

**Marked Agendas
Approved Minutes
Approved Reports**



CERTIFICATE OF APPROPRIATENESS

17-HP-2016

Waymack Townhouse Exterior Rehabilitation

APPLICATION INFORMATION

LOCATION: 4801 N 75th Wy
PARCEL: 173-31-020H
Q.S.: 18-45
CODE VIOLATION:n/a
ZONING: R-5 HP

APPLICANT: Forrest Waymack
COMPANY: Forrest Waymack
ADDRESS: 4801 N 75Th Way Scottsdale, AZ 85251
PHONE: 480-720-3255

Request: For approval of a Certificate of Appropriateness-Historic Preservation for an exterior rehabilitation including: new paint colors; the replacement of windows; the removal of wood accent spindles from front windows; and installation of new decorative shutters at the front windows.
&
Administrative approval of an interior door replacement and a new electrical panel attached to the southern side of the residence.

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.

STIPULATIONS

1. The proposed paint colors, windows, and wood shutters shall substantially adhere to the plans approved by the Historic Preservation Commission on December 1, 2016.
2. The relocated electrical panel from the eastern side of the building to the southern side shall be painted Restrained Gold, SW 6129, where possible, in order to match the body of the home.

RELATED CASES

Permit# 94016, 13-ZN-2010

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, to the One-Stop-Shop with a permit application to obtain a remodel permit.

Please contact Katie Posler at (480) 312-2703 to review the exterior changes when the work is completed.

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:

Katie Posler

DATE:

12/13/16

Katie Posler, Associate Planner

&

Steve Venker, Historic Preservation Officer

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

HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: December 1, 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.*

ACTION

Case Name: Waymack Townhouse Exterior Rehabilitation

Case Number: 17-HP-2016

Location: 4801 N. 75th Way

Request: Request approval of a Certificate of Appropriateness – Historic Preservation for an exterior rehabilitation of a residence including: new paint colors; the replacement of windows; the removal of wood accent spindles from front windows; and installation of new decorative shutters at the front windows.

OWNER & APPLICANT CONTACT

Forrest Waymack
480-720-3255

BACKGROUND

Zoning & Development

The site is zoned Multi-family Residential, Historic Property (R-5 HP). The subject property was annexed into the City in 1961 through Ord. 130, and the Scottsdale R-5 zoning was applied. The residence appears on aerials as early as 1962. A permitted attached patio cover was added to the rear of the building in 2004. City Council approved the Historic Property overlay for this site, and the Villa Monterey subdivisions on June 7, 2011.

Historic Preservation Plan

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

The plan includes preserving the historic scale and arrangement of the building and maintaining the shape and forms that characterize the building within the development.

Context

The subject site is located at the northeast corner of N. 75th Way and E. Rancho Vista Drive within the Villa Monterey Unit One subdivision, (refer to context aerials).

Adjacent Uses and Zoning

- North Existing residence, zoned Multi-family Residential, Historic Property (R-5 HP); Villa Monterey Unit One
- South Existing residence, zoned Multi-family Residential, Historic Property (R-5 HP); Villa Monterey Unit One

- East Existing residence, zoned Multi-family Residential, Historic Property (R-5 HP); Villa Monterey Unit One
- West Existing recreation area and community pool within a common area tract, zoned Multi-family Residential, Historic Property (R-5 HP); Villa Monterey Unit One

Key Items for Consideration

- Applicant has HOA approvals for proposed work (refer to attachment #11)
- Proposed color scheme complies with sensitive design principles and interim guidelines
- Original aluminum horizontal sliding windows in the front and rear of the home are being replaced with similar vinyl horizontal sliding windows in the same shape and location
- Original window cover decorative spindles to be replaced with decorative wood shutters that are typical throughout the neighborhood

DEVELOPMENT PROPOSAL

Description of Historic District

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, E. Medlock Drive on the north, E. Meadowbrook Avenue to the south and N. 79th Place on the east.

The Villa Monterey Units 1-7 Historic District is an example of typical post-World War II single-family townhome development practices from the 1960's in Scottsdale. Its development includes southwestern architectural styles, such as "Ranch House" and "Postwar Period Revivals" commonly found in Scottsdale during the postwar era.

In 2011, when the Historic District designation was approved for this neighborhood, 99 percent of the homes were considered "contributing" to the historic character of the neighborhood. Character-defining features of the subject property within the Villa Monterey Units 1-7 Historic District include:

- Entry signage, low walls and picturesque structures and elements define entrances to community
- Primarily one-story houses
- House walls constructed of painted concrete block
- Mostly flat-roof, with some low-pitch gable and hip roofs
- Ornamental detailing applied to exterior wall surfaces and surrounding doors, windows and porches
- The original steel slider windows have horizontal proportions in simple rectangle and square shapes with large picture windows as dominant elements of most home's front elevation

Goal/Purpose of Request

The applicant's request is for a Certificate of Appropriateness – Historic Preservation for an exterior rehabilitation of a residence including: new paint colors; the replacement of windows; the removal of wood accent spindles from front windows; and installation of new decorative shutters at the front windows. The applicant is not requesting Historic Residential Exterior Rehabilitation (HRER) funding.

Neighborhood Communication

Current Planning Staff sent heads-up post cards to the neighbors located within 750 feet of the subject site. A sign was also posted on the property with case details and the hearing date. The applicant reached out to nearby neighbors to get their opinions and comments on the proposal. Staff has received two phone calls concerning questions on the Villa Monterey Guidelines and Historic Preservation process.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

Policy 9: Preserve the historic windows and window coverings that contribute to character of the townhouse.

