CITY COUNCIL REPORT

MEETING DATE: June 7, 2005 ITEM NO. 16 GOAL: Preserve the character and environment of Scottsdale

SUBJECT

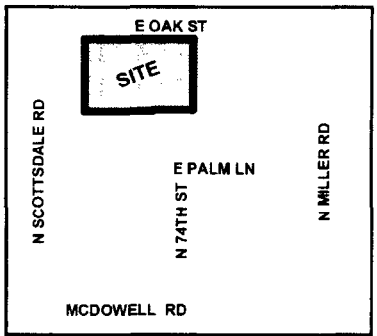
Town and Country Scottsdale HP Overlay Zoning Map Amendment and Historic District Designation – Cases 24-ZN-2004/9-HP-2004

REQUEST

Request to approve:

1. To rezone from Single Family Residential District (R1-7) and Medium-Density Residential District, restricted (R-3) to Single Family Residential District, Historic Property (R1-7 HP) and Medium-Density Residential District, restricted, Historic Property (R-3 HP) with an HP overlay, and designate the Town and Country Scottsdale subdivision, located between Oak Street and Monte Vista, 72nd and 74th Streets (62 lots approximately 12 acres) as a historic district and place this neighborhood on the Scottsdale Historic Register.
2. To adopt ordinance No. 3619 affirming the above rezoning.

Key Items for Consideration:



General Location Map

- The Historic Preservation Commission (HPC) and its Historic Register Committee followed an extensive multi-step process to identify the 1950s neighborhoods that are the best candidates for historic district designation (Attachments 8. & 9.)
- The HPC initiated Town and Country Scottsdale HP overlay zoning in December 2004. The HPC determined that Town and Country Scottsdale meets the criteria for designation and recommended approval, 6-0 in February 2005.
- The Historic Significance and Integrity Assessment Report (Attachment 5.) concluded that the Town and Country Scottsdale neighborhood is both historically and architecturally significant for its representation of all of the themes identified in the historic context report (Attachment 1.), and it should be zoned HP and listed on the Scottsdale Historic Register as a historic district.
- The HPC has undertaken extensive efforts at neighborhood and public involvement, including five meetings with residents beginning in September 2004, to describe why their two neighborhoods are historically significant and what the protections and benefits are for designation.
- Neighborhood residents in Town and Country Scottsdale support the proposal to make their neighborhood a historic district in Scottsdale. Residents conducted a poll of owners showing only one person opposed.
- Planning Commission recommended denial, 4-2 in April 2005.

Related Policies, References:

- The Historic Preservation Ordinance (Ordinance No. 3242) approved by City Council in 1999. The Ordinance requires the HPC to make a recommendation to the Planning Commission and City Council on all HP overlay zoning cases.
- General Plan Character and Design, Land Use, Neighborhoods and Housing Elements.
- Section 6.100 (HP) Historic Property Supplementary District.

OWNERS

Homeowners for 62 developed single-family lots.

APPLICANT CONTACT

Historic Preservation Commission
City of Scottsdale – Preservation Division
480-312-2523

LOCATION

Subdivision bounded by Oak Street on the north, 74th Street on the east, the alley to the south of Monte Vista Road to the south, and the alley to the west of 72nd Place on the west, approximately 12 acres (see Attachments 2. and 2A.).

BACKGROUND

Related Historic Preservation Program Activities.
The Historic Preservation Commission (HPC) was appointed by City Council in June 1997 and charged with identifying significant historic resources in the city and with establishing and maintaining the Scottsdale Historic Register as part of a comprehensive Historic Preservation Program. The first priority of the HPC was to prepare local ordinances to identify and protect Scottsdale's significant resources. Council approved two ordinances on preservation in July 1999 - Ordinance No. 3242. Historic Property Zoning Overlay, and Ordinance No. 3243. Protection of Archaeological Resources. Council has placed fifteen properties on the Scottsdale Historic Register since 1999.

Selection Process: The HPC began research and survey work on postwar Scottsdale neighborhoods in February 2003 with a review of a study on postwar subdivisions in Scottsdale entitled "Postwar Modern Housing and a Geographic Information System Study of Scottsdale Subdivisions", prepared by Elizabeth Wilson in August 2002. The report identified 103 postwar subdivisions built between 1947 and 1974, including over 14,000 homes.

The HPC directed their Historic Register Committee (Committee), composed of Commissioners and citizens interested in historic preservation, to focus on neighborhoods that were substantially built-out in the 1950s. The Committee proceeded to conduct field surveys of the 37 neighborhoods built in the 1950s to identify the best candidates for consideration as historic districts. Through this survey effort (see Attachment 8.) the Committee identified the top five neighborhoods as the best-of-the-best from the 1950s. In July 2004 the Committee made a recommendation to the HPC on the most historically significant 1950s neighborhoods for further consideration. The HPC began planning public involvement for neighborhoods beginning in Fall 2004.

Historic Significance.
Town and Country Scottsdale is historically significant for its representation of post World War II single-family subdivision practices in Scottsdale, Arizona. Its subdivision design is an excellent example of the medium-size developments

constructed in Scottsdale and throughout the West during this period. Laid out on 7500 square foot lots and averaging almost 1700 square feet, the block homes are characteristic of the type of residential building that occurred to meet the demand of the growing population of the City.

Although the development is typical, it is also unique because Ralph Haver, a prominent local architect, designed the homes in a Contemporary Modern style. This architecture styling illustrates a departure from the standard Ranch styles usually found in other postwar developments within the City. The distinctive lines of the houses, the varied use of masonry materials on the street façade and the innovative use of forms for the patios and carports create an appearance, which distinguishes the Haver developments (Attachment 6. Photos). The neighborhood retains a high degree of integrity with 84 percent of the homes contributing to its historical character (Attachment 7.). The "Historic Significance and Integrity Assessment Report" (Attachment 5) provides additional details about the relative significance of the proposed historic district.

Zoning.
The approximately 12 acre subdivision contains 61 lots zoned Single Family Residential District (R1-7), and one lot at the southwest corner of the subdivision zoned Medium-Density Residential District, restricted (R-3). The neighborhood was originally platted and developed on unincorporated Maricopa County land and was annexed by Scottsdale as part of a larger annexation in November 1965.

General Plan.
The proposed HP overlay zoning for Town and Country Scottsdale is consistent with the values, goals and approaches in the Scottsdale General Plan. HP overlay zoning and placing a neighborhood on the Scottsdale Historic Register are tools the City can use to implement the approaches listed in the General Plan.

- A Character and Design Element value is the "Protection of significant historic buildings and settings."
- The Character Type stays the same, Suburban Character. There is no completed/approved character area plan for this neighborhood.
- Goal 3. of the Character and Design Element is to "Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation." Protecting significant resources through designating neighborhood historic districts is consistent with the approaches for Goal 3.
- The Land Use Element designates the area as Suburban Neighborhood. HP will maintain this existing land use and implements Mission a. to "Preserve Scottsdale's unique southwestern character". HP designation supports the Scottsdale Value to "Respect for the existing and historical context of the built environment.
- The Neighborhoods Element contains two historic preservation related values: "The protection of the special physical characteristics that enhance neighborhoods, maintain a sense of place, and sustain community identity", and "The preservation of the community's local

historic, archaeological and cultural heritage." Goal 3. of the Neighborhoods Element refers to neighborhood preservation efforts.

- Goal 4. of the Neighborhoods Element is to "Preserve and enhance the unique sense of neighborhoods found in diverse areas of Scottsdale through neighborhood conservation."

Context.
The surrounding area is predominantly zoned for R1-7 single-family uses. The commercial uses along Scottsdale Road to the west are zoned C-3 Highway Commercial District. Some vacant land to the south of the neighborhood is zoned R-5 Multi-family. The existing land use and zoning for the neighborhood appears to be the same today as when the area was annexed to Scottsdale in 1965. Surrounding uses include other residential neighborhoods to the north and east, Coronado High School campus to the northeast, a place of worship to the south, and an alley and the rear of commercial properties that front onto Scottsdale Road to the west.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.
The request, initiated by the Historic Preservation Commission on December 9, 2004, is to amend the zoning map for Town and Country Scottsdale subdivision from R1-7 and R-3 to R1-7 HP and R-3 HP to place the Historic Property (HP) overlay zoning district on this subdivision and to list the historic district on the Scottsdale Historic Register for its historic and architectural significance. The proposed HP overlay zoning district will not change the uses permitted with the existing underlying residential zoning, but will maintain and protect the existing suburban character of the housing built in this subdivision.

IMPACT ANALYSIS

No changes in the underlying zoning, land use, traffic, or development will result from this City-initiated HP overlay zone. No changes are proposed in the existing homes for the 62 developed lots in the subdivision, and no development project or activity is associated with this HP overlay zoning request.

Designating the area as a historic district will add HP overlay standards to the existing zoning and will result in preservation guidelines being written to protect the important historic characteristics of the structures in the neighborhood. These guidelines will provide owners with information and recommendations to assist in ensuring future plans additions and alterations are appropriate and consistent with the historic character of the district. Staff will assist owners with this process, and funds are provided in the 2004-2005 budget for technical assistance from the architect(s) that prepared the preservation guidelines.

The HPC is also developing for City Council consideration a variety of incentives to assist property owners in historic districts, including technical assistance from architects and setting up a program to provide matching funds for repairs and rehabilitation of the exterior of their homes. Two hundred thousand dollars ($200,000) are included in the South Scottsdale Revitalization budget for matching rehabilitation grants for homes in historic districts.

Community Involvement.
The HPC has undertaken extensive efforts to provide information to residents

and interested citizens, and to encourage neighborhood involvement in the process to consider designation of this historic district. Beginning in September 2004, two open houses were conducted to describe the criteria and selection process. The first was held on a weeknight, Wednesday the 15th, and the second on a weekend, Saturday the 18th. In November five more individual meetings were held with the residents of each of the top-ranked 1950s subdivisions to again review the selection process and the consequences of designations.

After the December 9, 2004, HPC hearing to initiate HP overlay zoning for the Town and Country Scottsdale and Village Grove 1-6 subdivisions, two more open houses were held with residents to describe why the two neighborhoods were considered historically and architecturally significant, and why their neighborhood was eligible for designation on the Scottsdale Historic Register. The protections, benefits and requirements for designated properties were explained to homeowners again as well.

The input received from the residents in Town and Country Scottsdale has been supportive of the proposal to make their neighborhood one of the first two neighborhood historic districts in Scottsdale. See Attachment 9- Citizen Review/Neighborhood Involvement Report, for a summary of all the meetings conducted on neighborhoods over the past two years and the numerous opportunities for neighborhood and public involvement.

After the Planning Commission voted in April on a recommendation to deny the HP designation, neighborhood residents took it upon themselves to poll all 62 homes in the neighborhood to see how many residents supported becoming a historic district. The poll results were submitted to the City Clerk's Office and to City Council on Monday May 2, 2005. Forty-three signed in support, one signed in opposition and the remaining properties were rentals, non-responsive, or the owners did not want to sign anything.

Community Impact.
Recognizing significant historic resources is consistent with the values and goals in the General Plan. If the HP overlay zoning is adopted, City staff are required by the HP ordinance to prepare a Historic Preservation Plan specifically for this subdivision. The plan will contain preservation guidelines that will be used by homeowners to plan improvements. The HPC will use the preservation guidelines to review future applications for exterior alterations requiring a building permit.

The City is involved in a variety of recent efforts to support the revitalization of southern Scottsdale. One of the tools the City can use to protect established residential neighborhoods and to promote pride in ownership is to designate historically significant neighborhoods as historic districts that have a character worth preserving.

Placing the Town and Country Scottsdale subdivision on the Scottsdale Historic Register is a way to recognize the historic building practices that distinguish Scottsdale and this important period of its history. Historic resources provide an opportunity for residents and visitors alike to see and appreciate significant examples of past efforts that have made Scottsdale a special and unique community.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

The Historic Preservation Commission heard the case on February 10, 2005. The Historic Preservation Commission determined that the neighborhood was historically significant and eligible to become a historic district according to the ordinance criteria.

The HPC voted 5-0 on a recommendation to apply HP zoning to Town and Country Scottsdale and to list the historic district on the Scottsdale Historic Register.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission (PC) heard the case on April 13, 2005. The PC inquired and commented about various issues related to the case including: procedures for HP cases, whether HP zoning requires a major General Plan amendment, public involvement and the citizen involvement report, City-initiated zoning cases and property rights, penalties for non-compliance, requiring polling of the neighbors (and continuing the case until the neighborhood is polled) and the benefits and impacts of designation. Three citizens spoke in support of the historic district.

Staff advised the PC that HP zoning is not a General Plan amendment since it is not amending the General Plan. Legal staff advised the PC that it would not be appropriate to continue the case based on the General Plan question, or to change the procedures in the ordinance, but rather the PC should proceed with the zoning hearing as legally advertised and noticed.

The Planning Commission recommended denial of the HP zoning and placing the neighborhood on the Scottsdale Historic Register, 4-2.

HPO/STAFF RECOMMENDATION

Recommended Approach:
The Historic Preservation Officer and Staff recommend approval.

