Project Narrative

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Date: 12/10/04 Project No.: 479 - PA - 2004

Coordinator: DON MESERVE Case No.: ____ - ___ - ____

Project Name: TOWN AND COUNTRY SCOTTSDALE NEIGHBORHOOD HP OVERLAY ZONING

Project Location: 62 RESIDENCES (MAP ATTACHED) > E. OAK ON NORTH; N. 74TH ST. ON EAST; E. MONTE VISTA RD. ON SOUTH TO ALLEY; N. 72ND PLACE TO ALLEY ON WEST

Property Details: Q.S. 13-45

☒ Single-Family Residentail ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-7 Proposed Zoning: R1-7 HP

Number of Buildings: 62 HOMES Parcel Size: ____

Gross Floor Area/Total Units: ____ Floor Area Ratio/Density: ____

Parking Required: ____ Parking Provided: ____

Setbacks: N - ____ S - ____ E - ____ W - ____

Description of Request:

FOLLOWING TWO OPEN HOUSES, ONE NEIGHBORHOOD MEETING, AND A PUBLIC HEARING, THE CITY'S HISTORIC PRESERVATION COMMISSION INITIATED AN HP OVERLAY ZONING CASE FOR THE TOWN AND COUNTRY SCOTTSDALE NEIGHBORHOOD ON DEC. 9, 2004. THE AREA WAS PLATTED IN 1958 AND FRED E. WOODWORTH WAS THE BUILDER. THE NEIGHBORHOOD CONSISTS OF 62 SINGLE FAMILY DETACHED HOMES DESIGNED BY RALPH HAVER, ARCHITECT WITH CONTEMPORARY STYLE. THE AVERAGE LOT SIZE IS 7500 S.F. AND THE AVERAGE HOME IS 1686 S.F. A VARIETY OF BUILDING MATERIAL WERE USED TO CREAT A SEMI-CUSTOM CONTEMPORARY LOOK TO THE AREA. THE NEIGHBORHOOD REPRESENTS HISTORIC SCOTTSDALE NEIGHBORHOOD THEMES: 1947-1960 IN THE POST WORLD WAR II PERIOD. THE BROADER DRAFT THEME IS ATTACHED ALONG WITH A DESCRIPTION OF THE NEIGHBORHOOD. A MORE DETAILED INTEGRITY ASSESSMENT AND HISTORIC SIGNIFICANCE REPORT IS BEING RESEARCHED FOR HEARINGS ON THE DESIGNATION. ADOPTION OF THIS CASE BY CITY COUNCIL WOULD MAKE TOWN AND COUNTRY SCOTTSDALE ONE OF THE FIRST NEIGHBORHOOD HISTORIC DISTRICTS IN SCOTTSDALE.

Town & Country Scottsdale Summary – *Draft 10/14/04*

Physical Description

Town and Country Scottsdale is a single family residential subdivision located on 15 acres in Scottsdale, Arizona. The neighborhood is southeast of Scottsdale Road and Oak Street. It is bounded by 72nd Place to the west, 74th Street to the east, with Oak Street and Monte Vista marking the northern and southern boundaries. The development is comprised of one subdivision plat, with 62 homes. The topography is flat and the street pattern is laid out in a modified grid, with one road ending in a cul-de-sac. The streets are paved with rolled curbs and sidewalks. An alley serves each home. Most of the lots are rectilinear, with several pie shaped parcels at the interior corners and off the cul-de-sac. The average lot is 7,500 square feet. The landscaping pattern in the neighborhood is traditional, with turf, shrubs, and trees. Some of the lots have desert landscaping with aggregate rock and low water use plants. Four different Contemporary and Ranch style plans with block exterior walls and very low pitch roof forms characterize the neighborhood. Many of the roofs are street facing gables. A repeating variety of materials and treatments are used on the exterior façades of the homes in Town and Country Scottsdale. These include concrete block shadow walls, wood siding, and varied brick arrangements. Clerestory and window walls, and front "patio-ports" are also notable features of the homes in this neighborhood.

History

Town and Country Scottsdale was subdivided by Phoenix Title and Trust in 1958 and approved that same year by the Mayor and City Council of Scottsdale as well as the Maricopa County Board of Supervisors. The subdivision was planned and constructed by Fred Woodward. "Woody" was a local builder who specialized in small and medium sized developments, favoring Contemporary style homes. He also engaged in custom home building across the Valley.

The homes were designed by Ralph Haver, a prominent Valley architect well known for his work on a number of different projects including single family homes and apartments, schools, and various retail and commercial buildings. Haver received national acclaim for his work and was known to collaborate with several developers in the design of their single family homes, including Dell Webb Development Company. A very low pitch, front facing gable roof and the use of clerestories and window walls characterized Haver's trademark Contemporary styles. Woodward used Haver's single family home designs in at least half a dozen subdivisions he developed in the metropolitan area. Town and Country Scottsdale was their third single family residential development.

Woodward occasionally advertised his developments in local newspapers and *The Arizonian* and received some free publicity for Town and Country Scottsdale in a 1959 article in *The Scottsdale Progress.* He also constructed model homes to promote his neighborhoods. In spite of his low advertising budget, the neighborhood was very successful and almost completely built out with new homes within a year after it was platted.

The development offered buyers who wanted to be close to Motorola and other employment centers a distinctive alternative to the traditional Ranch style home that dominated the Valley's postwar subdivisions. The Contemporary designs stressed indoor-outdoor living with semi-private patio-ports accessed from the either the carport or front yard and glass patio doors from the family room to the backyard. Interior space was arranged to allow free movement of household traffic with minimum disturbance in living and bedrooms. Large closets, built-ins, and storage space were also emphasized in the design. Two, three, and four bedroom plans were available. Construction costs were minimized by the use of only three load bearing walls in the design – two exterior block walls and an inside partition at the roof peak. The neighborhood included paved roads, with rolled curbs, gutters, and sidewalks. Lots were fully landscaped and included paved driveways.

