

HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: November 5, 2020
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: Leenerts-Djordjevic Residence Remodel and Addition

Case Number: 18-HP-2016#2

Location: 6835 E Almeria Rd

Request: Request approval of a Certificate of Appropriateness-Historic Resources to allow the exterior alteration of the façade of the existing main structure and to build an addition, of approximately 1,000 square-feet, to the main structure

OWNER

Kat Djordjevic and Gerald Leenerts
480-444-9228

ARCHITECT/DESIGNER

CoLab Studio, llc.
480-326-0541

APPLICANT CONTACT

Kat Djordjevic
Kat Djordjevic and Gerald Leenerts
480-444-9228

BACKGROUND

Zoning

The site is zoned R1-7 HP. The Historic Property designation was approved on June 7, 2005, through cases 10-HP-2004 and 25-ZN-2004.

Historic Preservation Plan

Historic Preservation Guidelines for Village Grove 1-6 Historic District

The site has a previous approval of a Certification of No Effect-Historic Preservation for a carport enclosure (for a two-car garage) with a new overhead sectional garage door, a new man-door, and new light fixture (Case 18-HP-2016).

Context

The site is located approximately 430 feet east of North 68th Street and 300 feet north of East McDowell Road, on East Almeria Road. Surrounding developments are mainly single-family homes, with the Aire on McDowell multi-family development located directly to the south. The subject property is in the Village Grove Six subdivision, within the Village Grove 1-6 Historic District.

Adjacent Uses and Zoning

- North Single-family Residential, Historic Property, zoned R1-7/HP
- South Multiple-family Residential, zoned R-5
- East Single-family Residential, Historic Property, zoned R1-7/HP
- West Single-family Residential, Historic Property, zoned R1-7/HP

Key Items for Consideration

- Compliance with the Historic Preservation Guidelines for Village Grove 1-6 Historic District, which were approved by the Historic Preservation Commission on February 10, 2005.
- SHPO analysis determined that alterations to original house will result in non-contributing status within the historic district.
- Public comment received in support and opposition to the request.

DEVELOPMENT PROPOSAL

Description of Historic Property

The 2004 Historic Property Inventory Form indicates that this residence is contributing to the historic district. The Village Grove 1-6 single-family residential development embraced the simple ranch architectural design. The roofline is low and minimal in decoration. Ranch style residential units maintain the traditional low elevation profile. Village Grove 1-6 is an excellent example of typical post-World War II single-family subdivision practices in Scottsdale, Arizona. The architectural styles of the homes in Village Grove 1-6 are also representative of the designs that characterized the City's 1950s neighborhoods.

The Ranch style home is one of the most important forms of architecture to develop in the twentieth century. Its distinctive form and appearance is the result of the combination of a number of important twentieth century trends: the rise of homeownership brought about by federal governmental policies, the mass production of building parts and the advent of new technologies associated with WWII, changing American demographics and the increasing informality of our life style. These and many more influences created a new form of residential building.

Ranch homes are characterized as having a homogenous appearance, which is reinforced by their uniform placement on the lot, repeating floor plans and hip roof forms, and masonry block construction. Slight variations in their exterior appearance are achieved with different elevations. Various façade treatments including the application of board and batten wood siding, bands of brick, and squeezed, weeping mortar joints also provide some variety among homes in the neighborhood.

Goal/Purpose of Request

The goal of the request is to improve the existing single-family home by increasing the size and energy efficiency. The owners of the house seek to increase the building footprint by approximately 1,000 square-feet of livable floor area. The additional floor area includes a master bedroom, master bath, workshop, mechanical room, laundry room, and mud room.

Neighborhood Communication

The property owner has notified the properties located within the near vicinity of the subject site. Staff has sent a communication to 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 communication regarding this request. Please reference Attachment #11 for comments in support and opposition of the request.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

The Village Grove Significance Summary states that the architectural styles of the homes in Village Grove 1-6 are also representative of the designs that characterized the City's 1950s neighborhoods. The Simple and California Ranch Styles that repeat throughout the neighborhood were the two most common architectural styles in Scottsdale during the postwar era. The designs in Village Grove 1-6 includes the use of manufactured Superlite blocks, brick, pre-cut board and batten wood siding, steel frame casement windows, pre-hung door units, and pre-constructed roof trusses. All which illustrates the impact of mass production techniques on the housing designs in the development.

Painted concrete block and wood siding, steel frame windows, and asphalt shingles are the primary materials used on the exteriors of Ranch Style houses in Scottsdale. The best way to preserve these historic building materials is through planned regular maintenance. Wood surfaces should be protected with a good application of paint. Horizontal masonry surfaces, such as sills, should be protected from exposure to water.

There are specific character-defining features that convey the importance of these historic residential developments as they appeared during their period of significance. These features include a distinctive scale, arrangement and pattern of building. They also include intact examples of the architectural styles and elements popular during this historic period. Ranch homes have specific building elements, a palette of certain materials and examples of workmanship that make it an identified historic building style. The Principles for Historic Preservation encourage that when planning changes to a Ranch home, the utilization of similar elements, building materials and techniques to maintain its historic architectural character.

Changes to a Ranch style house should utilize similar elements, building materials and techniques to maintain its historic architectural character. The new materials should match the original in appearance. It is important that the extent of the replacement be minimized because original materials contribute to the authenticity of the property as a historic resource. Even when the replacement material exactly matches that of the original, the integrity of a historic building is somewhat compromised because the physical record of history is lost when it is replaced. The proposed materials for the roof are proposed to be different for those areas that will not be viewable from the street side.

The City of Scottsdale has developed a Green Building Program with the goal to "encourage" energy efficient, healthy and environmentally responsible building in the Sonoran Desert region." These guidelines encourage the revitalization of neighborhoods through remodeling existing homes using Green Building materials and practices. The owner/applicant state they seek to expand on the "Green Building" principles accepted and established by the City.

The owners are seeking to apply the “Living Building Challenge and Passive House” certification standards for the remodel and addition. They propose to wrap the house in an insulative building façade. Construction of the original house will remain block but is proposed to be covered with insulation (wood-fiber) and board and batten siding (“Hardy Board”). The addition will be constructed of wood frame, again with insulation and board and batten siding. “Hardy Board” siding will look like wood but will be much more resilient and long lasting, particularly in Arizona.

The applicant’s proposal is in response to the existing, poor insulation levels of the 1950s-era house. Through utilization of better insulation and modern building technologies in the home the owners anticipate that they will greatly reduce their energy costs. New materials on the exterior of the house will be non-toxic, carbon negative, and durable. The owners have contracted the help and design of valley expert to help bring this vision to life.

The applicant proposes to replace the roofing on the existing house with asphalt shingles and proposes to use a zinc metal material for the new roof on the building addition. With a metal roof, the owners will redirect rainwater in to catch basins in the landscape and store the rainwater in cisterns for use with edible landscaping.

Consultation with the State Historic Preservation Office

Staff solicited analysis on the request from the State Historic Preservation Office. The State Historic Preservation Office have responded to both the completed and proposed modifications to this property (new windows, one changed window size, original exposed masonry covered by board & batten siding, and change to the roofing material). The analysis focused on the proposed changes and stated that the extent of these changes will cause the property to become a non-contributor. The State Historic Preservation Office’s notes did identify that the addition at the rear of the house has no adverse effect on the historic character. Staff will require photos of the remodel and addition after the project is completed so that staff could update the Historic Building Inventory Form for the City’s record.

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

Applicable Guidelines:

- 1.1.** Additions and new construction should be one-story in height like the other buildings in the subdivision.
- 1.2.** An addition should be subordinate in scale and character to the main building.
- 1.3.** New construction should be set back from the street the same distance as adjacent structures.
- 1.4.** Maintain the spacing of side yards.
- 1.5.** Expansions of the existing floor plan should be made at the rear of the house, to maintain pattern of building seen from the public right of way.
- 1.6.** Maintain the orientation of the front house facing the street with a discernible front entry feature.

Staff Analysis: The proposed addition is located within the rear of the property and keep within the ordinance allowances for maximum lot coverage and rear yard encroachments. Most of the new structure is below the existing structure’s current height; except the

southernmost portion of the proposal (workshop area). The workshop portion of the structure (proposed 16 feet height) is approximately 2.5 feet taller than the existing structure's current height (13 feet 8 inches). The structure will continue to be one-story in design. The proposal keeps within the required side yard setbacks. The orientation of the main house will remain unchanged.

The request has been stipulated to require the "workshop" addition to be lowered to match the highest point of the existing structure (as identified in guideline 1.2 above).

Policy 2: *Maintain the shapes 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.** Roofs should use low-pitched sloping forms such as gables or hips with over-hanging eaves.

Staff Analysis: The proposed design utilizes rectangular plans and geometric shapes for the proposed addition. Proportions and massing of the proposed addition will have a side elevation approximately twice the length of most existing structures in the immediate surrounding area. The addition meets all development standards of the underlying zoning district. Parapet style roof are proposed for the addition versus the identified gabled or hipped roof. The proposed parapet-roofed improvements are located towards the rear of the property. The applicant has stated that the roof design is deliberate to aid in the collection of rainwater – an aspect of the sustainable design approach proposed with the project.

The request has been stipulated that the proposed "workshop" addition shall provide low-pitched sloping roof forms such as gables or hips with over-hanging eaves or use a board and batten finish with a cap that is similar in design to an eve or overhang (as identified in guideline 2.3 above).

Policy 3: *Preserve the horizontal emphasis of the subdivision's building.*

Applicable Guidelines:

- 3.1.** Align the horizontal features such as roof ridges and eaves of new construction and additions with similar elements on the existing building(s).
- 3.2.** The placement and design of front porches should continue the pattern found on the surrounding facades.
- 3.3.** Maintain the orientation of the front house facing the street with a discernible front entry feature.

