

HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: September 2, 2021
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: DiGiovanni Residence

Case Number: 73-HP-2021

Location: 7648 E. Bonita Drive

Request: Approval of a Certificate of Appropriateness - Historic Resources for replacement windows, replacement doors, an exterior paint color change, removal of decorative iron work, change of roof tiles, carport floor coating and replacement of landscape for artificial turf for an existing townhome located in Unit 7 of the Villa Monterey Units 1-7 Historic District, zoned Multiple-family Residential, Historic Property (R-5 HP).

OWNE

Joe DiGiovanni
(602) 525-8680

BACKGROUND

Zoning

The site is zoned Multiple-family Residential, Historic Property (R-5 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.](#)

The existing interim guidelines are modeled after the guidelines for the Village Grove 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, is an active case for future action by the Historic Preservation Commission.

Context

Located on the north side of East Bonita Drive between North 76th Place and North 77th St. The property is located at the northern portion of the Villa Monterey community.

Adjacent Uses and Zoning

- North Existing residential townhouses in Scottsdale in Towne Villas, zoned Multiple-family Residential (R-5).
- South Existing residential townhouses in Villa Monterey Unit 7, zoned Multiple-family Residential, Historic Property (R-5 HP).

- East Existing residential townhouses in Villa Monterey Unit 7, zoned Multiple-family Residential, Historic Property (R-5 HP).
- West Existing residential townhouses in Villa Monterey Unit 7, zoned Multiple-family Residential, Historic Property (R-5 HP).

Key Items for Consideration

- 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.
- Code violation for work without a permit.
- Applicant has HOA approval for paint, carport floor, doors and windows.
- Staff has not received any comments regarding the request.

DEVELOPMENT PROPOSAL

Description of Historic Property

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

This Historic District is an example of typical post-World War II townhouse development practices from the 1960s in Scottsdale. 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. ([Villa Monterey Units 1-7 Historical Significance Report](#))

Goal/Purpose of Request

The applicant is requesting Historic Preservation Commission approval of replacement windows, replacement doors, an exterior paint color change, removal of decorative iron work, change of roof tiles, carport floor coating and artificial turf.

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 owner/applicant has received approval from the Villa Monterey Homeowners Association.

Staff has not received any inquiries related to the proposal.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

While the historic styling of the individual townhouses and the collection of those townhouses and streetscapes that make up the development are the primary elements that contribute to the

significance of the district, other aspects of setting also contribute to a sense of place and time. These include such things as landscaping, fencing, paving and accessory structures. Alteration of these primary elements require approval from the Historic Preservation Office even though some of these items may not require a building permit to construct or install. 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.

Text amendment case 3-TA-2019 normalized the use of artificial turf throughout the City by amending the “artificial turf” section of the landscape ordinance. The text amendment was supported by the public with the opinion that synthetic “artificial” turf is appropriate for desert and commercial applications. The long-standing provisions in the zoning code and various design guidelines encourage sustainable landscape practices, water conservation, and indigenous plant materials.

The approved text amendment report also identified that artificial turf added to the urban heat island effect, impacts soil and nearby root systems, provides no natural cooling transpiration or wildlife habitat, and is petroleum-based. The report suggested that an automatic irrigation system be recommended to improve sanitation and to cool the product.

The City of Scottsdale Water Resources Department, as part of the turf reduction program has included the following guidelines:

- There is a 1,000 sq. ft. maximum for artificial turf. If more than 1,000 sq. ft. of artificial turf is installed, then the rebate is ineligible.
- While the Water Conservation Office recognizes the water savings potential of artificial turf, Scottsdale Water is also committed to a healthy, resilient urban environment. Research conducted by the city and Arizona State University consistently shows artificial turf areas as being one of the hottest surfaces during the intense summer heat. Both surface and radiant heat were high for artificial turf, which increases the heat load on a person’s body; on pets; on surrounding plants/trees; and buildings. Additionally, large applications of artificial turf have required sprinkler systems or other cooling methods for heat control.
- The Water Conservation Office recommends small applications of artificial turf in difficult-to-water areas, such as strips or aesthetic, non-functional areas (areas that are only walked on when mowed).
- The Water Conservation Office recommends shading artificial turf for heat mitigation.
- The Water Conservation Office does not recommend placing artificial turf around tree roots or near plants that may be negatively affected by radiant heat, such as saguaros or other cacti.

