

HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: June 6, 2024
General Plan Element: ***Character & Culture***
General Plan Goal: ***Identify and protect Scottsdale's historic, archaeological, and cultural resources, to promote awareness and sustain community character.***

ACTION

Case Name: Titus House Reroof
Case Number: 35-HP-2024
Location: 1310 North Hayden Road
Request: Certificate of Appropriateness to replace the roof shingles with new shingles and change the color from gray to green at the Titus House, with Multiple-family Residential, Historic Property (R-5 HP) zoning designation.

OWNER

Christopher Schweiger
(602) 327-1778

APPLICANT CONTACT

Darius Krawczyk
Paragon Built AZ
(602) 844-8444

BACKGROUND

Zoning

The site is zoned Multiple-family Residential, Historic Property (R-5 HP). The Historic Property (HP) designation was approved for the Titus House by the City Council in 1983 with case 9-Z-83 and maintained by the City Council on May 1, 2001, with Resolution 5776.

Historic Preservation Plan

[Historic Preservation Guidelines for the Titus House](#) were approved by Historic Preservation Commission on December 13, 2001.

Context

The residence is located south of McDowell Road on the west side of Hayden Road on a lot that is 175' wide and 180' deep, approximately +/- .72 acres, with alleys on the north and west side of the lot. Originally an isolated dwelling apart from the town center, the residence is now surrounded on the north, west and south by residential neighborhoods, and a six-lane arterial street on the east with the General Dynamics office campus across North Hayden Road.

Adjacent Uses and Zoning

- North Single-family residences; zoned Single-family Residential, R1-7 (McDowell Parkway)
- South Multifamily Development; zoned Multiple-family Residential, R-5
- East North Hayden Road with an Industrial center beyond; zoned Industrial, I-1
- West Single-family residences; zoned Single-family Residential, R1-7 (McDowell Parkway)

Key Items for Consideration

- The [Historic Preservation Guidelines for the Titus House](#)

DEVELOPMENT PROPOSAL

Description of Historic Property

The building was completed in 1892 by Frank Titus, a wealthy railroad investor who moved to the Arizona Territory from San Francisco, CA. Frank Titus hired James Miller Creighton to design the house. This residence, and others designed by Creighton contemporaneous with the Titus House, illustrates the emergence of the first formal architect-designed homes in the Phoenix area.

The Titus House is historically significant as the only remaining Victorian residence in Scottsdale. It represents an important historical link to the origins of Scottsdale's development and is related to the beginning of the Art Colony and Tourist Development context theme in the late nineteenth century. The design is the work of an important Arizona architect of the period, James Miller Creighton. The property's location illustrates the pattern of development for the Scottsdale settlement from its agricultural roots to a large, diversified city more than a century later. The residence is an example of the formal architect-designed homes of the period that incorporate new stylistic preferences being introduced into the region. The intact design, materials and workmanship found on the building makes it an excellent example of local Victorian architecture.

Goal/Purpose of Request

The owner is requesting to replace the existing gray roof shingles with new green roof shingles.

Neighborhood Communication

A sign identifying the project name, number, request, and HPC hearing date has been posted on the site. A hearing postcard has been sent to property owners within 750' of the subject site. Staff has not received any public comment on this case.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

The Historic Preservation Guidelines for the Titus House includes a set of guidelines that are intended to maintain the established character of the home. Any request to modify the exterior of a residence should implement these guidelines. Specific to this request, the applicable guidelines are identified below and include staff analysis.

Guideline 4: Repair or replacement of the roof must match the shape and form of the original roof.

Staff Analysis: The proposed roof tiles are similar sized and shaped asphalt shingles to the existing asphalt shingles currently on the home. Guideline 4 does not specify color, but rather a replacement roof should match the original roof, thus it is the Commission's discretion to determine if the proposed color change to green roof tiles is historically appropriate.

