

# HISTORIC PRESERVATION COMMISSION REPORT

---



Meeting Date: 11/5/2020  
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:** Helferich Townhouse Driveway Pavers

**Case Number:** 77-HP-2020

**Location:** 7636 E Thornwood Dr

**Request:** Request approval of a Certificate of Appropriateness-Historic Resources to replace a concrete driveway with concrete pavers and add concrete pavers in the front yard at an existing townhouse in Villa Monterey Historic District.

## OWNER/APPLICANT

---

James and Lynn Helferich  
(701) 471-3412

## BACKGROUND

---

### 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.

The owner received a Certificate of No Effect to replace doors in the carport (42-HP-2020) and to repaint the townhouse (77-HP-2020#2).

### Context

The property is located on the north side on East Thornwood Drive east of North 76<sup>th</sup> Place.

### Adjacent Uses and Zoning

- North Existing residential townhouses in Villa Monterey Unit 3A, zoned Townhouse Residential, Historic Property (R-4 HP)
- South Existing residential townhouses in Villa Monterey Unit 3A, zoned Townhouse Residential, Historic Property (R-4 HP)

- East Existing residential townhouses in Villa Monterey Unit 3A, zoned Townhouse Residential, Historic Property (R-4 HP)
- West Existing residential townhouses in Villa Monterey Unit 3A, zoned Townhouse Residential, Historic Property (R-4 HP)

### **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

## **DEVELOPMENT PROPOSAL**

---

### **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, 39-HP-2020, 47-HP-2020, 57-HP-2020 and 2-HP-2017#3.

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 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 a Certificate of No Effect-Historic Resources to add a paver pathway from the backyard gate to the public sidewalk.

47-HP-2020 was a Certificate of Appropriateness-Historic Resources for the replacement of the concrete driveway with concrete pavers.

57-HP-2020 was an approval of a Certificate of Appropriateness-Historic Resources to replace concrete driveway with pavers.

2-HP-2017#3 was an approval of a Certificate of Appropriateness-Historic Resources to replace the concrete driveway with pavers.

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

The applicant is requesting approval of a Certificate of Appropriateness-Historic Resources for the replacement of the concrete driveway with concrete pavers and add concrete pavers in the front yard area.

### **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 has provided the HOA approval. Staff has not received inquiries related to the proposal.

## **HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS**

---

### **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 and the front yard area.

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 and pavers in the front yard area.

---

## **STAFF RECOMMENDATION**

### **Recommended Approach:**

Staff recommends that the Historic Preservation Commission approve Helferich 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.

---

## **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(S)**

Planning and Development Services  
Historic Preservation Office

---

## **STAFF CONTACT(S)**

Doris McClay Senior Planner 480-312-4214 E-mail: dmcclay@ScottsdaleAZ.gov

**APPROVED BY**

---



10/20/2020

---

Doris McClay, Report Author

---

Date



10/23/20

---

Steve Venker, Historic Preservation Officer

---

Date

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

**ATTACHMENTS**

---

- A. *Stipulations/Zoning Ordinance Requirements*
  - 1. *Context Aerial*
  - 1A. *Close-Up Aerial*
  - 2. *Zoning Map*
  - 3. *Site plan of proposed location of pavers*
  - 4. *Photographs of the driveway and front yard*
  - 5. *Photograph with Pavers shown*
  - 6. *HOA Approval*

**Stipulations for the  
Historic Preservation Commission Application:  
Helferich Townhouse Driveway Pavers  
Case Number: 77-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 submitted with a city staff date of 10/16/2020.
  - b. Paver materials shall be consistent with paver images shown in Attachment #5 of the Historic Preservation Commission staff report.

