

**Marked Agendas
Approved Minutes
Approved Reports**



CERTIFICATE OF APPROPRIATENESS

20-HP-2016

MacAuley Carport Conversion

APPLICATION INFORMATION

LOCATION: 4920 N 77th Pl

PARCEL: 173-30-225

Q.S.: 18-46

CODE VIOLATION #:

APPLICANT: Brett Krupps

COMPANY: Krupps & Sons LLC

ADDRESS: 15402 N 45th Pl Phoenix, AZ 85032

PHONE: 602-518-0896

Request: Request approval of a Certificate of Appropriateness-Historic Preservation for the conversion of a carport to an enclosed 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 is consistent with the Historic Preservation Plan for the resource.

STIPULATIONS

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. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevation submitted by Krupps and Sons LLC., with a city staff date of 10-21-2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Krupps and Sons LLC., with a city staff date of 10-21-2016.
2. All improvement colors, finishes, and materials shall complement the character of historic wall materials found on the original building or on other buildings in the development.
3. Proposed front door location will use the existing carport door at this location adjacent to the proposed garage door. If the existing door is poor in condition, and cannot be reused, the Owner will provide a door similar in design and size. Staff will inspect condition of existing front door.
4. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
5. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
6. Owner will schedule a final inspection by staff prior to Certificate of Occupancy is issued.

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

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for plan review:

ARCHITECTURAL: 4 sets of architectural plans and 1 additional site plan and elevation

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:



DATE: December 1, 2016

Jesus Murillo, 480-312-7849

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. 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: MacAuley Carport Conversion
Case Number: 20-HP-2016
Location: 4920 N. 77th Place
Request: Request approval of a Certificate of Appropriateness-Historic Preservation for the conversion of a carport to an enclosed garage.

OWNER

Amy MacAuley
480-695-3159

APPLICANT CONTACT

Brett Krupps
Krupps & Sons LLC
602-518-0896

BACKGROUND

Zoning

The site is zoned Townhouse Residential, Historic Property (R-4 HP). The Historic Property designation was approved on June 7, 2011 through cases 4-HP-2010 and 13-ZN-2010.

Historic Preservation Plan

Villa Monterey Units 1-7 Interim Historic Preservation Guidelines

There is no evidence of any approvals granted on this property since it attained HP designation.

Context

This property is generally located on the southwest corner of the intersection of E. Chaparral Road and N. 78th Street. More specifically, the site is located on N. 77th Street, between E. Northland Drive and E. Mariposa Drive. The surrounding properties are all within the Villa Monterey Unit Four-D subdivision.

Adjacent Uses and Zoning

- North Townhouse Residential, Historic Property (R-4 HP)
- South Townhouse Residential, Historic Property (R-4 HP)
- East Townhouse Residential, Historic Property (R-4 HP)
- West Townhouse Residential, Historic Property (R-4 HP)

Key Items for Consideration

- Proposed carport enclosure plan that require building permit for exterior work must be reviewed and approved by the Historic Preservation office prior to building permit issuance.
- Compliance with the Interim Guidelines for Villa Monterey Units 1-7. The Historic Preservation Commission approved the Interim Guidelines for Villa Monterey Units 1-7 Historic District on July 14, 2011.

DEVELOPMENT PROPOSAL

Description of Historic Property

The 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. Further, it is associated with an individual, David Friedman, who pioneered successful practices that influenced how townhomes 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 receives sensitive treatment during exterior rehabilitation and restoration work.

A noteworthy element of the development of housing in the twentieth century was the evolution of the garage. By the mid-century over half the homes constructed nationwide had an attached garage. A local variation of this trend was the spread of carports. Since there was no need to protect cars from cold weather, carports were very popular in Arizona. As they were cheaper to build than garages, this kept the cost of Valley housing lower than the national average. The interim guidelines go on to state that this in turn helped fuel the growth and prosperity that Scottsdale enjoyed in the postwar era.

