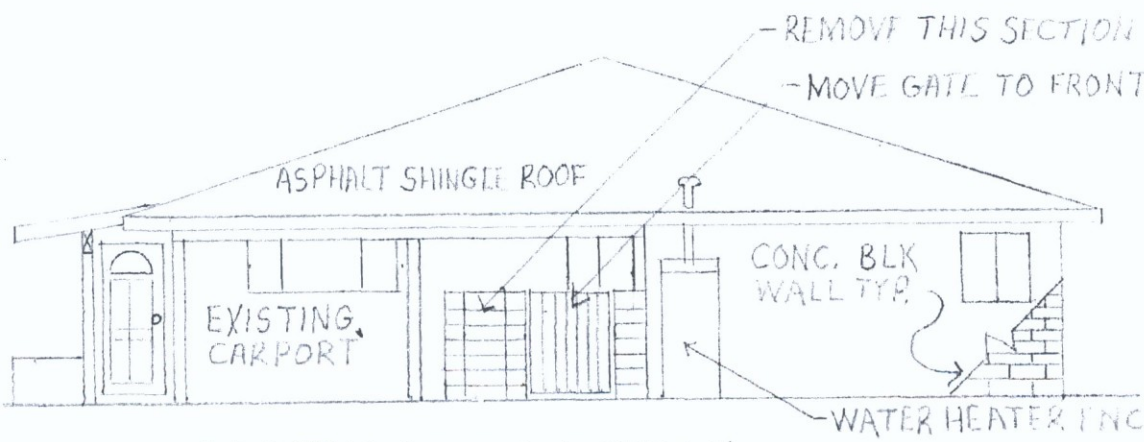
SCALE  $3/16" = 1'-0"$   
ON  $8\frac{1}{2}" \times 11"$  Paper



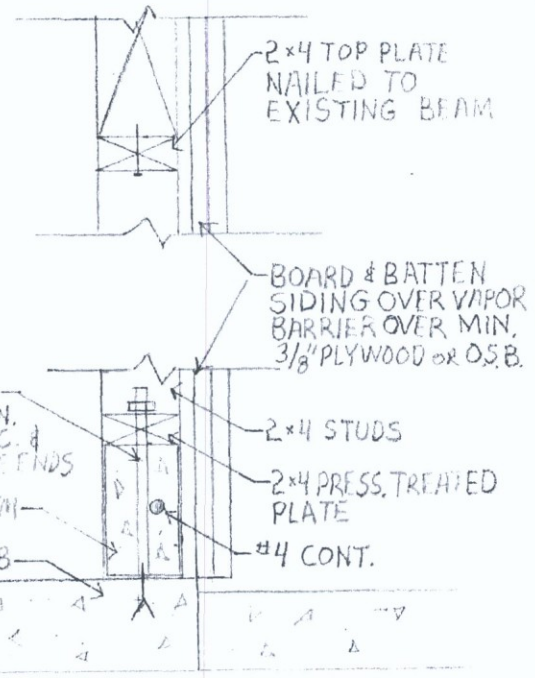




PROPOSED EAST ELEVATION  
SCALE 1/8" = 1'-0" ON 8 1/2 x 11



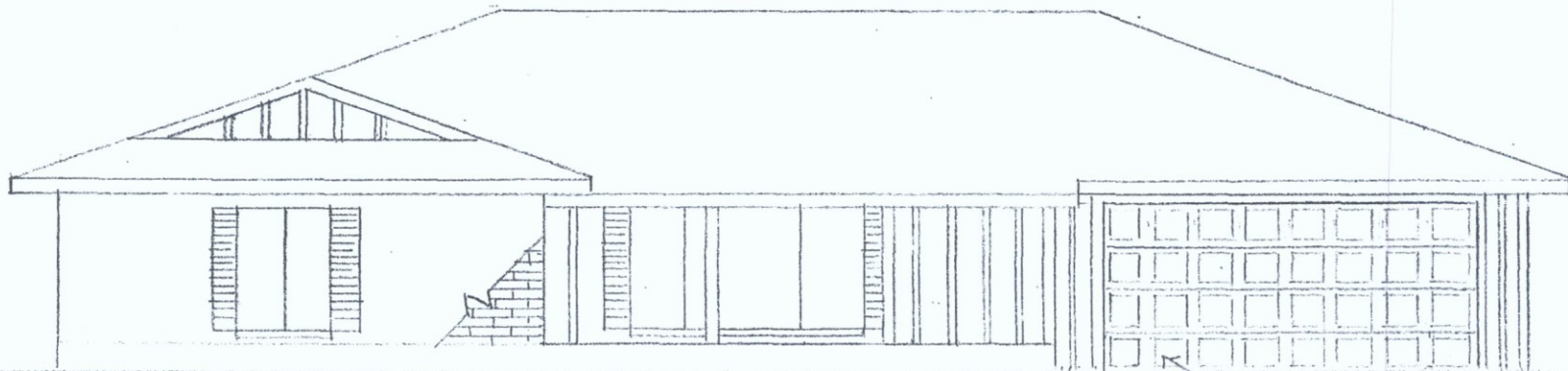
EXISTING EAST ELEVATION  
SCALE 1/8" = 1'-0" ON 8 1/2 x 11



EXTERIOR INFILL WALL BETWEEN

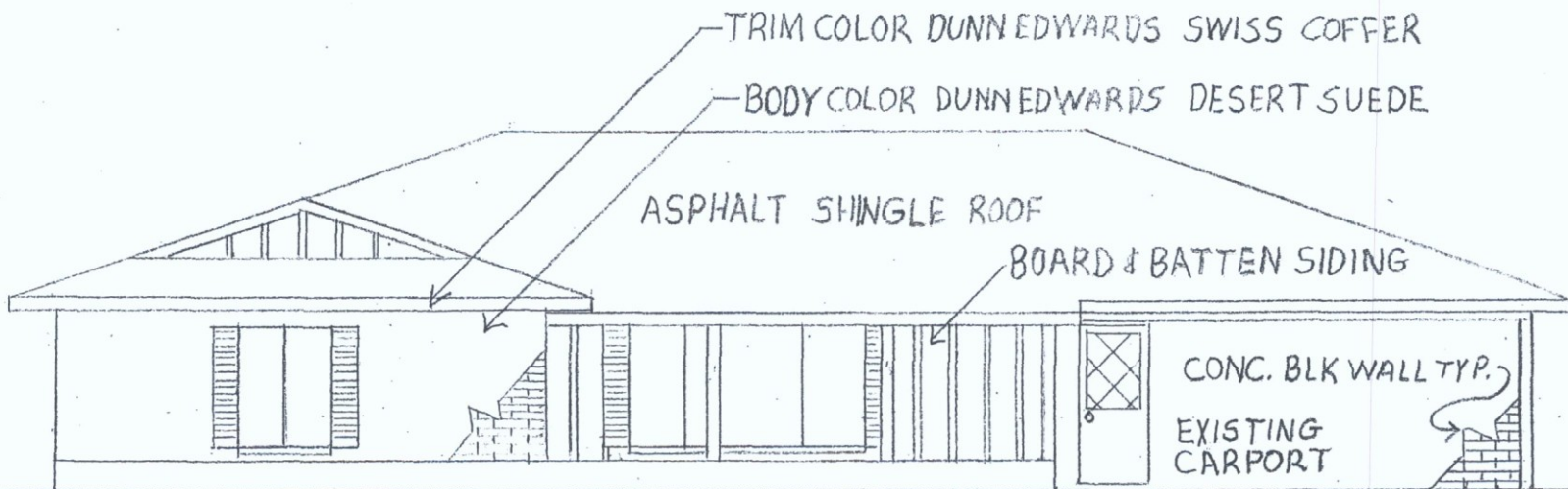
EXISTING POST & BEAM CONST.  
SCALE 1/2" = 1'-0" ON 8 1/2 x 11





PROPOSED FRONT ELEVATION  
SCALE 1/8" = 1'-0" ON 8 1/2" x 11" PAPER

PROPOSED GARAGE  
W/ BOARD & BATTEN SIDING



EXISTING FRONT ELEVATION  
SCALE 1/8" = 1'-0" ON 8 1/2" x 11" PAPER

# HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: September 15, 2016 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.*

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## ACTION

**Case Name:** Edwards Carport/Garage Conversion  
**Case Number:** 13-HP-2016  
**Location:** 6714 East Holly Street  
**Request:** Request approval of a Certificate of Appropriateness - Historic Preservation and Historic Residential Exterior Rehabilitation reimbursement funding for the conversion of an existing 2-car carport into a garage.