RESPONSIBLE DEPT

Preservation Division

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APPROVED BY

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ATTACHMENTS

1. Historic Context: Scottsdale Residential Single Family Neighborhood Development Themes 1947-1960
2. Context Aerial
2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Town and Country Scottsdale Historic Significance and Integrity Assessment Report by Historic Preservation
6. Photos of Homes in Town and Country Scottsdale
7. Draft Contributing Status Map
8. Summary of Process Used for Postwar Neighborhood Survey
9. Citizen Review/Neighborhood Involvement Report
10. Dirk and Renee Moore Poll of Town and Country Scottsdale
11. February 10, 2005 Historic Preservation Commission Minutes
12. April 13, 2005 Planning Commission Minutes
13. Ordinance No. 3619
    Exhibit 1. Zoning map

Historic Context:
Scottsdale Residential Single Family Neighborhood Development Themes 1947-1960

Two History Related Themes: Association with Significant Events

Event Theme: Growth of the Phoenix Metropolitan Area 1947-1960
The postwar period was an era of rapid change for Arizona and especially for the Phoenix metropolitan area. A number of demographic and economic conditions influenced a high volume of housing production. The state had one of the highest in-migration rates in the country with people arriving by the thousands. Between 1940 and 1950 Arizona's population increased by almost 25,000 a year; in the 1950s the average annual increase more than doubled to 55,000 new residents each year. Most of these people moved to either the Phoenix or Tucson areas. A positive employment picture as well as Arizona's mild climate and low living costs were all factors that attracted new residents.

Scottsdale's early postwar growth paled in comparison to the rest of the metropolitan area. Though the community began to experience its first population and business boom shortly after the war concluded, it still only had a population of just over 2,000 living in one square mile when it incorporated as a town on June 25, 1951. In contrast, by 1950 Phoenix had a population of nearly 107,000, Mesa had almost 17,000 residents, and Tempe's population had reached 7,700.

The lack of new industry in the Scottsdale area contributed to its slow growth rate in the early postwar years. Since the late 1800s the town's principal industry had been farming. Beginning in the 1930s the community also became increasingly well known as an arts colony and a winter resort destination. The town's "unique world-wide reputation as a fashionable sun-and-fun vacationland" subsequently influenced many visitors to become permanent residents in the 1950s and 1960s (Valley National Bank 1967, 11-12).

However, manufacturing proved to be the main spark to Scottsdale's postwar growth in the 1950s and 1960s. In fact, manufacturing became the biggest income producer and fourth largest employer in the state by the early 1960s. These developments were rooted in activities from World War II, which had ironically ushered the Phoenix area into a new era of unprecedented prosperity and growth. With its warm climate and desirable inland location, the Valley had all the requisite elements for war industries and military installations. Soon after the war began, a number of aviation and military training camps opened in the state. This inspired other war-industries to locate in Arizona as well. Several large manufacturers who were looking to decentralize with multi-plant operations built industrial centers in the Phoenix metropolitan region during the war. In the Scottsdale area, Thunderbird Air Field opened in 1942. The aviation training facility graduated more than 5,500 cadets before closing two years later.

These events proved instrumental in the postwar development of the metropolitan area, as Luke and Williams' air bases remained operational. The population also grew as other military personnel, who trained or worked in the area during the war years, decided to relocate to the Valley with their families when they returned to civilian life. This marked the beginning of the postwar population explosion. It also provided a labor pool of skilled workers, which was attractive to the postwar manufacturing operations that were emerging nationwide.

The developing cold war in the postwar era had encouraged a focus on technology, and particularly on electronics. Manufacturers of defense equipment were urged by the federal government to locate in the Southwest and West where many of the wartime industries had been established. Phoenix was attractive because it was close to West Coast supply sources and was an air transportation hub.

After the war the federal government asked Motorola to move part of their military research and development operations out of Chicago to avoid the potential of losing everything in the event of an atomic attack. Dr. Dan Noble, the vice president and inventor of Motorola's famous wartime two-way radio, decided that part of their operations would relocate to Phoenix. Already familiar with the state as

a result of spending time here as a youth, Dr. Noble had also been a regular winter visitor to Scottsdale in the late 1940s, where he came to escape from the Chicago cold. The arrival of Motorola in Phoenix in 1949 was credited for driving the state's single most important industry, electronics. As a result of the government's encouragement and Motorola's presence, a number of other major industrial manufacturing firms located in the Phoenix area. In addition to Motorola, by the mid 1960s General Electric, Sperry-Rand, Dixon Electronics, and Kaiser Aircraft and Electronics had opened plants in the metropolitan area, each employing more than a thousand workers. Hundreds of smaller firms also sprang up and most were in Maricopa County.

In 1950, Dr. Noble relocated to Arizona and purchased a home in Scottsdale. Motorola also built a laboratory near Scottsdale on Ingleside Road that same year. In addition, they opened another plant on 52nd Street. In 1957, the company constructed a nearly 200,000 square foot transistor fabrication and research facility at Granite Reef and McDowell Roads, just outside Scottsdale's town limits. Another 200,000 square feet was added in 1961 and again in 1965.

Motorola's presence was instrumental to Scottsdale's residential development, creating a strong demand for a range of new housing, which influenced development of economy, typical, and upscale neighborhoods. Because Motorola's wages were much higher than those paid by most other employers, their employees could afford to pay more for their new homes. This circumstance encouraged development of neighborhoods in the Scottsdale area that were more expensive - with more square footage, rooms, and bathrooms - than the average housing found elsewhere in the Valley. A number of builders and developers took advantage of this situation, and many of the 1950s developments in Scottsdale were completely built out with attractive new housing within a few short years.

Most of the company's executives purchased upscale homes in the Scottsdale and Paradise Valley areas. While looking for housing, Motorola put them up at the Hotel Valley Ho Resort in Scottsdale. When determining where to construct a new plant, Motorola looked for locations where less expensive housing could be constructed for their assembly-line workers. The company determined that most of these workers would likely reside inside a six-mile radius of the plant, which influenced the development of economy and typical residential developments within this range of their plants. Motorola's financial officers encouraged new employees to contact representatives from local lenders, including Valley National Bank and Western Savings, to obtain mortgages for the purchase of their new homes.

By the mid 1950s, resort, commercial, residential, and industrial growth began to alter the original character of the farming community and in the second half of the decade Scottsdale began developing as a major city within the metropolitan area. By 1960 Scottsdale's official population was about 10,000, though there were actually closer to 40,000 residents counting those who lived around the urban fringe. Like many suburban communities across the country, demographic trends presented a family-oriented picture. About three quarters of the population were married; over 40 percent of the residents were children under eighteen; fewer than five percent were seniors over 65.

The postwar prosperity evident in much of the country was especially apparent in Scottsdale. Motorola's decision to open a laboratory on Ingleside Road in 1950 and a large facility at McDowell and Hayden Roads in 1957 influenced a number of high-skilled workers to move to the Scottsdale area. By 1960 the town was the most affluent community in the state. It had the highest household income, level of education, and percentage of persons employed in white-collar occupations. It was nationally known for its resident industrialists, bankers, and manufacturing millionaires. The median income was 25 percent higher than that found in the rest of the Phoenix metro area. Almost two thirds of the workforce were white-collar workers, compared to just under half of all workers in the metropolitan region.

Postwar developers building in Scottsdale paid considerable attention to factors that would make neighborhoods desirable to new families moving to the community. From its beginnings in the late 1800s, Scottsdale residents had consistently supported bonds for education. As a result, in the

postwar period the Scottsdale schools were the best in the metropolitan area, making Scottsdale's single family neighborhoods even more attractive to families moving to the area. New school construction proceeded at a rapid pace. The location of these schools was planned to ensure that students could walk there from home and developers often marketed their proximity to local schools as an amenity.

Developers were influenced by FHA regulations as they sought to create safe environments that would attract buyers. Through the FHA's voluntary review process, the agency had a noticeable impact on the street layouts, lot sizes, and site plans of postwar subdivisions. For example, FHA standards favored curvilinear streets and cul-de-sacs that slowed traffic and minimized entries to the neighborhood, factors that created a safer play environment. Winding streets were also thought to improve property values by lending a country feel to the neighborhood. Moreover the FHA required paved blacktop roads. In 1957 the FHA required developers to build sidewalks in all new residential neighborhoods in the Phoenix and Tucson metropolitan areas for the safety and convenience of pedestrians, except in small or large rural estate developments.

Builders also sought to create stable environments and ensure long-term property values with their use of covenants, codes, and restrictions (CC+Rs) as private land use regulations. Introduced to maintain long-term property values by mandating or prohibiting certain behaviors, covenants are private contracts between the original developer and all subsequent buyers and are legally enforceable as deed restrictions. FHA policies, encouraging the use of restrictive covenants by builders, recommended a wide range of physical planning issues be addressed by the deed restrictions including how the house was placed on its lot, property maintenance, architectural design, and even racial exclusion. Most of Scottsdale's postwar developments had CC+Rs.

In addition, Scottsdale adopted a uniform building code and zoning ordinance and residential subdivision regulations in the 1950s. These ensured the sanctity of single family neighborhoods and restricted other uses in residential developments. The regulations also promulgated and enforced design and engineering standards in variables such as street layout and lot sizes to enhance the marketability of residential subdivisions in the community.

Event Theme: Residential Subdivision Practices in Scottsdale 1947-1960

In Scottsdale, the development of single family residential neighborhoods was almost entirely a post World War II phenomena. Because early twentieth century industries in the town were primarily farming and western-lifestyle tourism, Scottsdale maintained a rural identity and experienced none of the earlier forms of residential subdivision development characteristic of railroad, streetcar and prewar automobile suburbs in other communities. Instead, early residential development patterns in Scottsdale were characterized by its rural heritage, with homes scattered at the edge of agricultural plots and along a handful of rural residential streets adjacent to the downtown near Main Street and Scottsdale Road. However, this pattern changed in the postwar period as demand for single family housing increased dramatically with a population boom and the arrival of new industries to the area. Between 1948 and 1954 a steady number of new residential subdivision plats were recorded each year in the Scottsdale area. In 1955, neighborhood development began increasing at a more rapid pace. By 1960, Scottsdale had 38 single family residential developments that were more than 50 percent built out with new homes.

As a result of the federal government's FHA and VA loan programs, financing for residential developments and home purchases was readily available to builders and homebuyers in the postwar era. A number of title companies, banks, and savings and loan associations opened local branch offices to serve their new suburban clients.

The availability of easy financing allowed building operations of all sizes and levels of sophistication to successfully compete in the market for new buyers. Paralleling national and regional trends, a variety of builders and other professionals became involved in the construction of residential subdivisions in Scottsdale during the postwar period. It was common for builders to work with planners, architects, and

realtors to provide complementary services including subdivision layout, housing design, and sales. This organizational structure was especially true of small and medium sized tract developments, with up to 100 homes. Home building in Scottsdale and elsewhere became more sophisticated with emergence of the large-scale developer who incorporated most of these services in-house. In addition, developers began to take on the role of community builders by providing space for parks, schools, churches, and commercial uses in their subdivisions designs.

In the 1950s a number of small and medium-scale builders constructed new developments in Scottsdale. Among these were Argus Construction, W.W. Creighton, Crittendon Construction Company, Elmer Duhame, Fred Woodward, Gibralter Construction Company, O'Malley Investment Company, and Paul Construction Company. In addition, many well-known developers built larger developments in the City, which had over 100 homes and were often comprised of more than one subdivision plat. Large-scale developers working in Scottsdale included Allied Construction Company, Associated Builders, D.D. Castleberry who operated Castleberry Construction Company, Gene Hancock with Cavalier Homes, Del E. Webb Development Company, John Hall with Hallcraft Homes, Inc., and Ralph Staggs with Staggs-Bilt Homes, the Ellis Suggs Construction Company, Universal Homes, and P.W. Womack Construction Company.

Scottsdale's postwar developments reflected a range of socioeconomic conditions during this era, resulting in economy, typical, and upscale neighborhoods. However, postwar neighborhoods in Scottsdale were generally more expensive than those found in other Phoenix metropolitan area communities. As a result, the average home size, number of rooms, and number of bathrooms were comparatively higher in Scottsdale versus other areas and the City had more upscale subdivisions than other Valley communities. In addition, nearly one in five postwar homes in Scottsdale were constructed with brick exterior walls. This figure is much higher than the percentage found in any other Phoenix metro area community during the postwar period. The clay for bricks was imported from either California or Texas, so this material was nearly 30 percent more expensive than block, which was produced locally and became the most widespread material used in postwar home building in the State.

The tract development was a hallmark of postwar neighborhood development in Scottsdale and in other suburbs throughout the country. Homogeneity characterized this type of development and was often achieved by the repeating use of house plans, styles, and the type and arrangement of materials. In addition, uniform lot sizes, house setbacks, and landscaping patterns also contributed to a homogenous appearance within neighborhoods. Semi-custom and custom home development also characterized some of Scottsdale's postwar neighborhoods, contributing to the City's upscale image. These developments had a more heterogeneous appearance. Different house plans, a mix of architectural styles, and the varied use and treatment of materials on the exterior facades were often distinguishing features of these neighborhoods. Irregularly shaped and large lots, as well as homes that were individually sited on their lots were other characteristics often associated with semi-custom and custom developments in Scottsdale.

Builders and development companies occasionally worked with architects to design standardized plans for their tract developments as well as custom home designs in some of the more upscale neighborhoods. In the postwar era, Scottsdale attracted notable architectural firms including Weaver and Drover, Edward Varney and Associates, and Haver, Nunn, and Jensen. These firms worked on residential development designs and other building types in the community. Ralph Haver designed several plans for Del Webb and also produced plans for the distinctive Contemporary Style homes constructed by Fred Woodward in Town and Country Scottsdale. Haver's Contemporary Style homes offered the advantage of reduced construction costs, with only two exterior masonry bearing walls and one central interior bearing partition and wood beam for the roof ridge. In addition the distinctive styling of Haver homes gave builder Fred Woodward the opportunity to offer unique and progressive home designs, which provided the development with a competitive advantage and helped it stand out among the other neighborhoods under construction in Scottsdale during the late 1950s.