Guidelines:

9.1 Preserve the location, number, opening size and arrangement of historic windows and original coverings 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 applicant is proposing to remove original spindle window coverings and original aluminum sliding windows in the front of the residence. The proposed vinyl window replacements will be in the same shape and location as the originals and are also horizontal sliders (refer to attachment #7).

To ensure there will still be a historic decorative window feature, the proposal includes wood shutters at the sides of the windows (refer to attachment #7). Wood shutters are a common trend in the Villa Monterey subdivision. Another reoccurring feature throughout the community is desert tone fabric or metal awnings above windows (refer to attachment #8).

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

Guidelines:

12.1 Maintain the painted surfaces of the concrete block and wood walls, columns and trim.

12.3 Avoid applying stucco to exterior walls that obscure the painted finishes of the concrete block or cover decorative bands of tile, block or brick.

12: 4 Sandblasting or chemical removal of paint from concrete blocks is not recommended because of damage it can cause to the block.

12.5 Avoid using unpainted or stained wood when repairing or replacing wood trim.

12.6 When painting the house's 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 color scheme includes painting the concrete block body and wood overhang trim of the house Sherwin Williams Restrained Gold (SW 6129). The new window shutters and rounded wood accent pop-outs will be painted Sherwin Williams Sable (SW 6083) (refer to attachment #10). These muted desert colors match the neighboring homes and community pool barrier wall directly across the street. This palette also received HOA approval.

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

Guidelines:

16.3 Maintain the mature trees and shrubbery wherever possible.

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.

16.5 Continue the pattern of using low planter beds around the house foundations and along front patios. Construct the beds so that water drains away from the foundation.

Use block, brick or stone materials that were historically used as accent materials on the historic homes.

Staff Analysis:

The mature olive tree in the front yard of the subject site will be maintained (refer to attachment #9). There is also a diverse amount of flowers and shrubs surrounding the tree to create a colorful front yard.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve the new paint colors, replacement of windows, removal of wood accent spindles from front windows, and installation of new decorative shutters at the front windows, finding that the Interim Historic Preservation Guidelines for Villa Monterey Units 1-7 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

Proposed Next Steps:

A building permit is required for the proposed exterior window and interior door replacements.

RESPONSIBLE DEPARTMENTS

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACT

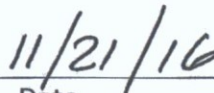
Katie Posler
Associate Planner
Phone: 480-312-2703
E-mail: kposler@ScottsdaleAZ.gov

APPROVED BY


Katie Posler, Associate Planner, Report Author


Date


Steve Venker, Historic Preservation Officer
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov


Date

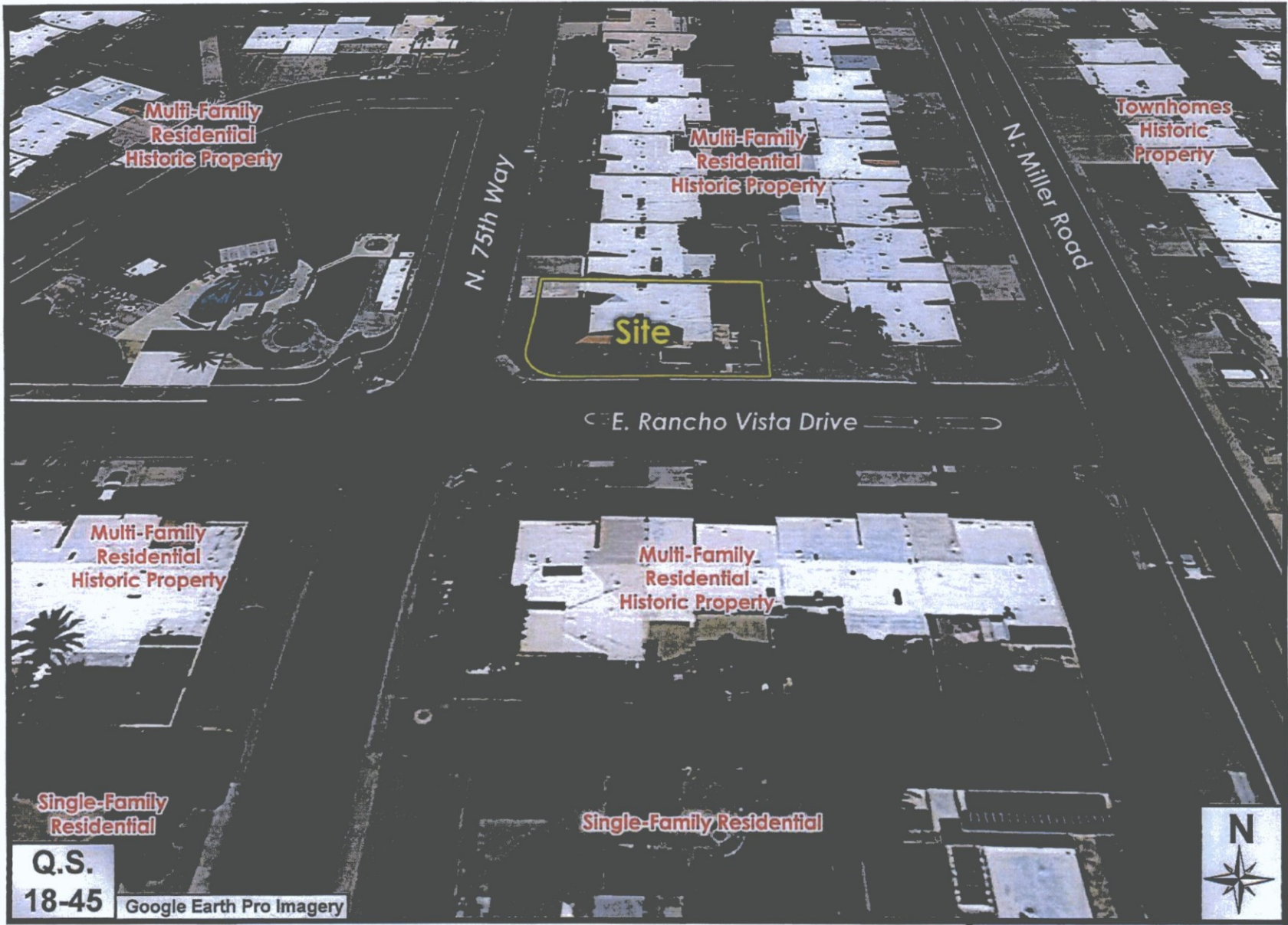
ATTACHMENTS

1. Context Aerial
2. Close-Up Aerial
3. Zoning Map
4. Applicant's Scope of Work
5. Floor Plan
6. Existing Original Window Spindles and Windows To Be Removed
7. Proposed Window Replacements and Shutters
8. Neighboring Window Trends
9. Existing Building Elevations
10. Proposed Color Samples and Building Elevations
11. HOA Approval Letters
12. City Notification Map



Waymack Repaint and Window Replacements

17-HP-2016



Waymack Repaint and Window Replacements

17-HP-2016



Waymack Repaint and Window Replacements

17-HP-2016

4801 N 75th Way
Scope of work

Replace existing single pane aluminum horizontal sliding windows with Tan colored Milgard Tuscany series Vinyl sliding windows.

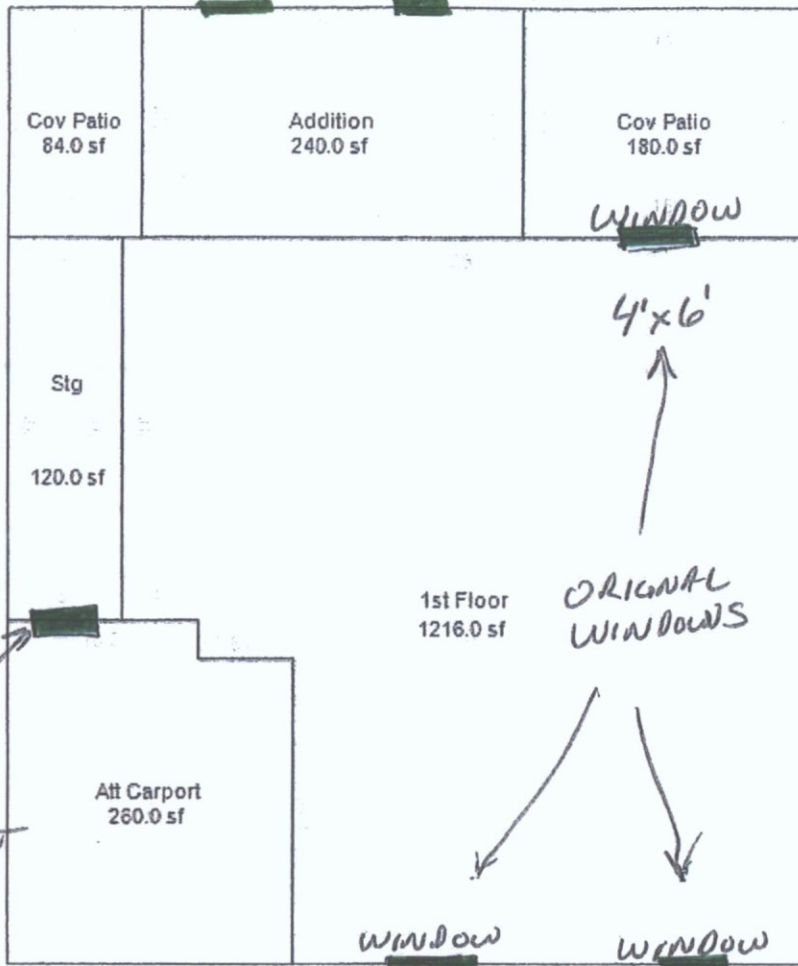
Replace door in carport that leads to laundry room with like kind.

Remove existing spindles that cover front windows (one of which blocks bedroom emergency egress).

Install wood shutters next to two front windows (per attached example).

Repaint exterior of house with, body to be SW6129 & accent shutters and popouts with SW 6083.