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## OWNER

Brandon Edwards  
602-413-8091

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## APPLICANT CONTACT

Affordable Home Improvements, Inc.  
Peter Desousa  
Geoffrey Holdermiller  
602-274-1336

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## BACKGROUND

### Zoning

The site is zoned Single-family Residential, Historic Property (R1-7 HP). The City Council approved the Historic Property overlay zoning for this property on June 7, 2005.

### Historic Preservation Plan

Historic Preservation Guidelines for Village Grove 1-6 Historic District

### Context

Located at mid-block on the north side of East Holly Street, between North 68<sup>th</sup> Street and North 66<sup>th</sup> Place, the surrounding developments are single-family residential homes, zoned Single-family Residential, Historic Property (R1-7 HP).

### Adjacent Uses and Zoning

- North Existing alley, and farther north is an existing single-family residential home, zoned Single-family Residential, Historic Property (R1-7 HP); Village Grove four
- South East Holly Street, and farther south is an existing single-family residential home, zoned Single-family Residential, Historic Property (R1-7 HP); Village Grove four

- East Existing single-family residential home, zoned Single-family Residential, Historic Property (R1-7 HP); Village Grove four
- West Existing single-family residential home, zoned Single-family Residential, Historic Property (R1-7 HP); Village Grove four

### **Key Items for Consideration**

- Compliance with the Historic Preservation Guidelines for Village Grove 1-6 Historic District
- Historic Residential Exterior Rehabilitation Program Guidelines

## **DEVELOPMENT PROPOSAL**

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### **Description of Historic Property**

The property was developed in 1958, and was identified as a contributing property at the time the Village Grove 1-6 Historic Property overlay zoning and preservation plan was approved. The Village Grove 1-6 single-family residential development embraced the simple ranch and California ranch architectural styles. The subject house was developed with the California ranch architectural style. This architectural style consists of two or more exterior wall materials across the front façade, shake and shingle roof material, attached two-car garage or carport, ornamental trim and shutters, steel and wood casement windows, and a plate glass picture window at the living room.

### **Goal/Purpose of Request**

The applicant's request is for a Certificate of Appropriateness - Historic Preservation to convert an existing two car carport into a garage. In addition, the applicant has requested approval to participate in the Historic Residential Exterior Rehabilitation (HRER) Program for reimbursement funding to enclose the carport.

### **Neighborhood Communication**

The property owner and staff have sent notices to the 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 received one phone call regarding this application. This person was against the proposed modification to the property since this individual's property had modification done prior to the Historic Property overlay designation, which caused the property to be a determined as a non-contributing property; therefore, she opined that other properties in the Village Grove 1-6 Historic District should not be allowed to make modification to their property without being removed from the contributing property designation.

## **HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS**

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### **Policy 2: Maintain the shape and forms that characterize the building within the subdivision.**

#### Applicable Guidelines:

- 2.1 Rectangular plans and simple geometric shapes should be used for the design of additions, enclosures or new construction.
- 2.2 The proportions and massing of additions and enclosures should be like that found on the existing building

2.3 The roofs should use low-pitched sloping forms such as gables or hips with overhanging eaves.

**Staff Analysis**

The proposed conversion of the carport to a garage enclosure maintains the structure's original, simple, geometric shape, proportion, and massing. The enclosures of the carport will consist of board and batten walls and a garage door with a board and batten finish. These finishes assist in maintaining the California Ranch style architecture and compliance with the Village Grove 1-6 Historic Preservation Guidelines. This street segment between North 68<sup>th</sup> Street and North 66<sup>th</sup> Place consists of homes that include carports and enclosed garages. Of the twenty-four (24) single-family units on this street, eight (8) have an enclosed garage.

**Policy 8: Preserve the original character-defining features of attached carport and garages whenever possible.**

Applicable Guidelines:

- 8.4 If a carport is to be enclosed, use a wall finish material that complements the character of historic wall materials found on the original building.
- 8.5 If a carport is to be enclosed with wood-framed walls, place the finish of the in-fill walls flush with the exterior surface of the existing block wall.
- 8.7 Continue materials from the existing front façade across the garage enclosure or addition.

**Staff Analysis**

The proposed carport enclosure includes walls to match the existing the board and batten finish on the home. In addition, the garage door will consist of a board and batten finish that will complement that existing board and batten patterns on the home.

**Policy 10: New or replacement windows should match the significant aspects of the historic windows.**

Applicable Guidelines:

- 10.5 On a new or replacement window, the use of true, through-the-glass muntins are encouraged to replicate the pattern of the original window.
- 10.6 For new window clear glass is considered a better alternative than introducing a glazing pattern that was never used in the subdivision.

**Staff Analysis**

The proposed east elevation of the carport enclosure includes a door entry to the garage. In this location, the applicant will utilize the existing carport door that provides access to the home from the carport. The existing door contains see-through glass with muntins that are consistent with the Village Grove 1-6 Historic Preservation Guidelines.

**Policy 12: Preserve the finishes historically used on the house.**

Applicable Guidelines:

- 10.1 Maintain the painted surfaces of the concrete block and wood walls, columns, and trim.
- 10.5 Avoid using unpainted or stained wood when repairing or replacing wood trim.
- 10.6 When painting the house exterior, utilizing the pastel colors typically used on the postwar period is encouraged. Painting exterior walls or contrasting trim in dramatic contemporary colors is discouraged.

**Staff Analysis**

The proposed carport enclosure includes painting the new improvements to match the existing building colors, which includes painting the body of the building Dunn Edwards Desert Suede (DE6206), and the building trim Dunn Edwards Swiss Coffee (DEW341). These colors are not pastel colors that are indicated in the guideline 10.6; but, they are consistent with the existing building color.

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Historic Preservation Commission approve: 1) a Certificate of Appropriateness - Historic Preservation to convert an existing covered two-car carport into a garage; and 2) the request for Historic Residential Exterior Rehabilitation (HRER) reimbursement funding to convert the carport into a garage, up to one-half of the actual cost, not to exceed \$7,500.00.

**OPTIONS FOR CERTIFICATE OF APPROPRIATENESS**

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- 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

**Proposed Next Steps:**

1. If approved for HRER funding, a legal agreement must be executed between the City and the property owner before work can commence. All applicable plan review and permitting processes must be completed as specified in the Certificate.
2. A 'Deed of Conservation Easement' is a private legal mechanism that must be voluntarily created by the execution of a deed that is recorded as part of the property's title. The Deed of



Conservation Easement must be signed and notarized by the homeowners before reimbursement.

3. Upon completion of the project, the owner shall notify the City Historic Preservation office, and an inspection will be made to determine if all the items in the agreed upon scope of work have been satisfactorily completed in accordance with the historic preservation guidelines. If the work is in conformance, the owner can then present the City with an invoice for the purchase price of the conservation easement.

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**RESPONSIBLE DEPARTMENT**

**Planning and Development Services**

Current Planning Services

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**STAFF CONTACT**

Dan Symer, AICP  
Senior Planner  
480-312-4218  
E-mail: dsymer@ScottsdaleAZ.gov

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**APPROVED BY**

  
\_\_\_\_\_  
Dan Symer, AICP, Report Author

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Steve Venker, Historic Preservation Officer

  
\_\_\_\_\_  
Date

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

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**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Site Plan
5. Building Elevations
6. Historic Residential Exterior Rehabilitation Application

**Application Narrative**  
**Edwards Carport to Garage**

We plan to enclose the existing carport into a 2 car garage. The garage enclosure will be appropriately located under the main hip roof of the home. As per Village Grove 1-6 Preservation Guidelines we plan to place the wood-framed in-fill walls flush with the exterior surface of the existing posts and beams.

We plan to use the same board and batten siding that is found on the original homes façade, as well as other homes in the subdivision, in order to retain the historic features of the home. The use of this wall finish combined with the existing concrete block maintain the pattern of multiple types of building materials on the primary façade.

Although carports were a character defining feature of a 1950's Arizona subdivision many homes were originally built with garages. We will preserve the trim elements and detailing found on the home. There will be no changes made to the roof which will retain the pattern of rafters and fascia boards that trim the roof eaves of the home. The simple rectangular geometric shape of the paneled garage door and board and batten wall finish will maintain the character of the California Ranch style home and post WWII subdivisions.

