

# HISTORIC PRESERVATION COMMISSION REPORT

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Meeting Date: July 9, 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

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**Case Name:** Roman Townhouse Driveway Pavers

**Case Number:** 47-HP-2020

**Location:** 7601 East Northland Drive

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

## OWNER

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Beverly Roman  
7601 East Northland Drive

## APPLICANT CONTACT

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Beverly Roman  
602-432-6641

## BACKGROUND

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### Zoning

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

### Historic Preservation Plan

Interim Historic Preservation Guidelines for Villa Monterey Units 1-7 are currently in effect. The interim guidelines are modeled after the guidelines for the Village Grove 1-6 Historic District subdivision. Currently, an update to the interim guidelines, Case 4-HP-2010#2 Villa Monterey Units 1-7 Historic District Historic Preservation Plan and Guidelines, are being prepared for future action by the Historic Preservation Commission.

Recent projects at this townhouse include:

- 65-HP-2018 Certificate of No Effect-Historic Resources for replacing windows.
- 27-HP-2018 Certificate of No Effect-Historic Resources for landscape changes.
- 61-HP-2019 Certificate of No Effect-Historic Resources for an office and patio addition in the rear of the home.

### **Context**

The property is located on the southeast corner of the intersection of North Miller Road and East Northland Drive; East Northland Drive is the first street south of East Chaparral Road.

### **Adjacent Uses and Zoning**

- North East Northland Drive roadway and existing residential townhouses in Villa Monterey Unit 4, zoned Townhouse Residential, Historic Property (R-4 HP)
- South Existing residential townhouses in Villa Monterey Unit 4, zoned Townhouse Residential, Historic Property (R-4 HP)
- East Existing residential townhouses in Villa Monterey Unit 4, zoned Townhouse Residential, Historic Property (R-4 HP)
- West North Miller Road roadway and existing condominiums in El Chaparral Villas, zoned Multiple-family Residential (R-5)

### **Key Items for Consideration**

- Compliance with the Interim Villa Monterey Units 1-7 Historic Preservation Guidelines
- Interim Guidelines do not identify driveway materials/finishes
- Applicant has provided HOA approval letter and support from adjacent neighbors

## **DEVELOPMENT PROPOSAL**

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### **Description of Historic Property**

Villa Monterey Units 1-7 Historic District consists of 758 homes and 13 common tracts. Its boundaries are generally the Arizona Canal to the west, East Medlock Drive on the north, East Meadowbrook Avenue to the south and North 79th Place on the east.

Villa Monterey Units 1-7 Historic District is an example of typical post-World War II townhouse development practices from the 1960s in Scottsdale. Villa Monterey Historic District is considered historically and architecturally significant as a collection of homes that illustrate a particular type of building, and a development pattern that was influential on the physical form of Scottsdale in the postwar era; and remains discernible and distinctive today. Furthermore, it is associated with an individual, David Friedman, who pioneered successful practices that influenced how townhouses were subsequently developed in Arizona.

Although varied in their styling and detail, Villa Monterey townhouses have certain architectural features that define the style. These features relate to the technological, social and economic influences which shaped the building of the postwar era. They also provide a sense of scale and aesthetic quality to the façade of a building. Consequently, it is important that these character-defining features be preserved and receive sensitive treatment during exterior rehabilitation and restoration work

There have been multiple cases recently within Villa Monterey that have been approved for changes to the front driveway, including the following: 7-HP-2019, 16-HP-2019, 40-HP-2019 and 39-HP-2020.

7-HP-2019 was an approval of a Certificate of Appropriateness-Historic Resources with the stipulation that the paver colors be limited to the light gray concrete color and the paver pattern shall be limited to a stacked linear pattern – not an angled or cross pattern.

16-HP-2019 was approved an approval of a Certificate of Appropriateness-Historic Resources for an epoxy seal over the existing driveway stipulated to be a matte finish.

40-HP-2019 was a Certificate of No Effect-Historic Resources to add a paver pathway from the existing paver driveway to the public sidewalk with pavers to match the existing color and shape and pattern.

39-HP-2020 was also a Certificate of No Effect-Historic Resources to add a paver pathway from the backyard gate to the public sidewalk.

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

The applicant is requesting Historic Preservation Commission approval for the replacement of the existing concrete driveway, that has cracked, with concrete pavers.

### **Neighborhood Communication**

A sign identifying the project name, number, request, and HPC hearing date has been posted at the site. A postcard containing case information has been sent to property owners within 750 feet of this property. The applicant also conducted their own notification and has provided HOA approval and support from adjacent neighbors. Staff has not received any additional inquiries related to the proposal.