The open design of the carport also helps create a distinct visual character for the developments. Within the Villa Monterey development, the structures have entry doors located under the carport rather than on the front façade of the homes. This is why carports are considered a character-defining feature of a 1960s Scottsdale townhouse development. As the interim guidelines point out "The carport space may have been planned to be enclosed to provide more living space when needed. Consequently, there are many options for the appropriate treatments for carports."

Chapter 5, *Preserving Historic Architectural Features*, states that when a door is to be replaced, the new one should match the appearance of the original and one should be careful to retain the original door location, size and shape. Finally, when replacing a historic door, it is important to preserve the original frame when feasible. The request proposes a door flush with the existing carport entrance elevation. The project request has been stipulated to move the existing door to the proposed door location.

Goal/Purpose of Request

The applicant's request is for the conversion of a carport to an enclosed garage. The applicant wishes to extend the proposed enclosed garage area to be flush with the adjoining structure.

Neighborhood Communication

A sign identifying the project name, number, request, and HPC hearing date has been posted on the site. A postcard containing case information has been sent to property owners within 750 feet of this property. Staff has received two emails in opposition to the proposed application (refer to Attachment #8).

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

Interim Guidelines for Villa Monterey Units 1-7:

Policy 1: Preserve the historic scale and arrangement of building.

Applicable Guidelines:

3. New construction should be set back from the street the same distance as the home's primary façade and adjacent structures.

Staff Analysis

- The subject structure is a townhouse adjoined to neighboring structures. The new garage façade will be brought out to be flush with the adjoining structure, and the new door façade will be setback to the existing building façade setback.
6. Maintain the orientation of the front house facing the street with a discernible front entry feature or carport entry feature.

Staff Analysis

- The orientation of the front house will continue to face the street. The entry feature will now be associated adjacent to the proposed garage façade. The proposal will provide a new door in the same alignment of the existing door.

Policy 2: Maintain the shape and forms that characterize the building with the development.

Applicable Guidelines:

2. The proportions and massing of additions and enclosures should be like that found on the existing building.

Staff Analysis

- The proportion of the carport enclosure will be like that found on the existing building. The massing will be updated to what the guidelines described as "being planned to be to provide more living space when needed"

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

Applicable Guidelines:

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 or on other buildings in the development.

Staff Analysis

- The wall finish materials are being proposed, and stipulated to, complement the character of historic wall materials found on the original building or on other buildings in the development.

Proposed work for a certificate of appropriateness

The applicant is requesting the approval of the installation of a garage door for the enclosure of an existing carport.

Development Information

- Existing Use: Single-family Residence (townhouse)
- Proposed Use: Single-family Residence (townhouse)
- Building Height Allowed: 30 feet
- Building Height Proposed: 11 feet and 1 inches

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve 5-HP-2016, MacAulay Residence finding that the provisions of the Villa Monterey Units 1-7 Interim Historic Preservation Guidelines 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 DEPARTMENTS

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACTS

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

APPROVED BY



Jesus Murillo, Report Author

11-23-16

Date



Steve Venker, Historic Preservation Officer

11/23/16

Date

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

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant’s Narrative
 - 4. Site Plan
 - 5. Existing Floor Plan
 - 6. Proposed Floor Plan
 - 7. Building Elevations
 - 8. Public Involvement

**Stipulations for the
Development Review Board Application:
MacAulay Carport Conversion
Case Number: 20-HP-2016**

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. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevation submitted by Krupps and Sons LLC., with a city staff date of 10-21-2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Krupps and Sons LLC., with a city staff date of 10-21-2016

RELEVANT CASES:

Ordinance

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

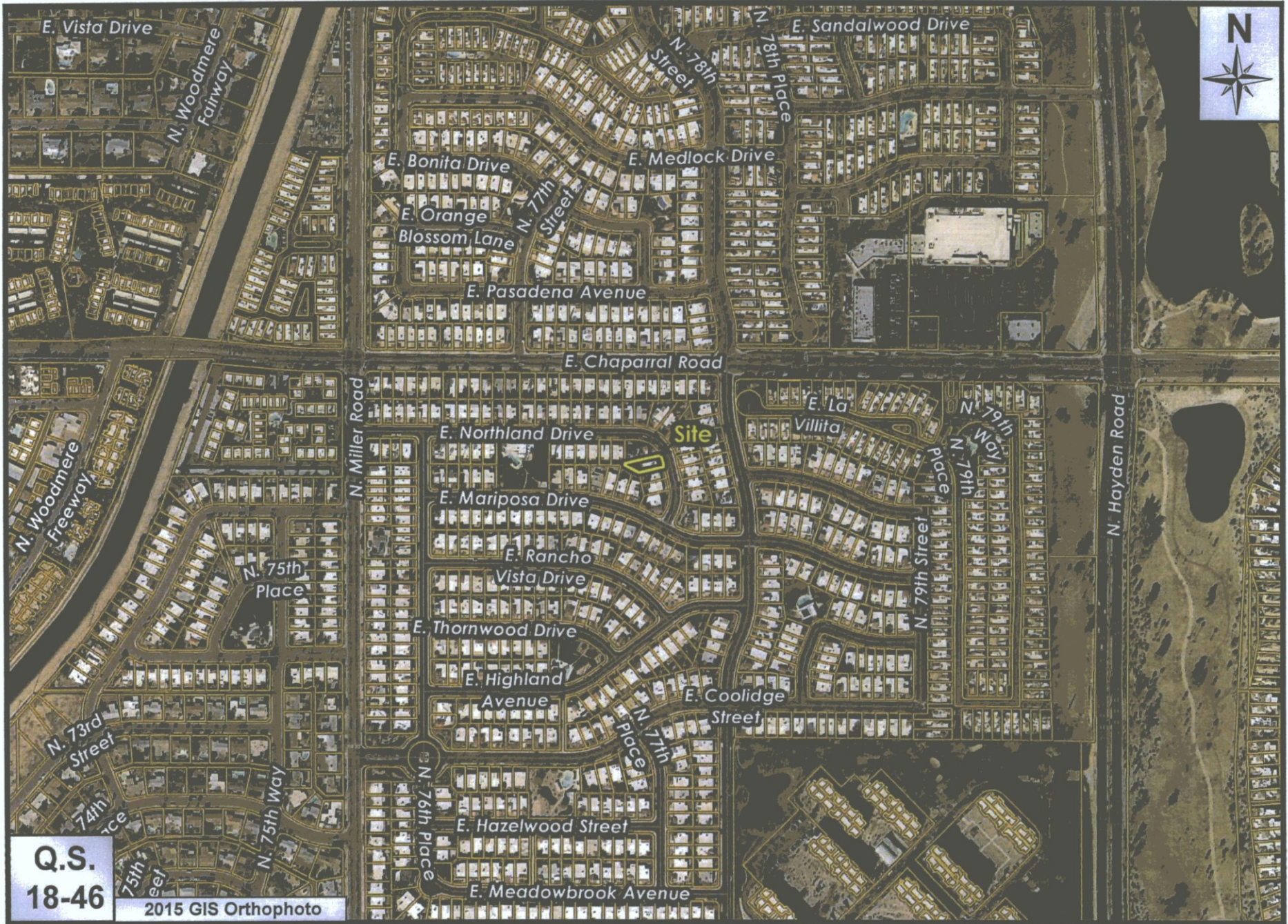
ARCHITECTURAL DESIGN:

Ordinance

- B. All improvement colors, finishes, and materials shall complement the character of historic wall materials found on the original building or on other buildings in the development.

HP Stipulations

2. Proposed front door location will use the existing carport door at this location adjacent to the proposed garage door. If the existing door is poor in condition, and cannot be reused, the Owner will provide a door similar in design and size. Staff will inspect condition of existing front door.