Staff Analysis: The proposed addition provides a roof height that is both higher and lower than the existing roof ridge. The lower ridge height is due to the proposed parapet-style roof that does not require trusses with a pitch providing the height found in the existing structure. The southernmost portion of the addition also provides a parapet-style roof. The height is in response to the height of the three-story multi-family development located immediately south

of the property. The request has been stipulated to require the “workshop” addition to be lowered to match the highest point of the existing structure (as identified in guideline 3.1 above).

There are no proposed changes to the placement and design of front porch, and the front entry will continue to have an orientation with the front of the house facing the street.

Policy 4: *Preserve the original materials in place whenever possible.*

Applicable Guidelines:

- 4.1.** Maintain the original concrete block masonry wall materials.
- 4.2.** Maintain the pattern of multiple types of building materials on the primary façade.
- 4.3.** All wood surfaces and concrete block masonry should be painted. Paint should not be removed from historic painted concrete block.
- 4.4.** Weeping mortar is a distinctive type of workmanship and should be preserved.
- 4.5.** Use the gentlest means possible to clean a structure. Do not blast with sand or other abrasive materials. The water resistance of concrete block is compromised when its original surface is eroded.
- 4.6.** Do not cover the concrete masonry walls with stucco, aluminum or vinyl siding or other non-historic veneers.

Staff Analysis: Staff Analysis: The proposal does not maintain the original block masonry materials in the same form as encouraged in the guidelines. The original concrete block masonry walls are proposed to be covered with insulation (wood-fiber) and board and batten siding (“Hardy Board”). The construction of the addition will be wood frame, with insulation and board and batten siding. The pattern of multiple types of building materials on the primary façade will be provided, but not by utilizing the historic techniques or materials.

Historic street views do not indicate that the residential structures have weeping mortar as a distinctive type of workmanship in the recent past (2008). The mortar finish for the brickwork appears to have been a troweled concave finish. The proposal seeks to cover the concrete masonry walls with a non-historic veneer. The request has been stipulated to remove the proposed cement board and batten insulative façade from the residential structure’s front elevation (as identified in guidelines 4.1 and 4.3 above).

Policy 14: *Locate an addition or new construction so that it does not obscure or damage the character defining features of the house:*

- 14.1.** Expansion to an existing house is best done at the rear of the house, leaving the primary façade intact.
- 14.2.** Avoid constructing second story additions as they destroy the one-story scale of the house and the pattern of building which distinguishes the subdivision.
- 14.3.** Freestanding garages or accessory buildings should be in the rear yard in conformance with applicable City setback and side yard require.

Staff Analysis: Expansion to an existing house is proposed within the rear yard of the site, leaving the primary façade intact. The applicant does not propose constructing any type of second story additions. They will maintain a one-story scale of the house and the pattern of building which distinguishes the subdivision.

Policy 15: *Design an addition so that it is compatible with the existing house.*

Applicable Guidelines:

- 15.1.** Additions should be one story in height and have similar proportions and massing as that found on main building.
- 15.2.** The roof of an addition should be no higher than the main house's roof and have either a low-pitched gable or hipped form with overhanging eaves. The eave trim on the new addition should be of a similar material and appearance as that found on the main house, whenever possible.
- 15.3.** The materials of an addition's exterior walls may be like materials found elsewhere on the house such as concrete block or wood. But other materials also may be used to differentiate the new construction from the historic house.
- 15.4.** Windows in the addition that are visible from the street should be similar in size and proportions to that found on the rest of the house.
- 15.5.** Expansions of the front porch that alter the roof line or obscure the front entry are discouraged. If additional porch space is needed, consider using low walls to provide privacy and landscaping to provide shade.
- 15.5.** If it is necessary to construct a shade structure that is visible from the street use columns and building elements that are of a similar material and the same size, proportion and detailing of that found on the main house.

Staff Analysis: The proposed height of the addition will continue to provide a one-story design and has an average of the existing structure's proportions and massing. The proposed addition provides roof heights that are both higher and lower than the existing house and does not provide a low-pitched gable or hipped form with overhanging eaves. The applicant requests to replace the existing asphalt shingle roofing with new asphalt shingles.

The request has been stipulated to require the "workshop" addition to be lowered to match the highest point of the existing structure (as identified in guideline 15.1 and 15.2 above).

The materials proposed for the exterior walls of the addition, insulation (wood-fiber) and board and batten siding ("Hardy Board"), are not like materials found elsewhere on the house, such as concrete block or wood (as identified in guideline 15.3 above). The additional materials are designed to provide energy efficiency and sustainability to the residence. The applicant has stated that although the materials are not as currently found on the structure, the design and finish will look like the existing design (board and batten siding).

The applicants have proposed the use of differing materials to differentiate the new construction from the historic house. The applicants are proposing a zinc metal cladding on the "workshop" addition. The zinc material is not found in the traditional materials palette, nor current materials in the surrounding Historic District. The request has been stipulated to

provide low-pitched sloping roof forms such as gables or hips with over-hanging eaves or use a board and batten finish with a cap that is similar in design to an eve or overhang (as identified in guideline 15.2 above).

There are no alterations proposed to the front porch or windows.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve Leenerts-Djordjevic Residence per the attached stipulations, finding that the provisions of General Plan policies and the Historic Preservation Guidelines for Village Grove 1-6 Historic District 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

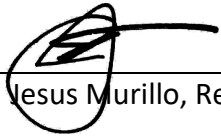
RESPONSIBLE DEPARTMENT

Planning and Development Services
Historic Preservation Office

STAFF CONTACT

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APPROVED BY



Jesus Murillo, Report Author

November 2, 2020

Date



Steve Venker, Historic Preservation Officer

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

11/02/2020

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Applicant's Narrative/Response Letter
 - 2. Context Aerial
 - 2A. Close-Up Aerial
 - 3. Zoning Map
 - 4. Site Plan
 - 5. Building Elevations
 - 6. East Elevation (Enlarged)
 - 7. North Elevation (Enlarged)
 - 8. Aerial Perspectives
 - 9. Photos of Existing Frontage
 - 10. Village Grove 1-6 Historic District Map
 - 11. Neighborhood Communication

**Stipulations for the
Historic Preservation Commission Application:
Leenerts-Djordjevic Residence Remodel and Addition
Case Number: 18-HP-2016#2**

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. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by CoLab Studio, Ilc., with a city staff date of November 5, 2020.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by CoLab Studio, Ilc., with a city staff date of November 5, 2020.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Historic Preservation case for the subject site was: 18-HP-2016.

ARCHITECTURAL DESIGN:

Ordinance

- A. Board and batten siding and insulative materials shall not be placed over the front façade of the residential structure. The concrete masonry walls shall not be covered with stucco, aluminum or vinyl siding, or other non-historic veneers.
- B. Proposed water cistern shall be screened according to mechanical screening requirements.

HPC Stipulations

2. Proposed “workshop” addition shall provide low-pitched sloping roof forms such as gables or hips with over-hanging eaves or use a board and batten finish with a cap that is similar in design to an eve or overhang. The height of the proposed “workshop” shall be lowered to match the highest point of the existing structure.
3. Proposed “workshop” addition proposed zinc metal cladding materials shall be replaced with board and batten siding design finish.

Hello Kat,

This is the email follow-up to our conversation. Again, thank you for your patience. I did not think that a typical “pre-application” meeting would be as helpful to your team as some pre-analysis and internal discussion with staff. I thought to first organize staff’s thoughts. We can then meet and discuss these following points. I want to be sure to point out that the following is staff’s analysis, and we are open to discussion. I just wanted staff’s comments to be organized enough for your team to digest, and then respond. I did not think it would help your team to simply ask for the materials, and then provide this type of analysis until after the application submittal. I thought the analysis might affect your application submittal.

As the design is proposed, staff is finding a bit of a struggle to see the design meet the points as described below. I thought your team having this points would help your proposal.

I might also suggest removing the “spaceship” title for the project as it is being proposed in the Historic Preservation district. Not a requirement, just a suggestion.

The following information revolves around the Village Grove Significance Summary and Design Guidelines. Any proposed improvements to the property would have to be justified against the Village Grove Summary and the Design Guidelines for the Village Grove community. Below my signature you will find links to both reference documents in whole.

The Village Grove Significance Summary States: “The architectural styles of the homes in Village Grove 1-6 are also representative of the designs that characterized the City’s 1950s neighborhoods. The Simple and California Ranch Styles that repeat throughout the neighborhood were the two most common architectural styles in Scottsdale during the postwar era. The designs in Village Grove 1-6 also include rear family rooms opening onto the backyard, front porches and rear patios, which convey the emphasis on informal, indoor-outdoor living that characterized the modern postwar home. In addition, the use of manufactured Superlite blocks, brick, precut board and batten wood siding, steel casement windows, pre-hung door units, and pre constructed roof trusses illustrates the impact of mass production techniques on the housing designs in the development. The single and double car carports under the main roof also reflect the influence of the automobile on housing design, which was characteristic of postwar neighborhoods.”

The following comments are derived from the Preservation Guidelines, and these guidelines would need be addressed in staff’s report to the Historic Preservation Commission.

It would also be fitting for your team's narrative to also address these guideline points. The request will require a Certificate of Appropriateness for major work: When Preservation staff determines that the proposed work and the visual impacts of the work are considered major, the application is referred to the City Historic Preservation Officer for review and preparation is made for a public hearing before the Historic Preservation Commission (HPC)." The addition to the existing structure is deemed to be significant.