## **HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS**

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### **Proposed work for a Certificate of Appropriateness**

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

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

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

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

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

Applicable Guidelines:

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

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

- 18.2. Avoid paving the front yard.

*Staff Analysis:* The applicant does not propose increasing the improved driveway area.

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

*Staff Analysis:* The applicant does not propose the addition of a parking bay. The applicant is proposing providing concrete pavers to replace the existing concrete slab driveway. The applicant proposes using variable color tone and value, gray pavers in a stacked linear pattern for the driveway improvements.

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### STAFF RECOMMENDATION

#### Recommended Approach:

Staff recommends that the Historic Preservation Commission approve a Certificate of Appropriateness-Historic Resources for the Roman Townhouse Driveway Pavers per the attached stipulations, finding that the provisions of General Plan Preservation and Environmental Planning and the Interim Guidelines for Villa Monterey Units 1-7 have been met.

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### 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

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### RESPONSIBLE DEPARTMENT

Planning and Development Services  
Historic Preservation Office

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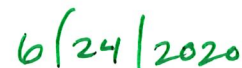
### STAFF CONTACT

Ben Moriarity Planner 480-312-2836 E-mail: [bmoriarity@ScottsdaleAZ.gov](mailto:bmoriarity@ScottsdaleAZ.gov)

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### APPROVED BY

  
Ben Moriarity, Report Author

  
Date

  
Steve Venker, Historic Preservation Officer  
Phone: 480-312-2831 E-mail: [svenker@ScottsdaleAZ.gov](mailto:svenker@ScottsdaleAZ.gov)

  
Date



## ATTACHMENTS

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

**Stipulations for the  
Historic Preservation Commission Application:  
Roman Townhouse Driveway Pavers  
Case Number: 47-HP-2020**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. The location and configuration of all site improvements shall be consistent with the site plan with a city staff date of February 6, 2019
  - b. Paver materials shall be consistent with paver images with a city staff date of May 18, 2020. Colors limited to the light gray concrete color. Paver pattern limited to a stacked linear pattern – not an angled or cross pattern.