2) BLACK ALUMINUM FRAME SLIDERS 4'x6' - NOT ORIGINAL



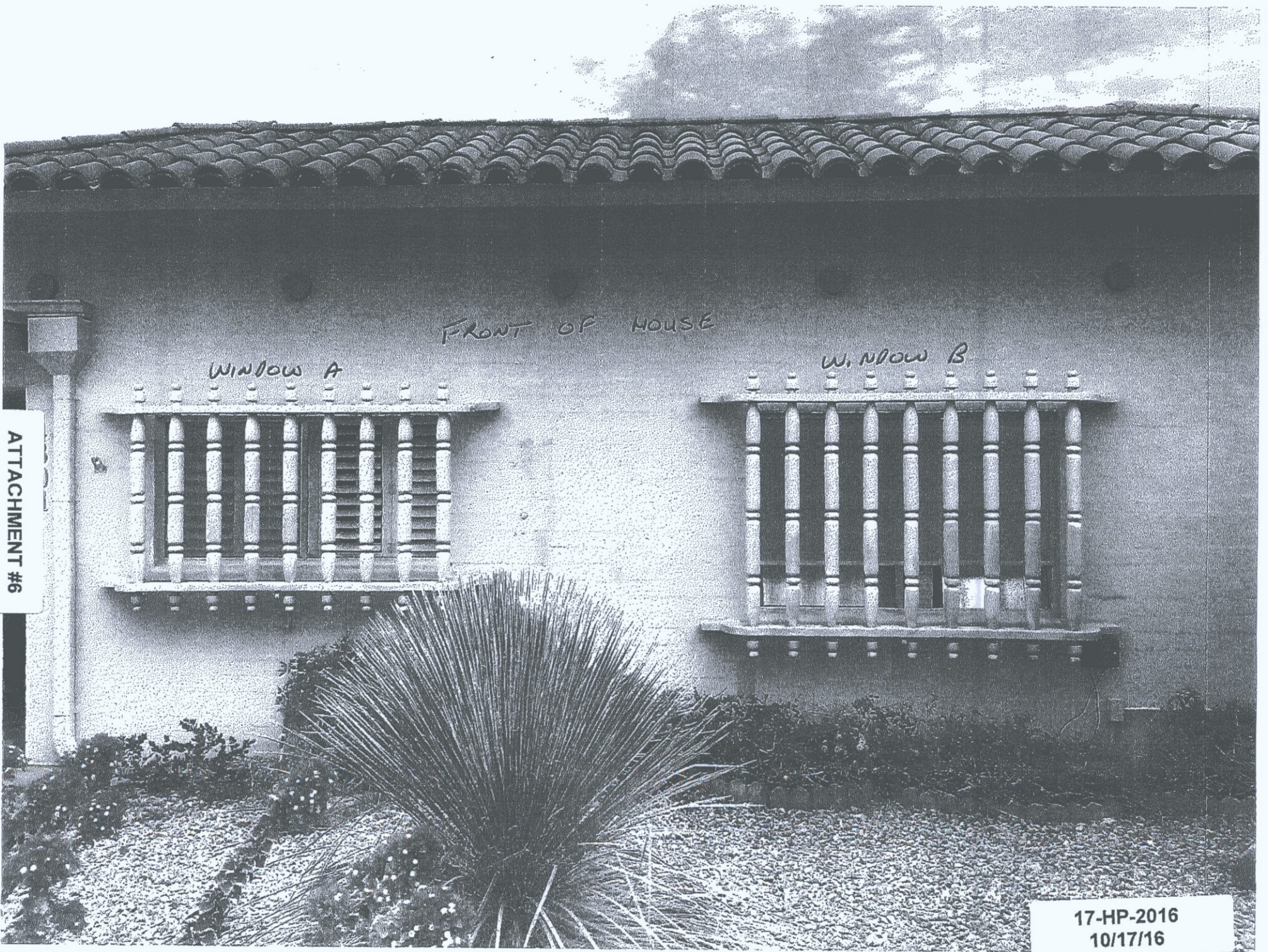
LINE FOR LIKE REPLACEMENT OF LAUNDRY ROOM DOOR @ CARPORT

FRONT

FLOOR PLAN



17-HP-2016
10/17/16



ATTACHMENT #6

FRONT OF HOUSE

WINDOW A

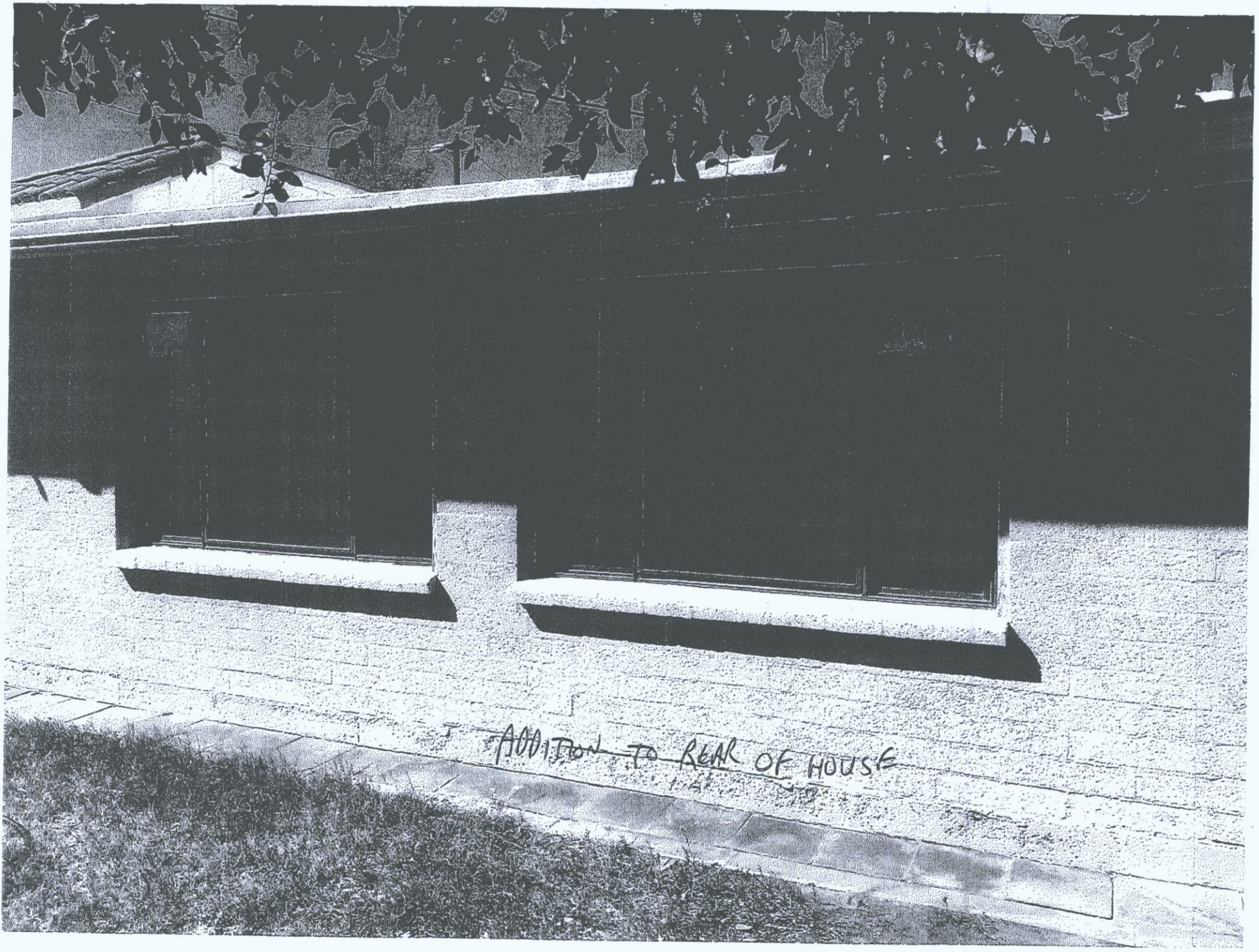
WINDOW B

17-HP-2016
10/17/16

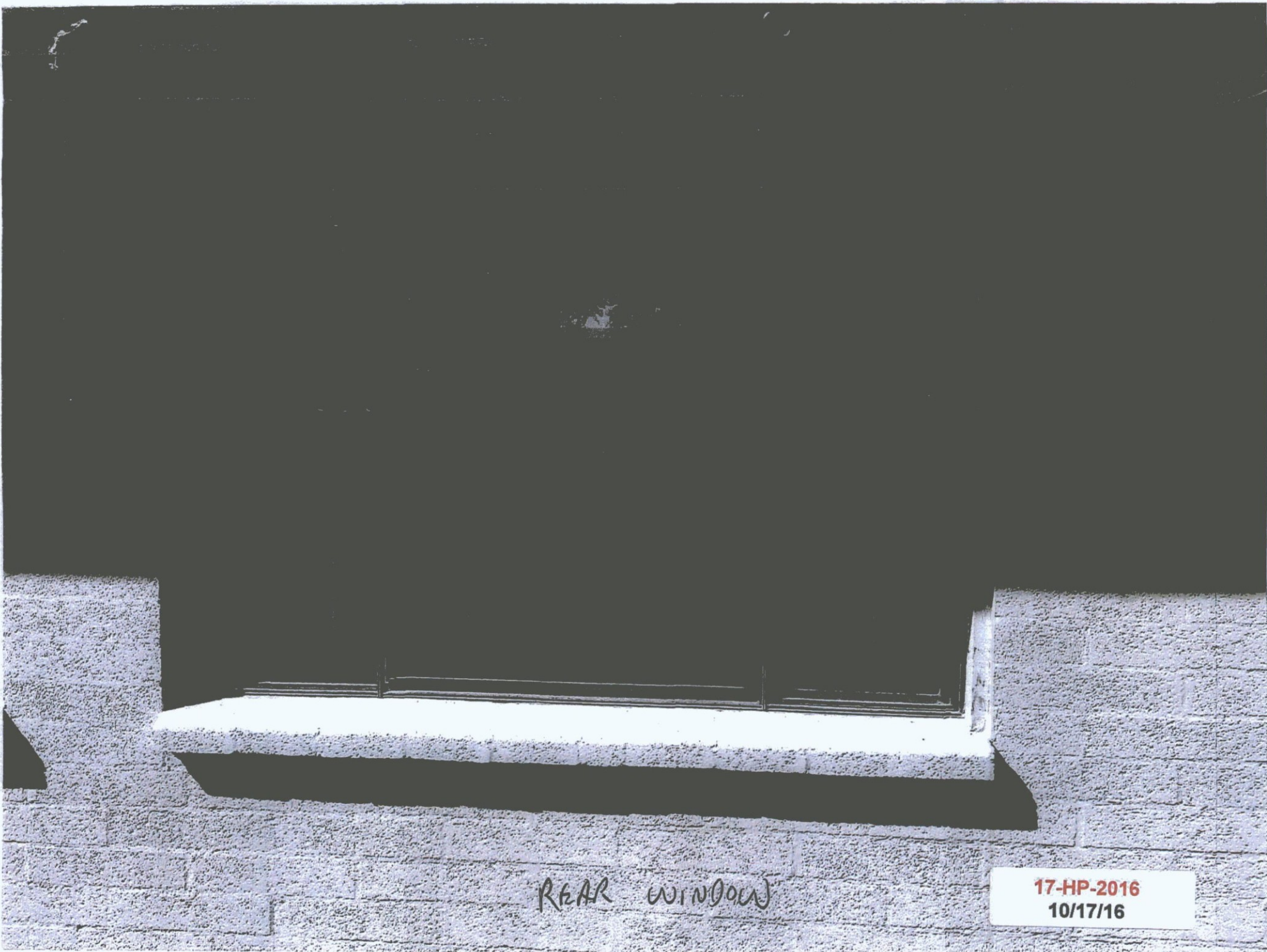
ORIGINAL ALUMINUM SLIDING WINDOWS

2) 4' x 6'

1) 3' x 6'