A variety of marketing practices were employed by builders and developers in the postwar era to attract buyers. Marketing became more sophisticated as builders moved beyond small classified advertisements, and began to run larger advertisements in newspapers and *The Arizonian*, a local society magazine. The practice of building homes on speculation, which was common before the war and continued among some small and medium-scale builders in the early postwar years, also changed. By the mid 1950s, new tract homes were often sold on the basis of what furnished models displayed, with the sales contract signed before ground was even broken. This method gave the buyer an opportunity to choose special features to customize his new home such as exterior house features including trim patterns and roof shapes as well as interior color schemes, tiles, and even slight plan modifications. In Scottsdale professional decorators often furnished model homes, using pieces from popular home furnishing stores. Realtors were often employed by small and medium scale builders to market and sell the homes they constructed. Large developers usually used their own in-house sales team. Many postwar developers also printed their own promotional brochures, which were distributed to potential buyers who came to tour their models.

In response to the high demand for housing in the postwar era, builders responded with a number of techniques and innovations to increase production and make homes more attractive to potential buyers. To reduce costs, developers relied on mass production techniques, which allowed them to achieve economies of scale that were not possible with homes constructed one at a time. Other innovations included a continuous rolled curb, which allowed flexibility in where homes and driveways were constructed on their sites. Innovations related to energy efficiency were also introduced. Hallcraft Homes began constructing their homes with a one inch space for insulation between the exterior brick walls and interior sheet rock. This method improved the heating and cooling efficiency of their homes. D.D. Castleberry constructed an all-electric demonstration home in the Sherwood Heights development to showcase the convenience and practicality of electric living.

Three Design Related Themes: Distinctive Characteristics of a type, period or method of construction, or work of a master, or that possess high artistic skills or significant distinguishable entity whose components may lack individual significance

Design Theme: Residential Subdivision Design Evolution 1947-1960

Dramatic growth and emerging trends in residential subdivision practices also impacted the design of Scottsdale's postwar single family neighborhoods. Physical characteristics associated with these developments varied. Paralleling nationwide trends toward ever-larger developments, half of Scottsdale's postwar neighborhoods had more than 100 houses. Medium-sized developments with 26 to 100 houses were also well represented among the population of postwar neighborhoods in the town. Small developments with fewer than 26 houses were less common.

Half of the 1950s neighborhoods in Scottsdale were completed in one subdivision plat and one quarter of the developments were comprised of two plats. As developers became more sophisticated, some constructed their developments in multiple phases, ranging from three to six plats. These multiple plat developments were always large, with more than 100 homes. One of the Scottsdale Estates developments constructed by Hallcraft was completed in five plats with a total of 877 homes.

As a result of an increase in the size of families during the postwar period as well as a cultural shift emphasizing greater privacy, the size of the average home steadily grew during the 1950s both nationwide and in Scottsdale. By 1960 Scottsdale was the most affluent community in the State and one in five developments were upscale, with homes averaging almost 2000 square feet. Even the typical and economy developments in the town were larger than those found in other Phoenix area communities. Scottsdale's typical developments comprised nearly 60 percent of the community's postwar neighborhoods, with homes that ranged in size from 1350 to 1990 square feet.

Developments associated with the 1950s in Scottsdale displayed a range of street patterns. It was most profitable for developers to use a grid layout because it was possible to squeeze more parcels

into a development. Uniform, rectilinear parcels were also more cost effective in subdivision designs. However, developers were increasingly designing with curvilinear streets and cul-de-sacs, which were viewed favorably at the FHA and were thought to create a safer, more desirable neighborhood. With this variation in street patterns came pie shaped and other irregular parcels.

Average lot sizes in Scottsdale's 1950s developments ranged from 6,300 square feet to more than an acre. Almost three quarters of the developments had average lots that were less than 10,000 square feet. In the late 1950s demand for new housing in Scottsdale reached an all-time high. At the same time, the price of land became the fastest increasing component of housing costs. In fact, between 1955 and 1960 vacant subdivision land in the metropolitan area increased 400 percent in value. As a result, in Scottsdale average lot sizes decreased in the late 1950s.

Landscaping elements also varied among postwar developments in Scottsdale. Assorted hardscape features such as streets, curbs, sidewalks, driveways, formal walkways, and fences were found. In earlier years, it was common to find neighborhoods that lacked formal walkways. As competetion among builders increased, many began offering sidewalks as an additional amenity and in 1957, the FHA mandated sidewalks in almost all new neighborhoods in the Phoenix metro area. Vertical curbs, which buffered sidewalks from the street, eventually gave way to rolled curbs, which eliminated the driveway cut and provided developers with more flexibility in terms of where to site their homes and driveways on the lot. Entry walks to the front door also varied, sometimes linking directly to the sidewalk, but more commonly providing a path from the driveway to the main entry.

Most of the postwar neighborhoods in Scottsdale were located in areas where the topography was flat and level. However, elevation changes were present within a few of the 1950s developments. Village Grove 1-6 featured a gradual rise in street elevations from east to west. In Sherwood Heights, variations in the topography were more evident, with gently rolling streets as well as elevation changes going up to many of the homes.

Plant palettes also differentiated neighborhoods. In the 1950s flood irrigation in some developments promoted abundant water landscapes, distinguished by earthen berms and their lush vegetation. Traditional landscapes with turf, hedges, shrubs, and trees were the most common. Native landscapes with low water use plants and decomposed granite characterized other developments by creating a more natural desert appearance. This pattern was often present on selected parcels within traditionally landscaped neighborhoods as well.

FHA regulations required developers to include two trees in the front of each new single family home. This policy promoted a uniform appearance within neighborhoods and increased property values. In the 1950s the FHA actually increased the appraisal value of subdivisions that preserved existing trees during development. In Scottsdale, some 1950s neighborhoods were developed on agricultural lands that were previously used as citrus groves. In many instances, these citrus trees were preserved, becoming a feature of the new residential development. In neighborhoods where new trees were planted, palms and mulberries were popular choices.

Some developers also constructed entry walls with signage to promote their new neighborhoods. Views were another distinguishing feature of some of Scottsdale's postwar developments. Locations with views of Camelback Mountain, Papago Park, the McDowell Mountains, Superstitions, and Four Peaks, and even city views were marketed as an amenity in some of the new developments in Scottsdale.

Design Theme: Post WWII Housing Design 1946-1960

Mass production techniques had an impact on housing design. The years following World War II were characterized by the increased industrialization of many practices and materials involved in the housing construction industry. Builders nationwide and locally adapted the principles of speed and efficiency first developed in assembly-line plant manufacturing operations to the construction of homes. Squads

of workers moved through a stationary house, each group focusing on a particular step of the development, such as the framing, electrical, and plumbing.

In addition, materials and parts were mass-produced off site. As a result, items such as roof trusses, brick, superlite blocks, steel casement and aluminum horizontal sliding window units, prehung door units, kitchen cabinets, and drywall that characterize much of the postwar housing in Scottsdale were constructed and assembled elsewhere and delivered to the jobsite for installation. The standardization of parts and use of assembly line production methods to produce houses resulted in great cost savings to homebuyers. Indeed, it was actually reported that teams of builders from other parts of the country were sent to Phoenix to study the cost saving methods that produced these exceptional values. Arizona also had an ample supply of qualified construction workers. It was common for the volume builders in the Phoenix area to operate on a small net profit, sometimes as little as $200 per house, which was unheard of in other parts of the country and helped keep costs down for buyers and competition up among builders.

In the postwar era, housing form no longer provided the diversity that had distinguished homes from one another in earlier twentieth century neighborhoods. The form became more regular, and was most often characterized by a single story rectilinear plan. Instead, with modern housing styles a whole variety of applied features, materials, and techniques were used to achieve diversity within neighborhoods. Roof styles varied. Extending the overhang from the main roof or intersecting the porch roof with the house roof made porch designs look different from one another. Hoods in the shape of broad or steep gables or gambrel forms were applied over windows to distinguish Character Ranch Styles. Clerestory windows, window walls, and sliding glass doors were used to achieve different looks. Materials were arranged in a variety of ways to provide diversity among houses. In addition to the traditional stretcher bond pattern, blocks were stacked or bricks were laid in a Flemish bond pattern with alternate stretchers and headers in each course. Decorative block grills and squeezed mortar were used. Shutters and window boxes were applied to the main façade for extra decoration.

The automobile influenced changes in the plan of the typical postwar single family detached home. The car moved in with the family and carports became a standard design feature in the 1950s. Garages also began appearing under the main roof in the late 1950s. These spaces could easily be converted to living areas, and this became a popular pattern of alteration. The front porch, which had been a social center in eras when neighbors strolled past, began to shrink as people began to drive past instead. The major entrance to the home moved from the street side to a door nearest the carport or garage. To escape from road noise and take advantage of outdoor living areas in the backyard, the living room moved to the rear of the house and patios were added to help merge the two living spaces. Patios also were enclosed to create "Arizona Rooms".

An emphasis on informality guided the plan of the typical postwar home. Houses in the postwar subdivision moved toward the front of their lots, often with a standard setback of 20 to 25 feet from the property boundary and a minimum lot width of 50 feet. This left more room in the side yards and backyard for outdoor living spaces such as terraces, patios, and barbeque areas. The "family room" became a general-purpose space for family interaction. Plans in the 1950s and later were also characterized by a flowing arrangement of rooms, which enhanced their informality and functionality by using spatial divisions instead of stationary or permanent walls. In the early postwar years typical house plans also were quite simple. Mechanical systems and appliances were an important part of the home by the 1950s with air conditioning, ranges, and dishwashers coming standard with most new single family homes.

Design Theme: Single Family Home Architectural Styles 1946-1960

In Arizona, the typical postwar home was a single-level, Ranch Style house, with walls of concrete block, floors of concrete, and low-pitched roofs covered with asphalt shingles. Most roof styles were gable, hip, or a modified hip shape with the broadside to the street. A number of Ranch substyles were constructed in Scottsdale in the postwar period. The popular Ranch Style gained momentum in the

postwar era as local builders adapted nationwide patterns to regional preferences and locally available building materials. The mass-market Ranch often had a simple, rectangular form but upscale builder ranches and custom-designs were typically characterized by projecting wings or a more rambling footprint as well as more exterior façade detailing.

The tremendous initial demand for housing in the postwar period was satisfied by the early 1950s. To remain competitive, builders became more creative in order to sell homes. To appeal to potential buyers, they began varying house styles, materials, and features. They also began marketing the individuality of their homes, as well as the amenities and modern conveniences to lure new buyers. Slight modifications to the form and detailing of the tract houses were made, usually enlarging the basic Ranch form and giving it a new personality. Through "tack-on architecture" the house might convey storybook imagery of a western working ranch, a gingerbread house, or the character of a Swiss Chalet, English Tudor, American and even Dutch Colonial style home.

In addition, the California Ranch was a very popular choice. Characterized by an often rambling, single story plan, and different materials across the front façade – most commonly board and batten over brick – this style was most closely associated with the romanticized Western lifestyle. Popular and trade literature of the day lauded the western aesthetic of the Ranch House Style. Western imagery was pervasively romanticized in film and literature in the postwar decades, and vacationing in the west became a popular pastime. The style of the modern Ranch house in its suburban retreat was designed and marketed to evoke the romantic appeal and spirit of the open range, with an emphasis on outdoor living and drawing on an imagery of the good life with barbeques, sunshine, and leisure.

The Contemporary Style house was offered as a more progressive alternative to the basic Ranch. It began appearing in the 1950s in mainstream home and builders' magazines. Contemporary Styles were characterized by a low profile, flat or shallow-pitched gable roof, and extensive use of glass uniting inside and outside. Builders in Scottsdale sought input from registered architects and began including these designs among their tract model options. Fred Woodward constructed an entire subdivision with a majority of the homes designed by architect Ralph Have in the Contemporary Style.