**13-HP-2016**  
**7/19/16**





Q.S.  
13-43

Google Earth Pro Imagery



ATTACHMENT #2

# Edwards Carport/Garage Conversion

13-HP-2016





**Edwards Carport/Garage Conversion**

**13-HP-2016**





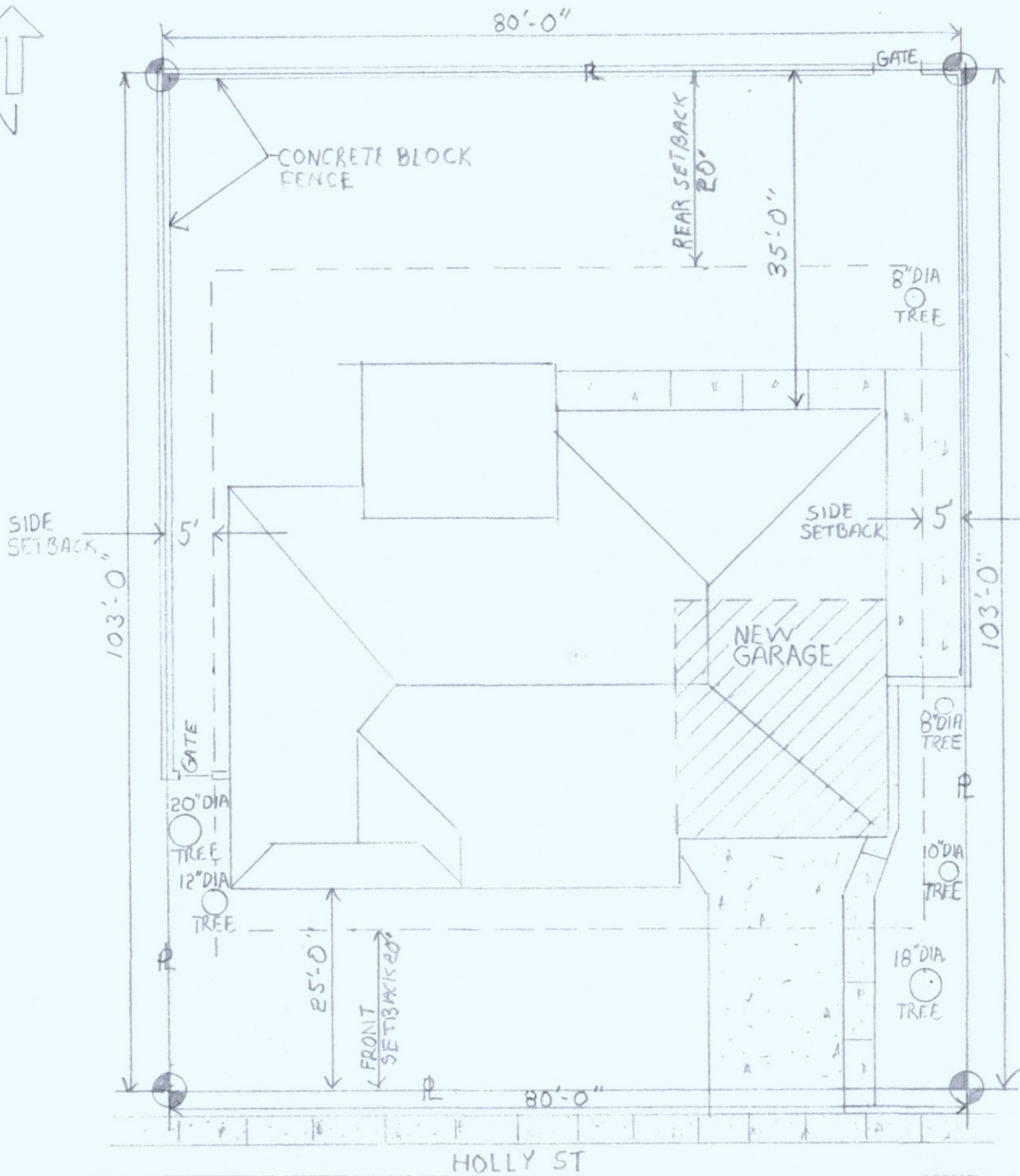
Q.S.  
13-43

2014 GIS Orthophoto

# Edwards Carport/Garage Conversion

13-HP-2016





**Site Plan**

**Edwards Carport to Garage**

Project Data:

APN	129-31-055
Address	6714 E. Holly St. Scottsdale AZ. 85257
Zoning	R 1-7
Setbacks	
Front	20'
Back	20'
Sides	5'

ATTACHMENT #4

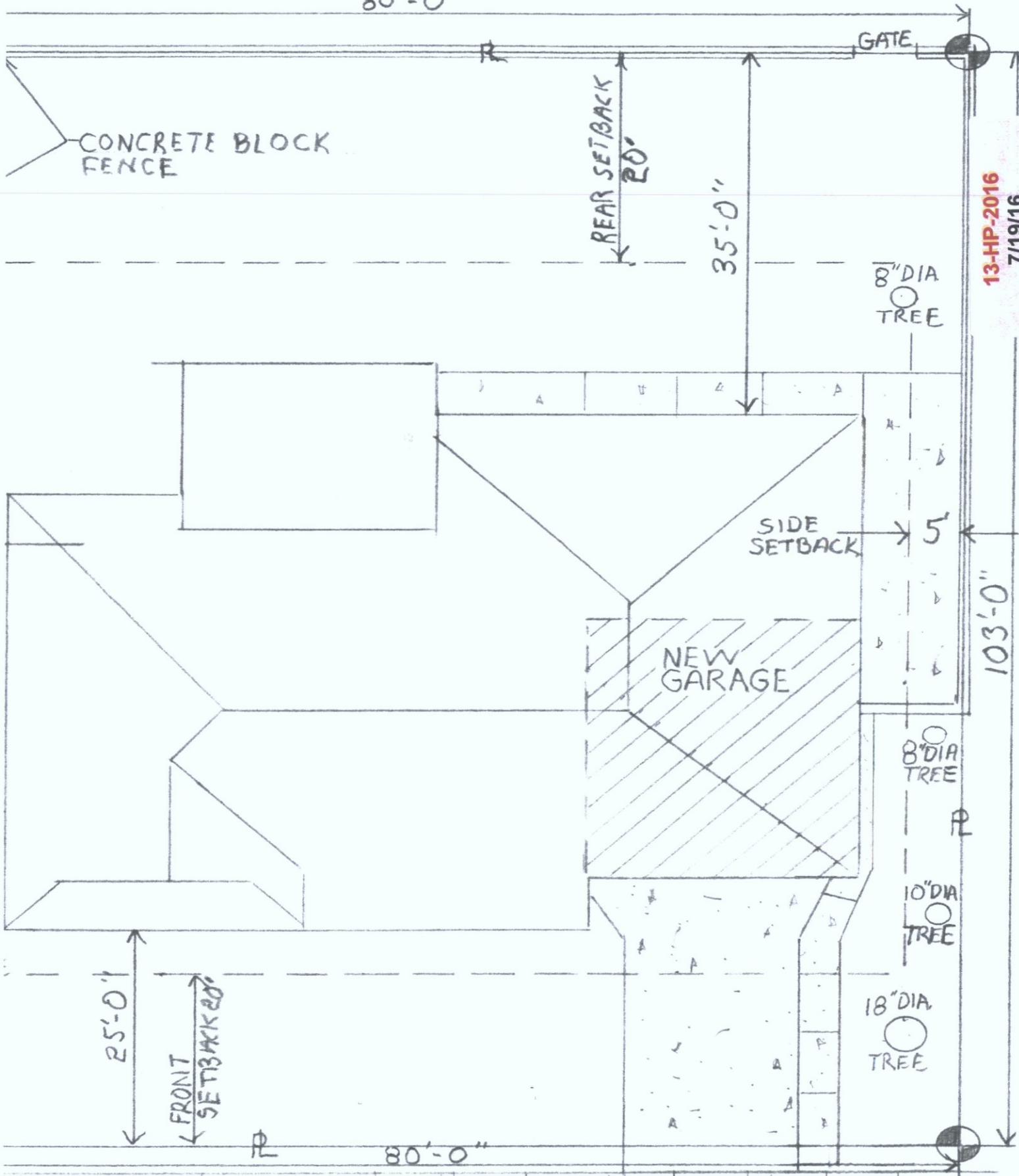
**13-HP-2016**  
**7/19/16**

SCALE 1" = 15'  
ON 8 1/2 x 11" PAPER

SITE  
PLAN

HOLLY ST

80'-0"