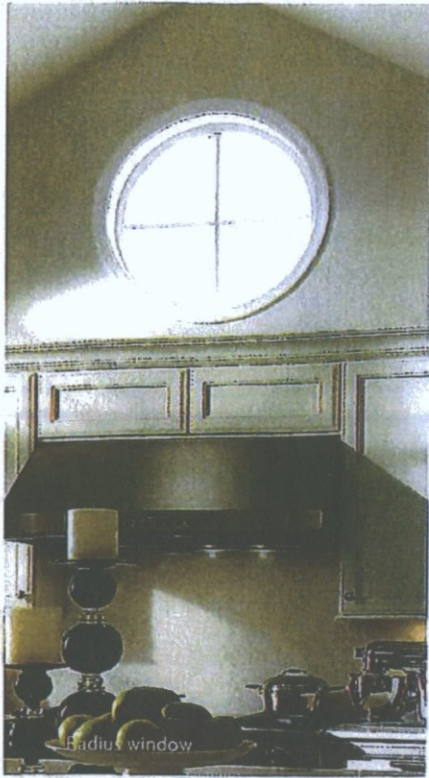


ADDITION TO REAR OF HOUSE



REAR WINDOW

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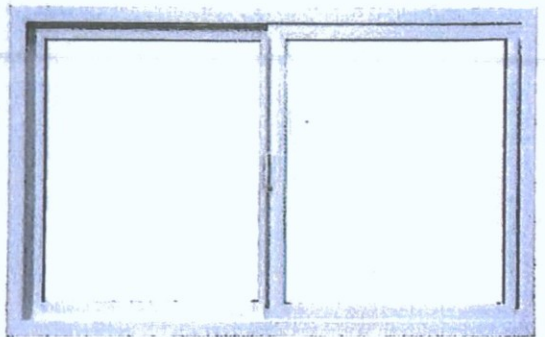


Radius window



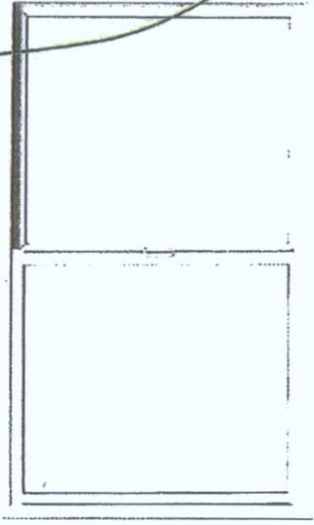
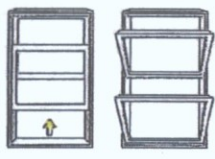
Horizontal sliding window

Horizontal Slider
Double Horizontal Slider
 (Half Vent) Min 2'0"x1'6" Max 6'0"x6'0"

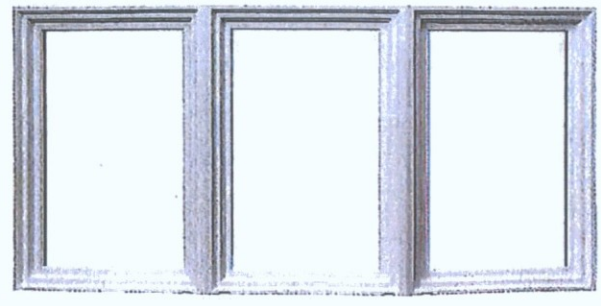