The following lists summarize the styles seen in Scottsdale during between 1947 and 1960 and their character-defining features:

Simple Ranch

- Single story
- Rectilinear or "L" form
- One exterior wall material, typically block or brick, no variation in treatment of materials
- Little or no extra ornamentation, such as shutters, special cut fascia board or porch posts
- Single car attached carport or garage
- Often lacks a defined front porch, may have a slight overhang at entry
- Characteristic style found throughout the postwar period
- Often associated with economy and typical subdivisions

California Ranch

- Single story
- Long horizontal form often rambling or with projecting wings and with the broadside to the street
- Combination of two or more exterior wall materials across front façade, such as block, board-and-batten or wood siding over a band of brick, weeping mortar block, stucco or stone

- Low-pitched gable or hip roof, typically sheathed in asphalt shingle; asbestos shingles and wood are found on more upscale examples
- Front porch often extends across the main façade with supporting wood posts or front porch overhang between projecting wings
- Attached garage or carport
- Ornamental trim frequently included wood shutters and decorative porch post and railings
- Common style for mass produced tract homes constructed in the late 1950s and early 1960s; also a frequently constructed custom Ranch Style home

Character Ranch

- Single story
- Homes portrayed "personality" detailing on the front façade to convey the character of a Cowboy Ranch, Dutch Colonial, Swiss Chalet, or English Tudor
- Exterior walls predominantly block or brick with additional wall materials used to define the character including wood, brick, and stone accents
- Weeping mortar commonly used on the Swiss Chalet and occasionally on the English Tudor styles
- Chalet character defined by scrolled fascia board pattern, asymmetrical and wide gable hoods over windows or an extension of gable roof strip beyond the eaves
- English Tudors characterized by variation in facade materials and treatment and steep pitched hoods over windows
- Dutch Colonials defined by gambrel hood over windows or a gambrel garage roof
- Associated with tract subdivisions of the late 1950s and early 1960s

Contemporary

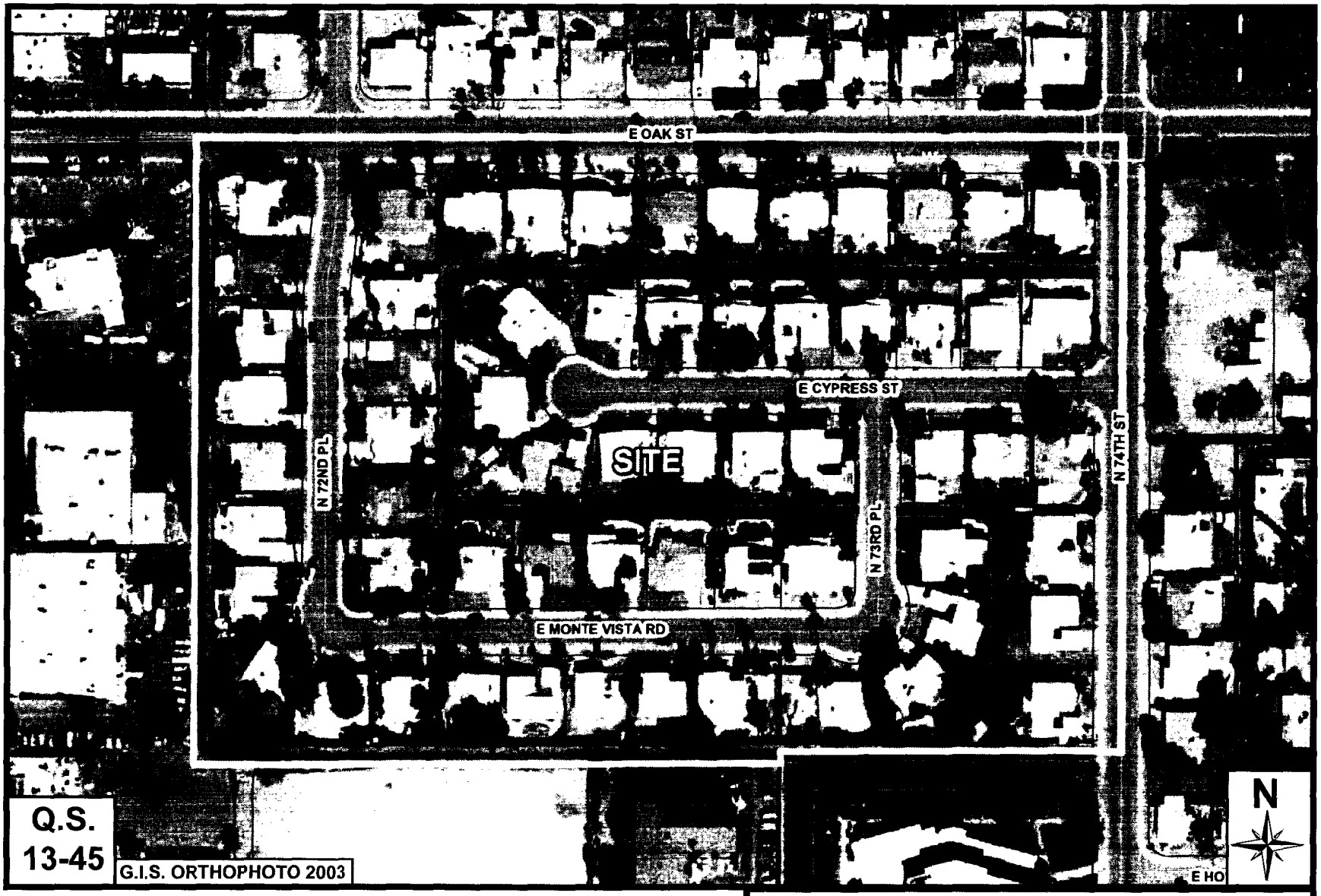
- Single story
- Boxlike or rectilinear plan
- Flat or extremely low pitched gable roof built up using impermeable materials, usually with gable ends to the street
- Band of contrasting block or brick across bottom of front façade, often merging into wing walls
- Architectural details such as unusual block patterns or porch posts
- Glass window walls and clerestories
- Front façade divided into horizontal and vertical panels of glazing, block, and brick walls
- Carports more common than garages
- Economy examples were often simple, small and inexpensively built
- Many custom homes employed more progressive designs reflecting the input of architects
- Progressive examples often have a massive chimney

FinalScottsdalepostwarsignificancethemes3

Town and Country Scottsdale

24-ZN-2004 / 9-HP-2004

ATTACHMENT #2

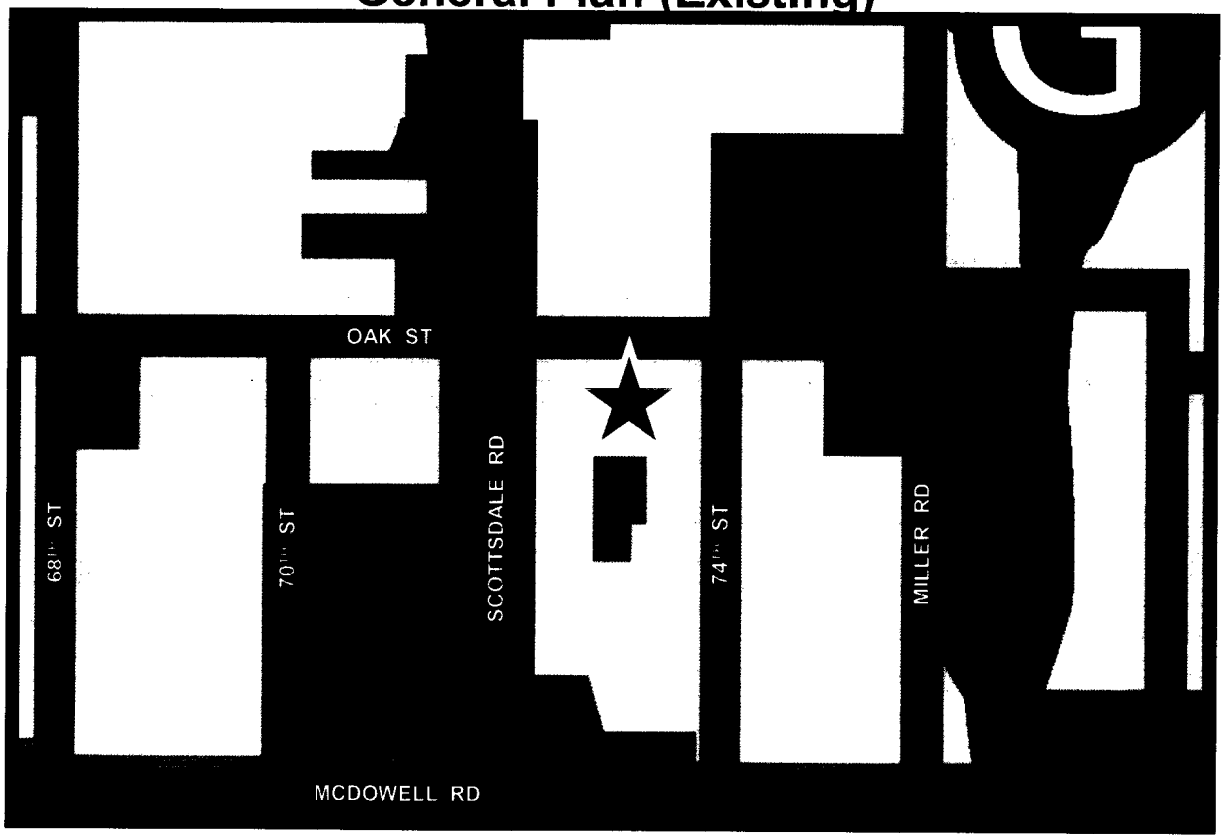


Town and Country Scottsdale

24-ZN-2004 / 9-HP-2004

ATTACHMENT #2A

General Plan (Existing)



Rural Neighborhoods
Suburban Neighborhoods
Urban Neighborhoods
Mixed-Use Neighborhoods
Resorts/Tourism

Shea Corridor
Mayo Support District
Regional Use District

Commercial
Office
Employment
Natural Open Space
Developed Open Space (Parks)
Developed Open Space (Golf Courses)
Cultural/Institutional or Public Use

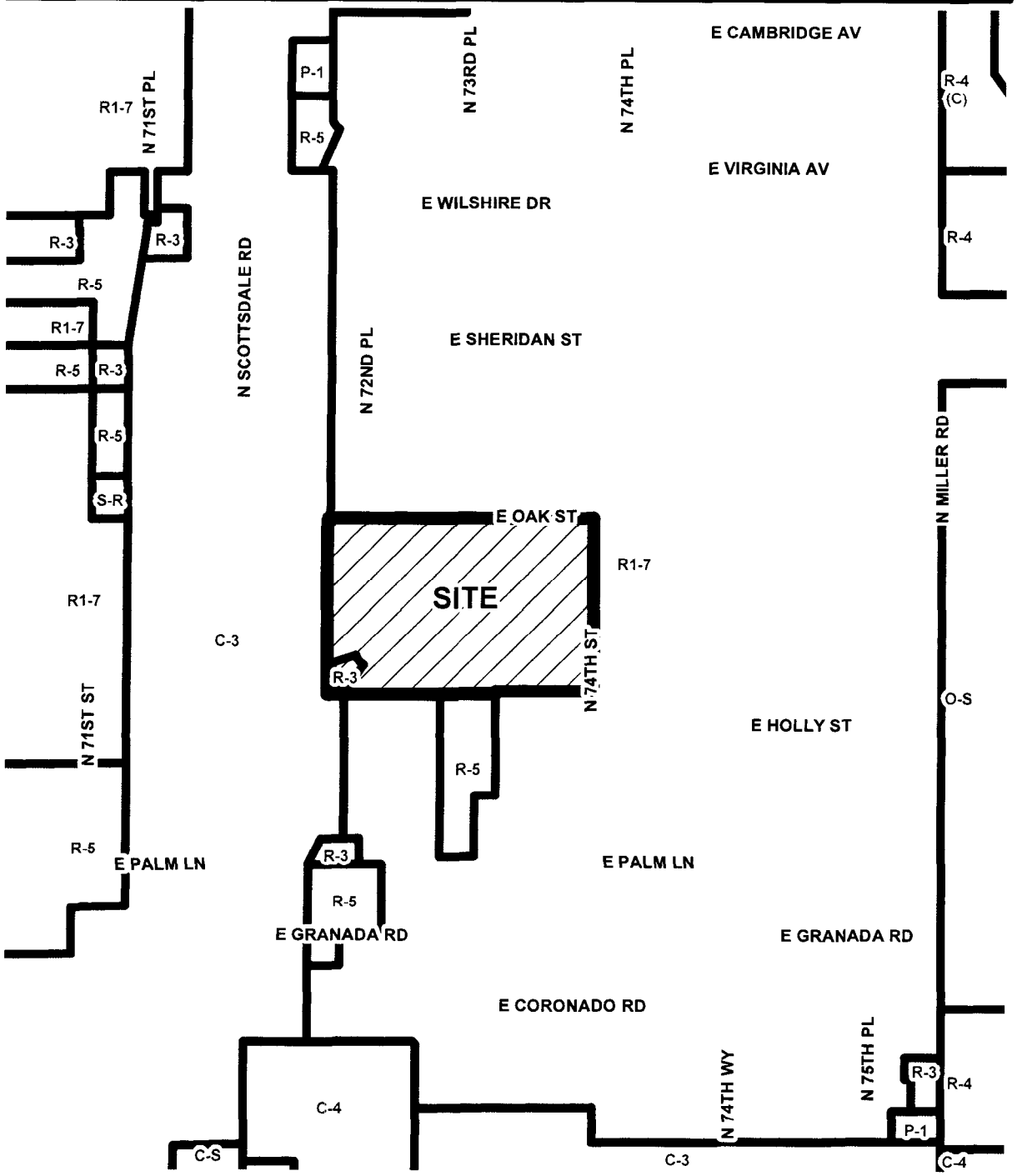
McDowell Sonoran Preserve (as of 8/2003)
Recommended Study Boundary of the McDowell Sonoran Preserve
City Boundary
Location not yet determined

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

N

24-ZN-2004/
9-HP-2004
ATTACHMENT #3

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



24-ZN-2004 / 9-HP-2004

ATTACHMENT #4

Historic Significance and Integrity Assessment Report to the Scottsdale Historic Preservation Commission

Proposed Listing on the Scottsdale Historic Register for Town & Country Scottsdale Neighborhood as a Historic District Cases 9-HP-2004 and 24-ZN-2004

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 E. Woodworth and he began offering homes for sale in the development in January 1959. "Woody" was a local builder who specialized in small and medium sized developments, which were distinctive for their Contemporary style homes. He also engaged in custom home building across the Valley. Woodward typically focused on one single family neighborhood development at a time, waiting until each was nearly sold out before breaking ground and advertising a new neighborhood at another location.

Woodward's tract 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 development.