Typically, for homes of the Titus House's era, wooden shake roof tiles would have been common; often wooden shakes would be stained in greens or earth tones. Asphalt shingles became popular in the early 20th century and the earliest photos of the Titus House show a light gray asphalt roof.

The existing asphalt shingles on the home are a gray slate color and colored aerial photos of the home over the previous 30 years show asphalt shingle colors on the roof that range from light gray, to darker gray, with some brown (Attachment 7). While it is unclear what the original roof material or color may have been on the Titus House when it was constructed, at the time the property was placed on the Scottsdale Historic Register (1981) the roof was a light gray asphalt; the current roof tiles are a darker gray in color.

The applicant proposed to replace the existing darker gray asphalt shingles with green asphalt shingles; GAF-TimberlineHDZ Hunter Green (Attachment 6).

Guideline 10: Protection and/or restoration of wood trim and roofing is encouraged.

Staff Analysis: To protect and/or restore the wood trim and roofing, any trim and flashing that is replaced should match the existing trim in color and shape. Likewise, the roof tiles should be similar shape and color to the existing roof tiles.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve the Titus House Reroof, 35-HP-2024 per the attached stipulations, finding that the provisions of finding that the provisions the Historic Preservation Plan for The Titus House have been met.

OPTIONS FOR CERTIFICATE OF APPROPRIATENESS

- Approve as submitted with reference to how the project meets the Design 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 Design Guidelines

RESPONSIBLE DEPARTMENT

Planning and Development Services
Historic Preservation Office

STAFF CONTACT

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

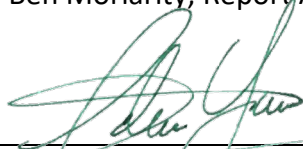
APPROVED BY



Ben Moriarity, Report Author

May 16, 2024

Date



Adam Yaron, Historic Preservation Commission Liaison

Phone: 480-312-2761 E-mail: AYaron@ScottsdaleAZ.gov

May 16, 2024

Date



Jesús Murillo, Historic Preservation Officer

Phone: 480-312-7849 E-mail: JMurillo@ScottsdaleAZ.gov

May 16, 2024

Date

ATTACHMENTS

- A. *Stipulations*
 - 1. *Applicant's Narrative*
 - 2. *Context Aerial*
 - 2A. *Close-Up Aerial*
 - 3. *Zoning Map*
 - 4. *Site Plan*
 - 5. *Existing Conditions Photos*
 - 6. *Material Samples*
 - 7. *Historic Colored Photos*

**Stipulations for the
Historic Preservation Commission Application:
Titus House Reroof
Case Number: 35-HP-2024**

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

ARCHITECTURAL DESIGN:

HPC Stipulations

1. New roof tiles shall match the existing roof tiles in size, shape and color (Timberline HDZ, Slate Gray).
2. Any trim and flashing replaced with the roof shall match the existing trim in size, shape and color.

NARRATIVE

We are proposing changing the current shingle color to Gaf Hunter Green shingle. This style of shingle remains with types during period of construction. Hunter green is very similar to current color with slighter greener undertones. These undertones will compliment the current color of the house better then the slate color currently on the home, thereby enhancing curb appeal and upkeep of the historic Titus house. Please review this application and attached color jpeg and approve the enhancement.

Attached is a jpeg of GAF Hunter Green shingle.

Attached is a photo of current roof with sample board of GAF Slate and GAF Hunter Green colors.