CONCRETE BLOCK FENCE

REAR SETBACK  
20'

35'-0"

GATE

8" DIA TREE

SIDE SETBACK  
5'

NEW GARAGE

13-HP-2016  
7/19/16

103'-0"

8" DIA TREE

10" DIA TREE

18" DIA TREE

25'-0"

FRONT SETBACK

80'-0"

HOLLY ST

**Conversion Plan**

**Edwards Carport to Garage**

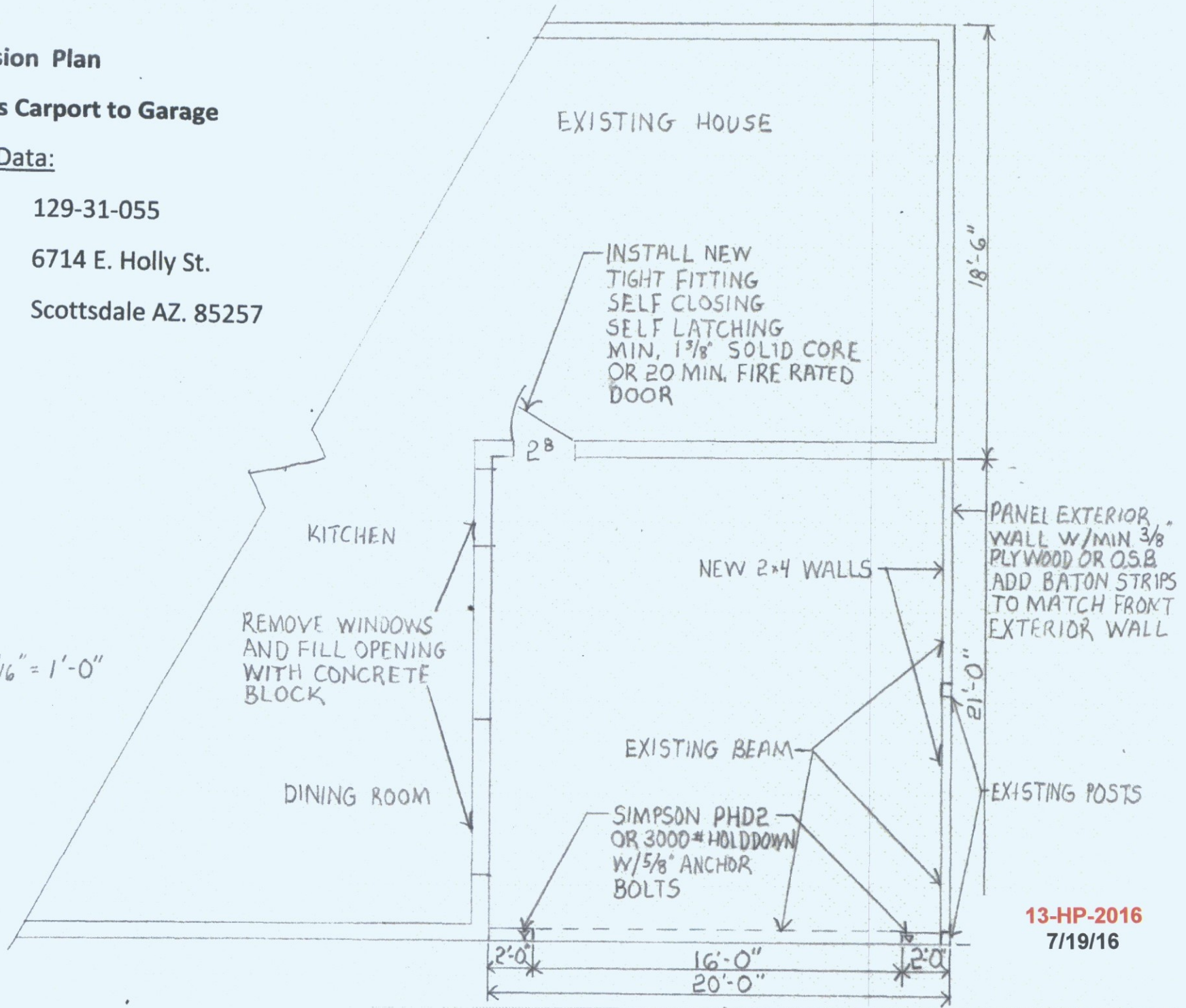
Project Data:

APN 129-31-055

Address 6714 E. Holly St.

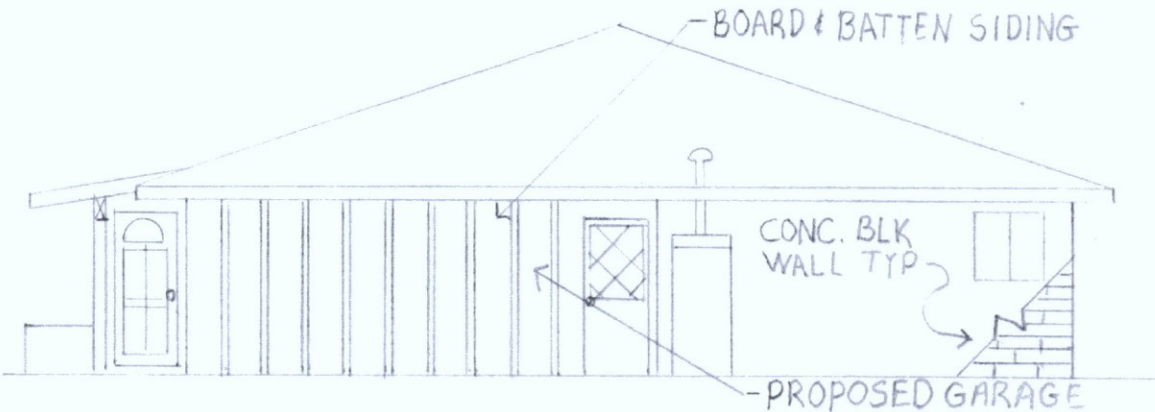
Scottsdale AZ. 85257

SCALE 3/16" = 1'-0"