Town and Country Scottsdale was designed for single family residential use. Restrictions were filed with the Maricopa County Recorder's Office to ensure that specific physical standards were followed, which would create compatibility among the homes in the neighborhood, encourage a suburban character, and maintain property values. All structures on the lots were to be of new construction and no buildings could be moved from any other location to the parcels in Town and County Scottsdale. Only one detached single family dwelling could be constructed per lot. This house could not exceed one story in height. Two bedroom homes had to be a minimum of 1,000 square feet; three and four bedroom homes had to have at least 1,200 square feet, exclusive of open porches and attached garage.

A suburban character was facilitated with restrictions that maintained a feeling of openness within the neighborhood. These restrictions mandated that homes be constructed a minimum of 20 feet back from the front property line. Side yard setbacks were at least five feet for interior lots and ten feet for corner lots. No solid walls or fence over 2½ feet high could be constructed within the front yard setback. No hedge more than three feet in height was permitted closer than 20 feet to the front lot line of any parcel. Lots could not be re-subdivided into smaller lots.

Woodward employed a less sophisticated advertising and marketing campaign than larger-scale developers working in the Phoenix metropolitan area in the 1950s. His ads were small, and appeared every few weeks in the real estate sections of local newspapers and *The Arizonian,* a society magazine. He occasionally received free publicity in the form of news articles about his developments. Town and Country Scottsdale was featured in a 1959 article published in *The Scottsdale Progress.* In addition to published advertising, Woodward constructed model homes to promote his neighborhoods. Models in Town and Country Scottsdale were furnished.

In Town and Country Scottsdale, Woodward offered two, three, and four bedroom homes for sale. Homes in this neighborhood were a bit more expensive than the typical development in Scottsdale in the late 1950s, selling from $13,500 to $16,950. The development 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 full-wall "landscape windows" and semi-private patio-ports accessed from the either the carport or front yard and glass patio doors from the family room to the backyard. Buyers could customize their homes with a choice of exterior block, brick, and wood trim patterns across the front facades. 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. Buyers had the option of an all-electric kitchen, which featured birch cabinets. 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 homes were fully insulated to reduce cooling and heating costs. Ceilings were insulated with fiberglass and the walls were constructed with cinder block, foil back insulation, and drywall with furred out construction. 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.

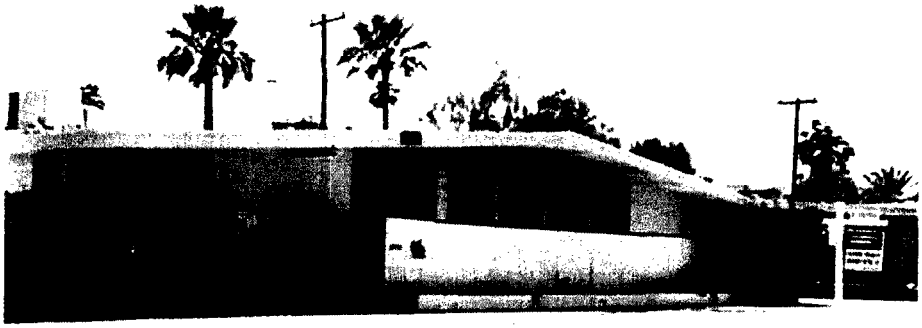
Town and Country Scottsdale is an excellent example of a medium-size postwar neighborhood completed in one plat with 62 homes. Almost 40 percent of the City's 1950s subdivisions were medium sized developments. The subdivision design - with its flat topography, grid street pattern, single cul-de-sac, 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.

Historic Preservation Officer Recommendation

Based upon this information, it is recommended that the Historic Preservation Commission approve a recommendation to City Council that HP overlay zoning be applied to the Town and Country Scottsdale historic district and that the neighborhood be placed on the Scottsdale Historic Register.

Photos of Homes in Town and Country Scottsdale

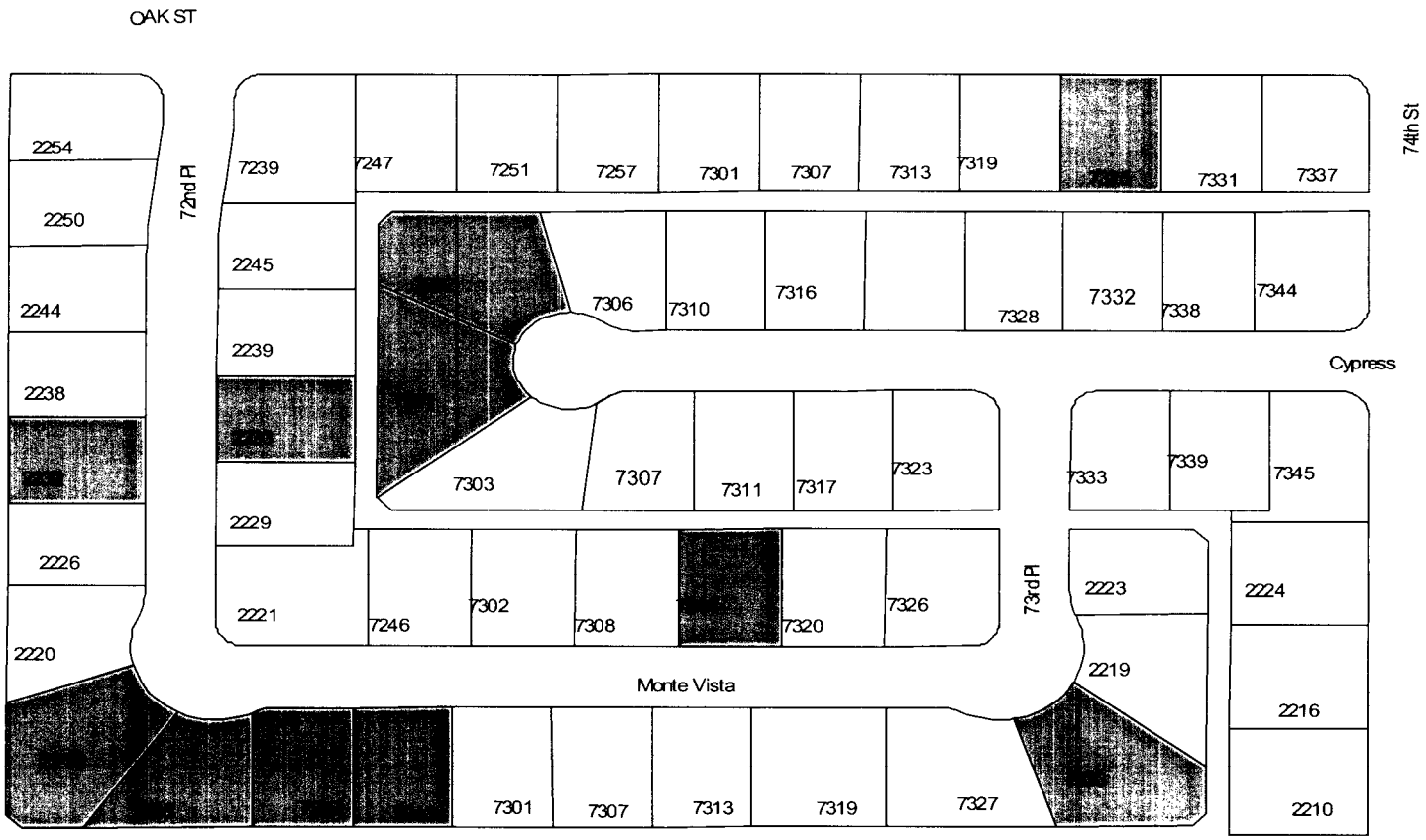


Attachment 6.

Photos of Homes in Town and Country Scottsdale

Attachment 6.

Town & Country Scottsdale



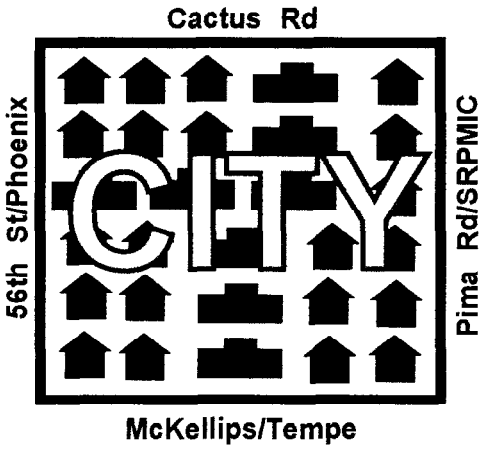
Contributing Status Revised 5/12/05

no 18%
yes 82%

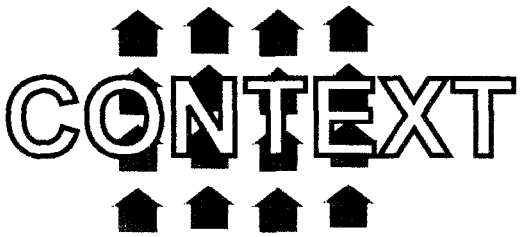
N

Attachment 7.

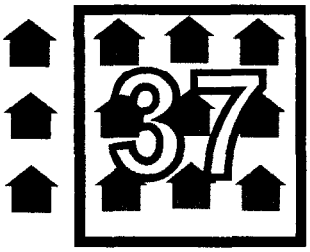
SUMMARY OF THE PROCESS USED FOR POSTWAR NEIGHBORHOOD SURVEY



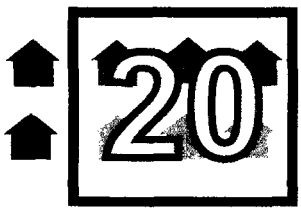
STEP 1. Citywide Survey of Postwar Neighborhoods:
Using GIS and Maricopa County assessment data, 103 subdivisions containing 14,000+ homes were mapped and analyzed to identify type, extent and patterns of subdivision development



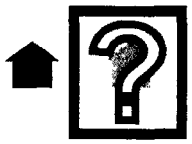
STEP 2. Prepare Historic Context:
A report was prepared on the development of residential subdivisions during 1946-73 including development practices, subdivision characteristics and architectural styles of the period



STEP 3. Focus on 1950s Neighborhoods:
HPC decides on '50s focus; assesses significance and integrity of 37 subdivisions, comparing physical characteristics in windshield surveys by commission/committee members



STEP 4. Selected Top Ranked 20 Neighborhoods for Further Study: Intensive study of top ranked neighborhoods; conducted house-by-house intensive survey by teams; selected top 5 for further research and evaluation; resurvey of second tier



STEP 5. HPC Recommendation on Top '50s Neighborhoods:
Best examples of 1950s neighborhoods with high integrity and eligible on more than one criteria for designating as historic districts

WHAT'S NEXT? Present information at open houses on the broad survey process and historic context, meet with neighborhoods identified as most significant. The HPC also intends to complete additional work on postwar multi-family housing in 2004.

Attachment 8.

CITIZEN REVIEW/NEIGHBORHOOD INVOLVEMENT REPORT
Case #24-ZN-2004/9-HP-2004, Town and Country Scottsdale Historic Property (HP) Overlay Zoning Map Amendment for a Neighborhood District

Numerous efforts have been undertaken to ensure that neighborhood residents, community leaders, citizens and property owners understand the proposed HP overlay zoning map amendment and have adequate opportunities to comment on the case. This report describes the citizen/neighborhood involvement efforts undertaken by the Historic Preservation Commission (HPC) and Preservation Division (staff) to comply with the requirements for citizen review.

1. IDENTIFICATION OF INTERESTED/POTENTIALLY IMPACTED PARTIES:

- Completed by HPC and staff 10/04.

2. NOTIFICATION METHODS USED

The HPC and staff utilized all the methods described in the plan to inform neighborhood residents and other interested citizens about how the neighborhood was selected, why it is significant, the process being used, and the protections, benefits, and incentives offered by the City for the owners in a designated historic district. Since this is one of the first neighborhoods to be considered for designation there have been a lot of questions from citizens about what HP designation means.

- Historic Register Committee of HPC meetings: 15 meetings of this committee, open to the public, were scheduled in 2003 and 2004 and all meeting agendas were posted by the City Clerk's Office (See attached list of meetings).
- HPC Meetings: All HPC meetings discussing neighborhoods have involved agendas posted by the City Clerk's Office, agendas posted on the internet, and agendas sent to a list of interested citizens. 12 meetings have included discussions on neighborhoods (See attached list of meetings). City Manager, Deputy City Manager, City Council and managers keep updated on the Commission's neighborhood activities and major upcoming meetings.
- HPC Hearings: Followed HP ordinance and zoning ordinance standards for owners and public notification of HPC hearings, including posting the neighborhood and placing legal notices in the newspaper. Neighborhood homeowners and owners within 750' received mailings on open houses and HP zoning hearing. City Manager, Deputy City Manager, City Council and managers keep updated on the Commission's neighborhood activities and major upcoming hearings. Case Fact Sheets are located on the internet for both 9-HP-2004 and 24-ZN-2004.
- January 2005 Open Houses: Mailed notices first class to property owners in neighborhood and within 750' for the public open houses. Sent notices to neighborhood organizations and leaders using current Citizen and Neighborhood Resources (C&NR) addresses for leaders. Used various distribution methods to get word out including white Early Notification sign in neighborhood, putting meeting notice in Cityline and Revitalization newsletters and in Council Update and sent meeting notices to newspapers. Also prepared flyers for neighbors to distribute in their neighborhood.
- Neighbors/Owners Contacts: Created mailing labels for residents in 5 possible historic districts, including Town & Country, using County Assessment data. Mailed notices to residents in the five neighborhoods for the two September 2004 open houses on the selection process and mailed notices to Town & Country owners for the November 13th open house for their neighborhood in particular (See sign in sheet for 11/13 meeting). Answer questions about historic preservation by phone and by e-mails. Interested residents were encouraged to attend hearings in support of the designation and to contact their neighbors.
- Posting Site/Notices: Posted site with the Early Notification and Zoning Hearing signs as required, and placed legal notices in the newspaper for HPC public hearing.
- State Organization: Contacted SHPO and APF about rezoning applications.
- Mayor and Council: Memos to Brent Stockwell for updates to Mayor and City Council describing proposed rezoning process and meetings. Brent included information on open houses and hearings in a few different updates to City Council.