At the January 7, 2021 Historic Preservation Commission case 7-HP-2020#2 was denied the request to add 150 square-feet of artificial turf to a front yard landscape pallet for a property within Villa Monterey Unit One.

Policy 4: Preserve the original materials in place whenever possible

- 4.1.** Maintain the original wall materials, including applied ornament, tile, decorative blocks, or other features.

Staff Analysis: Decorative ironwork used as applied ornament to the townhomes within Villa Monterey should be preserved wherever possible. There have been cases in which the ornamental iron pieces have been approved to be removed and not reinstalled either because of a fire egress for a window (case 15-HP-2020) or because they have degraded beyond reasonable repair (42-HP-2018). It is unclear in this case if the iron work had deteriorated beyond repair and it appears that it did not impede ingress or egress from the window or carport.

Policy 6: Original building materials that have deteriorated beyond repair should be replaced with a similar building material.

- 6.1.** Replacement of roof materials should use tile or shingles that are similar in size and texture to those traditionally used in the development.

Staff Analysis: The original roof tiles used on the home were Saltillo Spanish roof tiles. They have been replaced with a grey flat tile. Within Villa Monterey there is a variety of roof treatments for the decorative shade elements of the predominantly flat roofs. There appears to be 34 homes within Villa Monterey Units 1-7, 11 of which within Villa Monterey Unit 7 with gray roof treatments. The gray roofs include both asphalt and clay tile roofs like the subject site. The other properties with gray roofs had gray roofs prior to the Historic Property designation.

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

Applicable Guidelines:

- 10.1.** When window replacement is necessary, match the original design or what was historically found within the development.
- 10.2.** New or replacement windows should not disrupt the historic window arrangement on a primary façade.

Staff Analysis: The new windows that have been installed appear to meet the guidelines in that they are in the same location, of the same size and operate in the same way as the original windows. The HOA has approved the window change. If a Certificate of Appropriateness is approved the applicant will need to then pursue a building permit for the window replacement.

Doors: While replacing an entire door assembly is strongly discouraged, it may be necessary in some cases. When a door is to be replaced, the new one should match the appearance of the original. When replacing a door, one should be careful to retain the original door location, size and shape. Additionally, one should consider the design of the door, choosing a replacement that is compatible with the style and type of the building.

Staff Analysis: There are not individual guidelines for doors, but the Historic Preservation Plan would suggest that when doors are replaced that they be the same as the original location, size, and shape. The two doors within the carport have been replaced with doors in the same location, of the same size and shape. The doors previously on the home, at the time of the Historic Property designation appear to have been a white flat panel door and a security screen door. The newly installed doors are one flat panel and one contemporary door with three window panels to allow additional light into the home. The HOA has approved the door change.

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

12.6. When painting the house’s exterior, utilizing the pastel colors typically used on the postwar period is encouraged. Painting exterior walls or contrasting trim in dramatic contemporary colors is discouraged.

Staff Analysis: While the Sherwin Williams ‘Extra White’ (SW7006) and ‘Special Gray’ (SW6277) would not be considered pastel colors, the applicant has received approval from the HOA for the color change and white was a commonly used color in Villa Monterey at the time it was developed, and gray is being used on the window shutters and trim as an accent color.