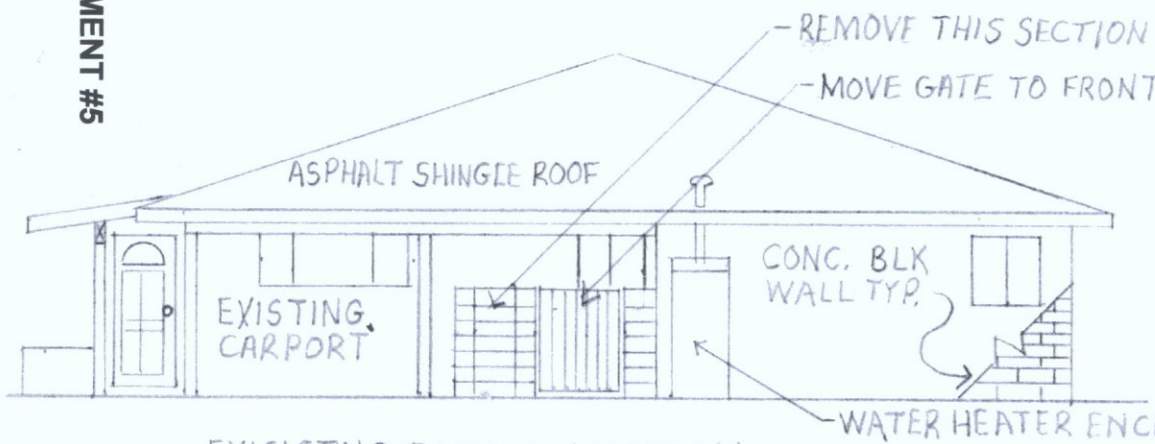
**13-HP-2016**  
7/19/16



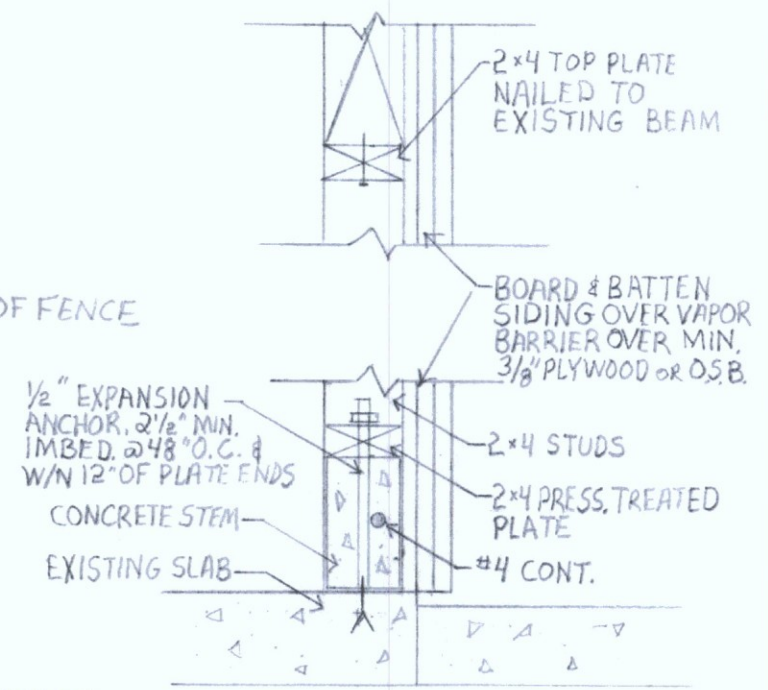


PROPOSED EAST ELEVATION  
SCALE 1/8" = 1'-0" ON 8 1/2 x 11

ATTACHMENT #5



EXISTING EAST ELEVATION  
SCALE 1/8" = 1'-0" ON 8 1/2 x 11



EXTERIOR INFILL WALL BETWEEN

EXISTING POST & BEAM CONST.  
SCALE 1/2" = 1'-0" ON 8 1/2 x 11"

13-HP-2016  
7/19/16

A-2

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

Date: \_\_\_\_\_

**I. Property Information**

Property Address: 6714 E. Holly St.

Historic District: Village Grove 1-6

Owner: Brandon Edwards

Mailing Address: 6714 E. Holly St.

Telephone: (Home) 602-413-8091 Daytime: 602-413-8091

E-mail address: Katmen.twe.2@gmail.com

**II. Project Information**

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

**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.*



**Project Information**  
**Edwards Carport to Garage**

Scope of work,

We plan to convert the existing carport into a 2 car garage. The existing carport is under the main roof so no changes will be made to the roof. Wood frame walls will be constructed under the existing beam. The walls will be sheathed with plywood then covered with vapor barrier. We plan to use board and batten siding to exactly match the existing façade. A 2'8" door will be added to the east side of the garage for side yard access. The garage door will be a 16' x 7' simple paneled door in order to maintain the shape and form that characterize the ranch style. The gate to the rear yard will be moved to the south portion of the fence since it now accesses the carport on the east side.

The 2 windows which now face east into the carport will be blocked in and the door to the home will be changed to a self-closing, self-latching, 20 minute fire rated door. There are no plans to drywall the interior of the garage or to make any electrical changes.

**Project Justification**  
**Edwards Carport to Garage**

This project will enhance the home by adding an attached 2 car garage to already existing space while utilizing the principles created by the Historic Preservation Department and the Village Grove 1-6 Preservation Guidelines. This upgrade to the home will increase the value of the property which will contribute to the subdivision as well.

The proposed project is on the south side and east side of the home which is visible from the street and adjoining property to the east. This project will contribute to the views of the property and streetscape by keeping cars and other items likely found on carports out of view.

The garage enclosure will be appropriately located under the main hip roof of the home. We will place the finish of the in-fill wood-framed walls flush with the exterior surface of the existing posts as suggested in the Village Grove 1-6 Preservation Guidelines paragraph 8.5. The simple paneled garage door and board and batten wall finish will blend well with the front ranch style façade as well as maintain the shape and forms that characterize the buildings within the subdivision.

The balance of trim and detailing will be maintained to help preserve the appearances which are important character-defining features of post WWII subdivisions. The subdivisions architectural style are of the "Simple Ranch" and "California Ranch" styles. Attached 2-car garages are characteristic of California Ranch style Homes and fit well into the style sought after by the Historic Preservation Department.

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. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

Attached

Total Estimates      1) 7469<sup>00</sup>      2) 7400<sup>00</sup>

Requested City Share (maximum of 50% of higher estimate)      373490

**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

Affordable Home Improvements Inc.

5845 N 2nd Ave Phoenix, AZ 85013

(602) 274-1336

[www.affordablehomeimprovementsnow.com](http://www.affordablehomeimprovementsnow.com)

Brandon Edwards 6714 E Holly St Scottsdale, AZ 85257

ESTIMATE # 1100 DATE 04/14/2016

### Carport to Garage Conversion

Drawings and Plans - Draw up plans and submit to the city for approval of Carport to Garage conversion. \$1280.50

Garage Conversion Build - Add a wall to the east side of the carport to include pressure treated bottom plates - Build Front wall on the street side to include an opening sized for a 16' garage door. - board and batten siding on the exposed exterior walls - Remove and close off both the window in the DR of the home and the Kitchen due to being a code violation in a garage. - Remove existing side door entering into the home from the carport and purchase and install a Steel Fire Rated, self-closing door in order to concur with codes. Reuse door in new right side enclosure wall. \$4794.90

4. Garage Door - - Purchase and install 1 - 16' x 7' Steel Garage door including all tracks. \$1394.40

This Estimate Includes: - Costs for local material / equipment delivery to and service provider transportation to and from the job site. - Costs to prepare the worksite for Project Installation, including costs to protect existing structure(s), finishes, materials and components. - Costs for job cleanup and debris removal and disposal at project completion. - Labor setup time, mobilization time and minimum hourly charges that are commonly included.

We proudly accept Cash, Check, & All major Credit Cards. \*\* All Credit Card payments add 3% Processing Fee \*\* - We also have many Financing Options available so you can get those projects done NOW! - Any Project over \$500, we respectfully request a 50% down payment to help defer material costs.

WARRANTY: We warrant to the original purchaser, all products installed are to be free of defects in material and workmanship for a period of 2 years from the date of purchase, or will be replaced or repaired.

TOTAL \$7,469.80

All Our Projects Help Homeless Children

A+ Accredited member BBB

AZ ROC 257924



# **ALLTRADES SERVICES PROPOSAL FOR SERVICES**

602-483-9061 - [alltrades.services@gmail.com](mailto:alltrades.services@gmail.com)

Alltrades Services is pleased to submit this proposal for a carport to garage conversion to:

Brandon Edwards

6714 E. Holly St.

Scottsdale AZ. 85257

## **OUR PROPOSAL**

Convert existing carport to a garage. Pour concrete stem wall. Frame walls, install building paper, plywood walls, and install board and batten siding to match existing home. Remove carport to home door and reuse in new garage wall. Replace existing door with fire rated door. Remove kitchen and dining room windows and block in openings to comply with building codes. Install 16' x 7' garage door.

Price includes labor and material: \$6250.00

Draw plans and submit to the city of Scottsdale Historic Preservation Department and Development services Department.

Price includes labor to draw plans \$1150.00

Total: \$7400.00

We warrant all products will be free of defects in material and workmanship for a period of one year.

- The location of the proposed work with notes referencing the scope of work described in Section III of the application

**B. Elevations:** *Include line drawings of the exterior elements of the building that will be impacted by the proposed work. Depending upon the nature of the work the drawings should show:*

- Wall and roof configurations,
- Location and size of window and/or door openings
- Style and configuration of windows
- Notations as to materials to be used

**C. Replacement Window Details:** If you are proposing to replace windows, include the following information:

- Note on the site plan or floor plan the location of each window being replaced and any new window locations; label each location with a number (1,2,3) or letter (a,b,c) and use the same label for photos and drawings of each window
- Include photos of each original window being replaced and label each photo with a number or letter and identify which side of the house it is on (front, side, back)
- Describe the types of windows proposed including how each operates (casement, sliders, double-hung, fixed), the material used for the frame, whether it is single pane or double-pane, and how the appearance of each replacement window compares to (is similar to) each original window.
- Include elevations, drawings or photo simulations of each replacement window, and list the dimensions of each window including the width of the frame/sash and the width of the muntins (grille)
- List the manufacturer and the product line proposed and include, if available, a brochure of the product proposed.
- Describe the muntin/grille pattern for each replacement window and whether it is on the outside of the glass (preferred), or if it is also between the panes (on double-pane) and on the inside of the window.
- Provide EPA energy efficiency rating for the proposed window (U factor of .40 or less and SHCC rating of .40 or less)

**D. Archival Documents:** *If you are planning to reconstruct or replicate a feature originally on the house or historically found within the subdivision, provide documentation on which you are basing the planned work. Documentation can include:*

- Original plans or footprints
- Historic photographs
- Contemporary photographs showing evidence of the original structure or feature

### **3. Building Product Information**

Include product information materials for items to be used including manufacturer's specification, product brochures or other items which detail materials, appearance,

finishes and installation requirements. This information will be used to determine the appropriateness of replacement materials or features.