Your team's narrative, and staff's report will need to address the following points:

Before addressing specific points, we wanted to take the opportunity to give a broad take on what we're trying to achieve.

Excess & Climate Change

Our neighborhood, city, and world have changed a lot since the 1950's. During the Great Depression and WWII, people used to place a value on everything they consumed, and wasted next to nothing. Now people tend to consume, throw away, and repeat. People have largely stopped reusing what we own.

Today, many people don't consider the actions and consequences of their actions. It's easy to throw something away, and in contrast it takes effort to reduce our waste. Why use less water? Many people simply think: "I'll just pay to use more instead". This attitude was not part of the pre-and-post World War II neighborhood. In fact, most of the people during this time grew up during the great depression, a time where excess and waste was not a standard way of life..

Climate change is happening. No one person can fix it, we know it will take many small changes to make any impact. To that extent, a historic house in Scottsdale is an excellent opportunity to showcase ways, large and small, that homeowners can take to work towards a better tomorrow.

Functional Perspective

In the 1950's, utilizing new/current technologies was very popular. "Better living through science" was a standard call- and something we will include in our process. There are so many ways to create a higher-performing home while maintaining a historic appearance. We want to use the Living Building

Challenge and Passive House certification standards as a guiding light for the remodel and addition. For instance, by wrapping the house in a better insulative building envelope, we will reduce our monthly energy usage while boosting air quality within the home. Due to the existing 1950's poor insulation levels, our average electric bill for the summers exceeds \$400 each month. We can greatly reduce our energy bills through utilizing better insulation and modern building technologies in the home. A byproduct of this is also reduced noise, as the AC will be more efficient and quiet- both inside and outside the home.

Through capturing rainwater from our roof and other permaculture elements, and redirecting it to gardens and native vegetation, we'll be able to produce more of our own food and provide a greater amount of climate-change reducing plantlife while reducing our monthly water usage. Our average monthly water bill is around \$130. This can be greatly reduced by simply capturing and redirecting some of the water we receive during Scottsdale's rainy months.

We will use materials that are healthy and non-toxic, carbon negative, and durable. In fact, we've hired the best team in the valley to help us bring this vision to life.

Design Perspective

We are determined to work with the Historic nature of our site. We fully embrace the mid century modern design, both inside and out. We want to largely maintain the look and 1950's design intent the best we can, adding in up-to-date building technologies, with the same mindset of the 1950's. Our process is to ask ourselves "how would the house be designed and built today, if the same thought-leaders were around?"

One of our design goals is to maintain the appearance of a normal modest ranch house from the street frontage. Additionally, within the home, we want to also create a large open indoor space that opens up to the backyard spaces for informal gatherings. This house will be focused on bringing people from the community together, creating connections with each other and the outdoors.

As you mentioned, "The designs in Village Grove 1-6 also include rear family rooms opening onto the backyard, front porches and rear patios, which convey the emphasis on informal, indoor-outdoor living that characterized the modern postwar home." This is exactly the feel we are going for as well and we believe

our submission, architectural design, and building materials speak to this concept.

Bringing Everything Together

We know that it's going to take teamwork with many people and entities, including the City of Scottsdale to make this project happen. We know that some of the choices we make may not initially seem agreeable to everyone, though the consistency of our goals hopefully produce enough thoughtful understanding regarding our decisions. There is a constant balance between preserving historic nature, being more environmentally friendly, design, and of course, cost. Our goal is to live more closely to the lifestyle of pre/post war suburban living: to grow our own food, reduce waste, and live an economical and comfortable life.

BASIC PRINCIPLES FOR HISTORIC PRESERVATION

1. Preserve significant character-defining features of the post World War II subdivisions.

There are specific character-defining features that convey the importance of these historic residential developments as they appeared during their period of significance. These features include a distinctive scale, arrangement and pattern of building. They also include intact examples of the architectural styles and elements popular during this historic period. Views in and out of the neighborhoods as well as landscaping also contribute to their discernible historic character.

This is understood and our goal is to maintain that philosophy. Our design incorporates the familiar board-and-batten cladding of the neighborhood, as well as the roof forms and norms of the time.

2. Identify and respect the historic architectural character of the homes.

Although lacking in the many features which often distinguish high style architecture, Ranch homes have specific building elements, a palette of certain materials and examples of workmanship that make it an identified historic building style. When planning changes to your Ranch home utilize similar elements, building materials and techniques to maintain its historic architectural character.

This is understood and our goal is to maintain this philosophy. The scale and appearance of the finishes matches typical mid-century ranch homes, including the cladding, roofing, and entry sequence.

3. Protect and maintain the important architectural features and stylistic elements of your home.

Anticipate the deterioration of the structure and maintain its features and finishes so that major intervention is not needed later. Use the gentlest methods possible in cleaning features or in removing deteriorated finishes. Whenever possible, maintain the existing historic material using recognized preservation methods.

This is understood and our goal is to maintain this philosophy while being considerate of the environment.

PRINCIPLES FOR SITE DESIGN AND IN-FILL

1. Maintain the setbacks and alignments of the buildings in the surrounding context.

A new building should be set back from the street in a similar distance as those nearby historic buildings. Create a landscaped area that is compatible with that of the historic neighborhood. Alignments of horizontal features, such as roof ridges, eaves, porches, windows and doors, of adjacent buildings is important to maintain on new buildings in order that they might be compatible with general patterns of the streetscape facades.

The look and feel of the front elevation of the home will stay within the guidelines. We truly appreciate mid-century design and want to maintain the neighborhood's character. We also want to live in a way we feel is needed to protect the neighborhood's long-time viability through demonstrating highly ecological opportunities available for our homes. Protecting the environment helps ensure consistent property values for our city as temperatures increase in our region.

2. Relate to the scale of nearby historic buildings.

A new building should relate to the general size, shape and proportions of the nearby historic buildings. It should also utilize primary building materials similar, at least in appearance, to the historic ones.

Our design fully relates to the neighborhood's historic homes. The design does not change the existing home's vertical or lateral appearance from the street in any way. Our challenge with this concept is that our plot of land is significantly larger than the average plot in the neighborhood. Based on our zoning, we are allotted to build on 40% of our property. Even with the addition, we are well below that threshold. With the remodel and addition, we will still maintain the same number of bedrooms. We will add another bathroom, to give the home a proper master suite.

Additionally, our plot is adjacent to a multi-story multi-family housing development to the south, which homes in the past did not have to contend with. Our addition, while moderately taller than the original home, will hardly be visible from the street because the modest tall portion is pushed to the furthest southern extent within the property lines. This portion has a small footprint, but is needed to provide a sense of privacy between the multi-story development and the master bedroom suite. We've carefully arranged the addition's height so it has minimal impact on the neighborhood. Our neighbor to the east has a tall 2-story addition on the south side of their property, so our addition also relates to their structure.

3. Relate to the size of the lot.

Maintain the established scale of the neighborhood's houses and lots whenever possible.

Our design relates to the size of the lot, providing a better balance between size of the home and open lot area than exists today.

THE SIGNIFICANCE OF THE RANCH STYLE

Although often dismissed as lowly tract housing the Ranch style was one of the most important forms of architecture to develop in the twentieth century. Its distinctive form and appearance was the result of the combination of a number of important twentieth century trends: the rise of homeownership brought about by federal governmental policies, the mass production of building parts and the advent of new technologies associated with WWII, changing American demographics and the increasing informality of our lifestyle. These and many more influences created a new form of residential building that would ultimately embody the "Good Life" of the post war period.

This is understood and our goal is to maintain that philosophy. In fact, we are proposing to replicate some of the roof features, seen from the front elevation, to the back of the home, which will bring in more natural light. Also, we feel our philosophy on utilizing the site and land to live more ecologically sound is the current equivalent need for providing greater homeownership and use of new technologies, and will increase the site's ability to provide informalities of lifestyle. By living off the land more, we feel this embodies "the Good Life" attitude of the post war period.

CHARACTER-DEFINING FEATURES

As with any architectural style, the Ranch house has a number of set characteristics that give it an identifiable style. Noted architectural historian, Alan Hess in his book, *The Ranch House*, proposes that if a building has a majority of the following characteristics it can be defined as Ranch:

- One story house with low-pitched gable or hipped roof often with wide eaves
- A strong horizontal emphasis of the form, elements and materials
- Generally an asymmetric plan that can be rambling and/or incorporate wings and additions
- A design with a specific connection to the outside employing elements like patios, sliding doors, picture windows, porches, etc.
- An open interior plan blending functional spaces
- The use of rustic or informal materials, trim and other detailing; or
- The use of simple Modern style detailing to give it a more contemporary appearance

This is understood and our goal is to maintain that philosophy. The roof lines on the front elevation and side elevations will not change. We will incorporate some of those features to the back elevation to provide additional natural lighting. For the addition, we will maintain vertical lines, as seen in the board and batten. We will incorporate an element of "wings", with overhangs in the backyard and on the addition. In the backyard, and back elevation of the existing house, we will incorporate glass doors, big windows and shaded porches. The addition will be copacetic with the mid century modern home, incorporating simple materials and detailing, though also clearly of our current moment in time in line with federal guidelines for adding onto historic properties:

"In accordance with the **Standards**, a new **addition** must preserve the **building's historic** character and, in order to do that, it must be differentiated, but

compatible, with the **historic building**. A new **addition** must retain the essential form and integrity of the **historic property**.” -

<https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm#:~:text=In%20accordance%20with%20the%20Standards,integrity%20of%20the%20historic%20property.>