3. INFORMATION ON SUBSTANCE OF HP ZONING CASE

The formal documents on a zoning case are maintained in the case folders available for public inspection and review but other techniques have been utilized to inform the neighborhood residents and interested citizens about the HP overlay zoning case. Staff continues to get phone calls from citizen asking questions about their neighborhood, the selection process and the impact of historic designation.

- Case Information: Files for the Town and Country Scottsdale are maintained in both Preservation (9-HP-2004) and Planning (24-ZN-2004) to make it easy for the public to obtain information about the pending zoning. Case fact sheets are also posted on the internet in both HP and ZN for Projects in the Public Hearing Process. Local newspapers have had articles on neighborhood historic preservation and included notices of meetings.
- Public Information Handouts: Several handouts have been available at September open houses, the neighborhood meeting in November and January open houses (See list of meeting handouts). The two handouts on Frequently Asked Questions (FAQs) were prepared specifically to answer questions about historic neighborhood designations. Media packets were available at open houses. Samples of the more lengthy reports were displayed at meetings and extensive background information on neighborhoods was added to the internet in response to requests from residents. People asking for copies of some of the reports have been directed to the internet to read the reports or download a copy.
- Inquiries: Staff has responded to about fifty phone calls on neighborhood preservation and talked to several drop-ins. Staff has also responded to e-mails from the public to answer questions about historic preservation and the case. Some owners were called directly about meetings if they asked to be notified about meetings.

4. OPPORTUNITIES FOR COMMENT BEFORE HEARINGS

The attached list of public meetings shows that the HPC, its Historic Register Committee, and staff conducted more than 30 meetings in the last two years where neighborhood historic districts were discussed. The Mayor and City Council even hosted a breakfast in November with Grady Gammage Jr. and Debbie Abele doing a presentation at the Scottsdale Center for the Arts on the historic significance of postwar neighborhoods in Scottsdale that was attended by about 180 people. Therefore, hundreds of residents and interested citizens have attended one or more meetings on historic neighborhoods in the last two years. The majority of the comments have been favorable to recognizing historically significant neighborhoods in Scottsdale. There have been many opportunities for people to get their questions answered about historic preservation and to comment on recognizing neighborhood historic districts, including the Town and Country Scottsdale proposed historic district.

- Meetings: Interested citizens have had the opportunity to speak and comment at open houses, and public meetings. They will have the opportunity to speak at the HPC, PC or Council hearings (See attached list of meetings).
- Open Houses: Two public open houses were scheduled in January 2005 in addition to prior public meetings. Notes on the comments from each January meeting are attached.
- Staff Listening: Staff has been available and continues to be available to answer questions, provide information, and listen to comments. Staff can be contacted during working hours by phone, fax, e-mail or in person.
- Case files: As noted in #3., files are available in Preservation or Current Planning for public inspection.
- City Contacts: Several methods have been used to keep top staff and City Council up to date on what is happening with historic neighborhoods. Methods used include e-mails, newsletters, phone calls, direct one-on-one discussions, and normal posting of agendas and minutes on the internet. Contacts have included the Deputy City Manager, Planning and Development Services, Citizen and Neighborhood Resources, and City Attorney's Office to discuss case.
- Citizens could respond to the open house postcards, site postings, hearing notices in the newspaper, and mailings to surrounding property owners. Calls and e-mails have been received from citizens in response to getting the word out through various methods.

- Hearings: Interested citizens can comment on the record in the public hearings before any votes.

5. SCHEDULE

- Committee Recommendation and Initial Public Meetings: The Historic Register Committee made its recommendation to the HPC on the top five 1950s neighborhoods in July 2004. The Commission proceeded to set up public information workshops on the selection process for September 2004. A meeting with Town and Country Scottsdale was held in November 2004 to gauge their interest and support for becoming a historic district.
- Initiation: City-initiated case by HPC at hearing on December 9, 2004.
- Signs/Notices/Mailings: As required by ordinance
- Open Houses: January 18th and 25th 2005.
- Projected Hearings: HPC in Kiva on February 10, 2005. Planning Commission on April 13, 2005. City Council public hearing not scheduled yet.

6. APPLICANT/CITY STAFF COMMUNICATION

The City of Scottsdale is the applicant since this case was initiated by the Historic Preservation Commission, in accordance with the zoning ordinance. Don Meserve in Preservation is the coordinator for the case and staff in Current Planning, particularly Doris McClay, have assisted Don on mailings, legal notices, and the appropriate procedures and standards to follow. Staff intends to satisfy or exceed all the requirements of the Citizen Review Checklist and zoning procedures from the beginning of this case until City Council takes final action on the proposed zoning map amendment and places the neighborhood on the Scottsdale Historic Register.

CitizenReport9HPT&C

PUBLIC MEETINGS ON NEIGHBORHOODS PRIOR TO ZONING HEARINGS: 2003 TO 2005

HISTORIC REGISTER COMMITTEE (HRC) OF THE HPC MEETINGS

1. HRC 1/15/03: Training, Evaluating Significance of Historic Districts
2. HRC 2/19/03: Liz Wilson, Report on Scottsdale's Postwar Subdivisions and Next Steps
3. HRC 3/19/03: Organization of Subdivision Categories (size, materials, etc.)
4. HRC 4/16/03: Presentation, Packet of Information on 1950s Subdivisions
5. HRC 6/18/03: Discussion, Integrity Ratings for 1950s Subdivisions
6. HRC 9/3/03: Integrity Ratings for 1950s Neighborhoods (Top 20)
7. HRC 9/27/03: Driving Tour and Discussion of 1950s Scottsdale Subdivisions
8. HRC 10/15/03 Discussion 9/27 Tour and HRC Members Evaluations of 1950 Subdivisions
9. HRC 10/29/03: Consider Significance and Best Examples of 1950s Subdivisions from Tour
10. HRC 12/3/03: Progress & Questions from HRC Members on Evaluations of 1950s Subdivisions
11. HRC 3/13/04: Discussion About Postwar 1950s Neighborhood Evaluation Process
12. HRC 6/9/04: Update on 2nd Tier Neighborhood Presentations
13. HRC Tour 7/17/04: Drive to neighborhoods to Consider 2nd Tier Neighborhoods That are Maybe's
14. HPC/HRC Special meeting, 9/27/04: Driving Tour and Discussion of 1950s Scottsdale Subdivisions
15. HRC 10/27/04: Commission's Actions/Direction Following Committee Recommendations

HISTORIC PRESERVATION COMMISSION MEETINGS

1. HPC Training Session, 8/28/03: Sharing Experiences on Historic Neighborhoods from Other Communities (Tempe, Mesa, Phoenix); Evaluating Significance Session by Debbie Abele
2. HPC/HRC Special Meeting, 9/27/03: Driving Tour and Discussion of 1950s Scottsdale Subdivisions
3. HPC 6/10/04: Schedule for Neighborhoods and Public Outreach Proposals for Neighborhoods
4. HPC, 7/22/04: Historic Register Committee Recommendations on 1950 Neighborhoods
5. HPC, 8/26/04: Review Historic Register Committee Recommendations on 1950 Neighborhoods
6. HPC Special Meetings, Open Houses on Neighborhoods, 9/15/04 and 9/18/04
7. HPC Special meeting, 9/23/04: Discuss 9/15 and 9/18 Open Houses on Selection Process
8. HPC, 10/14/04: Possible Direction on Selection Process for 1950s Neighborhoods
9. HPC Special Meeting, 10/28/04: Contacts with Owners in Potential Neighborhood Districts
10. HPC, 11/11/04: Report on meetings with 1950s Neighborhoods
11. HPC, 12/9/04: Public hearing on Initiation of HP Overlay Zoning Cases for One or More of the Top Five 1950s Neighborhoods Under Consideration (Initiated Village Grove 1-6 and Town and Country)
12. HPC Open Houses 1/18/05 and 1/25/05: Neighborhood meetings on Historic Districts for Village Grove 1-6 and Town and Country Scottsdale HP Overlay Zoning Cases
13. Preservation Guidelines Workshop, 3/12/05: Discuss guidelines with Village Grove 1-6 residents

OTHER BOARD, COMMISSION, STAFF OR GROUP MEETINGS ON NEIGHBORHOODS

1. Residential Revitalization Team 2/5/04: Update on the HPC's Evaluation Process for Subdivisions
2. Tour 4/6/04: Driving Ed Gawf & Judy Register to Postwar Subdivisions & Multi-Family Apts. for
3. G.A.I.N. Kick-Off, 9/8/04, Scottsdale Center for the Arts, 6:30p.m. – 7:30p.m.
4. Scottsdale Chamber of Commerce: Scottsdale's Historic Postwar Housing
5. Neighborhood Enhancement Comm., 11/5/04: Update on HPC's Evaluation of Postwar Subdivisions
6. Realtors 11/9/04: Update on Postwar Neighborhoods and Historic District Considerations
7. Planning Commission Study Session, 3/9/05: Update on Postwar Neighborhood Cases/Process

COUNCIL MEETINGS (PRIOR TO ZONING HEARING)

1. Mayor and City Council Breakfast, 11/18/04; Grady Gammage Jr. and Debbie Abele program on ranch style housing and neighborhood historic preservation

ATTACHMENTS TO CITIZEN REVIEW REPORT: TOWN & COUNTRY SCOTTSDALE

REFERENCE MATERIALS/MAPS

Citizen Review Plan
Postwar Modern Housing and a GIS Study of Scottsdale Subdivisions, Wilson, 8/02 (Cover/Table of Contents)
Map of Scottsdale's Postwar Subdivisions 1946-1973
Top 20 Map: Scottsdale's 1950s Subdivisions for Further Consideration
Scottsdale Residential Single Family Neighborhood Development Themes 1947-1960
Single Family Ranch Style Characteristics (1 of 24 pages on Introduction to Postwar Architectural Styles)
Summary of 1950s Subdivisions; Historic Register Committee Recommendations on Top 20
City Web pages with Case Fact Sheet for Town and Country Scottsdale and Neighborhood Information

MEETING NOTICES/AGENDAS

Postcard: Open House Invitation; September 15th and 18th
Agenda: Neighborhood Open House, September 18th
Postcard/Flyer: Town and Country Scottsdale Neighborhood Meeting; November 13th
Agenda for December 9th HPC hearing on initiation of HP cases
Postcard: Neighborhood Meetings on Two HP Zoning Cases; January 18th and 25th
Postcard: HPC Public Hearing on February 10th on 2 HP cases

MEETING HANDOUTS

Town and Country Scottsdale Significance Summary
HP Overlay Zoning map of Town and Country Scottsdale
Summary of Top Five Neighborhood Characteristics
Summary of Scottsdale Neighborhood Themes: 1947-1960
Map of Five Potential Historic Districts (including Town and Country Scottsdale)
Summary of Process Used for Postwar Neighborhood Survey
Chart: Steps to Zone Property HP and Place on Register
Frequently Asked Questions About the Impact of Historic Designation
Frequently Asked Questions About How Neighborhoods Become Historic Districts
Your Historic Preservation Questions Have Been Answered

SIGN-IN SHEETS

September 15, 2004 HPC Open House on Neighborhoods
September 18, 2004 HPC Open House on Neighborhoods
November 13, 2004 HPC Town and Country Scottsdale neighborhood meeting
January 18, 2005 Neighborhood Meeting on Two HP Zoning Cases
January 25, 2005 Neighborhood Meeting on Two HP Zoning Cases

COMMENTS

Questions from participants at September 18th Open House
List of Questions and Comments from five November 2004 Neighborhood Meetings
Notes from January 18th Neighborhood Historic Districts Open House
Notes from January 25th Neighborhood Historic Districts Open House
Typical Questions list by Don Meserve
Comment Cards from neighborhood meetings

April 26, 2005

Dear Mayor Manross, Council Members, and planning commission,

This letter is a follow up to an e-mail that we sent a few weeks ago. The planning commission voted to deny Historic status to the Town and Country Neighborhood. Their reasoning was that the staff had not taken a poll of homeowners to see if they supported the action. We took it upon ourselves to do this job for you.

We have attached the poll that we walked to each neighbor in the Town and Country division. We simply asked the owners of each home if they would sign our poll. We did no sales pitches. We simply stated that a poll had never been done and wanted to provide as much information to the council and planning commission as possible.

The results of the poll are as follows. Again, please see the attached poll that we are sending. There are sixty two homes in our neighborhood. Of those sixty two, seven home owners did not answer the door after 3 different attempts. Eight homes were rentals (but 2 owners expressed that they would love to see it go historic, we did not however count them as yeses, they were counted as rentals). We had one owner who was undecided on the issue. There were two home owners that did not want to sign anything. Only one owner stated that they were against the designation, and forty three owners were for the designation.

We made or attempted to make contact with every person, so as this information would be as accurate as possible. I hope that seeing this overwhelming support (more than 2/3 of the home owners are in favor!) will help in your decision to bring this neighborhood to a new status. We look forward to showing Scottsdale and other cities how special this neighborhood is. We already know it, we just would like others to recognize it too.

Thank you for your time and consideration. If you have any questions or comments, please do not hesitate to call.