**VI. Submission Requirements**

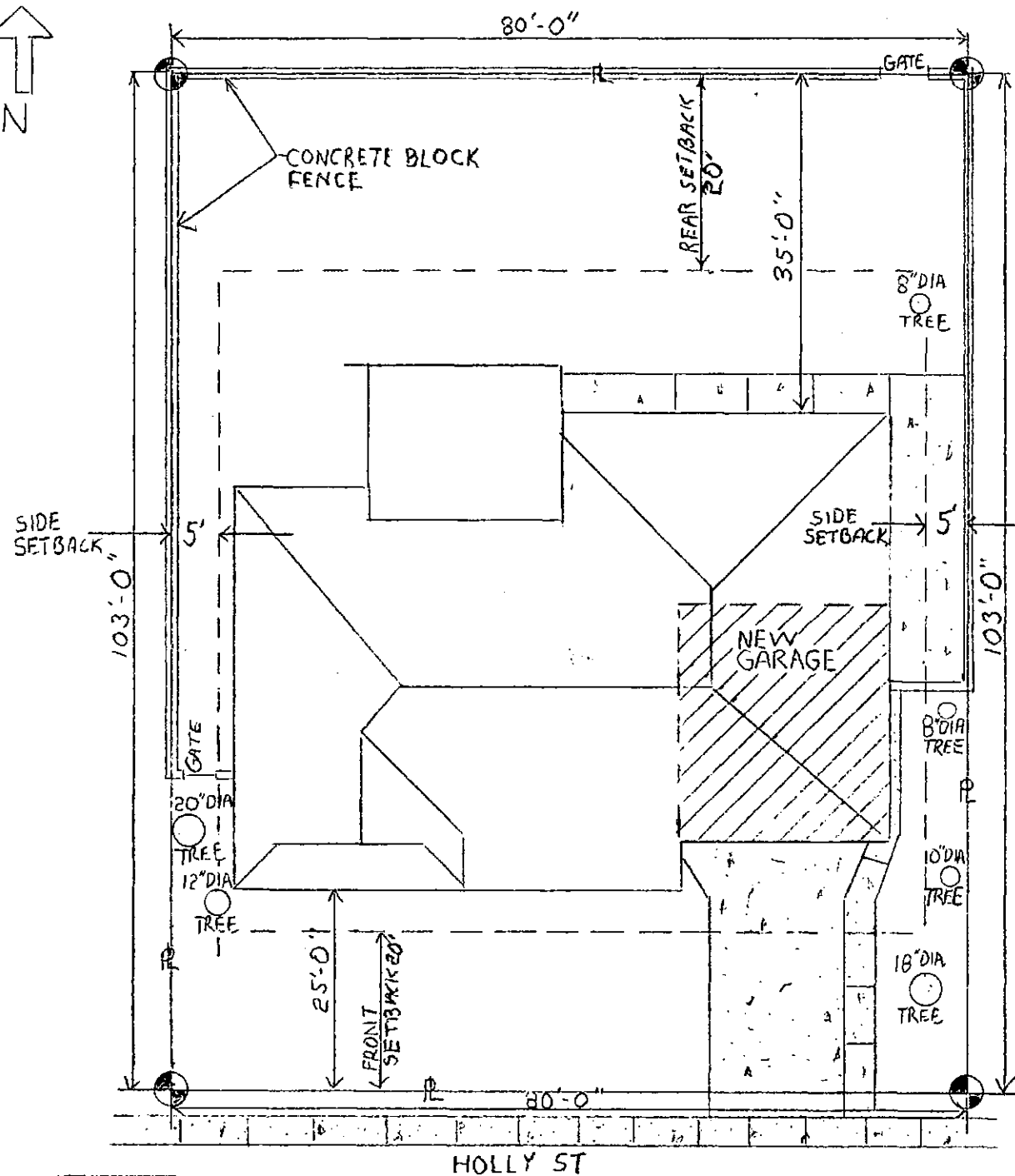
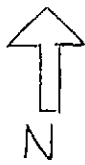
**The original signed application, two sets of photographs, one set of drawings and one set of the 2 required cost estimates should be delivered between now and 5:00 p.m. on May 1, 2015 to:**

**City of Scottsdale  
One Stop Shop  
7447 East Indian School Road, Suite 105  
Scottsdale, Arizona 85251**

Incomplete applications will be returned to the applicant and not reviewed.

I declare that I have reviewed the Historic Residential Exterior Rehabilitation Program Guidelines and I understand its contents and I am submitting this application in accordance with that guide. All information is true to the best of my knowledge and belief. I acknowledge that any errors in the application may affect its review and approval. Further, I understand that applications are competitively reviewed and I may not be selected to receive funding. I understand that if I wish to change any aspect of the project after it is approved I must obtain the written consent of the City.

SIGNATURE Debra Hollenmiller DATE 7/15/2016  
SIGNATURE Brandan Edwards DATE 7/15/2016



**Site Plan**

**Edwards Carport to Garage**

Project Data:

- APN 129-31-055
- Address 6714 E. Holly St.  
Scottsdale AZ. 85257
- Zoning R 1-7
- Setbacks  
Front 20'  
Back 20'  
Sides 5'

SCALE 1" = 15'  
ON 8 1/2" x 11" PAPER

SITE  
PLAN



80'-0"

GATE

CONCRETE BLOCK FENCE

REAR SETBACK  
20'

35'-0"

8" DIA TREE

SIDE SETBACK  
5'

103'-0"