General Characteristics of Ranch Style

One story

- Low horizontal form: *This is incorporated in the design.*
- Rectilinear or “L” plan: *This is incorporated in the design.*
- Concrete slab foundation: *This is incorporated in the design.*
- Low-pitch gable, hip or modified hip roof, broadside to the street: *This is incorporated in the design.*
- Carport or garage: *This is incorporated in the design.*
- Usually has a front porch and rear patio: *This is incorporated in the design.*
- Exterior walls primarily constructed with block or brick: *The construction of the primary home will remain block, but covered with insulation (wood-fiber) and board and batten (Hardy Board). The construction of the addition will be wood framed, again with insulation and board and batten. Hardy boards will look like wood but are much more resilient and long lasting, particularly in Arizona.*
- Roof materials predominantly asphalt shingle: *This is incorporated in the design.*
- Rectangular or square window and door openings: *This is incorporated in the design.*
- Steel casement and aluminum horizontal slider windows: *The existing home, as purchased, does not have steel casement windows. Steel windows from the 1950’s are extremely difficult to find for use in renovations, partially because finding the right size is so difficult, but also because people, unfortunately, don’t recycle them during demolition. Having said that, what is unfortunate about steel casement windows is they were never an energy efficient choice in any region within the USA. In Arizona, the steel transfers heat directly from exterior to interior (steel is an excellent conductor) at temperatures as high as 200-degrees F. There are now amazing composite casement windows that are much more energy efficient and are also far more air-tight. These new technologies and materials were not available when the neighborhood was built, and feel they would have used them if they were an option. We will design the scale and appearance of the windows on the front and side elevations to match as closely as possible to the neighborhood houses to maintain a consistent feel.*

- Decorative windows include large single-pane pictures, window walls, clerestories, bay and corner designs: *All of these elements will be incorporated in the design with the exception of corner windows, which the house does not already include. We will, however, have consistent detailing of battens at the corners.*
- Variation in use and type of wall materials on front facade, such as weeping mortar, band of brick, board-and-batten, decorative blocks: *Our request is for alternate materials to be proposed by the HPC. Currently, there is no insulation in the block work. Our rooms are freezing during the winter, and scorching hot during the summers. As part of our passive house design, we plan to include insulation on the outside of the house and then seal it with a board and batten (Hardy board which looks like wood), which currently exists on 2/3 of the home's front elevation garage, plus the entire west elevation. We are interested in incorporating a different color and/or batten pattern for the area over the block to maintain the two-material appearance of the existing residence. We are also planning on incorporating decoverative blocks facing the street, though recessed from the front elevation, along the east side fence.*
- Variation in ornamental details, such as fascia board trim, shutters, porch and carport posts, window hoods, landscape walls and planters: *This is incorporated in the design, in that we are attempting to match the existing details.*

The homes have a homogenous appearance, which is reinforced by their uniform placement on the lot, repeating plans and hip roof forms, and masonry block construction. Slight variations in their exterior appearance are achieved with different elevations. Various façade treatments including the application of board and batten wood siding, bands of brick, and squeezed mortar joints also provide some variety among homes in the neighborhood.

The original home and main structure will keep the same look and feel as others in the neighborhood. We will keep the roof lines visible from the street exactly as they exist, with the shape of the envelope exactly as it exists today. The material will continue to be board-and-batten. The distinction will come as one is within the backyard and will be able to see the addition.

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

Guidelines:

1.1 Additions and new construction should be one-story in height like the other buildings in the subdivision.

The residence will remain single story. The addition is much smaller than the existing house, single story, and similar in height.

1.2 An addition should be subordinate in scale and character to the main building

The existing house will remain as the primary structure on the site, nearly three times the floor area of the addition. The addition will be placed along the west side of the house along a side setback, with the majority of the addition having a roof that will be, on average, 2 feet lower than the existing building, and no roof portion higher than the original house. The workshop will be slightly taller than the existing house roof, though is placed as far to the south as possible to help block views to and from the multi-story development to the south. The height of the workshop is only two feet higher than the existing house, and only 450 square feet of floor area, making it clearly subservient to the original structure. It will be very difficult, if not impossible, to see from the street.

1.3 New construction should be set back from the street the same distance as adjacent structures.

The new construction will be set back from the main home and meet all set back requirements.

See the response to 1.2 for more information about the placement of the addition.

1.4 Maintain the spacing of side yards.

This is understood and included in the design. We are not building any closer to the side yard portions.

1.5 Expansions of the existing floor plan should be made at the rear of the house, so as to maintain pattern of building seen from the public right of way.

This is understood and included in the design. The new build is in the rear of the house and cladding that is seen from the street, the west elevation, will maintain the same board and batten as the main structure.

1.6 Maintain the orientation of the front house facing the street with a discernible front entry feature

This is understood and included in the design. There is no change to the orientation of the home or new build. The front entry feature will remain, and the existing front doorway will remain as the main entry for the home.

Chapter 4: PRESERVING HISTORIC BUILDING MATERIALS

Painted concrete block and wood siding, steel windows, and asphalt shingles are the primary materials used on the exteriors of Ranch Style houses in Scottsdale. The best way to preserve these historic building materials is through planned regular maintenance. Wood surfaces should be protected with a good application of paint. Horizontal masonry surfaces, such as sills, should be protected from exposure to water

Over time building materials will deteriorate. When wear occurs, repairing the material rather than replacing it is preferred. Frequently, damaged materials can be patched or consolidated using special bonding agents

In other cases, some portion of the material may be beyond repair, so that replacement may be in order. The new material should match the original in appearance. It is important that the extent of the replacement be minimized, because original materials contribute to the authenticity of the property as a historic resource. Even when the replacement material exactly matches that of the original, the integrity of a historic building is somewhat compromised because the physical record of history is lost when it is replaced.

This is understood and included in the design of the home. The current home is in need of repair, with over 20 years of neglect to the roof, fascia along the roof, front door, damaged/deteriorating block walls, and other areas in need of repair. While it is possible to simply replace the corroded items with newer ones, our choice in materials will help us to maintain an energy efficient house and stay within the design of the ranch style home. The materials that we have chosen as alternatives, will last a lot longer than the current choice.

Policy 4: Preserve the original materials in place whenever possible

Guidelines

4.1 Maintain the original concrete block masonry wall materials.

The original masonry walls will be maintained. However, they will exist as structural elements and act as a thermal mass behind insulation, making a much more energy efficient structure. The most effective method to accomplish

massive reduction of energy usage is to wrap the exterior block with insulation and finish it with a board and batten cladding.

4.2 Maintain the pattern of multiple types of building materials on the primary façade.

We want to maintain the board and batten look, and we want to keep as visually close to historic as possible. We are interested in incorporating a different color and/or batten pattern for the area over the block to maintain the two-material appearance of the existing residence.

4.3 All wood surfaces and concrete block masonry should be painted. Paint should not be removed from historic painted concrete block.

This is understood and included in the design. All surfaces will be painted.

4.4 Weeping mortar is a distinctive type of workmanship and should be preserved.

Weeping mortar is currently not a feature of our home and we do not plan on adding it.

4.5 Use the gentlest means possible to clean a structure. Do not blast with sand or other abrasive materials. The water resistance of concrete block is compromised when its original surface is eroded.

The concrete block will be preserved and repaired.

4.6 Do not cover the concrete masonry walls with stucco, aluminum or vinyl siding or other non-historic veneers

This is understood. We plan to cover the concrete masonry walls with insulation and board and batten, which is currently present on the main home.

Policy 15: Design an addition so that it is compatible with the existing house.

Guidelines:

15.1 Additions should be one story in height and have similar proportions and massing as that found on main building.

The addition is purposely designed so it fits with the main house. It won't overshadow or detract from the original portions. It'll be clear what the addition is vs the original house.

15.2 The roof of an addition should be no higher than the main house's roof and have either a low-pitched gable or hipped form with overhanging eaves. The eave trim on the new addition should be of a similar material and appearance as that found on the main house, whenever possible.

While we understand the intent of this guideline, because we have a three-story multi-family housing development directly adjacent to our south property line, we think its scale deserves a small area of verticality to provide greater privacy for the master suite addition between the workshop and existing structure. As described earlier, the workshop is only two feet higher than the existing house's roof, and is not visible from the street because of its placement against the south property line. The addition will blend with the existing house in material and scale, though will have a different roof type without eaves so the addition does not detract from the main house or confuse viewers as to what was original. We, along with the federal government, feel this is a more respectful way of working with an original post-war design.

15.3 The materials of an addition's exterior walls may be like materials found elsewhere on the house such as concrete block or wood. But other materials also may be used to differentiate the new construction from the historic house.

This is understood and incorporated in the current design. From the west elevation, it will maintain the board and batten. The few material variations incorporated in the design occur in areas that are not street facing or viewable from the street.

15.4 Windows in the addition that are visible from the street should be similar in size and proportions to that found on the rest of the house.

No windows will be visible to the street. The only window in the addition that faces towards the street is a vertically short and horizontally long clerestory window in the workshop, which was common with mid-century modernism in the 1950's. This window, like the addition, will not be visible from the street, though we feel it fits the age of the neighborhood.

15.5 Expansions of the front porch that alter the roof line or obscure the front entry are discouraged. If additional porch space is needed, consider using low walls to provide privacy and landscaping to provide shade.

There will be no change to the front entryway porch.

15.6 If it is necessary to construct a shade structure that is visible from the street use columns and building elements that are of a similar materials and the same size, proportion and detailing of that found on the main house

We will be enlarging the shade structure on the back of the house. About a quarter portion of this structure may be seen from the front yard. We are planning on using steel columns and wood trellis elements in this visible area of the structure. The scale is similar to existing overhangs, with a height of 7-9 feet for the entirety of its construction. .