Q.S.
18-46

2015 GIS Orthophoto

MacAuley Carport Conversion

ATTACHMENT #1

20-HP-2016



Q.S.
18-46

2015 GIS Orthophoto

MacAuley Carport Conversion

ATTACHMENT #1A

20-HP-2016



MacAuley Carport Conversion

ATTACHMENT #2

20-HP-2016



Krupps & Sons LLC

General Contracting

Construction Management

Consulting

AZROC# 274878

APPLICATION NARRATIVE

The purpose of this request is to obtain approval for conversion of the existing carport to a garage as per plans accompanying this pre-application. This modification would be consistent with the existing design of the residence as well as similar to modifications to other properties within the subdivision.

The proposed enclosure would not alter the existing parking conditions, drainage, design/architecture or land use/lot design of the parcel. The proposed modification is in keeping with the existing style of the structure from a design/architectural standpoint.

The proposed enclosure and security gate would provide an added measure of security to the homeowner with no impact to the integrity of the surrounding architecture or the community at large. In addition, the modifications would enhance the property value of the subject parcel as well as surrounding properties.

To the best of my ability, I have found no negative impact that would result from allowing these modifications to be completed.

Sincerely,

Brett Krupps

Managing Member/Qualifying Party

Krupps & Sons LLC



Project Data

OwnerAmy MacAulay
 Address.....4920 N. 77th Place
 Scottsdale AZ 85251
 APN.....173-30-225
 MCR.....10305
 Subdivision.....Villa Monterey 4
 S/T/R.....23/2N/4E
 Deed.....160184907
 Zoning.....R4
 Lot size.....4756

Existing Livable Sq. Ft.....1440
 Existing Covered Patio Sq. Ft.....236
 Existing Car Port Sq. Ft.....280

Total Existing Sq. Ft. Under Roof ...1956

Total Livable Sq. Ft.....1440
 Total Covered Patio.....236
 Total Garage Sq. Ft.....230
 New Covered entry Sq. Ft.....72

Revised Total Sq. Ft. Under Roof..1971

Lot Coverage..41.6% (1978 / 4756 S.F.)