Radius window, French style sliding door

Single Hung
Double Hung
 Single Hung: Min 1'6"x2'0"
 Max 4'0"x8'0"
 Double Hung: Min 1'6"x3'0"
 Max 4'0"x6'6"



Bow
 Min 3'0"x1'0" Max 10'0"x5'0"



Radius
 Min Max: varies based on window combination



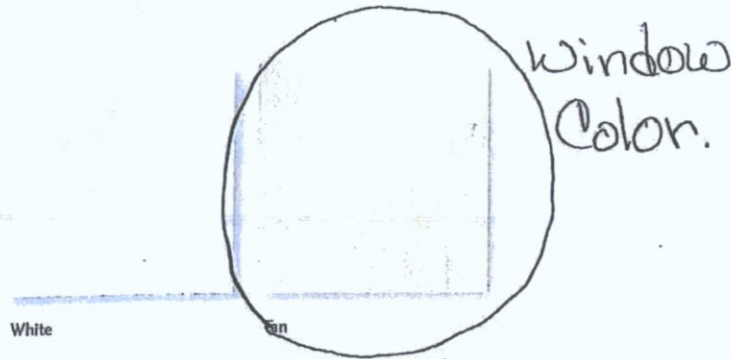
Specialty Windows



Premium Exterior Vinyl Finishes

Tuscany® Series gives you design flexibility with eight premium and two standard exterior colors.