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

Applicable Guidelines:

16.3. Maintain the mature trees and shrubbery wherever possible.

16.4. Continue the pattern of utilizing a mix of landscape elements including lawns, trees, shrubs, ground covers, flowers and front patios. However, select plants that are native to the area or incorporate plants that are well adapted to the arid climate.

16.5. Continue the pattern of using low planter beds around the house foundations and along front patios. Construct the beds so that water drains away from the foundation. Use block, brick or stone materials that were historically used as accent materials on the historic homes.

Staff Analysis: The guidelines suggest selecting plants that are native to the area or incorporate plants that are well adapted to the arid climate. The approximately 900 square feet of artificial turf as part of the existing mixture of landscape elements including trees, shrubs, ground covers and flowers. The recently approved text amendment considers synthetic “artificial” turf as appropriate for desert and commercial applications. The owner/applicant has received approval from the Villa Monterey Improvement Association for the artificial turf.

Within Villa Monterey Units 1-7 there are 12 properties that have artificial turf in the front yard and of the properties with artificial turf eight properties had artificial turf installed prior to being designated as historic properties.

Proposed work for a certificate of appropriateness

Proposed work includes replacement windows, replacement doors, an exterior paint color change, removal of decorative iron work, change of roof tiles, carport floor coating and artificial turf.

Development Information

- Parcel Size: 5,340 square feet

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve DiGiovanni Residence per the attached stipulations, finding that the provisions of Zoning Ordinance and the Interim Guidelines for Villa Monterey Units 1-7 have been met.

OPTIONS FOR CERTIFICATE OF APPROPRIATENESS

- Approve as submitted with reference to how the project meets the guidelines
- Approve selected elements, deny others, referencing relevant design guidelines for decision
- Approve with stipulations
- Continue case to allow time for additional work or information to be provided
- Deny as submitted with reference to how the project does NOT meet the guidelines

RESPONSIBLE DEPARTMENT

Planning and Development Services
Historic Preservation Office

STAFF CONTACT

Ben Moriarity Senior Planner 480-312-2836 E-mail: bmoriarity@ScottsdaleAZ.gov

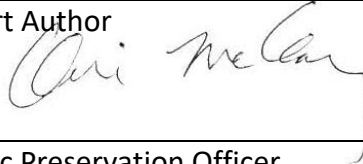
APPROVED BY



Ben Moriarity, Report Author

8/10/2021

Date



Doris McClay, Historic Preservation Officer

Phone: 480-312-4214 E-mail: dmcclay@ScottsdaleAZ.gov

8/17/2021

Date

ATTACHMENTS

- A. *Stipulations/Zoning Ordinance Requirements*
- 1. *HOA Approval and Scope of Work*
- 2. *Context Aerial*
- 2A. *Close-Up Aerial*
- 3. *Zoning Map*
- 4. *Site Plan*
- 5. *Material Samples*
- 6. *Photographs*

**Stipulations for the
Historic Preservation Commission Application:
DiGiovanni Residence
Case Number: 73-HP-2021**

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 image submitted by Joe DiGiovanni, with a city staff date of 7/19/2021.
 - b. The location and configuration of all site and landscape improvements shall be consistent with the site plan submitted by Joe DiGiovanni, with a city staff date of 7/19/2021.

RELEVANT CASES:

Ordinance

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

COLONY PARK ASSOCIATION

Villa Monterey, Unit 7
5034 North 77th Street
Scottsdale, AZ 85250

Date: 9/8/20

Dear JOE DIGIOVANNI

This letter is to advise you that the Board of Directors has approved your request to make the following improvements to your home located at: 7648 E. BONITA DR.

A.P.A Changes requested: CARPORT FLOOR, EXTERIOR PAINT
FRONT WINDOWS AND BOTH FRONT ENTRY DOORS

If there are any changes in the plans that you presented to the Board, the Board must be notified of any such changes for its consideration and approval.

This approval is required by Paragraph 17 of the Declarations of Restrictions (Restated).