Context Aerial

35-HP-2024



Close-up Aerial

35-HP-2024

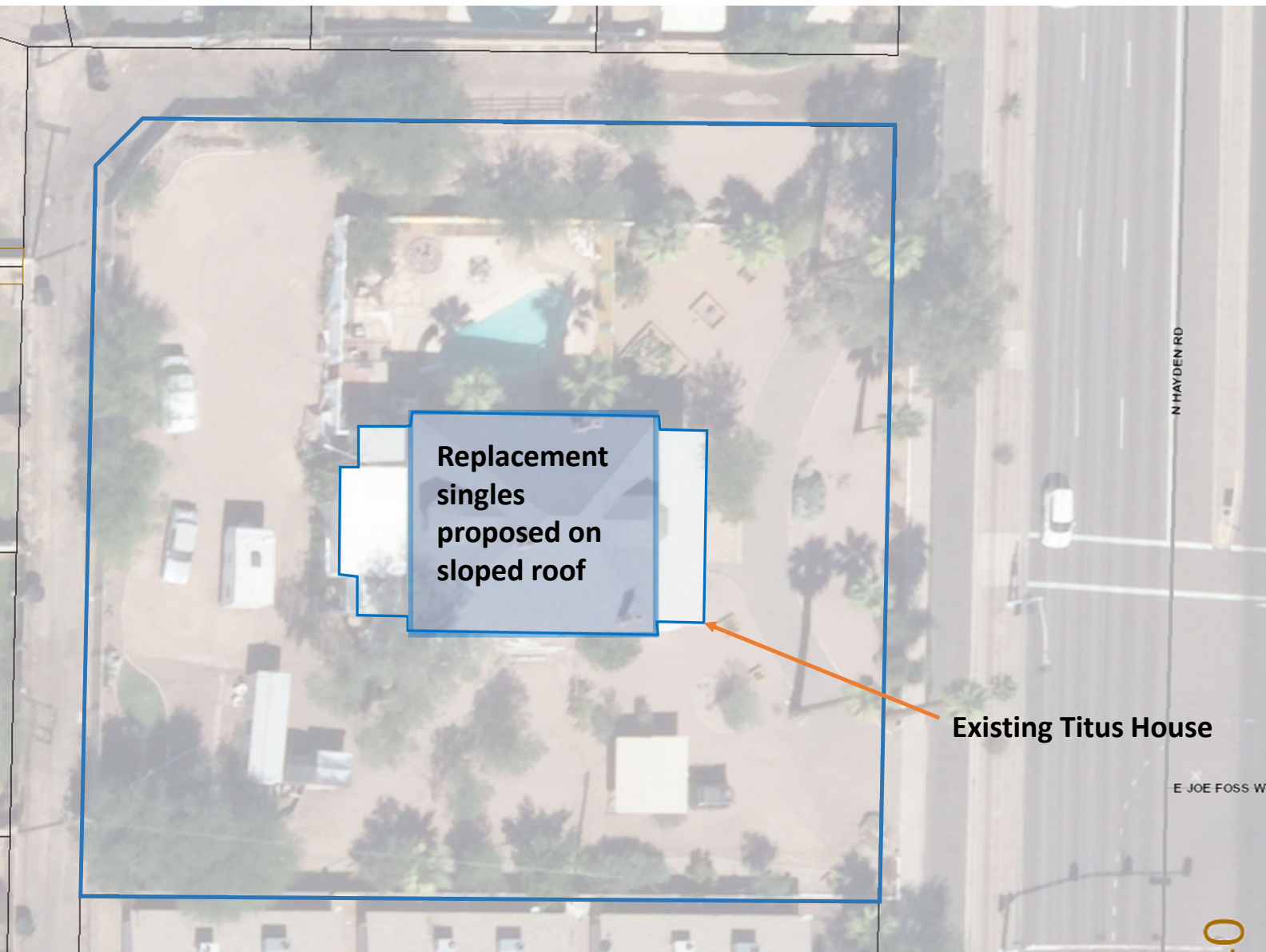


Q.S.
12-46

Aerial

Zoning Aerial

35-HP-2024



35-HP-2024 Titus House Reroof Site Plan Graphic

APN: 131-11-239
ADDRESS: 1310 N Hayden Rd
ZONING: R-5 HP
QS: 12-46
MCR: 076-03

Owner: SCHWEIGER
CHRISTOPH K/BLAIR COE

Existing Titus House















Fall 2022



Fall 2019



1993



Dec. 2023



Image from Approved
HP Guidelines 2001



1985

Historic Colored Photos

35-HP-2024 Titus House Reroof