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services

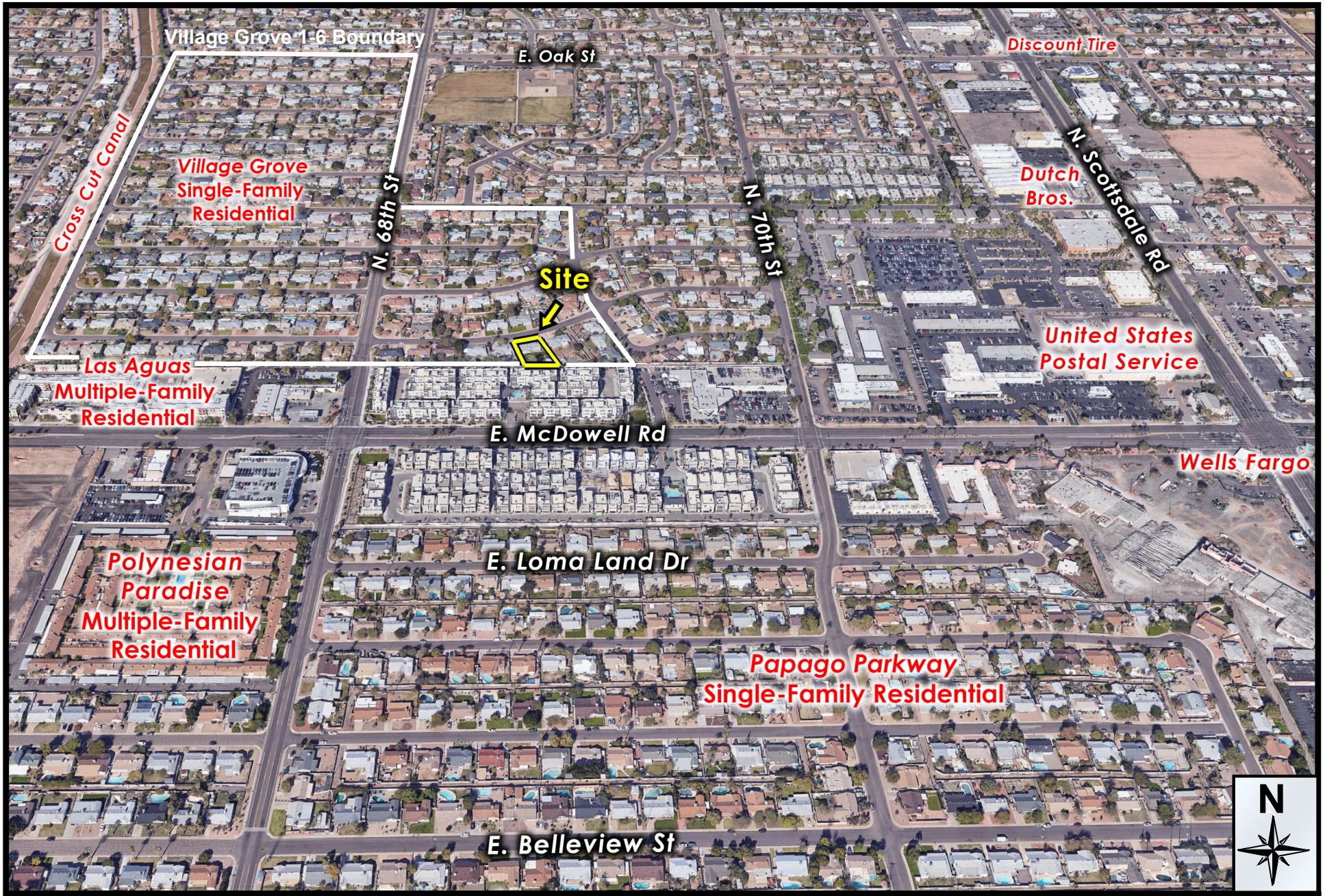
[7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251](#)

Phone: 480-312-7849
Fax: 480-312-9037

Get informed!
Village Grove Significance Summary:

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Historic+Preservation/SHRpt+Village+Grove+1-6.pdf>

Village Grove Historic Preservation Guidelines:
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Historic+Preservation/HPPlan+Village+Grove+Design+Guidelines.pdf>