Standard
Matching interior



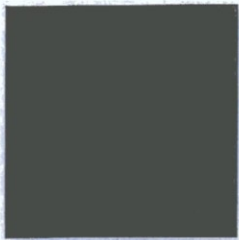
Premium
White interior only



Bronze



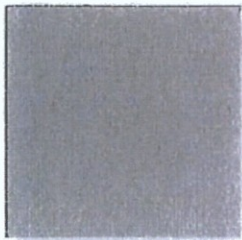
Espresso



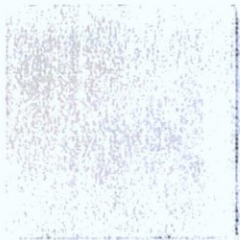
Classic Brown



Tweed



Silver



Fog



Sand



Ivory

Colors shown are approximate due to printing limitations.



Reviews from miford.com -

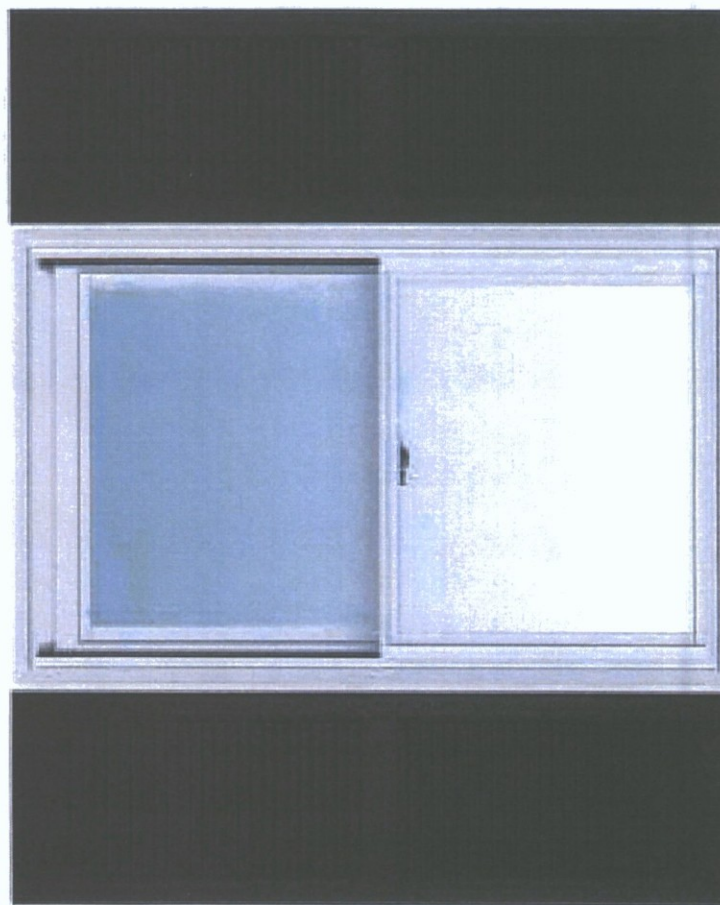
The windows slide & lock with just one hand so effortlessly & automatic with the SmartTouch® locks & I feel very safe with these locks on my bedroom windows.

— Burbank, CA

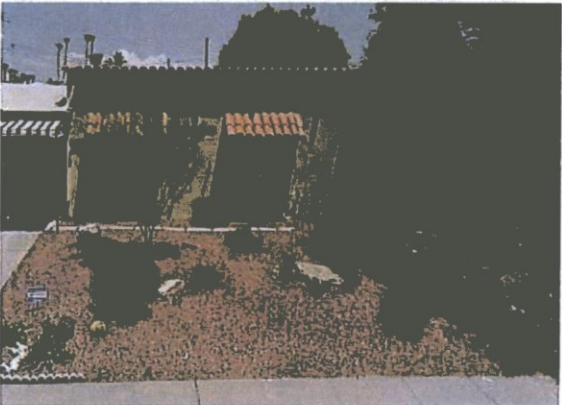
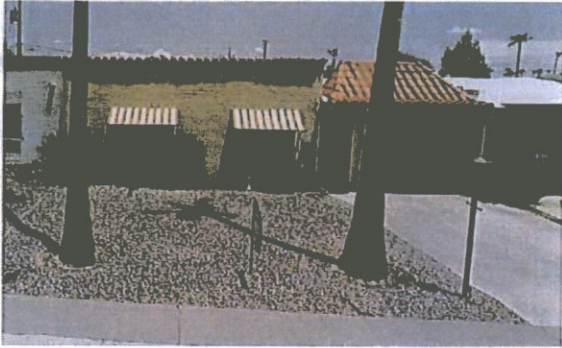
Our Milgard Tuscany windows are high-quality and stylish, yet simple. We immediately noticed a decrease in street noise and an increase in room comfort.