Very truly yours,

Joe Prado
President

7648 E Bonita Remodel

JD
Joe DiGiovanni <joe@corp
oratejobbank.com>



Sun 9/6/2020 8:12 AM

To: You

Cc: Alice

Joe,

It was nice meeting you and your wife yesterday. I wanted to follow up with a list of the improvements that we will be making to the front exterior of our house on 7648 E Bonita Drive in the Villa Monterey VII subdivision. Below is what we plan to do:

Remove tile flooring in garage entry way and replace.

Epoxy garage floor

Replace window in garage

Replace both entry doors in garage and storm door.

Replace window in front bedroom.

Paint exterior with fresh coat of paint

Please let me know if you are okay with this and if I need to notify anyone else.

Thank you again and we look forward to being your neighbors!

Joe DiGiovanni

Corporate Job Bank

1955 E Broadway Rd | Suite 102

Tempe | AZ 85282

Office: 480.966.0709

Cell: 602.525.8680

joe@corporatejobbank.com



OUR PEOPLE MAKE THE DIFFERENCE!

Moriarity, Ben

From: Joe DiGiovanni <joe@corporatejobbank.com>
Sent: Monday, August 2, 2021 12:56 PM
To: Moriarity, Ben
Subject: FW: HOA Approval of Home Changes

Follow Up Flag: Follow up
Flag Status: Flagged

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

Ben,

Below is what I received from my HOA President.

Joe DiGiovanni

Corporate Job Bank

Executive Vice President

1955 E Broadway Rd, Ste 102 | Tempe, AZ 85282

Office (480) 966-0709 | Cell (602) 525-8680

joe@corporatejobbank.com



From: joe prado <jjplp@hotmail.com>
Sent: Monday, August 2, 2021 11:58 AM
To: Joe DiGiovanni <joe@corporatejobbank.com>
Subject: Fw: HOA Approval of Home Changes

JOE,

This is your copy and concludes my final effort.

JOE PRADO , HOA President Villa Monterey #7

Previous E-mails as hardcopies have been delivered to your home.

HOA Approval of Home Changes

JOE,

After extensive time and search I have included copies of a Project Request (see attached) found from September 2020. This request was following our CC&R requirements. Approval was for changes listed. I have no request record of any additional changes submitted by you or your now deceased contractor. Regarding your enclosed photo of the now completed front facing structural changes. Had a required project request been submitted HOA approval would

have been granted and that would complete the extent of our HOA Board involvement. The homeowner/contractor would then be required to apply for a City building permit if required, and as in this case, a certificate from the Historic Preservation Committee.

From: Joe DiGiovanni <joe@corporatejobbank.com>
Sent: Tuesday, July 27, 2021 3:28 PM
To: joe prado <jjjlp@hotmail.com>
Subject: RE: HOA Approval of Home Changes

Joe,

Just wanted to make sure you got this email and if you are going to be able to help me with an approval of the changes?

Joe DiGiovanni
Corporate Job Bank
Executive Vice President
1955 E Broadway Rd, Ste 102 | Tempe, AZ 85282
Office (480) 966-0709 | Cell (602) 525-8680
joe@corporatejobbank.com



From: Joe DiGiovanni
Sent: Wednesday, July 21, 2021 7:08 PM
To: joe prado <jjjlp@hotmail.com>
Subject: HOA Approval of Home Changes

Joseph Prado
HOA President

Joe,

I believe that my Contractor had gotten the HOA approval for the below (also, see attached) changes that we made to our home at 7648 E Bonita Drive. Unfortunately, he has passed away and his wife cannot locate the paperwork with the HOA approval. Can you please please take a look at the list and verify that the HOA approves these changes?

- Replace roof tiles with flat grey tiles
- Replace granite front yard with artificial turf
- Remove iron work around front window
- Replace both entry doors in carport
- Coat carport floor with an epoxy.