Leenerts-Djordjevic Residence

18-HP-2016#2

ATTACHMENT #2

18-HP-2016#2
10/6/20



Leenerts-Djordjevic Residence

18-HP-2016#2

ATTACHMENT #2A

18-HP-2016#2
10/6/20

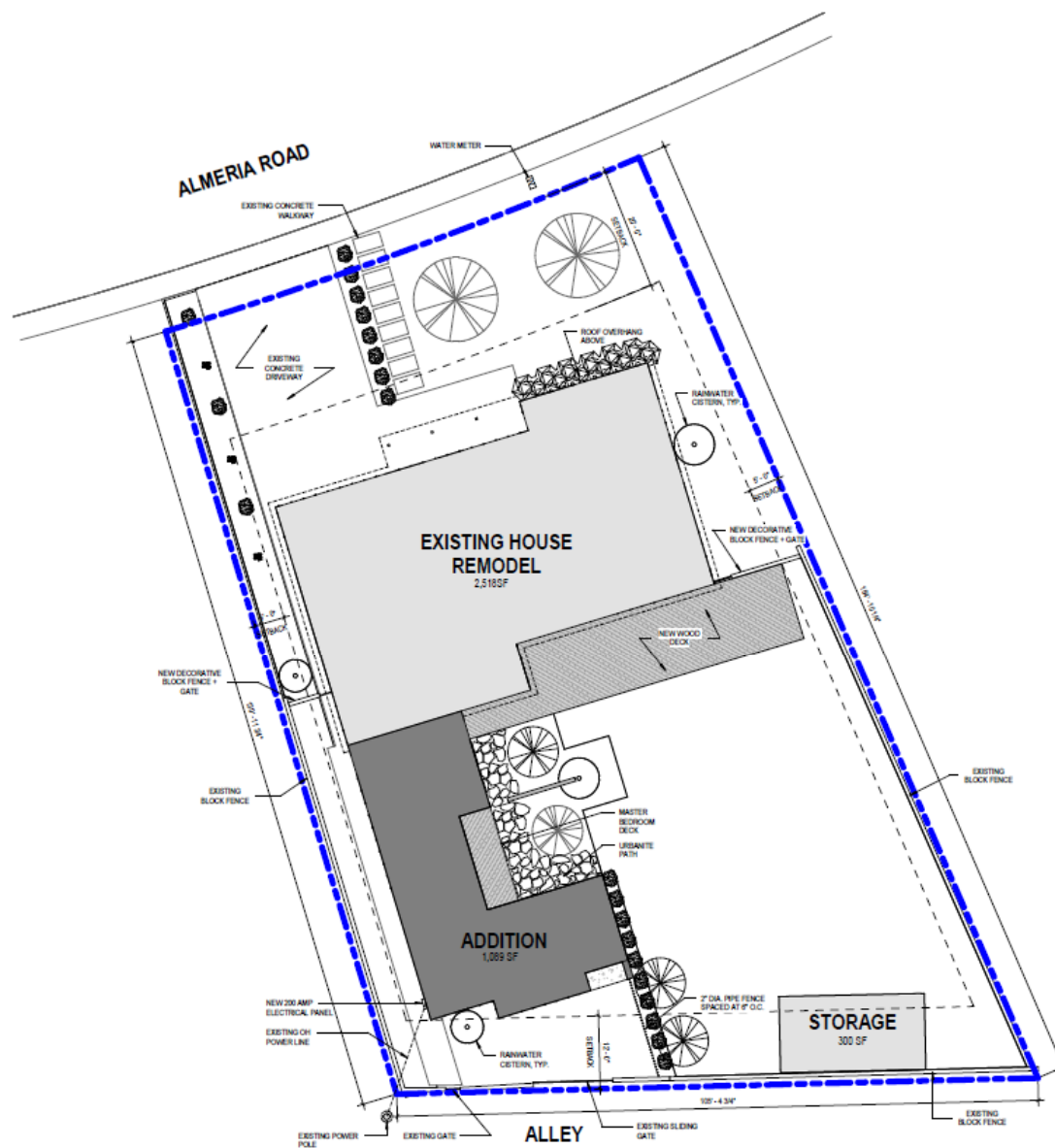


Leenerts-Djordjevic Residence

ATTACHMENT #3

18-HP-2016#2

18-HP-2016#2
10/6/20



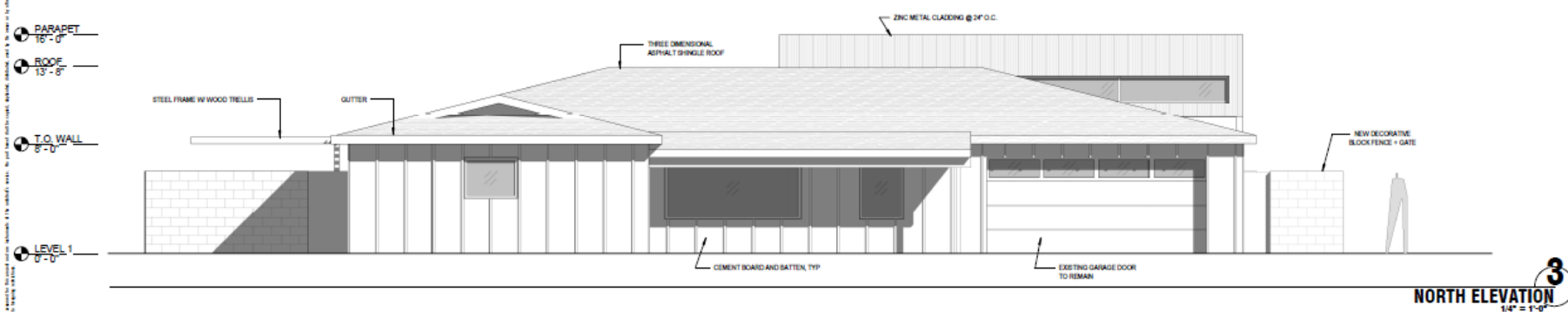
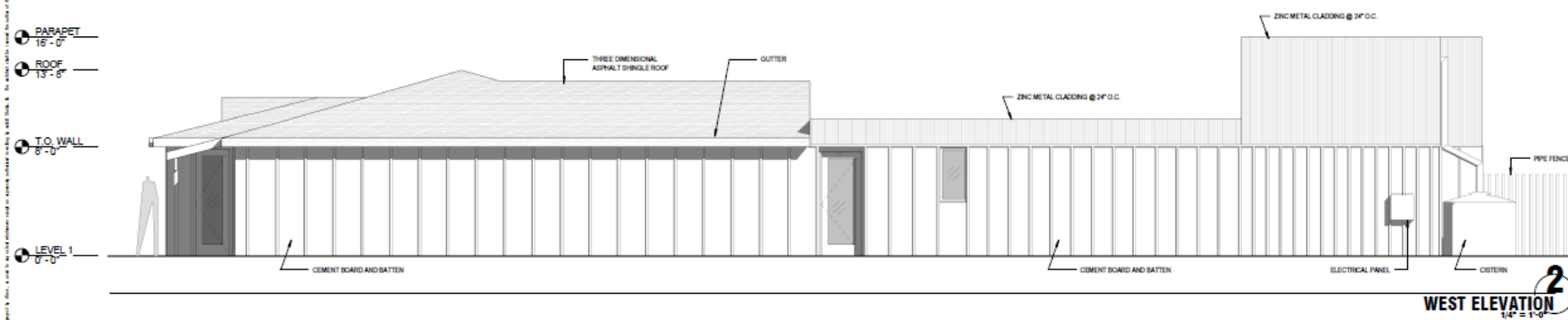
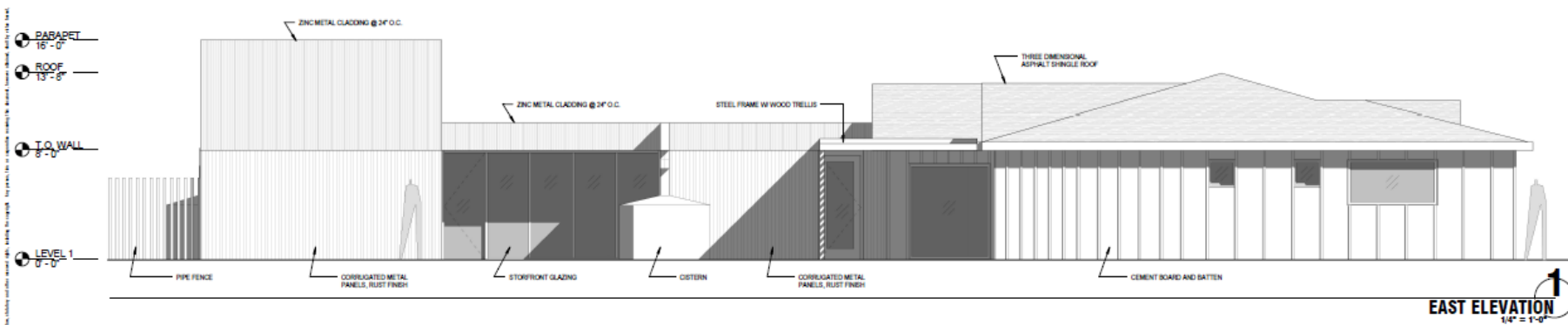
No.	Issue Name	Date



DL HOUSE
 6835 E ALMERIA RD, SCOTTSDALE AZ 85257
SITE PLAN A1.0
 1" = 10'-0"

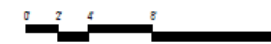
ATTACHMENT #4

18-HP-2016#2
 10/6/20



No.	Issue Name	Date

**SCHEMATIC
DESIGN**
NOT FOR CONSTRUCTION



DL HOMESTEAD

6835 E ALMERIA RD, SCOTTSDALE AZ 85257

EXTERIOR ELEVATIONS A4.1
1/4" = 1'-0"