**RELEVANT CASES:**

**Ordinance**

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

**SITE DESIGN:**

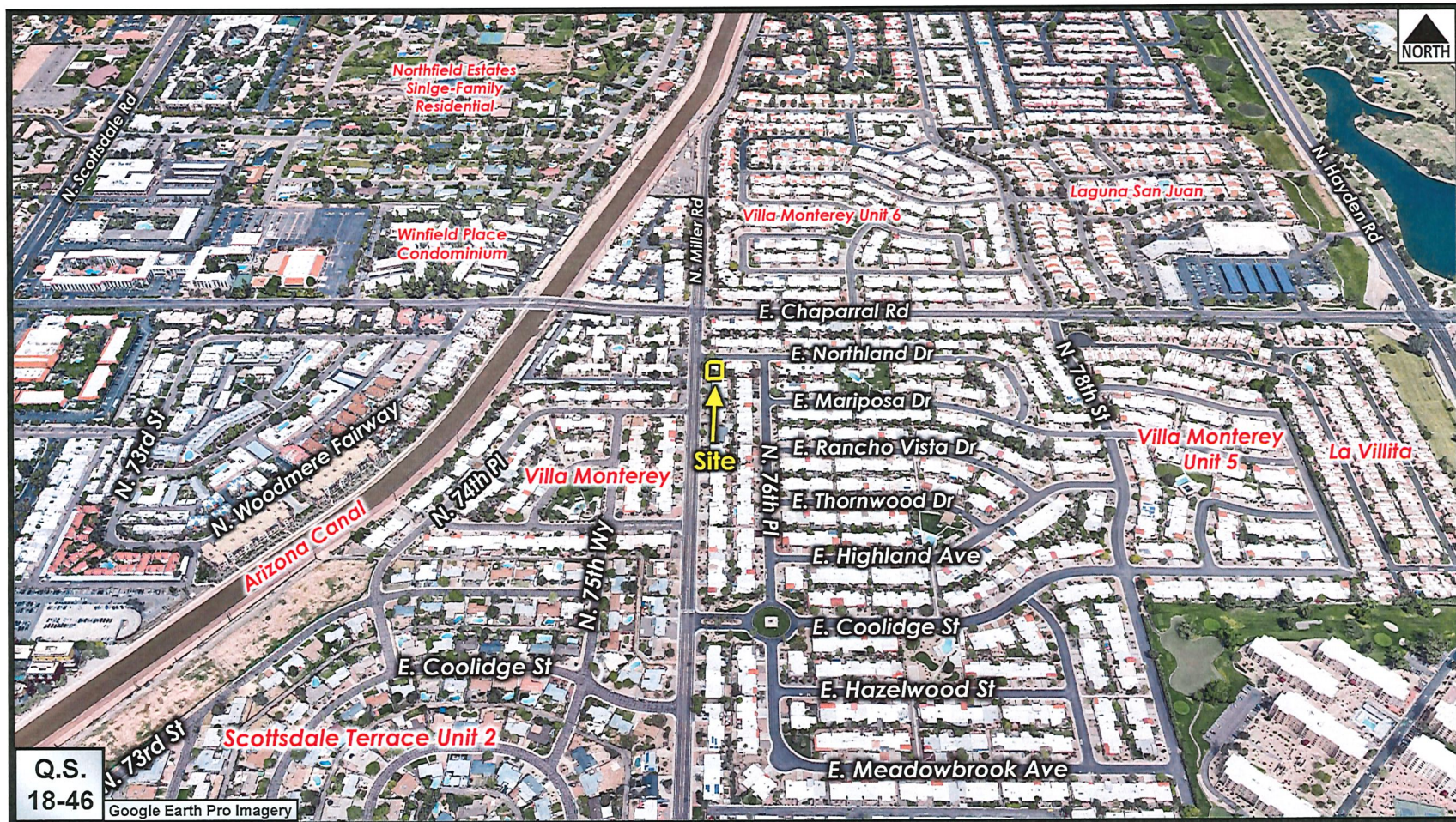
**HPC Stipulations**

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

## **Paver Driveway Improvement Narrative**

1. I have lived in Villa Monterey since 2005, and have always loved the history of the area and its' vintage architectural elements and sunny patio home concept. Recently, I moved from a large two-story house to a smaller one level home within Villa Monterey. I wanted to add a point of interest to my new home's exterior. Looking around VM, there are several homes with paver driveways. (See attached photos of VM driveways). The paver driveways are consistent with 1960's design, add value and beauty, while keeping with the historic intent of our unique area.
2. The present driveway is cement, it is cracked and worn, the area measures 25 feet x 11.5 feet. The proposed driveway improvement does not include the carport floor, and comes up to the sidewalk (see attached drawing), and up to sides of driveway center bordering my neighbor's driveway.
3. Cement driveway would be removed, a smooth bed prepared, pavers laid, and sand for fixing pavers. The pavers would be taken from my backyard, as I am submitting a separate Development Application for a room addition, July 2, and will not need the number of pavers currently in place (see backyard photos).
4. The pavers are manufactured by Belgard, Catalina Slate, color: Sonoran Gray, they come in three sizes: 6"x 9", 6"x6", 6"x 3", they are 2 3/8" high, and are made for driveways. Here is the Belgard site showing the pavers installed, specifications: <https://www.belgard.com/products/pavers/catalina-slate>.