REVISION TABLE	REVISION BY	DESCRIPTION

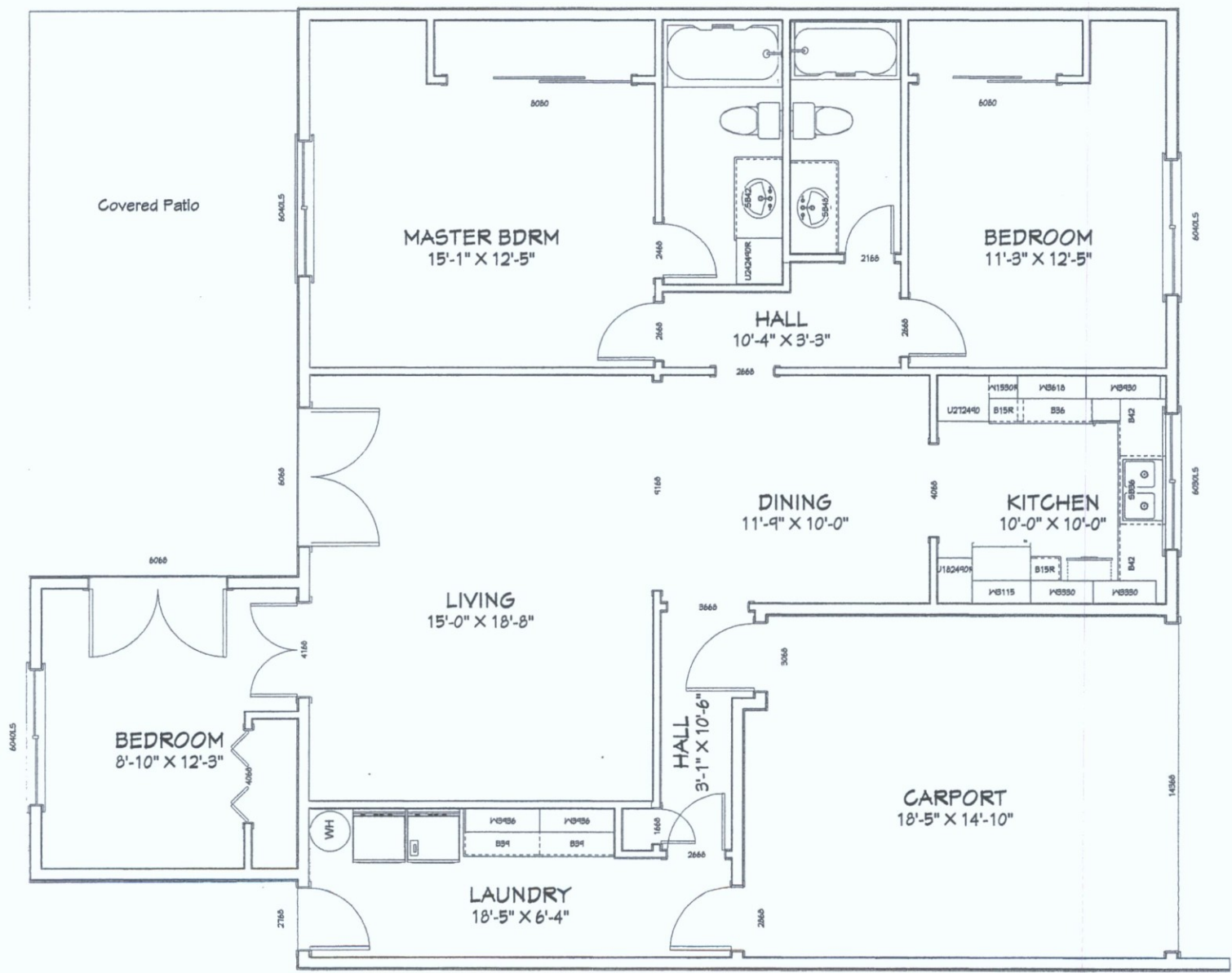
Site Plan

MacAulay Project
 4920 N 77th Place
 Scottsdale AZ 85251



DATE:
 9/25/2016
 SCALE:
 1/4"=1'
 SHEET:
 P-1

ATTACHMENT #