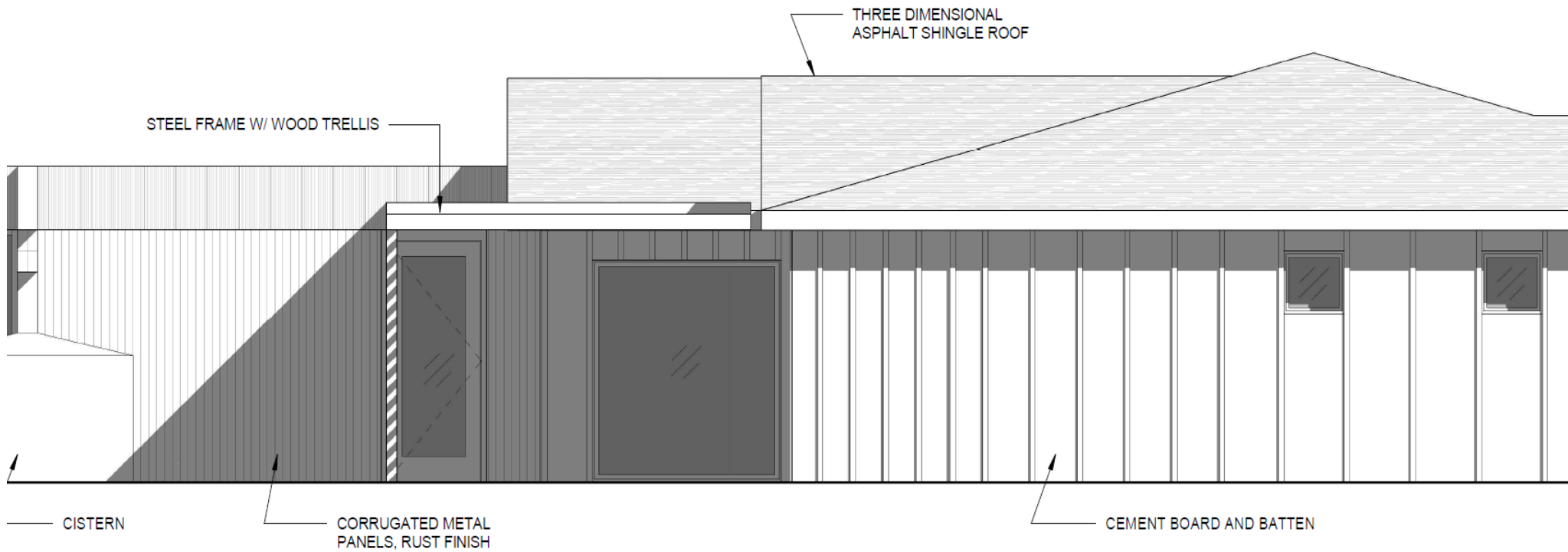
ATTACHMENT #5

18-HP-2016#2

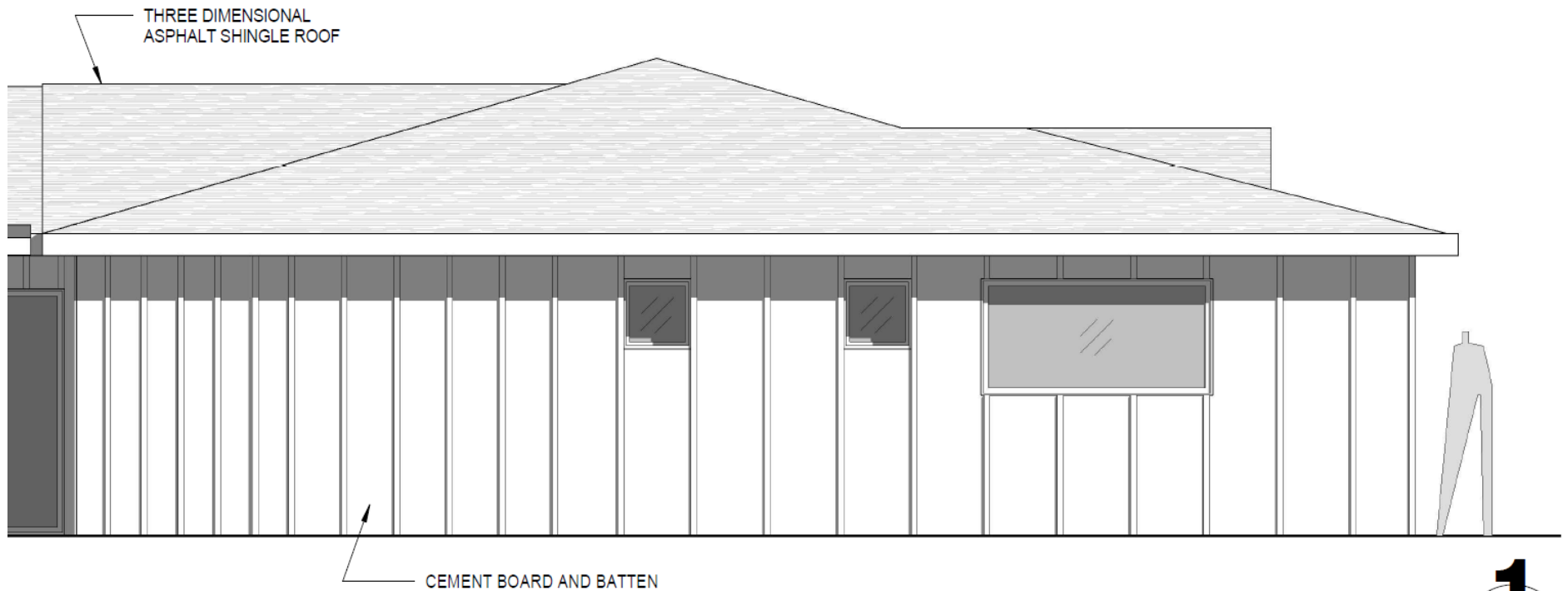
10/6/20



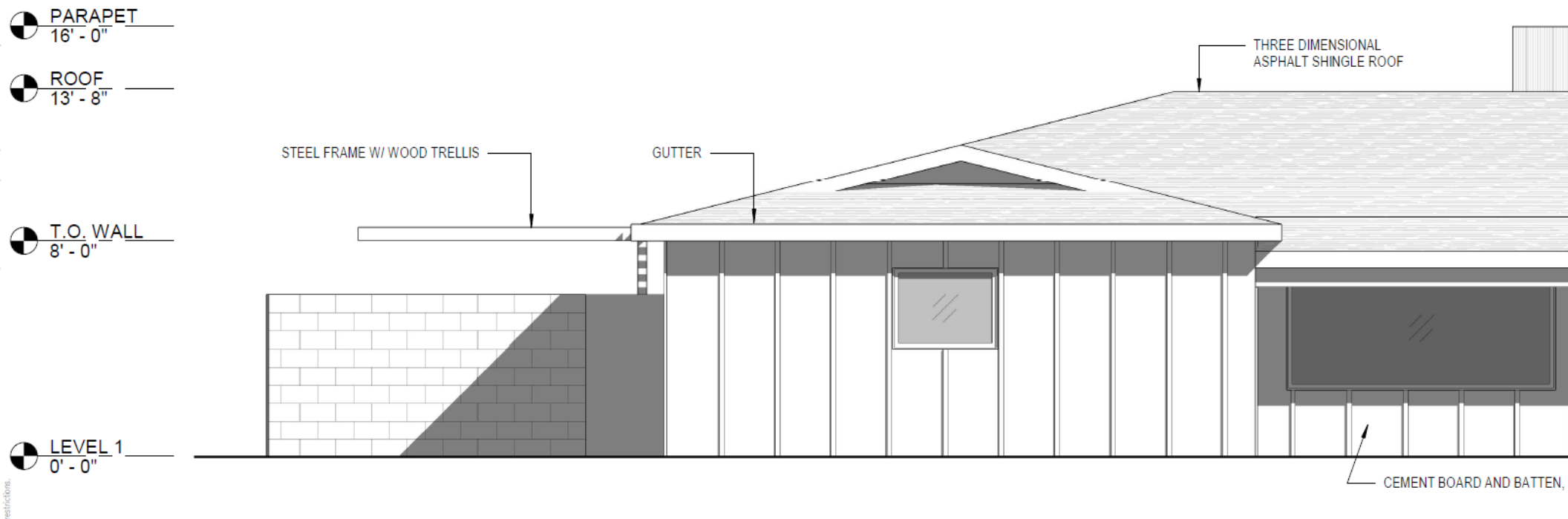
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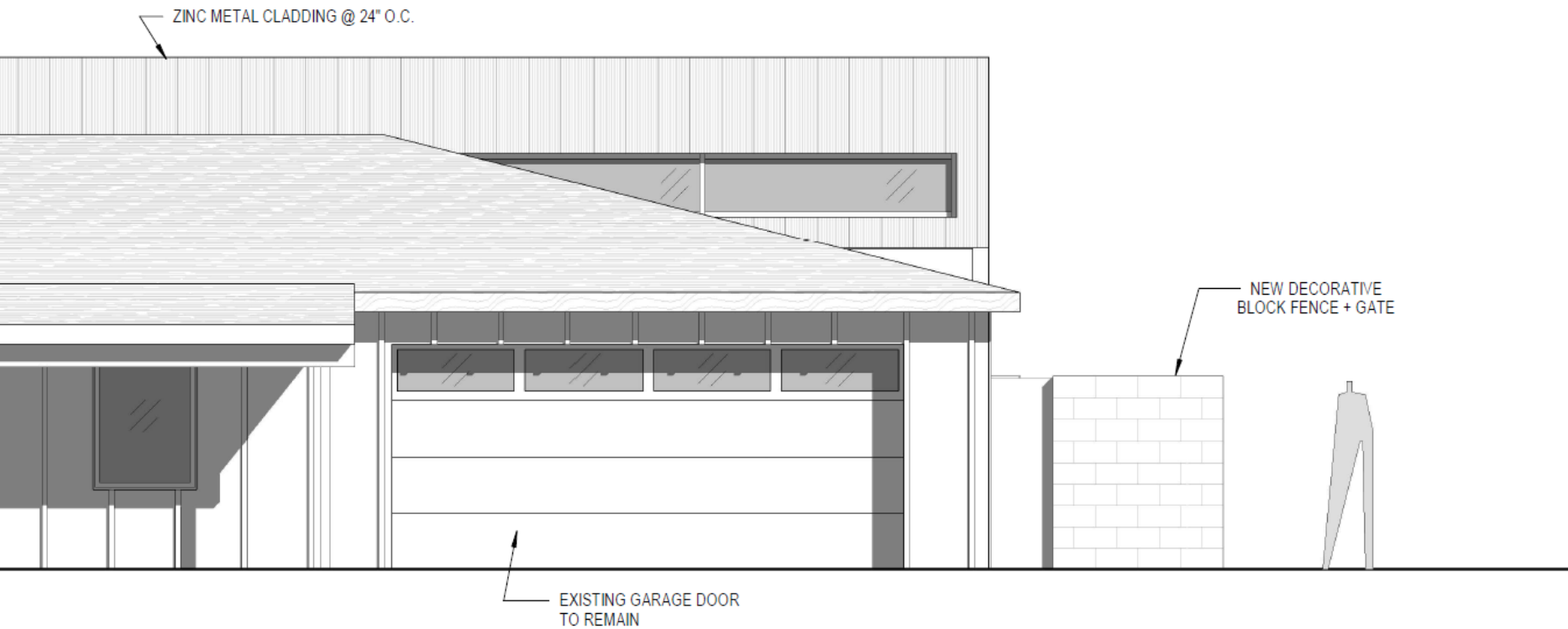
East Elevation (Enlarged)



East Elevation (Enlarged)

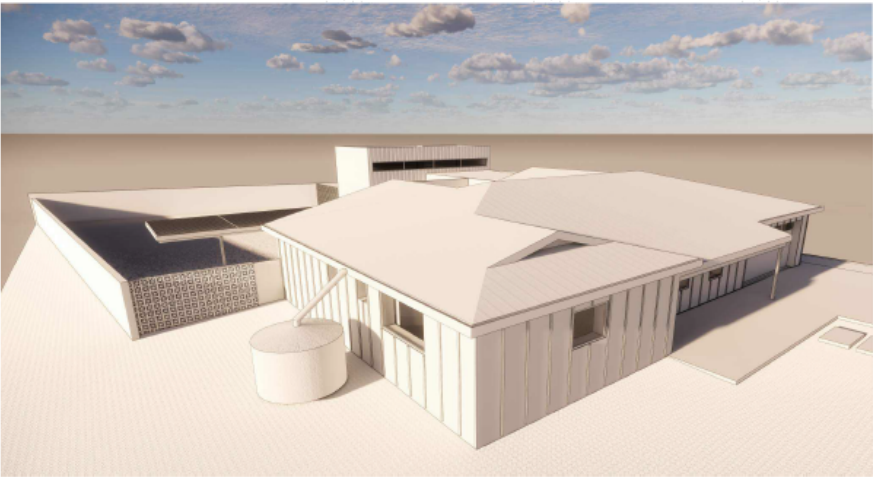


North Elevation (Enlarged)

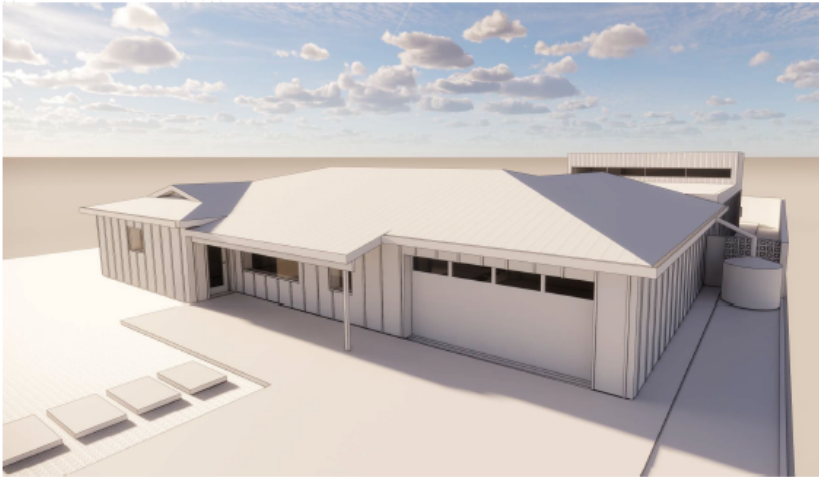


North Elevation (Enlarged)