**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.



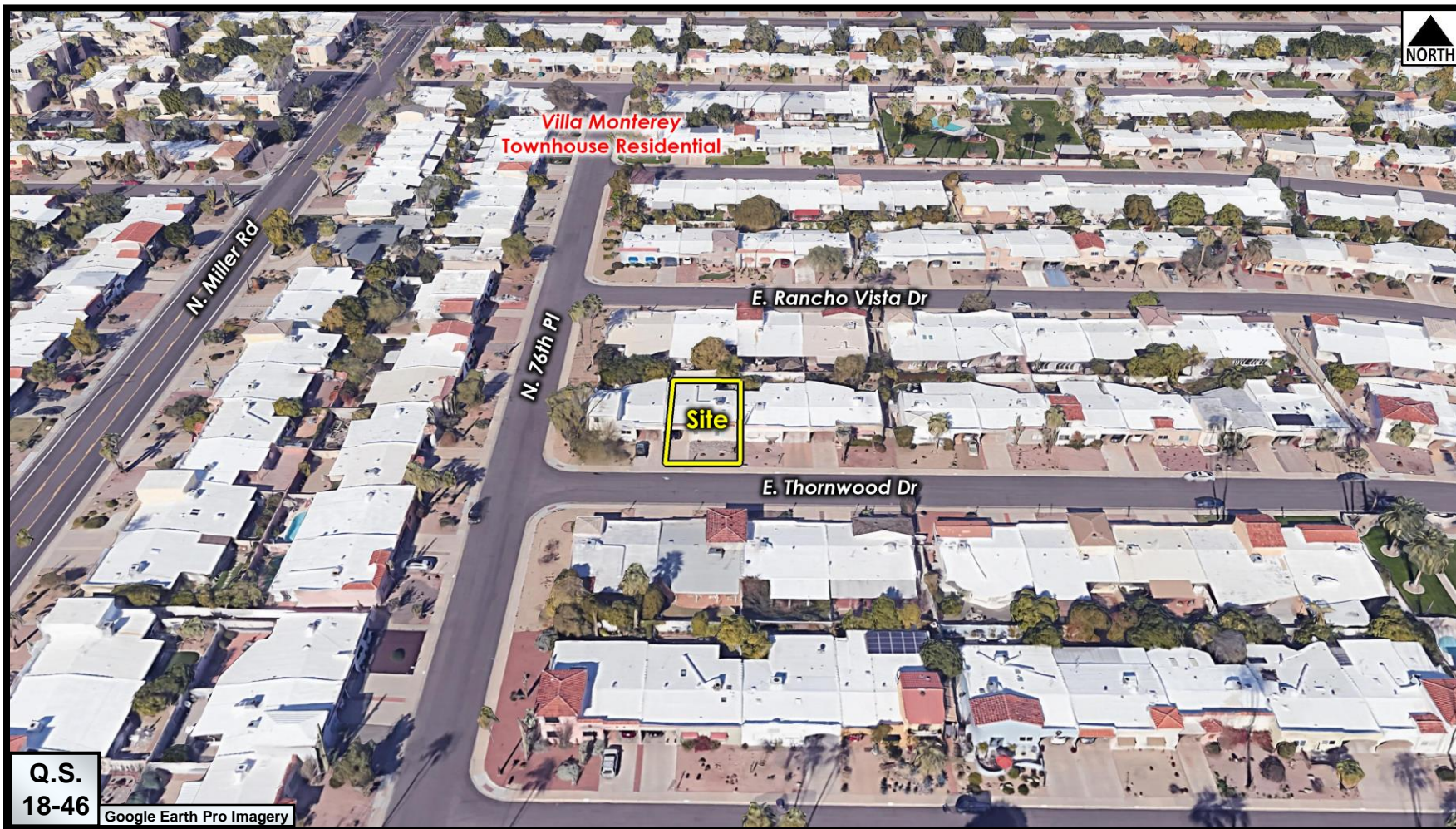


Context Aerial

ATTACHMENT #1

77-HP-2020





Close-up Aerial

ATTACHMENT #1A

77-HP-2020





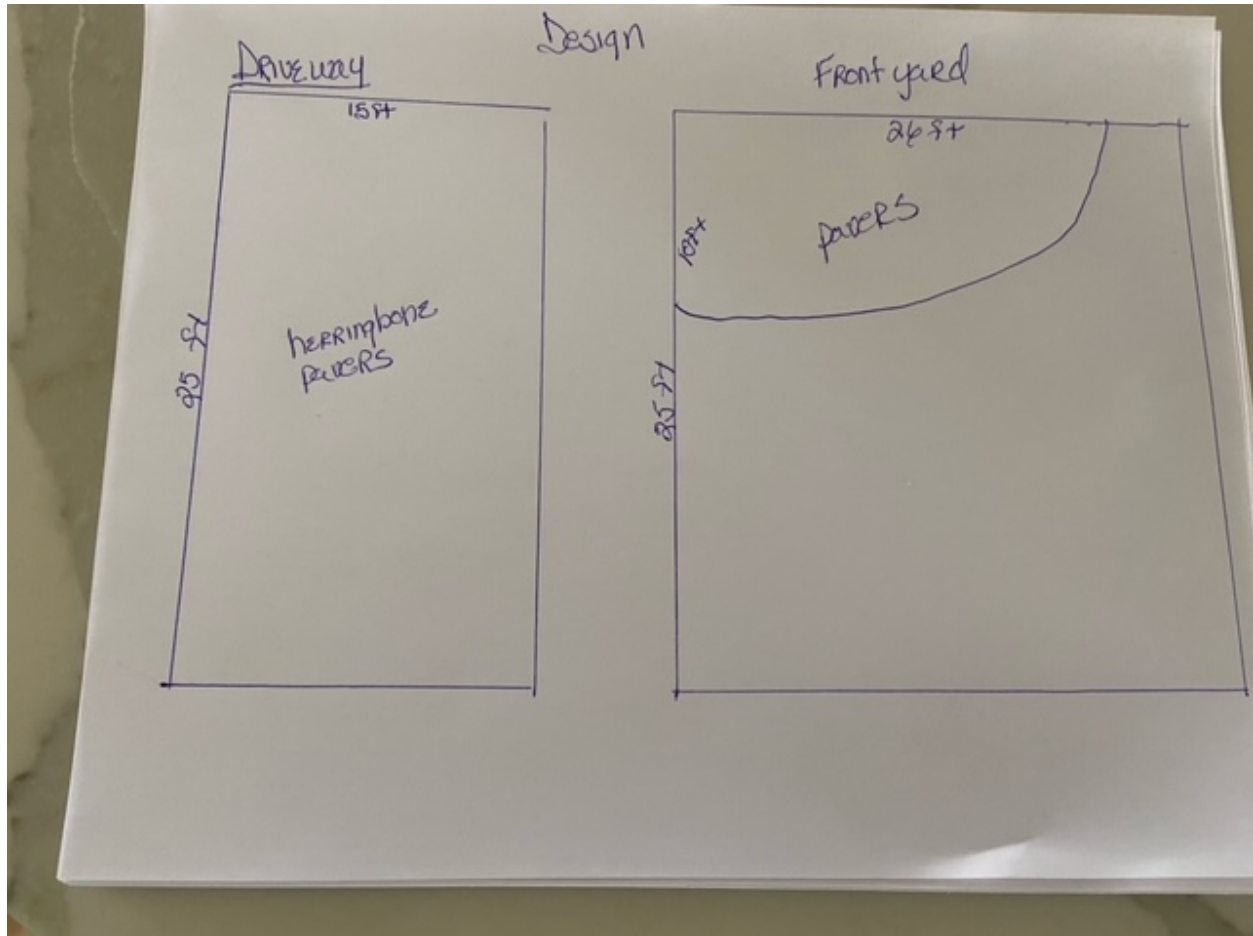
Q.S.  
18-46

Aerial

Zoning Aerial

ATTACHMENT #2

77-HP-2020



SITE PLAN SHOWING LOCATION OF PAVERS  
ON DRIVEWAY AND IN THE FRONT YARD



PHOTOGRAPH OF THE EXISTING DRIVEWAY

ATTACHMENT #4





PHOTOGRAPH OF THE EXISTING FRONT YARD





PHOTOGRAPH SHOWING THE PROPOSED PAVERS IN THE DRIVEWAY  
AND IN THE FRONT YARD





# Casita Colony Recreation Association Home Modification Application

## Application Form

Application Nbr. 10-02  
(assigned by HMC)

Application is hereby made to the Home Modification Committee of the VM III Board of Directors for their approval of the enclosed plans and specifications.

