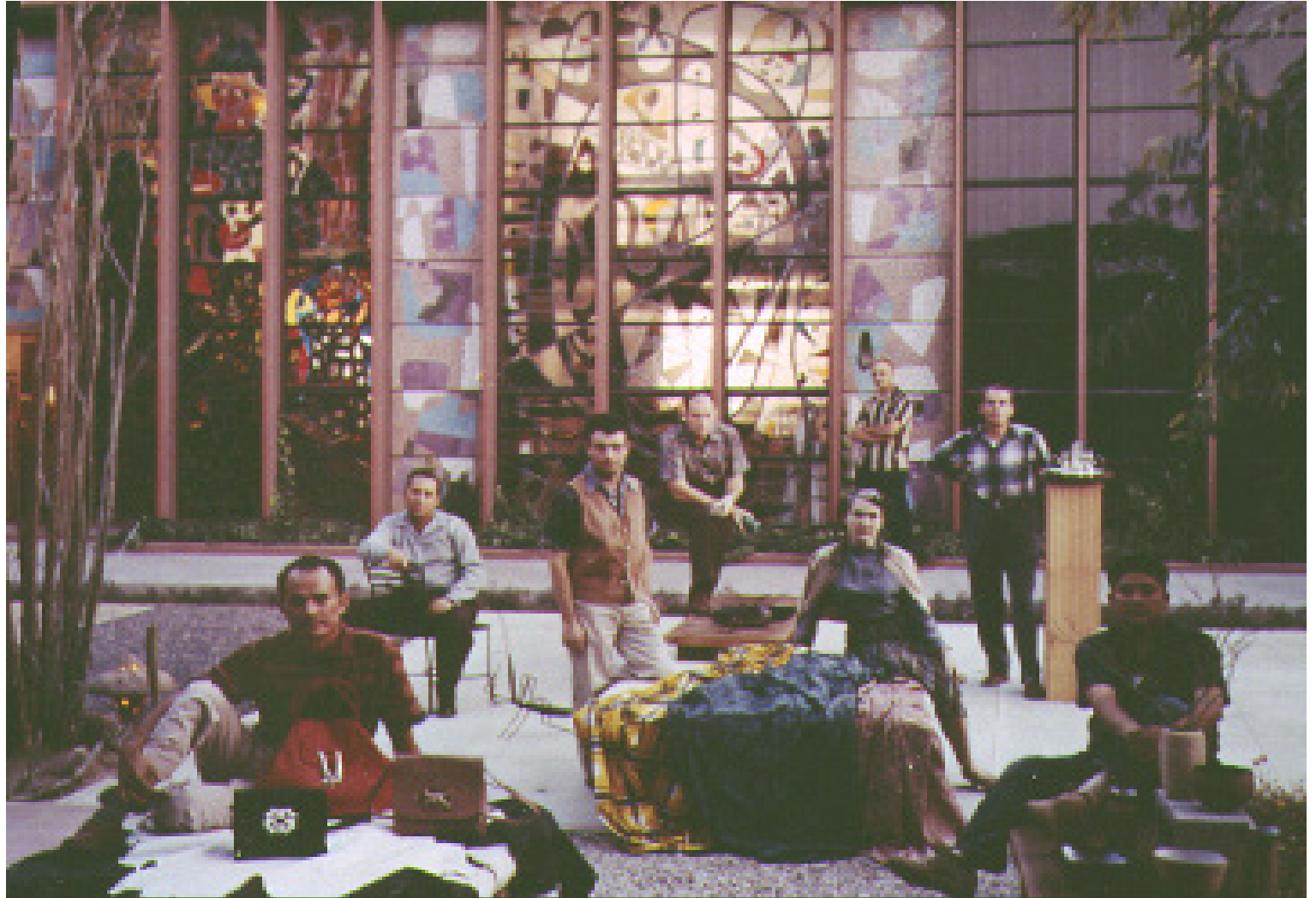


Draft January 2004 for HPC
City of Scottsdale - Historic Preservation Program

Craftsman Court Historic Preservation Plan



INTRODUCTION

It is the goal of the Scottsdale Historic Preservation Ordinance to protect and preserve those properties recognized and listed on the Scottsdale Historic Register. One of the mechanisms used to accomplish this is the development of a Historic Preservation (HP) Plan for the properties once they are designated. This plan for Craftsman Court sets forth the objectives for the preservation of this important historic resource and identifies the procedures and future support the City could utilize to achieve its goals.