— Tempe, AZ

17-HP-2016
10/17/16




Neighboring Window Trends





ATTACHMENT #9

SW 6083
Sable
Interior / Exterior
Locator Number: 198-C7




198

COORDINATING COLORS SIMILAR COLORS DETAILS

← window
shutters
&
round accent
pop outs

SW 6129
Restrained Gold
Interior / Exterior
Locator Number: 140-C3



140

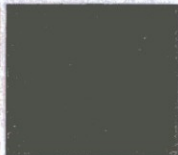
COORDINATING COLORS SIMILAR COLORS DETAILS

← body and
trim of
home



My Color Palette

SW 6129
Restrained Gold



4801 N 75TH WAY
WAYMACK



From: Julia Kerrigan juliaflynnk@gmail.com
Subject: Villa Monterey Unit One
Date: October 7, 2016 at 8:06 AM
To: thosewaymacks@yahoo.com

Kathy and Forrest,

The Board has approved the replacement of your windows in your house at 4801 N. 75th Way.

Julia Kerrigan
Secretary Villa Monterey Unit One

From: **Julia Kerrigan** juliaflynnk@gmail.com
Subject: Paint Color for your Home
Date: November 3, 2016 at 11:54 AM
To: **Waymack Forrest & Kathy** kcwaymack@yahoo.com



The Board of Directors approves the following requests:
SW 6129 for the body of the house, all the over hangs, and fascia

SW 6083 for the shutters and vegas (round elements)

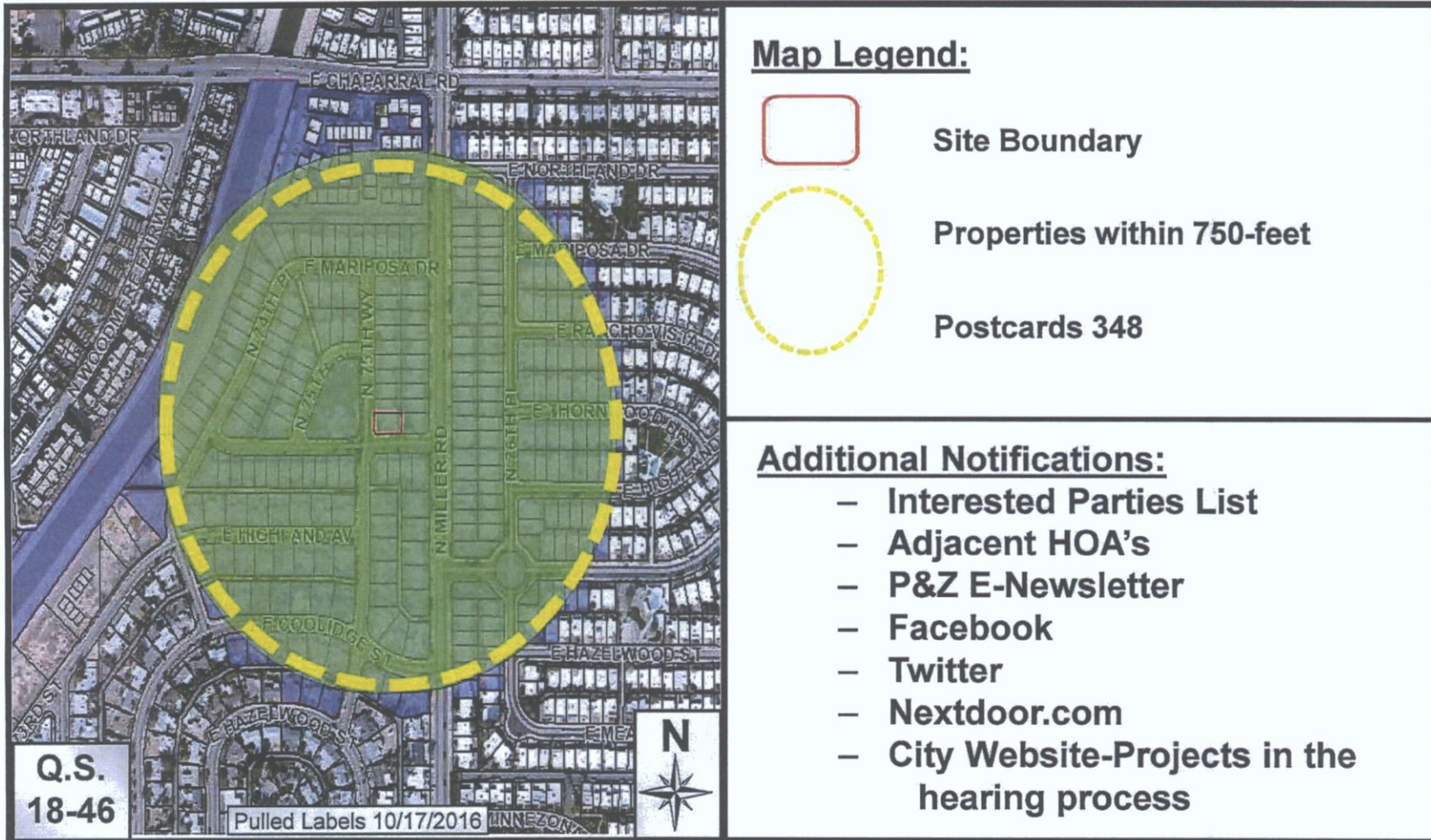
The Board would prefer that you paint the window sills and the fascia over the carport the same color as the body of the house (SW 6129)

Thank you,

Julia Kerrigan
Secretary
Villa Monterey Unit One

City Notifications – Mailing List Selection Map

ATTACHMENT #12



Waymack Remodel

17-HP-2016