NEW GARAGE

8" DIA TREE

10" DIA TREE

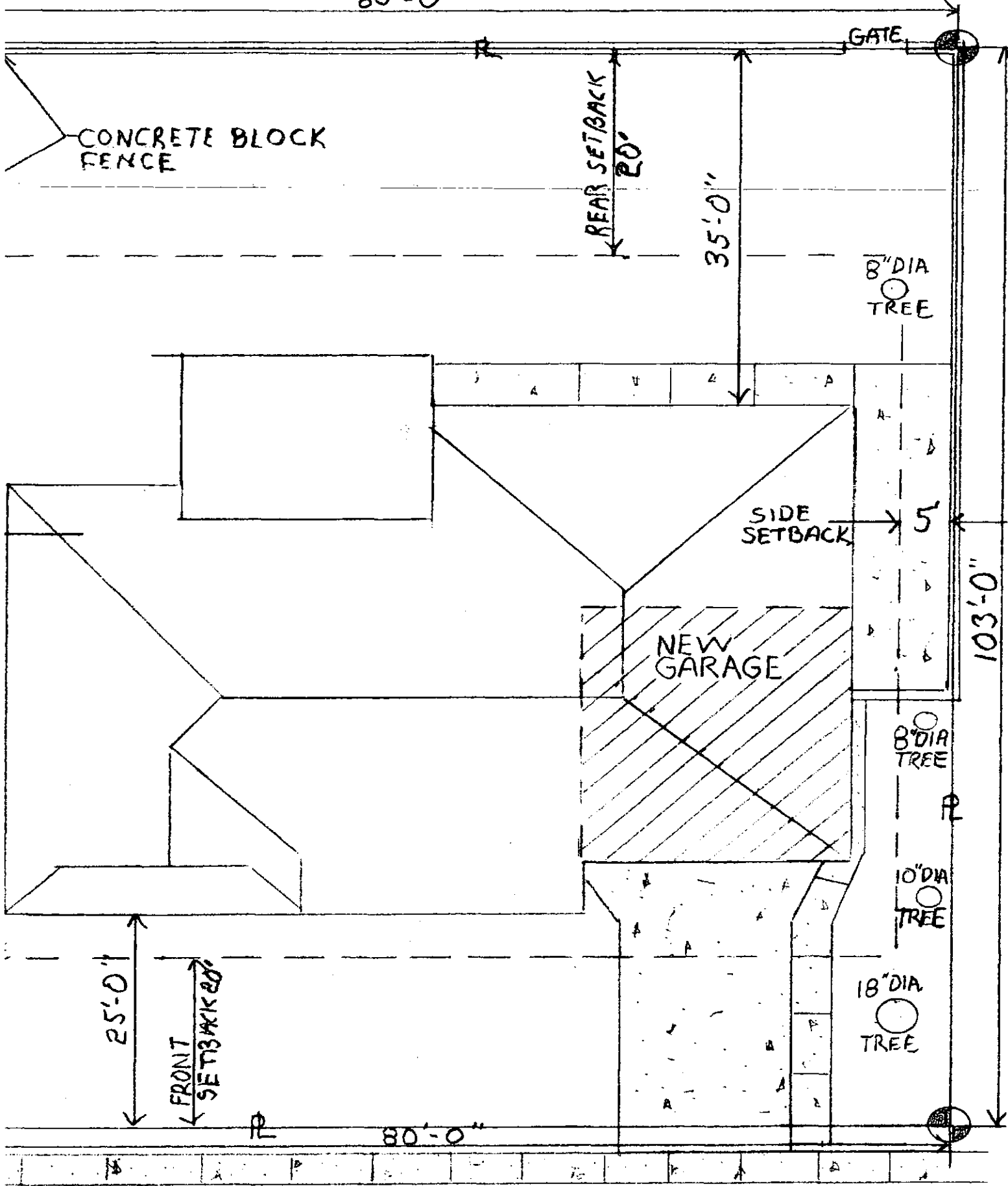
18" DIA TREE

25'-0"

FRONT SETBACK

80'-0"

HOLLY ST



# Conversion Plan

## Edwards Carport to Garage

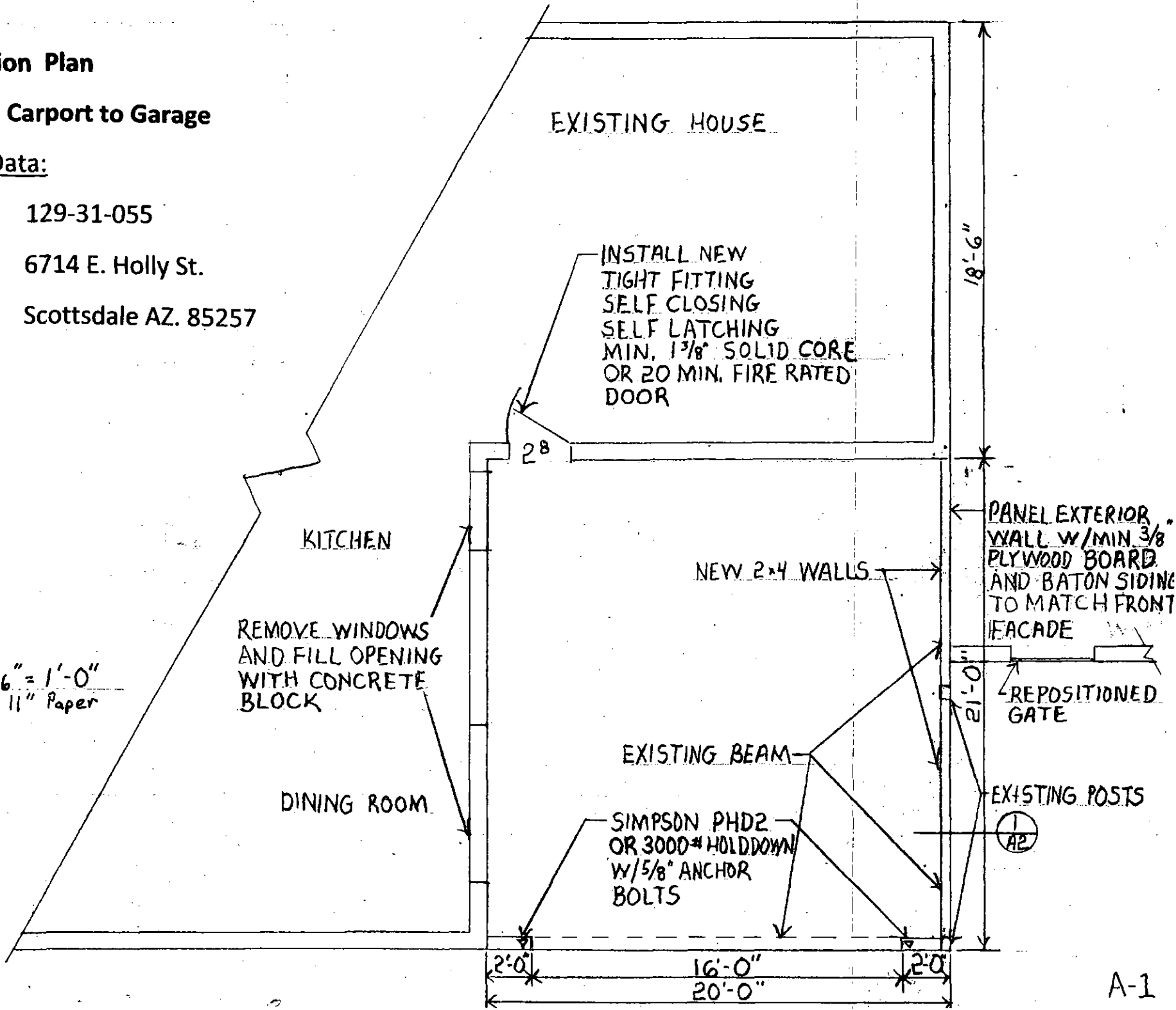
### Project Data:

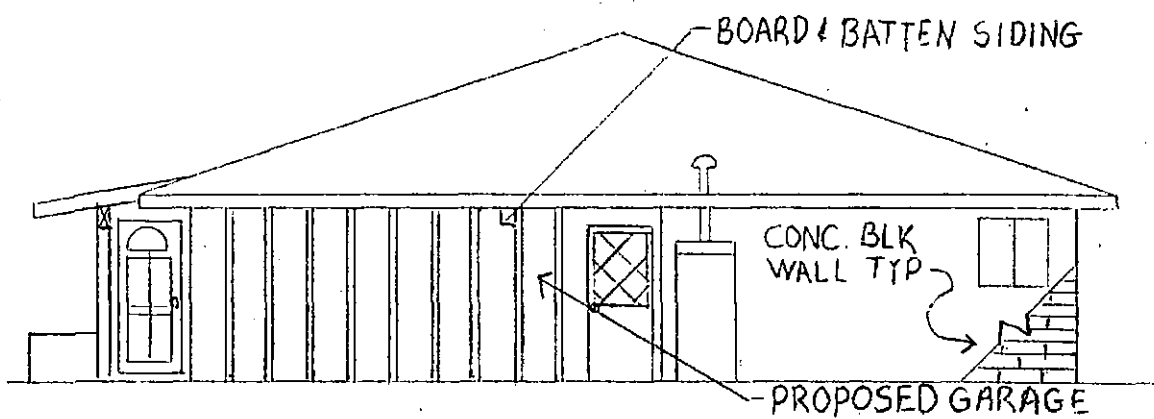
APN 129-31-055

Address 6714 E. Holly St.