The goal of the Craftsman Court HP plan is to ensure the preservation of those character-defining features that distinguish the property and contribute to its significance. It is the further goal of this plan to assist this historic property in maintaining its economic viability and continued use as a commercial property. Through future incentives, the City of Scottsdale intends to demonstrate that the practical considerations associated with aging downtown properties can be addressed and both its preservation and potential redevelopment in suitable locations can be realized.

The Craftsman Court complex is located on a .82 acre sized parcel at the southeast corner of Fifth Avenue and Craftsman Court in Scottsdale, Arizona. The complex was originally constructed beginning in 1955 as a demonstration studio space. By the mid-fifties Scottsdale was a major tourist destination with a glamorous reputation bolstered by its first-rate resorts, well-known artists and downtown shopping district. A special type of retail establishment began to proliferate in downtown Scottsdale during the fifties as a result of the artists' influence. These were combined shops and workspaces where craftsmen and artists offered their

original works for sale and passersby could watch their create process.

A contemporary complex of buildings “with an old west accent” was constructed at the southeast corner of Fifth Avenue and Craftsman Court Road in 1955. The modern design of the new complex, designed by architect T.S. Montgomery, reflected the philosophical approach employed by many of the artists in their work as they interpreted traditional arts and crafts in contemporary mediums of fashion and design. Craftsman Court is still used for retail crafts space today, now operating as the “Kiva Center.”

The retail spaces are inside seven different contemporary styled buildings arranged around a patio that flows through the courtyard. Wide concrete sidewalks beneath the buildings' overhanging eaves and large picture windows with merchandise displays lure foot traffic to the buildings and into the courtyard. There is an extensive use of window glass, often stretching from the floor to the gable ends underneath the roof.

Craftsman Court is significant for its association with Scottsdale's development as an arts colony and tourist destination and its association with a number of prominent artists like Lloyd Kiva New, who was a champion of the emerging Indian crafts movement in postwar Scottsdale and nationwide. The physical features of the complex continue to convey its historic associations and the complex maintains a high degree of integrity. The Modern architecture of the complex is also illustrative of the historic development of the community during this important period of Scottsdale's history.

DESIGN REVIEW

An important component of the HP plan is the design guidelines that have been prepared to guide the “Review Process on Applications Requiring a Certificate of No Effect of Certificate of Appropriateness” as set forth in Section 6.122 of the HP ordinance. Section 6.122 represents the public action to regulate development that is necessary to achieve the preservation objectives of this HP plan. This regulation is not intended to prohibit alterations to the existing buildings or new development or construction within the designated historic complex. Instead it is intended to: (1) guide the work that is done so that it does not adversely affect the historic characteristics that distinguish the Craftsman Court and (2) provide compatibility of the new with the old. The regulations are limited to exterior work only.

DESIGN REVIEW PROCESS

When a building permit is sought to do exterior work within the designated Craftsman Court complex, the Development Services Director will refer the request to the City’s HP Officer to determine if the work requires a Certificate of No Effect or a Certificate of Appropriateness (C of A). If the “C of A” is required and when the Development Review Board approval is also necessary, the HP Officer and the Zoning Administrator will confer to determine whether the preservation of historic character or development aspects of the proposed project dominates. In making this determination the following factors will be considered: (1) Do the HP Design Guidelines for the property specifically address the work proposed; and/or (2) the additional amount of lot coverage resulting from the proposed project; and/or (3) the percentage of building square footage being added; and/or (4) the percentage of the existing building foot print that is affected by the proposed work.

For those cases reviewed by the Historic Preservation Commission, the decisions of appropriateness (C of A) will be made in accordance to the following principles that have evolved over time and reflect the accepted standards for historic preservation work today. These principles should be used in planning and undertaking work on the Craftsman Court:

Understand the Character-Defining Features

Historic properties have specific physical characteristics that enable them to convey their association with historic events and people, illustrate historic building types, periods or methods of constructions and give them distinctive visual character. These features should be retained as part of any planned work, so as to not diminish the property’s significance.

Preserve, Protect and Maintain

The identified character-defining features should be protected and maintained. Performing regular maintenance and upkeep is encouraged. This work will lessen the likelihood of the buildings needing major repairs or expensive replacement of features

Repair

When character-defining features or materials become damaged or worn, repair should be done with the least degree of intervention possible. Repair should begin with patching and move to limited replacement in kind with matching materials and/or finishes.