Sincerely,

Dirk Moore and Renee Moore

Dirk and Renee Moore
7319 E. Monte Vista
Scottsdale, AZ 85257
Phone 480-990-1590
e-mail- dirkieandrenee@aol.com

ATTACHMENT #10

This information will be sent to the planning commission and to the Scottsdale City Council and Mayor. The planning commission voted to **DENY** Historic Neighborhood status to both Town and Country and Village Grove subdivisions. Their reasoning was that a poll was not taken of the homeowners to see if they supported this movement. We are taking it upon ourselves to take the poll of our subdivision the Town and Country of Scottsdale. We the above stated owners are signing this to show the councils are input. Thank you for your interest in our little section of Scottsdale.

The poll was taken by Dirk and Renee Moore, home owners in Scottsdale's Town and Country Subdivision. Their address is 7319 E. Monte Vista. They walked the neighborhood in April 2005. They personally saw each person sign their name and can attest to this.

Name	Address	FOR historic designation	AGAINST historic designation	Undecided	Signature
Mary Roffino	2210 N. 74th St.	✓			Mary Roffino
	7344 cypress	Rental			
	7338 cypress	Rental			
	7328	Cypress		✓	
DANIEL TRUMBY	7327 Monte Vista	✓			[illegible]
Raverna Bird	2219 N 73rd Pl	✓			Raverna Bird
DONNA DRAPER	7301 E MONTE VISTA RD.	✓			Donna Draper
Scott Acton	7246 E Monte Vista Rd	✓			[illegible]
Pat Hubble	7237 E				
	Monte Vista	✓			P Hubble
Renter	2218 72 place	Renter	Renter	Renter	
Tim Zoog	7237 Oak	✓			Tim Zoog
Steve Cornell	7313 OAK	✓			Steve Cornell
Moss	7326 E Monte Vista	✓			out of town voted for in email
Chacon	7333 E Cypress	✓			Martha Chacon
No answer	7322 E. Cypress				
NO answer	7332 E Cypress				NO Answer
Rental	7337 E. Oak				Rental
NO answer	7325 E Oak				
NO Answer	7319 E OAK				
Not interested	7301 E oak				
NO answer	7247 E OAK				
Not interested	7251 E oak				
NO Answer	2254 N 72nd pl				
Brian French	2239 N 72nd Pl	✓			Brian French
NO Answer	2229 N 72nd pl				
Renter	2218 N 72nd pl				
Renter	7233 E Monte Vista				
SEAN ZIMMERMAN	7301 E CYPRESS	✓			[illegible]
Laurelio Daughter	7307 E. Monte Vista Rd.	yes			per conversation at home unable to sign due to health.

Name	Address	FOR historic designation	AGAINST historic designation	Undecided	Signature
Dirk & Renee Moore	7319 E. Monte Vista	✓			[illegible]
Ginette Dertina	7320 E Monte	✓			[illegible]
Virginia Dertina	7320 E Monte Vista	✓			[illegible]
Cecil Williams	7314 E Monte Vista	✓			[illegible]
	7313 Monte Vista	RENter			
Christa John Keating	7308 E. Monte Vista	✓			Christa Keating
Lise Russell	7302 E Monte Vista	yes!			[illegible]
Debra Lockwood	2233 N 72nd Pl	Yes!			[illegible]
Suzanne Kranicz	2245 N. 72ND Pl	YES			[illegible]
Samantha Day	2232 N 72ND Pl	YES			[illegible]
Richard Bickler	2226 N 72ND Place	Yes			[illegible]
Scott Napolitan	2220 N. 72ND Pl	YES			[illegible]
Gary Allen	2221 N. 72nd Pl		NO		[illegible]
Renter	7243 E. Monte Vista		- Renter -		Renter
Tom Leto	7333 E Monte Vista	✓			[illegible]
Salvador Cerna	2223 W 73rd Pl	Yes			[illegible]
Cornel Bogdan	7339 E. Cypress	Yes			[illegible]
Gary Baker	7345 E Cypress	Yes			[illegible]
Carl Dietrich	7323 E. Cypress St	Yes			Carl Dietrich
Paul Priest	7317 Cypress	Yes			[illegible]
Frederick Strumpf	7311 E Cypress St	Yes			[illegible]
Kris Mauer	7307 E Cypress	Yes			[illegible]
Jane Flanagan	7303 E Cypress	✓			[illegible]
Ernest Cunningham	7302 E. Cypress	✓			[illegible]
M. Anderson	7310 E Cypress	✓			[illegible]
W. Crawford	2224 N 74th St	X			[illegible]
Marcella Andre	2216 N 74th St.	X			[illegible]
Joyce Kieff	7331 E Oak St.	X			[illegible]
Barb Hult	7307 East Oak	X			[illegible]
Carl Parker	7257 East Oak	X			[illegible]
[illegible]	2238 N 72nd Pl	[illegible]			[illegible]
Casey Mercer	7316 E Cypress	X			[illegible]
Thor Osbacks	7306 E. Cypress	X			Pamela Osbach

conducting hearings and taking actions. She responded to comments and questions from the Commission regarding the public hearing cases.

Mr. Meserve noted that there is a zoning oddity on Town and Country Scottsdale because one lot is zoned R-3. Therefore the proposed zoning district is to add HP overlay to R1-7 and R-3 for the Town and Country Scottsdale postwar subdivision.

Mr. Meserve presented a more detailed landscaping plan for the Hotel Valley Ho, including the quantities for each plant. He reported there is a Water Conservation Ordinance that requires the use of low-water plants and that is one of the reasons the City required a revised landscape plan. He responded to questions and comments from the Commission regarding the revised landscape plan.

DRAFT 2005 WORK PROGRAM

Commissioner Johnson requested changes to the draft 2005 Work Program, under Community Education, first bullet delete the word *canned*. Under Archaeology, third bullet, capitalize the word register.

Commissioner Johnson moved to approve the 2005 Work Program for the Scottsdale Historic Preservation Commission with the changes as listed above. The motion was seconded by Commissioner Dallett and passed unanimously 5-0.

COMMITTEE REPORTS

Historic Register

Commissioner Howard reported the Historic Register Committee did not have anything new to report.

Education Outreach

Chairman Wimmer reported Commissioner Hartz is out of the country but has advised him the Education Outreach Committee will be meeting soon after he returns from his trip to England.

HPO/STAFF REPORT AND ANNOUNCEMENTS

Ms. Abele reported the proposed Taliesin West HP boundaries have been identified and at the March 10th meeting the Commission will take a tour to review the boundaries. The tour will begin at 5:00 p.m. with the regular meeting at 6:00 p.m.

Mr. Meserve reported there are meetings scheduled for Saturday March 12th and Saturday March 19th for residents to have the opportunity to discuss preservation guidelines with architects.

Ms. Abele announced there will not be a second Commission meeting in February.

Mr. Meserve announced the Winfield Scott birthday celebration hosted by the Scottsdale Historical Society will be held on Friday February 25th from Noon to 2:00pm.

COMMISSION COMMENTS AND ANNOUNCEMENTS

Chair Wimmer stated he thought the Parada del Sol went very well this year. Commissioner Dallett stated she felt they should invite other people to sit on the wagon with them to make sure the wagon is full. Chair Wimmer reported that Commissioner Hartz is exploring some ideas for next year.

Chair Wimmer reported the Scottsdale Historical Society is hosting a House Tour on February 26th.

Mr. Meserve reported City Council will be reviewing Commission appointments in February and probably be making the appointments in March. He announced that Commissioner Johnson has served two terms and is not eligible for reappointment.

Chairman Wimmer stated that Commissioner Johnson has been a great role model for all commissioners. He thanked her for all of her hard work.

Adjourned the work session at 5:55 p.m. and the Commission reconvened in the Kiva for Public Hearings at 6:00 p.m.

PUBLIC HEARING ITEMS

Chair Wimmer reviewed the procedures used in conducting this meeting.

- **Cases 9-HP-2004 and 24-ZN-2004, Town and Country Scottsdale Neighborhood** – Request by City of Scottsdale, applicant to add HP overlay zoning to designate a single family neighborhood of approximately 12 acres, at the southeast corner of 74th and Oak Streets, as a historic district and to place the neighborhood on the Scottsdale Historic Register.

Ms. Abele reviewed the purpose of today's hearings. She explained the criteria for HP designation that is set forth in the Scottsdale HP Ordinance. She reported this process is the result of over three years of work studying the postwar subdivision population in Scottsdale.

Ms. Abele presented this request as per the packet mailed to the Commission. Staff recommends the HPC should make a determination that the Town and County Scottsdale subdivision meets the criteria for designation on the Scottsdale Historic Register and set forth their findings on how the neighborhood is historically and/or architecturally significant. The HPC should forward a recommendation to the Planning Commission and City Council that HP overlay zoning should be applied to the Town and Country Scottsdale historic district and that the neighborhood should be placed on the Scottsdale Historic Register.

Chairman Wimmer opened public testimony. Since no one asked to speak on this item, he closed the public testimony.

Commissioner Dallett moved that the Historic Preservation Commission considered cases 9-HP-2004 / 24-ZN-2004, and moved that Town and Country Scottsdale be designated a historic district n and HP overlay zoning be applied in light of: 1) all of the research that has been conducted over the last three years: 2) the visitation to Town and Country Scottsdale; 3) background research that has been conducted; 4) the meetings with the neighborhood; and 5) the Commission's determination that the neighborhood does meet the Scottsdale Historic Preservation Ordinance Criteria for designation under two criteria, event and design. There is definite special historic relevance of the postwar housing in Scottsdale. The architectural significance is unquestioned.

The five themes we have outlined in the Scottsdale Residential Single Family Neighborhood Development Themes 1947-1960 are also met by this subdivision. There is a decided historic association with the growth of Phoenix and the Metropolitan area and postwar development. It is also an illustration of the evolution of the residential subdivision practices that developed in Scottsdale during that postwar period.

Town and Country Scottsdale is one of the best examples in the Valley of post World War II subdivision practices, associated with the three design themes. It has distinctive relationship with Mr. Woodworth and Ralph Haver especially the distinctive one-story contemporary style construction and how they were able to reduce the construction cost. It is also an illustration of residential subdivision evolution and a representation of post World War II housing design during that period. It is a terrific representation of single family home architectural styles built during this important time period.

Commissioner Dallett moved to make the determination that Town and Country Scottsdale is eligible for an HP zoning map amendment, from R1-7 and R-3 residential to R1-7HP and R-3-HP residential with an HP overlay. Recommend to the Planning Commission and City Council that HP overlay zoning should be applied to the Town and Country Scottsdale historic district and that the neighborhood should be placed on the Scottsdale Historic Register.

Seconded by Commissioner Johnson. Commissioner Johnson stated that she would concur with what Commissioner Dallett said about significance and meeting the criteria for designation.

Commissioner Gonzales stated that he wholeheartedly supports the motion. He further stated that he is an advocate for recognizing the developer, Woodworth and the architect, Haver. This architecture is worth saving.

Commissioner Howard stated she would support the motion because Town and Country Scottsdale is a significant representation of post World War II single family subdivision practices in Scottsdale.

Chair Wimmer called for the vote. The motion passed unanimously 5 to 0.

- **Cases 10-HP-2004 and 25-ZN-2004, Village Grove 1-6 Neighborhood** – Request by City of Scottsdale, applicant to add HP overlay zoning to designate a single family neighborhood of approximately 72 acres, from 66th to 69th Streets and between Oak and Almeria, as a historic district and to place the neighborhood on the Scottsdale Historic Register.

Ms. Abele presented this case as per the packet mailed to the Commission. Staff recommends the HPC make a determination that the Village Grove 1-6 subdivision meets the criteria for designation on the Scottsdale Historic Register and set forth their findings on how the neighborhood is historically and/or architecturally significant. The HPC should forward a recommendation to the Planning Commission and City Council that HP overlay zoning be applied to the Village Grove 1-6 historic district and that the neighborhood should be placed on the Scottsdale Historic Register.

Chair Wimmer opened public testimony.

Tim Reiling, 6841 E. Almeria Road, spoke in opposition of this request. He stated he felt there are flaws in the Historic Significant and Integrity report regarding the facts. He further stated that he did not see anything significant in these houses that should put them on National Register. He commented that he could not see why people should be restricted from making improvements to their homes.

Stefanie Francis, 6829 E. Granada Road, spoke in favor of this request. She thanked staff for their time and effort in this process. She stated her research on historic districts in Phoenix have indicated there are added benefits to the HP designation. She noted the changes some people talk about making to these houses would not be appropriate.

Chair Wimmer closed public testimony.

Commissioner Howard made a motion on Cases 10-HP-2004/25-ZN-2004. Village Grove 1-6 is an excellent example of typical post World War II single-family subdivision practices in Scottsdale. The neighborhood is one of the best expressions of the planning and marketing philosophies guiding successful, typical tract developments in the late 1950s. It is also significant for its design characteristics. Ninety two percent of the homes in the large development of 255 lots still contribute to this historic character. There is a decided historic association with the growth of Phoenix and the Metropolitan area and postwar development. It is also an illustration of the evolution of the residential subdivision practices that developed in Scottsdale during that postwar period.

Commissioner Howard moved that the Village Grove 1-6 neighborhood be designated a historic district. The Historic Preservation Commission make a recommendation to the Planning Commission and City Council for an HP zoning map amendment, from R1-7 residential to R1-7 HP residential with an HP overlay, designating Village Grove 1-6 as a historic district and placing the neighborhood on the Scottsdale Historic Register.

Seconded by Commissioner Johnson.