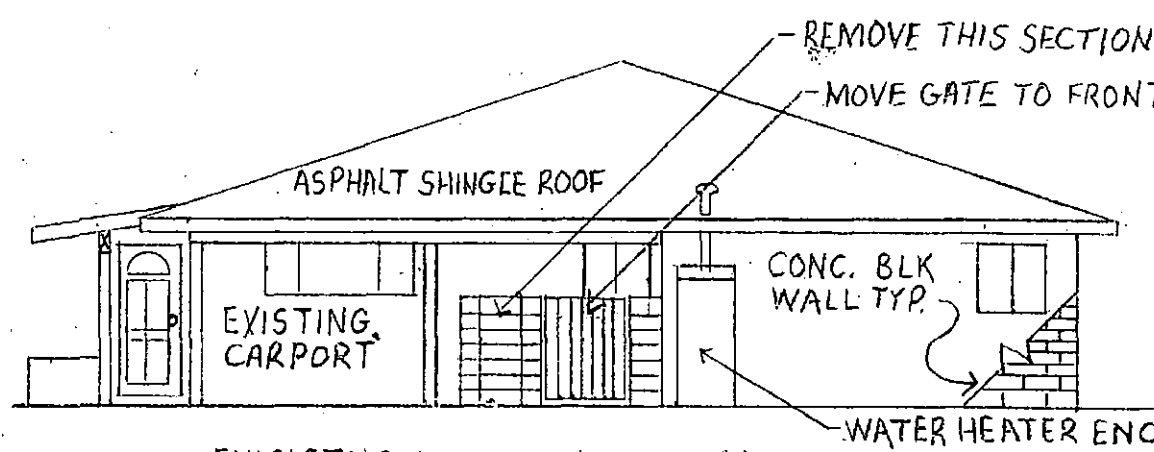
Scottsdale AZ. 85257

SCALE  $\frac{3}{16}'' = 1'-0''$   
ON  $8\frac{1}{2}'' \times 11''$  Paper

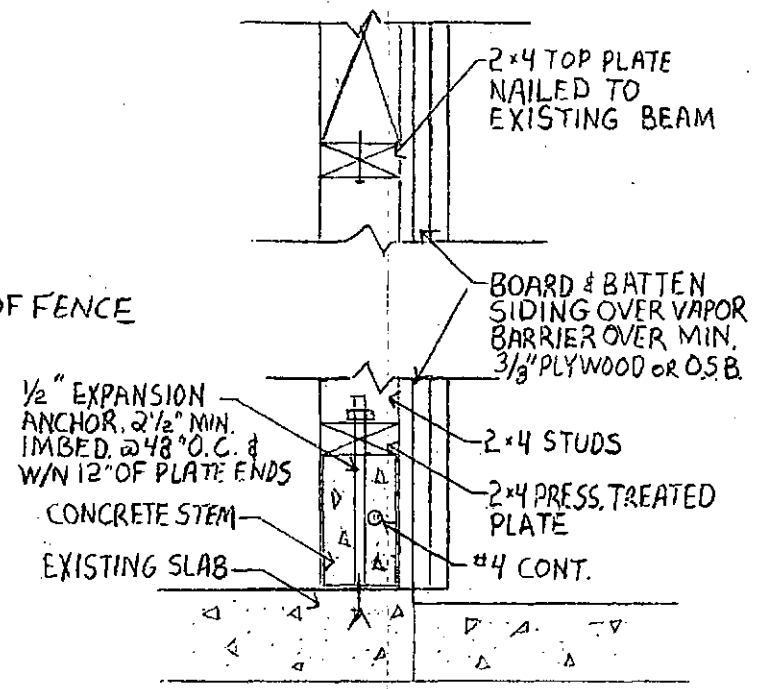




PROPOSED EAST ELEVATION  
SCALE 1/8" = 1'-0" ON 8 1/2 x 11



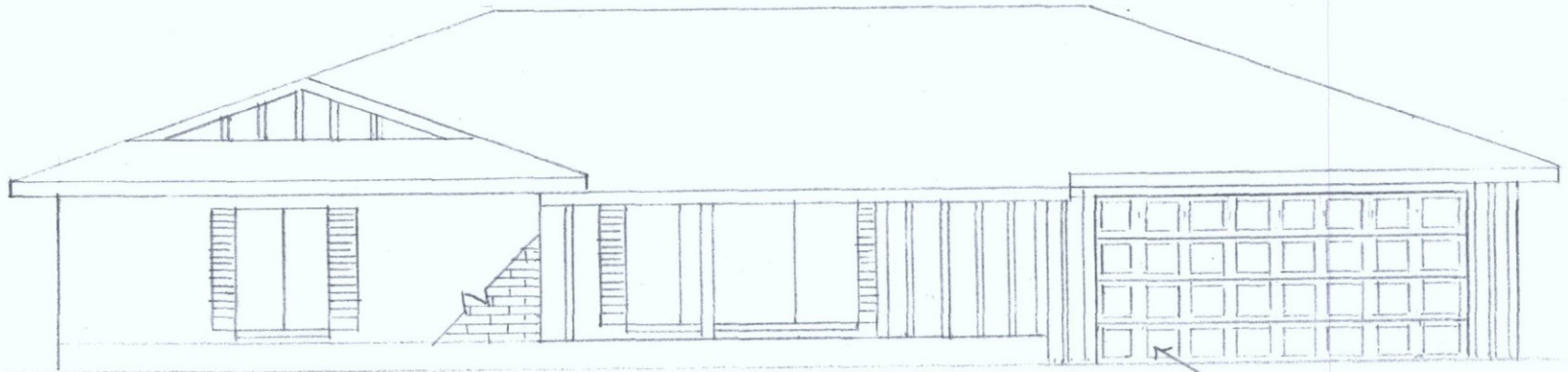
EXISTING EAST ELEVATION  
SCALE 1/8" = 1'-0" ON 8 1/2 x 11



EXTERIOR INFILL WALL BETWEEN

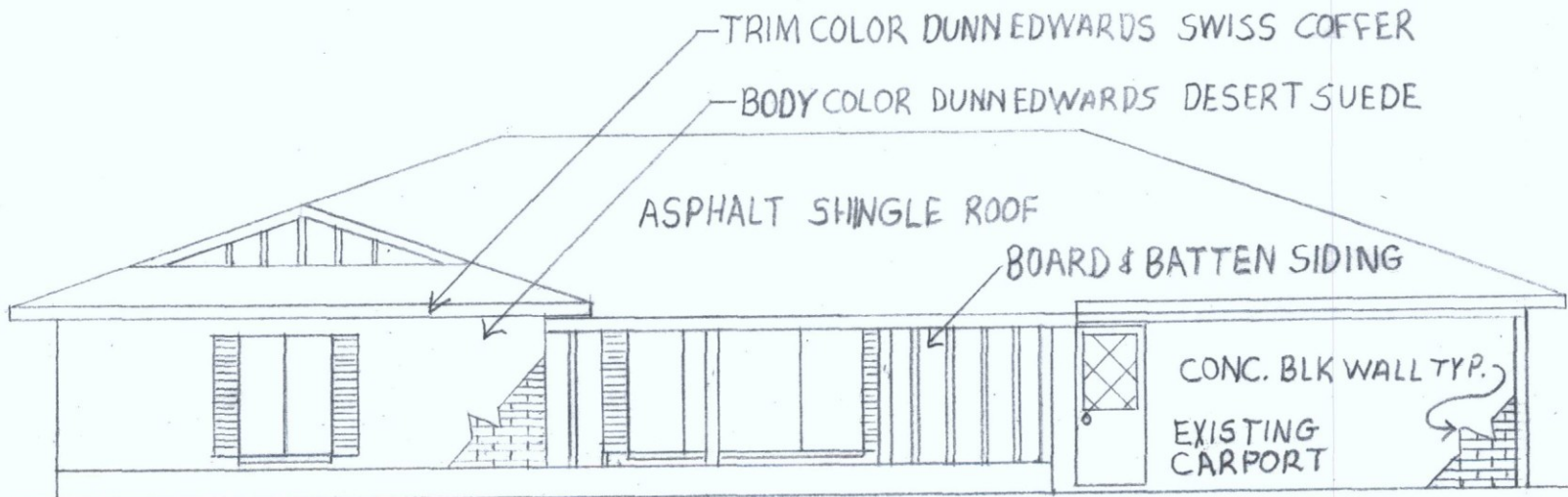
Ⓛ A-2 EXISTING POST & BEAM CONST.  
SCALE 1/2" = 1'-0" ON 8 1/2 x 11"





PROPOSED FRONT ELEVATION  
SCALE 1/8" = 1'-0" ON 8 1/2" x 11" PAPER

PROPOSED GARAGE  
W/ BOARD & BATTEN SIDING



TRIM COLOR DUNNEDWARDS SWISS COFFER

BODY COLOR DUNNEDWARDS DESERT SUEDE

ASPHALT SHINGLE ROOF

BOARD & BATTEN SIDING

CONC. BLK WALL TYP.

EXISTING  
CARPORT

EXISTING FRONT ELEVATION  
SCALE 1/8" = 1'-0" ON 8 1/2" x 11" PAPER