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Existing Floor Plan

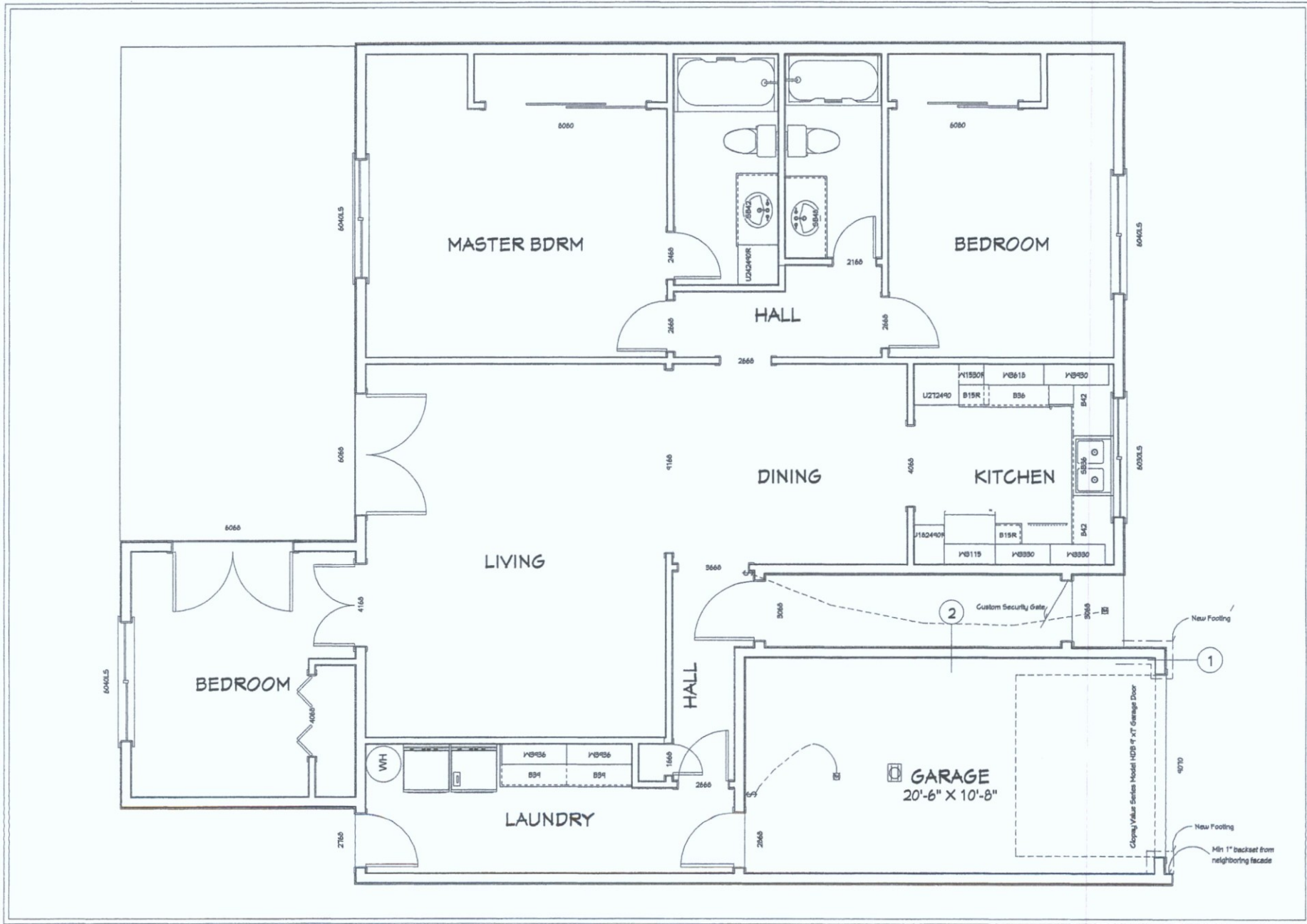
MacAulay Project
 4920 N 77th Place
 Scottsdale, AZ 85251



DATE:
 9/25/2016

SCALE:
 1/2"=1'