Thank you,

Joe DiGiovanni
7648 E Bonita Drive



Context Aerial

73-HP-2021



Close-up Aerial

73-HP-2021

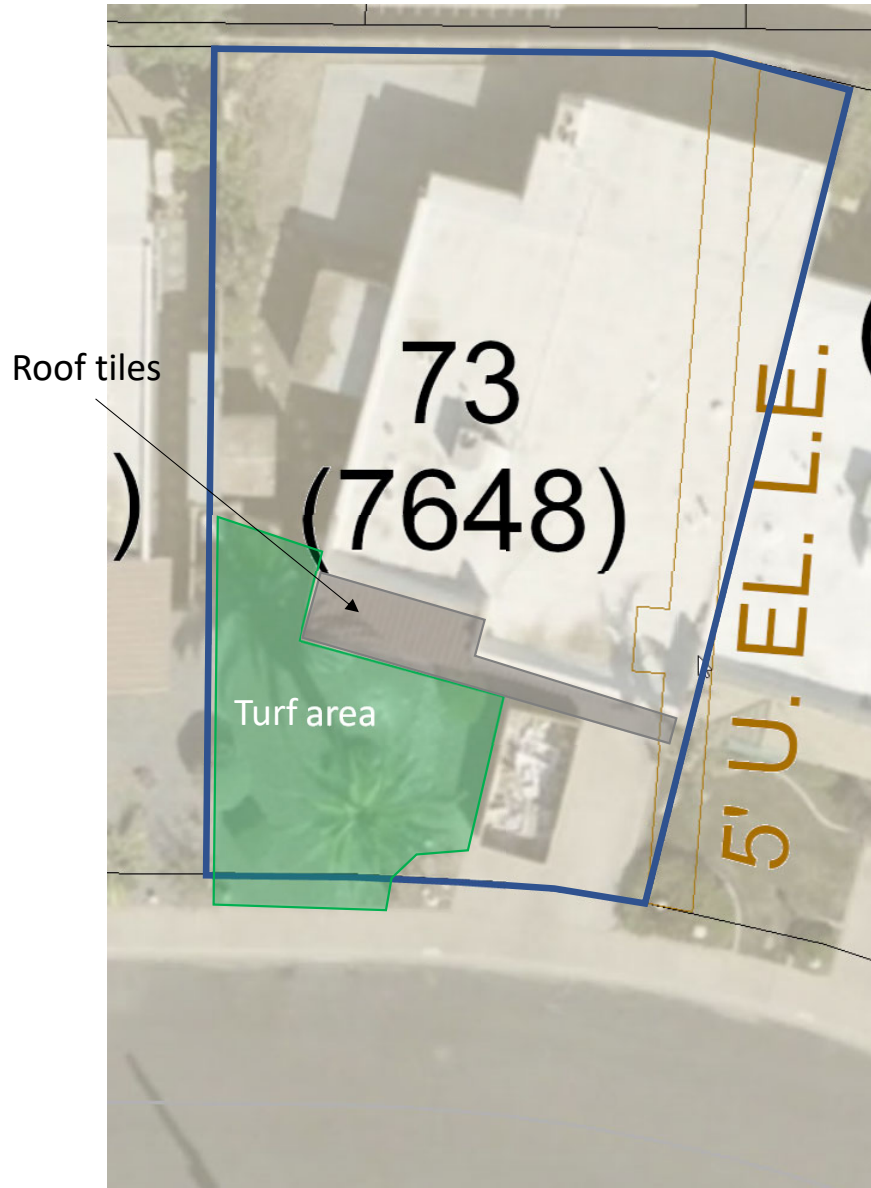


Q.S.
19-46

Aerial

Zoning Aerial

73-HP-2021



Site Plan

Description	Data
APN	173-25-259A
Insert Date	3/13/1994 4:01:24 PM
Owners Name	DIGIOVANI JOE/ALICE
Site Address	7648 E BONITA DR
Zip Code	85250
QS Num	19-46
Subdivision Name	VILLA MONTEREY UNIT SEVEN-1 SECTION-"A"
MCR Num	119-47
ESL Type	
Lot Num	73
Tract Name	
Zoning	R-5 HP
FEMA Flood Zone	X
Character Area	SOUTHERN SCOTTSDALE
Use Code	A
Jurisdiction	SC
Parcel Area	5340.1
Owners Deed Number	200828250
Owners Deed Date	09/04/2020