Replacement

It is preferable to repair rather than replace but when a feature is missing or the level of deterioration precludes repair, then replacement may be appropriate. Replacement should be with matching or compatible materials and repeat the original design. Features replaced or reconstructed should be reproduced according to physical evidence or archival documentation on its historic appearance.

Character-defining physical features that distinguish Craftsman Court:

Complex: Site Plan & Setting:

- Multiple buildings arranged around a central courtyard.
- Views from public right-of-way into the interior of the complex.
- Walkways adjacent to the buildings reinforce the visual cohesiveness of the complex and contribute to its strong indoor/outdoor character.

Insert site plan of buildings and numbers



Courtyard between buildings 4, 5, and 2

- Pedestrian scale created by one-story height of buildings along street frontage.
- Strong relationship of view and access of the indoor space to the outdoors.



Fifth Avenue frontage for building 2



Courtyard between buildings 2 and 3



Courtyard on south side of buildings 1 and 2

Buildings 1, 2 & 7:

- One story height
- Simple geometric building forms combined to create stepped facades that define retail spaces
- Prominent low-pitched gabled roofs sitting on large exposed beams
- Broad overhanging roof eaves trimmed with stepped metal fascia



Rear (south elevation) of building 2



Fifth Avenue storefront for building 1



South entrance to building 1

Buildings 1, 2 & 7 Continued:

- Unique laminated continuous wood roof/ceiling/eave construction
- Stacked bond masonry construction with raked mortar joints
- Floor to ceiling clear glass window walls
- Colonnade with masonry support columns along Fifth Avenue street frontage and wood with masonry pier columns along Craftsman Court street
- Two inch offset open display storefront configuration



Masonry column on building 2 along Fifth Avenue



Stacked masonry bond and window wall on south elevation of building 1



Colonnade along Craftsman Court for building 7

Buildings 3, 4 & 6:

- Simple square and rectangular plans
- Flat roofs with broad overhangs
- Stepped metal fascia trim along roof eaves



East elevation of building 3 at Fifth Avenue and driveway



Erne' entrance in building 4



Rear (south) elevation of building 4; entry to courtyard on left



Fifth Avenue (north) elevation of building 3

- Concrete Masonry construction
- Large glass window display panels in varying configurations



West elevation of building 3



West elevation of building 3



North side of building 6 facing courtyard; varied openings

Building 5:

- Rectangular building
- Two story height
- Flat roof with no trim
- Vertical random length wood tongue and groove siding on north and west elevations



North elevation of building 5 facing courtyard

- Decorative mosaic tile panels flank the vertical window panels of the easternmost section of the façade. A similar panel is located to the west of the first floor courtyard.



Detail of mosaic tile panel on east end of north facade

- The building's storefront consists of steel sash window walls which span the two story primary façade
- A wood frame projection consisting of a series of narrow vertical wood fins divide the window wall into two sets of five vertical panels on each side of the current recessed first floor courtyard



Recessed first floor courtyard on north elevation



Projecting laminated wood frame on window wall and steel sash windows

The following are the design guidelines that will be used by the Historic Preservation Officer and the Historic Preservation Commission in their review of applications for Certificates of No Effect or Certificates of Appropriateness for Craftsman Court related to work on the existing buildings, additions or expansions of the existing buildings and new construction and development within the designated complex:

Guidelines

Rehabilitation:

1. Retain the historic scale and massing of Buildings 1, 2, 5 & 7 so as to maintain the pedestrian scale of the complex along the street frontages and the interior courtyard.
2. Maintain the simple flat or low-pitched roof form and configuration and broad overhanging eaves of the original construction.
3. Retain the stepped metal fascia roof trim and, where applicable, the exposed roof beams
4. Maintain the pattern of large expanses of glazing within solid masonry walls along the building's primary facades. Repair window or glass panels and surrounds with materials similar to that found in the original construction. Replacement of glazing is

acceptable. However, the size and proportions of the openings should be maintained.

5. Retain clear glass window wall and door configuration of the storefronts of Buildings 1, 2 & 7.
6. Repair masonry with similar materials and construction techniques to resemble that found on the surrounding construction.
7. Repair and /or selectively replace damaged wood posts of the colonnade, as needed, with posts of similar material and design.
8. Retain the distinctive vertical wood projection and mosaic panels on the primary façade of Building 5.
9. Consider relocating original stain glass panel from rear of Building 5 to the primary façade.
10. Consider installing small, gradually sloped ramps from pavement to main entrance doors of storefronts to meet ADA requirements.
11. Consider removing roof mounted HVAC units and replacing with smaller units or a ground mounted system. If undertaken, remove metal screen walls.