SHEET:
 2



LIVING AREA
1547 SQ FT

REVISION TABLE	
NUMBER	DATE

Proposed Floor Plan

MacAulay Project
4920 N 77th Place
Scottsdale AZ 85251

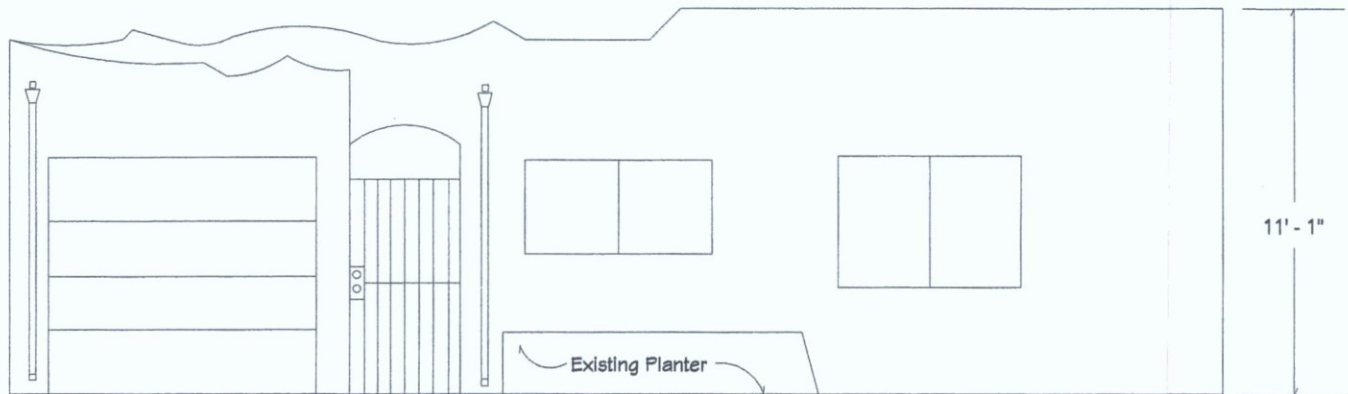
KRUPPS & SONS LLC
GENERAL CONTRACTOR/GENERAL BUILDING CONTRACTOR
1000 N 10TH AVENUE, SUITE 1000
SCOTTSDALE, AZ 85257

DATE:
9/25/2016

SCALE:
1/2" = 1'

SHEET:
3

20-HP-2016
10/21/2016



11'-1"

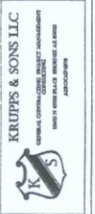
F.G.

East Elevation

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Elevations

MacAuley Project
 4920 N 77th Place
 Scottsdale AZ 85251



DATE:
9/25/2016

SCALE:
NTS

SHEET:
5

20-HP-2016
 10/21/2016

Murillo, Jesus

From: reddenlady@gmail.com
Sent: Monday, November 07, 2016 4:21 PM
To: Murillo, Jesus
Subject: CASE#20-HP-2016



Carports are part of the historical architecture of Villa Monterey units. Even though a couple of others slipped by, this should be a no-brainer for city planners in maintaining the integrity of this historical district, -- sent by Peggy Wurts (case# 20-HP-2016)



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Murillo, Jesus

From: Beverly Pettit <b2bpettit@gmail.com>
Sent: Wednesday, November 23, 2016 1:51 PM
To: Murillo, Jesus
Subject: Case #20-HP-2016

Re: Request for Garage door at 4920 North 77th Place

I was part of the working group of Villa Monterey that spent over 4 years getting our neighborhoods on the Scottsdale Historic List.

This is the 3rd house in Unit 4 of Villa Monterey that has requested a garage door. Two have been approved.

I reside in Unit 5A around the corner from this home. I am surprised and concerned that the city and the Historic Committee has already approved the two. I and others from unit 5,5A objected to them being approved.

I personally feel it takes away from the original character of our charming neighborhood. If every home had a garage door they would no longer be unique and historical, and the neighborhood would resemble ranch row-houses. If some have them and some don't, then it would take away from the historic character of the neighborhood. I suppose it is not your business to consider how the carports are being used after the garage doors are installed, but they are not being used as a garages, but as large storage sheds, with residents still having to park their cars in their driveways and on the street. When their garage doors are open, the neighborhood looks at boxes and junk.

I thought the idea of being on a historic list was to keep the neighborhood from changing its look and thus to keep it original and unique. Other homes have requested balconies and French doors and second story additions which the committee has rejected and rightfully so.

I am asking the committee to be true to their objectives, i.e. to preserve each designated historic area as close to its original character as possible. That is a selling point for moving into a historic neighborhood. Random "upgrades" detract from the allure that qualified Villa Monterey for the historic designation in the first place, and degrades the value of our homes.

The CCRs in my unit, 5,5A, 99 homes, prohibit garage doors. I think everybody would agree, they want Villa Monterey to maintain its historic look. We are proud to be historic, and we don't want to be degraded, nor should you.

Thank you for your consideration of my opinion in this matter.

Sincerely,

Beverly Pettit