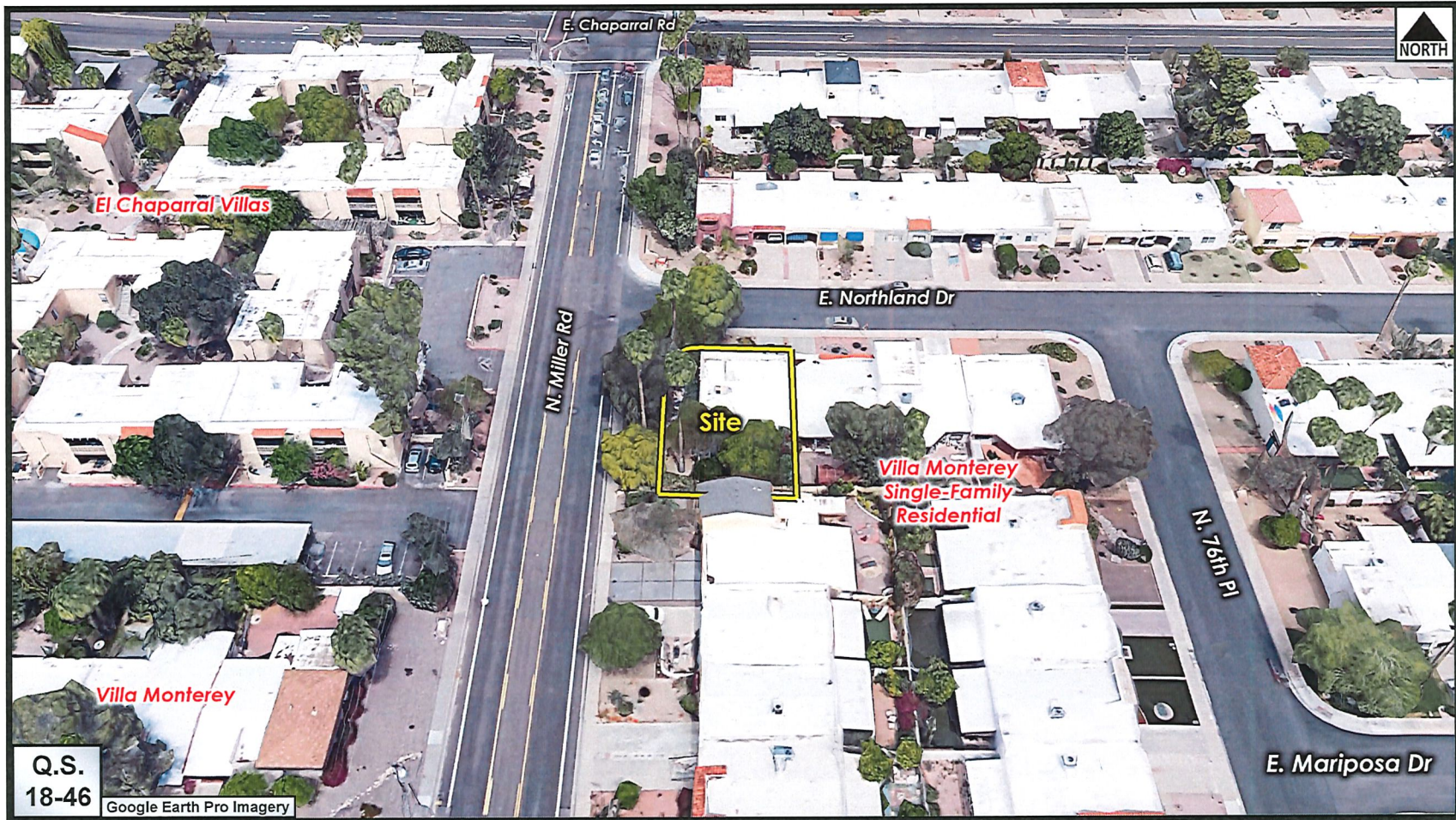




Context Aerial

47-HP-2020





Close-up Aerial

47-HP-2020





Close-up Aerial (2D)