Date of Application: 9-23-20 Lot Number: 149  
Address: 7636 East Thornwood Drive

### Applicant's Acknowledgement

In consideration of this application and attached forms being made a part thereof, I/we will conform to the Restrictions in the Declaration recorded, relating to the property in this application. I/we also agree that all work performed will be in accordance with the plans and plot diagram which accompany this application, except for changes as may be authorized or required by the Casita Colony Recreation Association Home Modification Committee.

Homeowner's Name (Please print): James Helfferich

Homeowner's Signature: James Helfferich

Homeowner's Name (Please print): Lynn Helfferich

Homeowner's Signature: Lynn Helfferich

Telephone: 701-471-3412

Telephone: 701-471-3297

Email: HELPERL5@hotmail.com





# Casita Colony Recreation Association Home Modification Application

## Application Form

Application Nbr. 10-02  
(assigned by HMC)

### Description of Proposed Project

Describe the proposed project in detail. Include blueprints, drawings, brochures (if available) which help clarify the intended project. Add attachments as needed.

Remove and replace concrete slab driveway  
with pavers.

Remove large River Rock in front yard, replace  
with pavers. No wall.

**SEE ATTACHED PICTURE OF PAVERS AND YARD PAVERS**





# Casita Colony Recreation Association Home Modification Application

## Application Form

Application Nbr. 10-02  
(assigned by HMC)

### Neighbor Notification

Will any portion of the proposed project be visible to your neighbors? \_\_\_\_\_

Will access to your neighbor's property be needed? \_\_\_\_\_

Will party wall (PW) be modified? \_\_\_\_\_

If yes to any, please identify the affected neighbors below.

**Side Neighbor #1** – Name (Please print): Aunt Williams

Street Address: 7632 E THORNWOOD DRIVE

Phone: 480-721-7257

If (PW) or access if required.... Signature: \_\_\_\_\_  
(PW/access to property approved)

**Side Neighbor #2** – Name (Please print): Chris Lowes

Street Address: 7638 E THORNWOOD DRIVE

Phone: 480-946-9961

If (PW) or access if required.... Signature: \_\_\_\_\_  
(PW/access to property approved)

**Front/Back Neighbor #1** – Name (Please print): Charles Bessinger

Street Address: 7637 E THORNWOOD DRIVE

Phone: 480-946-4919

If (PW) or access if required.... Signature: \_\_\_\_\_  
(PW/access to property approved)

**Front/Back Neighbor #2** – Name (Please print): \_\_\_\_\_

Street Address: \_\_\_\_\_

Phone: \_\_\_\_\_

If (PW) or access if required.... Signature: \_\_\_\_\_  
(PW/access to property approved)

**Front/Back Neighbor #3** – Name (Please print): \_\_\_\_\_

Street Address: \_\_\_\_\_

Phone: \_\_\_\_\_

If (PW) or access if required.... Signature: \_\_\_\_\_  
(PW/access to property approved)





## Casita Colony Recreation Association Home Modification Application

### Application Form

Application Nbr. \_\_\_\_\_  
(assigned by HMC)

#### Brief Description of Project:

Cut concrete ~~concrete~~ <sup>driveway</sup>, remove. Replace with pavers.

Front of house: Remove River rock and put in pavers same as driveway.

SEE ATTACHED PICTURE OF PAVERS AND YARD PAVERS

\*\*\*\*\* Section below to be completed by a Board Officer \*\*\*\*\*  
\*\*\*\*\* A copy of this page will be returned to applicant after review \*\*\*\*\*

The above application is:   X   Approved            Denied

Date:   10/02/2020  

CCRA:   PRESIDENT  

By:   JERRY WORTHAM