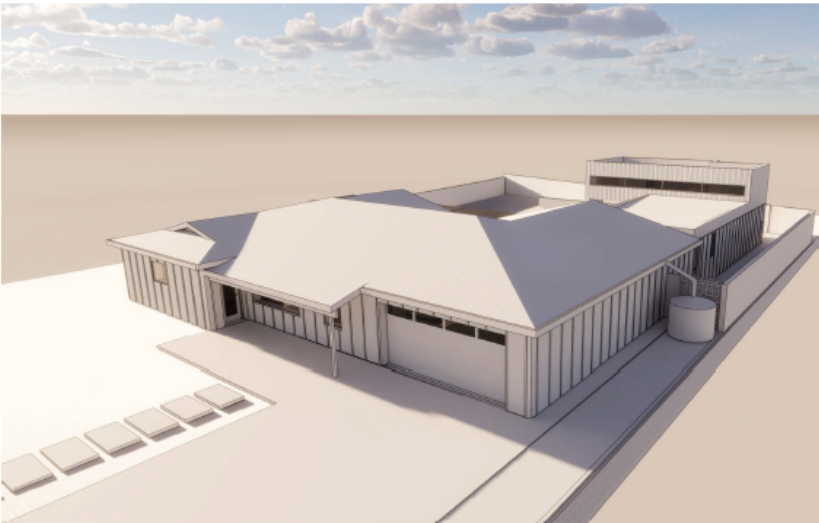
3
NORTH ELEVATION



NE AERIAL



NW AERIAL - A



NW AERIAL - B

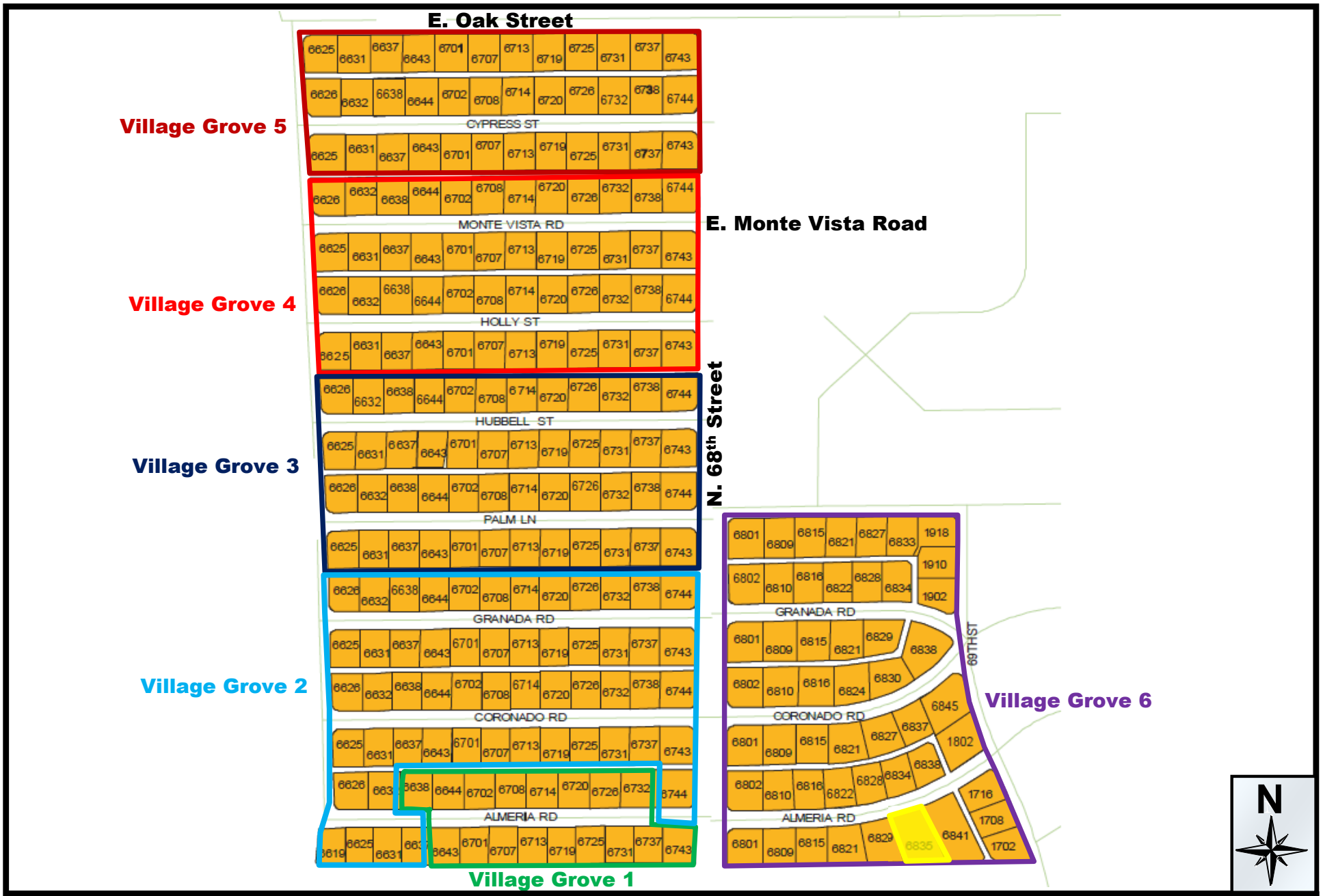
coLAB
 colab studio, llc
 architects - architects
 1614 e. cedar street
 tempe arizona 85281
 (v) 480 326 0541
 (f) 602 264 3440

No.	Issue Name	Date



ATTACHMENT #9

18-HP-2016#2
10/6/20



Leenerts-Djordjevic Residence

ATTACHMENT #10

18-HP-2016#2

18-HP-2016#2
10/6/20

Murillo, Jesus

From: Ruenger, Jeffrey
Sent: Thursday, October 29, 2020 5:29 PM
To: John Senini
Cc: Murillo, Jesus; Venker, Steve
Subject: RE: 18-HP-2016#2

John,

You have two options to submit comments. You may submit comments on the Case Info Sheet here <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51501>

You may also submit comments to the Historic Preservation Commission here <https://www.scottsdaleaz.gov/boards/historic-preservation-commission> IF you fill out the fields and submit your comments will go directly to the commission members. If you email or submit through the case info sheet the comments will go to staff and they will forward onto the commissioners.

I have included the project coordinator, Jesus Murillo, on this response should you have additional questions.

Thank you
Jeff

From: John Senini <johnsenini@yahoo.com>
Sent: Thursday, October 29, 2020 5:17 PM
To: Ruenger, Jeffrey <JRuenger@scottsdaleaz.gov>
Subject: Re: 18-HP-2016#2

⚠ External Email: Please use caution if opening links or attachments!

How do I comment, that looks non appropriate. the mix of hip and flat roof with zinc metal siding. gag

thanks

John

On Thursday, October 29, 2020, 03:24:57 PM MST, Ruenger, Jeffrey <jruenger@scottsdaleaz.gov> wrote:

John,

Attached are the elevations submitted.

Thank you

Jeff

From: NoReply <NoReply@Scottsdaleaz.gov>
Sent: Thursday, October 29, 2020 1:20 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: 18-HP-2016#2



Hi do you have copies of the elevations posted? thank John Senini -- sent by John Senini (case# 18-HP-2016#2)



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From: HistoricPreservationCommission@ScottsdaleAZ.gov
To: [Historic Preservation Commission](#)
Subject: Historic Preservation Commission Public Comment (response #25)
Date: Friday, October 30, 2020 10:56:27 AM

Historic Preservation Commission Public Comment (response #25)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Historic Preservation Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/historic-preservation-commission/public-comment
Submission Time/Date:	10/30/2020 10:55:49 AM

Survey Response

COMMENT	
Comment:	In regards to the Leenerts/Djordjevic project, case 18-HP-2016#2, I fully support the renovations and additions. As a homeowner in the area, I feel their upgrades are beneficial for the environment and are without features which compromise the historical character of the neighborhood.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Revae Krueger
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Revaemae@gmail.com
Phone:	(602) 820-6250
Address:	1701 n 69th street, Scottsdale 85257
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: HistoricPreservationCommission@ScottsdaleAZ.gov
To: [Historic Preservation Commission](#)
Subject: Historic Preservation Commission Public Comment (response #26)
Date: Friday, October 30, 2020 11:48:40 AM

Historic Preservation Commission Public Comment (response #26)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Historic Preservation Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/historic-preservation-commission/public-comment
Submission Time/Date:	10/30/2020 11:47:49 AM

Survey Response

COMMENT	
Comment:	I'd like to give my full support to approve the remodel and addition project at 6835 E Almeria Rd. in Scottsdale, AZ 85257. I own the home next door (to the west) of the property at 6829 E Almeria. I have gone through the plans and would love to see this remodel go through. Kat and Gerald have been fantastic neighbors and have already done great things for the neighborhood in terms of community and home values. This remodel and addition would vastly improve the value of the homes in our neighborhood and the design is a great combination of historic preservation with a contemporary/updated feel.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Bradley Lonson
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Bradisfj40@gmail.com
Phone:	
Address:	6835 Almeria Scottsdale, AZ 85257

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: HistoricPreservationCommission@ScottsdaleAZ.gov
To: [Historic Preservation Commission](#)
Subject: Historic Preservation Commission Public Comment (response #27)
Date: Friday, October 30, 2020 2:43:14 PM

Historic Preservation Commission Public Comment (response #27)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Historic Preservation Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/historic-preservation-commission/public-comment
Submission Time/Date:	10/30/2020 2:42:44 PM

Survey Response

COMMENT	
Comment:	We are neighbors, and we fully support the proposed Leenerts/Djordjevic remodel. We believe that their plans are tasteful, and will not only add value to their home, but to the entire neighborhood.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Mike & Julie Snooke
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	juliesnooke@gmail.com
Phone:	(480) 600-2381
Address:	6875 E. Orion Drive, Scottsdale AZ 85257
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	