From: Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Sent: Tuesday, June 01, 2021 10:10 AM
To: Joe DiGiovanni <joe@corporatejobbank.com>
Cc: NA NA <rhowells1@cox.net>; McClay, Doris <DMcClay@scottsdaleaz.gov>
Subject: RE: 47-PA-2021 / Outside House Paint

Hello Mr. DiGiovanni,

Nate is no longer with the City of Scottsdale. I will follow-up with Doris McClay regarding your below email and get back to you after we have had some time to discuss. Please let me know if you have any questions.

Thank you,

Bryan Cluff, LEED AP
Principal Planner
City of Scottsdale Current Planning Services
bcluff@scottsdaleAZ.gov
480-312-2258

From: Joe DiGiovanni <joe@corporatejobbank.com>
Sent: Wednesday, May 26, 2021 1:21 PM
To: Tonnemacher, Nathan <NTonnemacher@Scottsdaleaz.gov>
Cc: NA NA <rhowells1@cox.net>
Subject: Re: 47-PA-2021 / Outside House Paint

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

Nate, please see below the two swatches of the paint colors used for the exterior of my house at 7648 E Bonita Drive.

Also, I understand that Cynthia, Robert's wife, has gotten you the information for the roof tiles and the car port floor. Let me know if you need any additional information. I will be leaving for Italy next week for the summer and hope to have this wrapped up.

Thank you,

Joe DiGiovanni
Corporate Job Bank
Executive Vice President
1955 E Broadway Rd, Ste 102 | Tempe, AZ 85282
Office (480) 966-0709 | Cell (602) 525-8680
joe@corporatejobbank.com



SW 7006
Extra White

257-C1

SW 6277
Special Gray

226-C5

Carport floor treatment





Historic Property Inventory photo, taken August 2017.