Significance

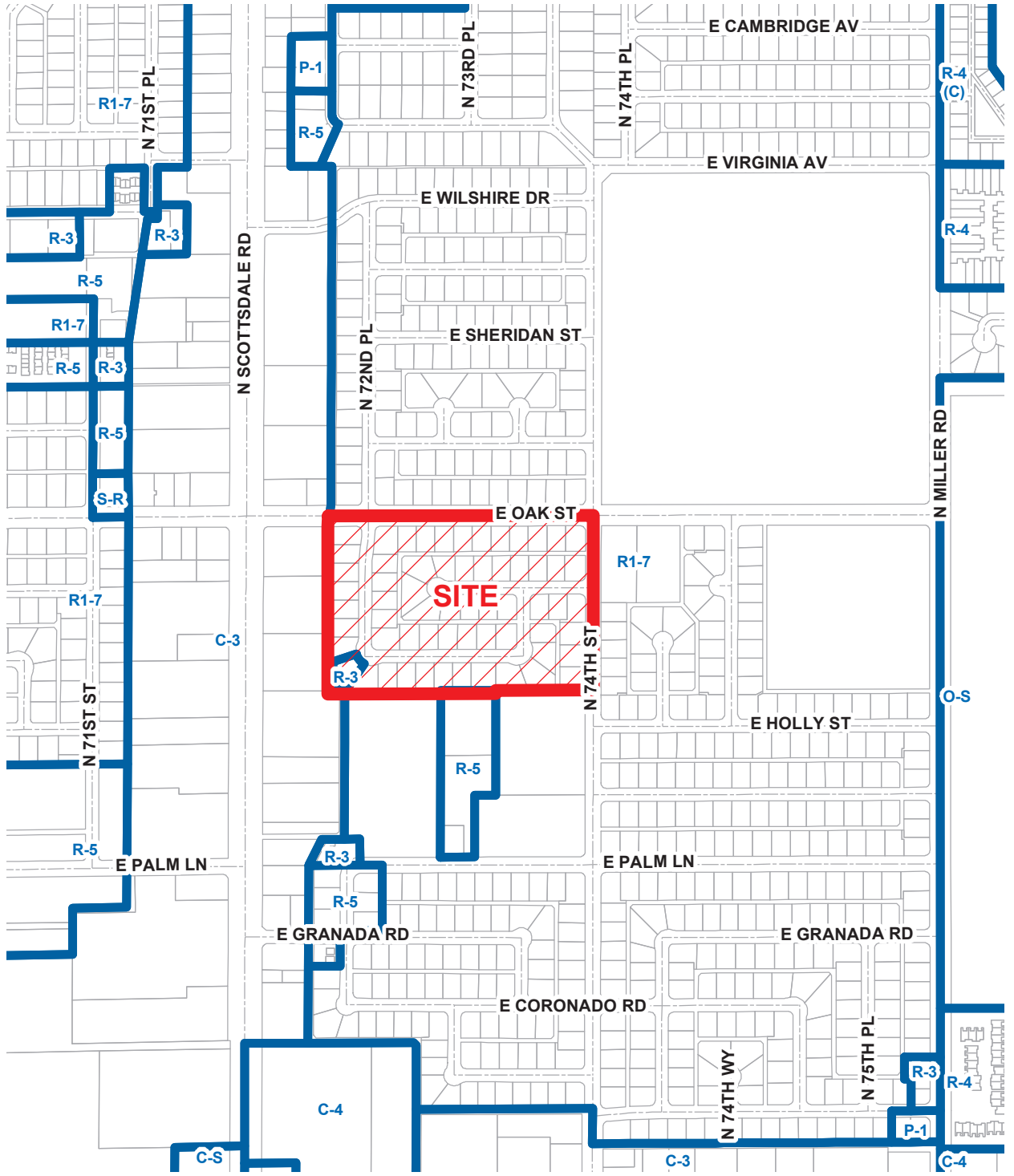
Town and Country Scottsdale is significant for its representation of post World War II single family subdivision practices in Scottsdale, Arizona. The neighborhood is a unique expression in Scottsdale of the practice of a prominent architect and local builder working together, which was a relatively

uncommon trend in postwar single family residential development. The development is significant for its association with Ralph Haver, a well-known architect of modern Contemporary style buildings across the Valley in the postwar period. It is also unique for its prominent use of Contemporary housing designs. The neighborhood retains a high degree of integrity, with 84 percent of the homes contributing to its historical character.

Town and Country Scottsdale is an excellent example of a medium-size postwar neighborhood completed in one plat with 62 homes. The subdivision design - with its flat topography, grid street pattern, single cul-de-sac, rolled curbs, gutters, and sidewalks, and uniformly sized rectilinear and pie shape lots - is typical of postwar subdivision patterns in Scottsdale. The homes are also characteristic of the typical postwar neighborhood in the City, averaging almost 1,700 square feet, with three bedrooms, and 1 ¾ baths.

In addition, the design of the Town and Country Scottsdale homes is important, illustrating a departure from the standard Ranch styles offered in all other postwar developments in the City. The Contemporary styles and varied use and application of standard mass produced materials on the street façade create a unique development, which is immediately distinguishable from other Scottsdale neighborhoods. In addition, the Contemporary designs in the development are unique for their use of only three – rather than the usual four – load bearing walls.

Designate neighborhoods historic districts and to place them on the Scottsdale Historic Register



24-ZN-2004 / 9-HP-2004

ATTACHMENT #4