47-HP-2020





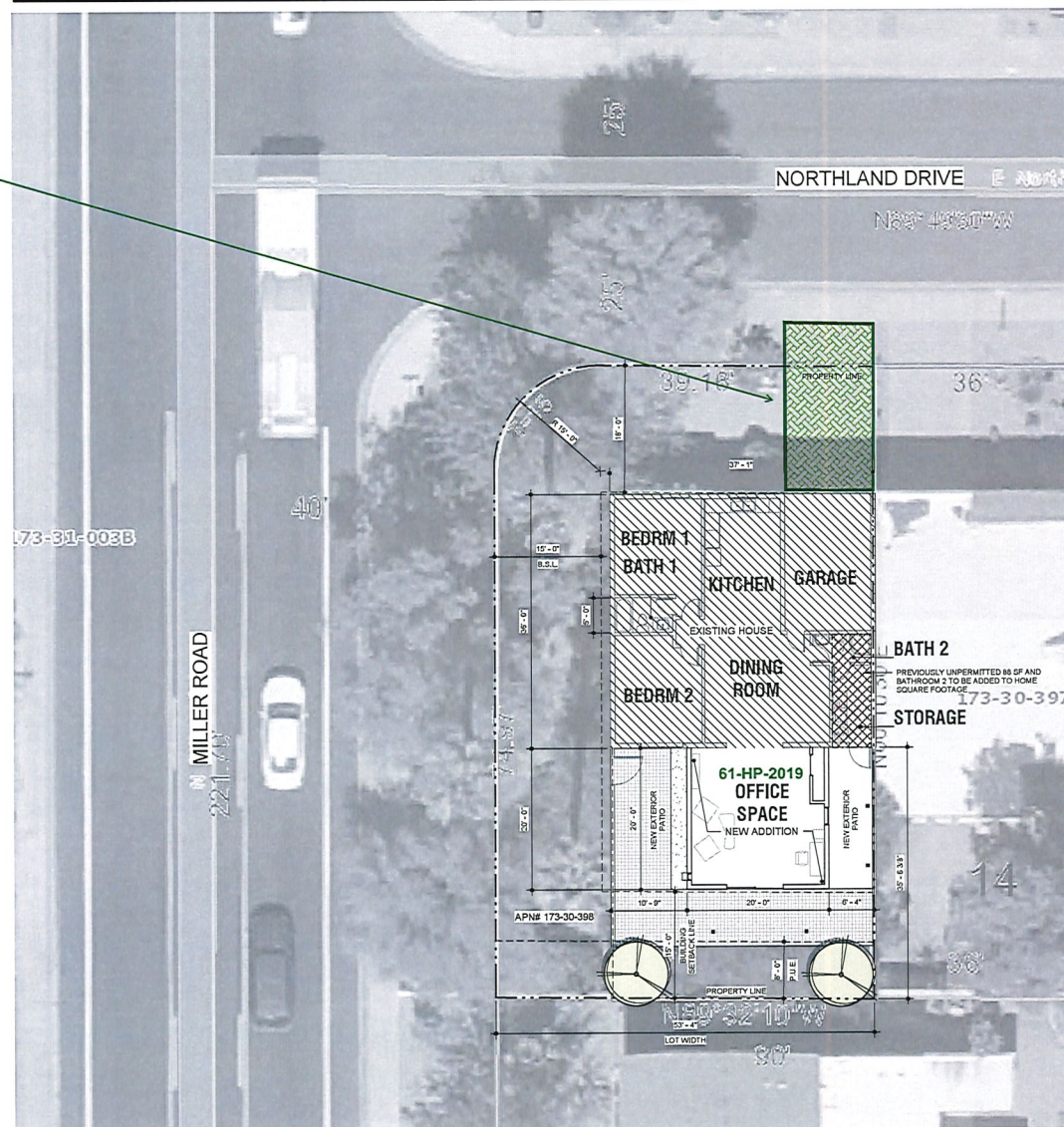
Zoning Aerial

47-HP-2020



# ROMAN RESIDENCE ADDITION

Request approval of a Certificate of Appropriateness-Historic Resources for the replacement of the concrete driveway with concrete pavers



PROJECT DESCRIPTION: TO REMODEL THE EXISTING 984 SF HOUSE TO ADD 400 SQUARE FEET. THE ESTIMATED COST OF THIS PROJECT IS \$10,000 DOLLARS. WE ARE SEEKING TO EXPEDITE THIS SUBMITTAL PER MRS. ROMAN'S REQUEST.

## APPLICABLE CODES:

2015 International Residential Code (IRC)  
2015 International Building Code (IBC)  
2015 International Fire Code (IFC)

ANY APPROVED AMENDMENTS SHALL ALSO APPLY

## PROJECT ADDRESS:

7801 E. Northland Drive  
Scottsdale, AZ 85251

## APN #:

173-30-398

## CONSTRUCTION TYPE:

R-4

## OCCUPANCY:

L-4B

## LOT AREA:

4,687 s.f.

## EXISTING LOT COVERAGE:

1,072/4687 = 22.8%

## PROPOSED LOT COVERAGE:

1,472/4687 = 31.4%

## EXISTING HOUSE:

12'-0" addition is shorter than existing 14'-0" of house

## PROPOSED HOUSE:

884 s.f.

## EXISTING PERMITTED:

884 s.f.

## EXISTING UNPERMITTED TO BE RECORDED:

884 s.f.

## REMODEL ADDITION (CONDITIONED):

400 s.f.

## NEW TOTAL SQUARE FOOTAGE:

1,472 s.f.

71 SITE PLAN  
1/8" = 1'-0"



CIFUENTES>>STUDIO

354 EAST TIGER AVENUE  
SCOTTSDALE, AZ 85251  
1-480-301-3055  
CIFUENTES@GMAIL.COM

ROMAN RESIDENCE  
7801 E. NORTHLAND DRIVE SCOTTSDALE

DESIGNATION  
SHEET NO.