7648 E. Bonita Dr. Image of Changes

Ornamental
Ironwork removed

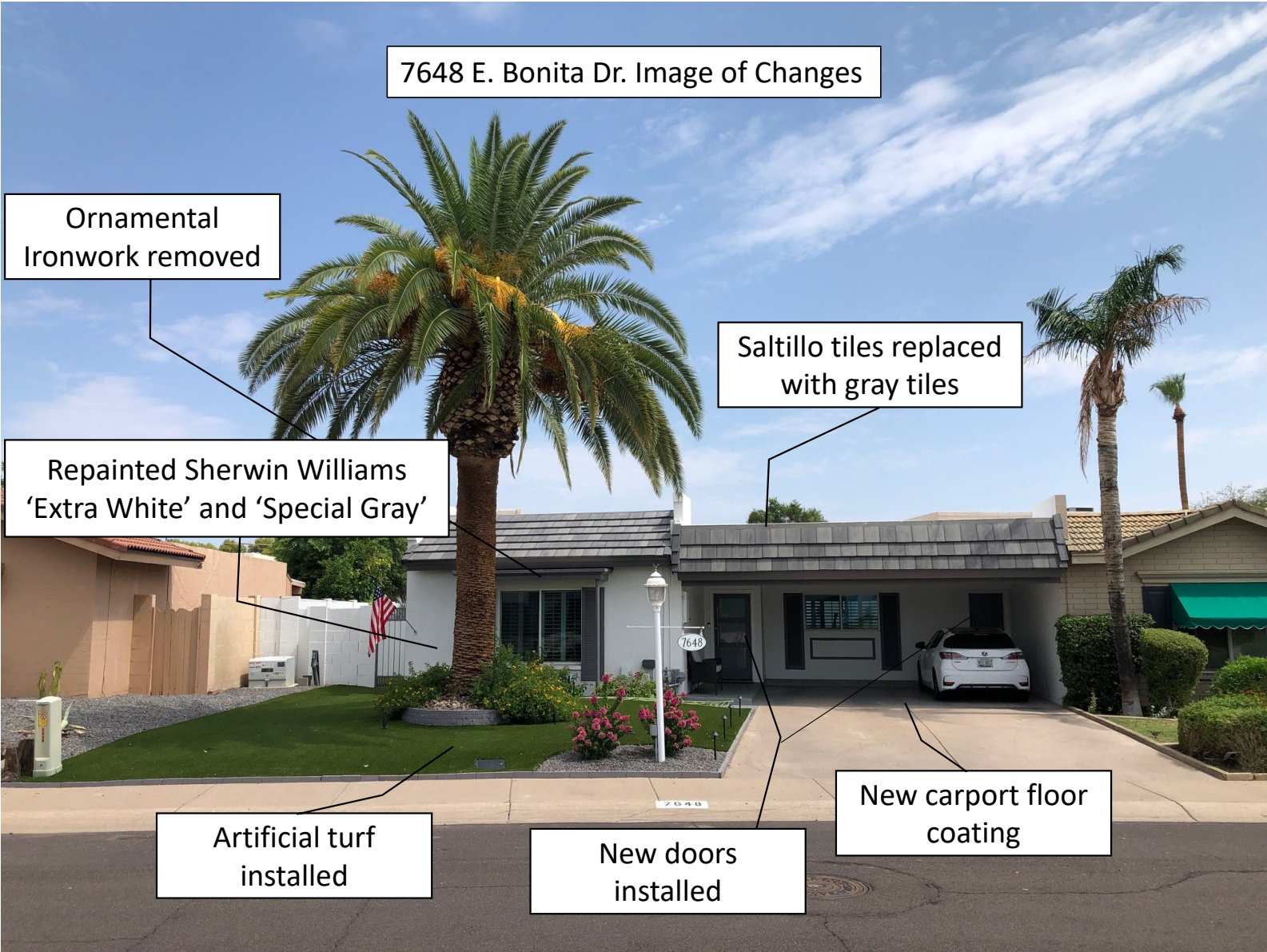
Repainted Sherwin Williams
'Extra White' and 'Special Gray'

Saltillo tiles replaced
with gray tiles

Artificial turf
installed

New doors
installed

New carport floor
coating



Moriarity, Ben

From: Joe DiGiovanni <joe@corporatejobbank.com>
Sent: Friday, July 16, 2021 2:56 PM
To: Moriarity, Ben
Subject: FW: Pictures of Villa Monterey

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

Ben, below are some pictures my wife took of similar shape roof tiles and some with similar color tiles as ours. Also there are some pictures of just a few of the other homes in the sub division with artificial turf.

There is also a picture below of my neighbor's house across the street from us that she just repainted a few months ago that is a color that sticks out like a sore thumb and surely doesn't conform to the others in the neighborhood. Notice that one when you drive by.



Joe DiGiovanni
Corporate Job Bank
Executive Vice President
1955 E Broadway Rd, Ste 102 | Tempe, AZ 85282
Office (480) 966-0709 | Cell (602) 525-8680
joe@corporatejobbank.com



From: Alice DiGiovanni <Alice@corporatejobbank.com>

Sent: Friday, July 16, 2021 2:48 PM

To: Joe DiGiovanni <joe@corporatejobbank.com>

Subject: Pictures of Villa Monterey

[Download full resolution images](#)

[Available until Aug 15, 2021](#)

























































