12. Consider removal of metal signage and light fixtures.

13. Consider removal of steel bases on the colonnade posts.

14. Consider the reintroduction of pedestrian-scaled, shaded seating and landscape palette of the original courtyard.

13. Consider removal of non-original window coverings.

Additions:

1. Additions will be limited to buildings 3, 4 and 5a.

2. Additions will be sited so as to not intrude into the central courtyard.

3. Additions to buildings will be subordinate in size to the main buildings

4. Second story additions to buildings 3 and 4 are acceptable provided that they are set back from the courtyard façade and the original buildings' roof lines and trim are maintained. The structural system supporting additional stories should not be visible on the primary facades

5. Additions should be constructed of concrete masonry with masonry units similar in size as those found on the adjacent facades of the historic buildings.

New Construction:

1. Redevelopment of the site, including new construction, is acceptable on the location of buildings 5a and 6a as they are non-contributing elements.



South and east elevations of building 5a

2. New construction shall be sited in the vacant areas of the property along the south and east property lines.

3. New development should be constructed primarily of masonry and/or glass.
4. Roof lines of new buildings should be flat or low-pitched gables with broad overhanging eaves.
5. Repeating the patterns of solid to void found on the historic buildings is encouraged in the design of windows and entrances of the new buildings

City Preservation Assistance

In accordance with the provisions of Section 6.119.A.3 of the HP ordinance, the following is the plan for public action to supplement the regulation that has been formulated to provide assistance and benefits for properties designated on the Scottsdale Historic Register. This program has been developed specifically for the Craftsman Court with the goal of supporting the property owner's efforts to retain its historic use as a retail complex.

Assistance is offered in four categories:

Technical Assistance

The focus of this assistance is to provide the property owner with information and the benefit of the City HP staff's expertise and the technical expertise of others to enable the property owner to take advantage of a future grant and historic preservation incentive programs.

Building Condition Assessment Report

At the request of the City HP staff Michael Wilson Kelly – Architects, LTD prepared a Historic Building Condition Assessment report in the Fall of 2003. The report examined the existing condition of the buildings and each feature, and includes recommendations for each feature. The final building condition assessment report is made part of this HP Plan by reference. The results of the assessment will be used by the property owner and/or the City to prepare plans and to seek funding for rehabilitation and repairs to the historically significant buildings. For example, the City could assist the owner in preparing an application for a heritage grant from Arizona State Parks.

Developmental Assistance

This category of assistance addresses the existing building conditions of the historic retail complex and its unique situation and needs relative to the City review processes and building, zoning and development codes.

Building Permit Review

The City recognizes from the outset that there will be many challenges in rehabilitating the historic buildings of Craftsman Court to meet the standards of modern building codes. The City is committed to providing flexibility in achieving the intent of the codes by allowing equivalent life safety measures for repairs, alterations and additions to the historic buildings. The alternative methods of achieving safety utilized by the Uniform Code of Building Conservation will be considered in reviewing approaches and treatments that might be acceptable for Craftsman Court rehabilitation.

City Expedited Development Review

The review of the development and building plans for work undertaken as part of the redevelopment and rehabilitation of the Craftsman Court will be expedited in accordance with City procedures for providing such a review.

Financial Incentives

The City will review the fees required by the City for any rehabilitation and/or repair project and the HP staff will propose the waiving of City fees where appropriate. HP staff will consider the use of funds from the new historic rehabilitation fund for Craftsman Court. The fund was established in the Spring of 2004 as part of the development agreement with the Hotel Valley Ho owners.

Promotion

Publicity

Working with writers who focus on historic preservation, design and tourism, City staff will assist in the development of articles and press about Craftsman Court for local and state publications.

Awards

City HP staff will assist in gaining recognition for Craftsman Court preservation efforts by considering nominating any rehabilitation project for awards, such as the Arizona Heritage Award.

Brochures

Craftsman Court will be included in promotional and marketing materials prepared by the City and the Scottsdale Historical Society on the properties listed on the Scottsdale Historic Register. In particular, Craftsman Court will be included in public information related to the historic theme of Scottsdale's development as an arts colony and tourist destination.