SITE PLAN  
Project number: 19012  
Date: 09.26.2019

A001  
Scale: 1/8" = 1'-0"

CIFUENTES>>STUDIO

ATTACHMENT 4





7601 E. Northland Dr. Home



Current 7601 E. Northland Dr. Driveway









Villa Monterey Home Currently with Pavers



Villa Monterey Home Currently with Pavers

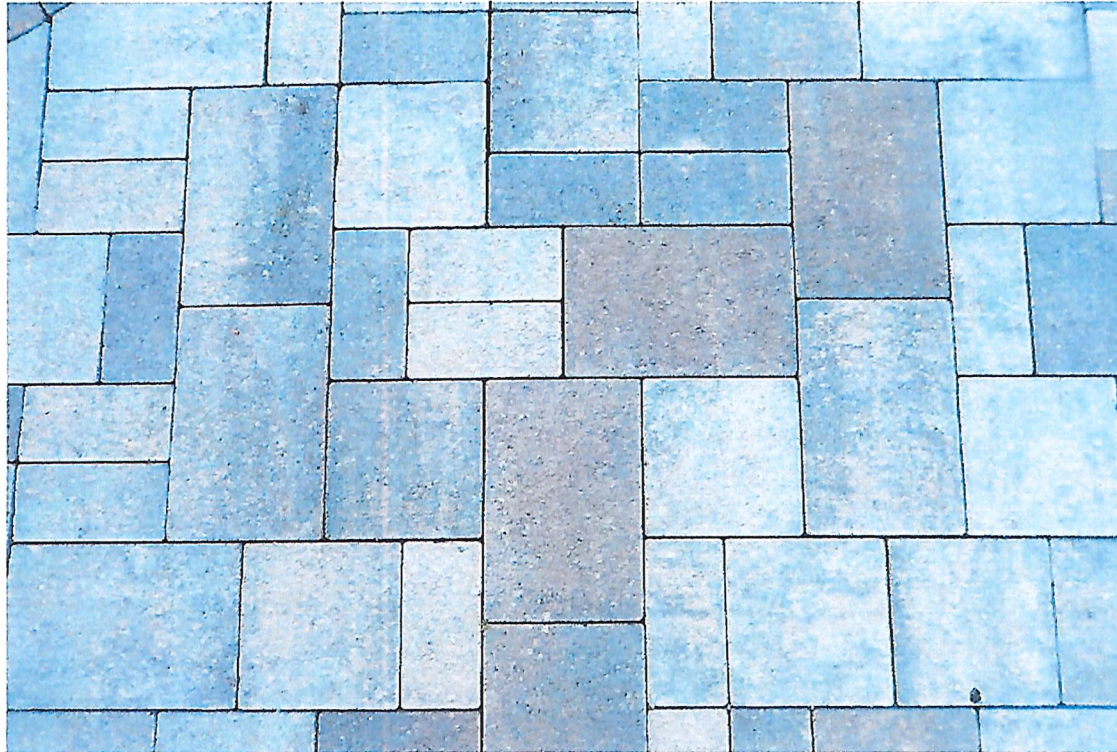


Villa Monterey Home Currently with Pavers





7601 E. Northland Dr. Backyard Pavers to be moved to front driveway



Paver Pattern Closeup



## **Notification of Neighbors (Revised)**

I talked to five of my neighbors, two across the street from me, and three to the left of my house. Miller Road is to the right of my house.

Across the street is Shirley Neeriemer, 7602 E. Northland Dr; Beth Reisner, 7608 E. Northland Drive; next door to me is Kandy Wagenbach 7607 E. Northland Drive (our houses are joined, and I share a driveway with her); Jim Bishop, 7613 E. Northland, and Charlie and Aleta Idyk, 7619 E. Northland.

Everyone was very positive and thought it would be a nice addition.

**VILLA MONTEREY IV**  
**RESORT PARK INC HOMEOWNERS ASSOCIATION**

7667 E NORTHLAND DRIVE

480-990-2529

INFO @RESORTPARK.ORG

Date: April 26, 2020

Re: Pavers to be installed in driveway

Owners: Beverly Roman

Address: 7601 E Northland Drive

The Board of Directors of Resort Park Association (AKA Villa Monterey IV) has approved your request to remove existing driveway concrete and install driveway pavers at the property located at 7601 E Northland Drive, Scottsdale, AZ 85251.

Construction details have been submitted to the Board on April 24, 2020 and are in compliance with our rules and regulations.

This approval is contingent upon the proper permitting by the City of Scottsdale and the approval of the Historic Preservation Committee. A building permit, if applicable and an approval certificate issued by the HPC must be submitted to Resort Park Association (Villa Monterey IV) via email or US mail prior to the beginning of construction.

Respectfully submitted,

DocuSigned by:

*Susan Thomas*

4/26/2020

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Susan Thomas

President

Villa Monterey IV Board of Directors

Resort Park Association Inc.