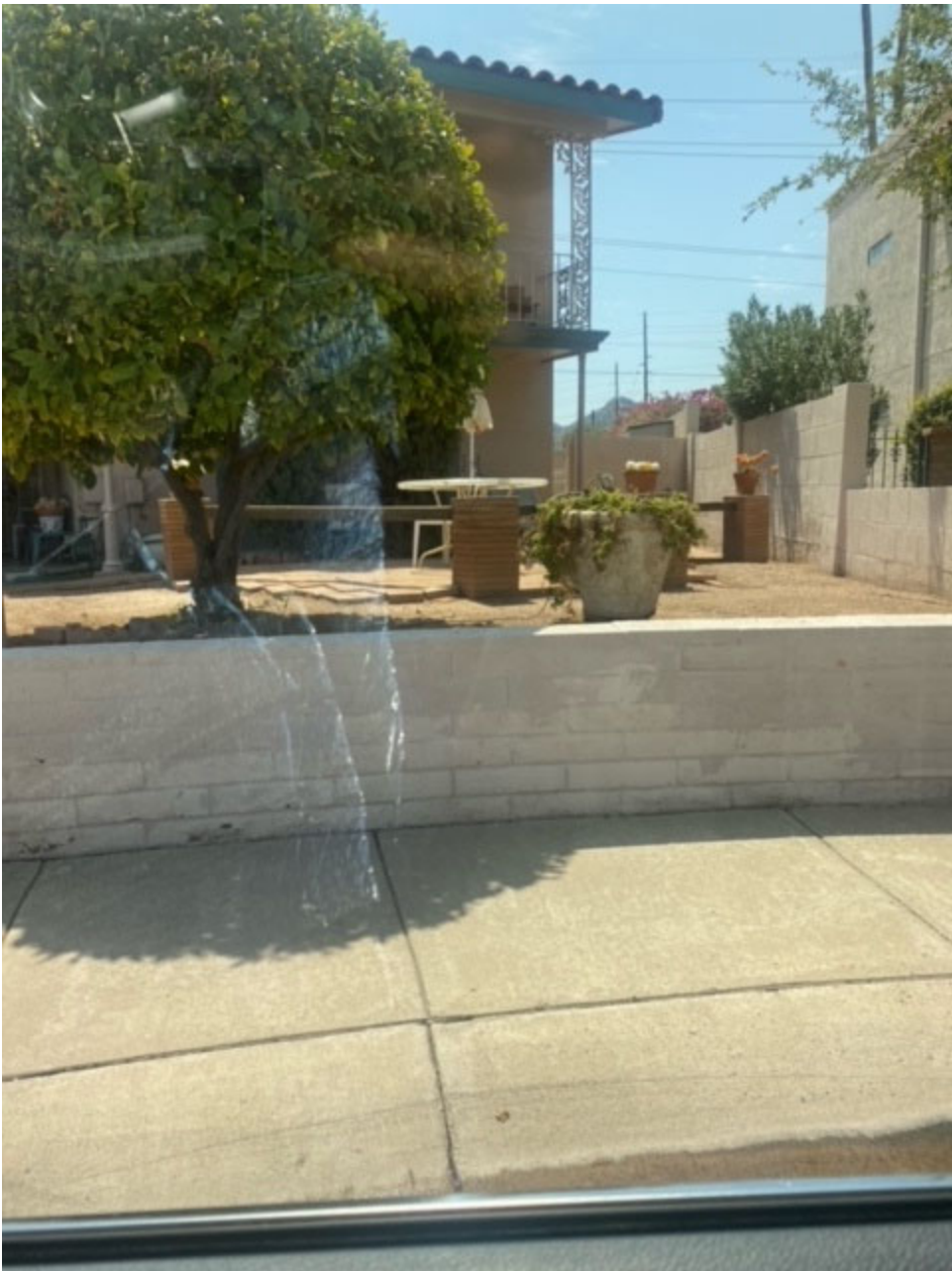




























Sent from my iPhone