Commissioner Gonzales stated that there are a lot of things that can be done to improve a home without interfering with the structural integrity of the home or the front façade. He further stated he thought the HP designation would be a benefit.

Commissioner Dallett stated that she felt this is a wonderful opportunity for the City of Scottsdale to designate Village Groove 1-6 as a historic district. It is an excellent example of large-scale post

World War II single-family construction. She further stated it is a wonderful addition to the Scottsdale Historic Register.

Chair Wimmer called for the vote. The motion passed unanimously 5 to 0.

Chair Wimmer announced that there would be a series of workshops beginning next month and the purpose is to allow residents to bring their designs and discuss them with design professionals as well as have their questions answered regarding changes that can be made to enhance their properties. He noted that homeowners will be encouraged to embrace sustainability and energy efficiency in their plans, and that the guidelines will address changing the steel casement windows to more energy efficient windows within the same openings.

- **Case 1-HP-2005, Hotel Valley Ho Certificate of Appropriateness, 6850 E. Main Street** – Request by Scott Lyon, owner and Ken Allen, architect for a Certificate of Appropriateness for amended site plan and elevations for the improvements within the HP overlay zone, including ballroom, Trader Vic's Restaurant, revised residential tower elevations, landscape plan, and main pool. Amend 49-DR-2004#4 and 3-HP-2004.

Ms. Abele presented this case as per the packet mailed to the Comission. Staff recommends the HPC should make a recommendation on a Certificate of Appropriateness for the Hotel Valley Ho and Trader Vic's Resturant setting forth their findings as to if and how the plans submitted are in substantial conformance with the approved design guidelines in the Hotel Valley Ho HP Plan for specific portions of the project. It is recommended that the site plan and elevations be approved, subject to the final plans meeting all City requirements.

Mark Philp, Allen + Philp Architects, stated the Commission has seen this project a couple times before. He further stated the project is currently under construction. He reviewed the proposed site plan and elevations. He discussed the differences in the buildings as seen in the past and what you see today in the application. He reviewed the color palette on the rendered elevations.

Mark Schwartz, E Group landscape architects, provided an overview of the revised landscape plan. He reviewed the plant palette.

Mr. Philp provided information on the sign at the entrance on 69th and Main Street.

Commissioner Dallett inquired if the Salt River aggregate was used historically or if it is a new element. Mr. Philp presented samples of honed and sandblasted block and explained how the materials would be used on the ballroom.

Mr. Philp responded to the commissioners' questions and comments regarding this request.

Commissioner Gonzales moved to approve the Certificate of Appropriateness on Case 1-HP-2005 Hotel Valley Ho and to commend the developer and the architect for trying to work with everybody and the HPC to bring this development to fruition. It has been a long involved process. He stated, I believe this is the best thing for all the people concerned. I'm sure everybody is anxious to see this happen. We are happy to see that everybody stayed on board with the resturant and the resort, and

that it has been viable for both the developer and the city. He made a motion to approve the Certificate of Appropriateness. Seconded by Commissioner Howard.
Commissioner Johnson stated that she still has a concern that the project will no longer reflect the history of the period, that when people come on 68th Street or Indian School people will see the new additions to the Hotel Valley Ho first instead of the historical hotel. She further stated she is concerned that we are going to forget it was a historic building. She commented it is a nice design. She expressed her concern that there were not a lot of desert plants being used in the landscape plan.

Commissioner Dallett stated that if you look at the design guidelines for new construction she felt satisfied that the historic buildings would be retained as a key element on the overall site plan. And the new construction will continue with an informal arrangement. New construction will match and continue the proportional pattern. There will be a clear definition of the transition between the old and the new. The pattern and architecture detailing found on the historic buildings will be incorporated into the new construction.

Chair Wimmer called for the vote. The motion passed unanimously 5 to 0.

FUTURE MEETINGS AND AGENDA ITEMS

Chair Wimmer stated the next Historic Preservation Commission meeting would be held on March 10, 2005, tentatively planned to be at Taliesin West.

Meeting adjourned at 7:20 p.m.

Submitted by:

For the Record Court Reporters

Approved 3/10/05 HPC

MINUTES

Historic Preservation Commission
Kiva - City Hall, 3939 N. Drinkwater Boulevard
February 10, 2005
5:00 P.M.

CALL TO ORDER

The special work session, preceding the public hearing, was called to order at 5:00 P.M. in the Kiva Conference Room.

ATTENDANCE

Present: Ed Wimmer, Chair
B.J. Gonzales, Vice Chair (5:15 p.m.)
Nancy Dallett
Cathy Johnson
Kathy Howard

Absent: George Hartz
Paul Winslow

Staff: Don Meserve
Debbie Abele, HPO
Bob Cafarella

ROLL CALL

A formal roll call confirmed members present as stated above.

MINUTES

January 13, 2005

Commissioner Johnson requested corrections to the January 13, 2005 minutes. On page 3, Janie Ellis' address should be included. Same paragraph second sentence the word *talk* should be *tank.* Page 4, second paragraph, delete the word *the* before Mrs. Kueffener. Fourth paragraph, change *lighting* to *lightning*. Last paragraph insert the word *planned* before the words rammed earth wall.

Commissioner Dallett made a motion to approve the minutes of the January 13, 2005 meeting as amended. The motion was seconded by Commissioner Howard and passed unanimously 4-0.

AGENDA REVIEW

Ms. Abele provided a brief overview on the materials for the two neighborhood historic districts and for the Hotel Valley Ho Certificate of Appropriateness. She reviewed the procedures for

THE MOTION PASSED BY A VOTE OF THREE (3) TO TWO (2) WITH CHAIRMAN GULINO AND COMMISSIONER STEINKE DISSENTING, AND COMMISSIONER BARNETT ABSTAINING.

24-ZN-2004 & 9-HP-2004 (Town and Country Scottsdale HP Overlay) request by City of Scottsdale, applicant, to rezone from Single Family Residential District (R-1-7) and Medium-Density Residential District, restricted (R-3) to Single Family Residential District, Historic Property (R1-7 HP) and Medium-Density Residential District, restricted, Historic Property (R-3 HP) with an HP overlay, and designated the Town and Country Scottsdale subdivision, located between Oak Street and Monte Vista, 72nd and 74th Streets (62 lots approximately 12 acres) as a historic district and place this neighborhood on the Scottsdale Historic Register.

MR. JONES stated during the study session the question was asked if the designation of the HP property change the General Plan character element and necessitate a major General Plan amendment to change the character area and then apply the Historic Property overlay.

COMMISSIONER BARNETT inquired if historic designation is a way to define a character area of a space. He discussed the reasons why he felt HP designation should require a General Plan amendment.

COMMISSIONER BARNETT *inquired that under the major general plan amendment criteria there are specific criteria. The 1st criteria is: change land use category; not something were talking about with HP designation. The 2nd criteria is area of change criteria in the southern part of the city designated in zone A and B of Major Plan being 10 acres or more; does not qualify in this area either. The 3rd criteria is acreage criteria overriding incentives; I don't think this is a criteria, as well. The 4th criteria which is sub-category #3 in Major plan amendment is character area criteria. Do you think Historic Designation is a way to find a character area of a space? Which Mr. Jones responded in the affirmative. Secondly, another character area is age of development, which is primary goal of what I think HP is, classifying a character area primarily based on age of development. If that's the case, character area criteria it's not a defined character area criteria under section 3, but HP seems to be an embodiment of character area. If that the case why aren't we following the major plan amendment, subsection 3 and having to go thru the major plan amendment as well as the HP Process?*

Mr. Grant presented information regarding why a General Plan amendment would not be necessary.

Mr. Grant *responded that there was a similar case that came forward last year, Cattletrack. Where designation on character type map of GP changing from Rural to Suburban, in that instance the change constituted enough of a difference*

in the character of the area because of the density that the area was going to experience with the rezoning that was requested in parallel that it was processed as a major amendment. Another similar instance was where Sherwood Heights came forward with a PCD overlay to restrict height and that wasn't processed as a GP amendment. So I think you can look at character in various parts of the general plan. What we have applied historically is if it's a change that's reflected on that map from one category to another then it doesn't need to meet the criteria of the others. The area criteria that jump in category and so forth. In this instance I think HP is not a change in character and I think it can be argued that HP would serve to preserve existing character more than market forces or evolution would over time. I don't think this is a case that needs to be processed as a GP amendment.

COMMISSIONER BARNETT *I guess I disagree with your interpretation, when I'm reading this I'm looking at character area criteria. We have the four designations: Foothills, Dynamite Foothills, Cactus Corridor and Downtown, none of which are zoning character areas, none of which put significant restrictions on homeowners, none of which are overlays, none of which have any economic negative or positive benefits to a large group of homeowners. At the same time section 2A which we don't fall underneath HP clearly address; 10 acres or more for the southern part of the city and one of our requirements tonight is 12 acres and the other one is 72 acres; 72 acres is significantly bigger than either one of the examples you used.*
Commissioner Barnett stated he felt the character area criteria is not a zoning criteria and the HP designation is much stronger and more restrictive than the character area and thus should go through the major plan amendment.

Mr. Grant: *I agree with you to the extent that the HP does represents strengthening of the requirements that would be placed or that a neighborhood would place on itself. But I think the distinction is that this underlying zoning is remaining unchanged and the allowable density is remaining unchanged. The experience we've had just with market forces, where somebody would go into a established neighborhood, teardown a structure and build a much larger structure that could be allowed under the existing zoning, really tends to change the character of the area more than applying additional restriction on what people can do to their structures. So I respectively disagree with the conclusion.*

Ms. Robberson presented information regarding why the HP designation would not require a General Plan amendment. Commissioner Barnett stated that he would disagree with staff interpretation of not using a major General Plan amendment specifically for the size of the locations we are talking about tonight.

COMMISSIONER HEITEL expressed his concern about the restrictions the HP overlay would have on homeowners. This clearly is a change in land use in this

area. He stated we might need to clarify issues in either the definition of General Plan or exempt HP overlays in the General Plan so we are consistent.

MS. BRONSKI suggested that the comments of the commissioners' go to the nature of the HP zoning overlay and since there is not a General Plan notice for today the Commission can give their comments to have the Council look at the General Plan issue.

MS. ABELE, Historic Preservation Officer, explained the criteria for HP designation that is set forth in the Scottsdale Ordinance. She reported this process is the result of over three years of work studying this population.

Ms. Abele presented this request as per the project coordination packet. The Historic Preservation Officer and Staff recommend approval.

VICE CHAIRMAN STEINBERG inquired if this were approved tonight what types of changes would be regulated. Ms. Abele replied only changes that would require a building permit.

COMMISSIONER STEINKE inquired if the neighbors were presented information about the protections and benefits of the HP designation. Ms. Abele replied in the affirmative. She reviewed the protections and benefits that will be provided.

CHAIRMAN GULINO inquired if overlay requires the same public participation plan that a zoning case does. Mr. Grant replied if it is a rezoning it goes through the same process. Ms. Abele stated included in the packet is a list that summarizes all of the meetings that were held.

COMMISSIONER HEITEL expressed his concern regarding the extra layer that is added to the process for making changes to these properties. He inquired if the one-year hold up would apply to partial demolitions. Ms. Abele replied the only way to hold up an applicant for one year would be if they intended to demolish the entire building. She responded to questions regarding the process and discussed the technical and financial assistance that is available.

COMMISSIONER BARNETT stated that the code calls for fines of up to $1,000 per day on homeowners who violate Scottsdale's Historic Ordinance and there are criminal penalties for noncompliance. He inquired if the negative side has been discussed with the neighbors. He further stated that it seems like the penalties are pretty stiff for noncompliance. Ms. Abele replied that it was her understanding those penalties are for violations general zoning code and are not specific to the HP designation.

Commissioner Barnett inquired about the negative feedback staff received from people who do not want the HP designation. Ms. Abele replied most of the feedback has been positive.

COMMISSIONER HEITEL inquired why this process does not require polling the neighbors as to whether they want this designation. Ms. Abele explained the process is based on meeting the adopted ordinance criteria.

(CHAIRMAN GULINO OPENED PUBLIC TESTIMONY.)

DOUG SYDNOR, 7468 N. Willowrain Court, representing American Institute of Architects, stated he was a past founding member of the Historic Preservation Commission. He spoke in support of the HP designation. He reported Town and Country represents the best of the best for this building type left in Scottsdale. He presented information on the rigorous process the HP program has gone through to reach this point. He commented on the numerous open houses and neighborhood meetings that have been held. He strongly urged support of the HP designation.

JOANN HANDLEY, 6813 E. Monterey Way, spoke in support of this request. She stated this subdivision represents what Scottsdale was like 50 years ago. She urged the Commission to support the HP overlay for this subdivision.

EDWARD WIMMER, 6702 N. 80th Place, representing the Historic Preservation Commission, spoke in support of this request. He stated he is the Chair of the Historic Preservation Commission. He presented information on the process for designating this subdivision. He commented on the importance of preserving this subdivision.

(CHAIRMAN GULINO CLOSED PUBLIC TESTIMONY.)

COMMISSIONER STEINKE MOVED TO FORWARD CASE 24-ZN-2004 & 9-HP-2004 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL.

(THE MOTION FAILED DUE TO LACK OF A SECOND.)

COMMISSIONER HEITEL stated that he has always been supportive of citizens coming to this city asking for character areas, zoning overlays, and historic designations when it has come from the people. He further stated that he was not comfortable with the tone and the process and felt there are still some open-ended questions that were discussed earlier about the General Plan process. The General Plan process goes to the heart of trying to get citizen involvement.

COMMISSIONER HEITEL MOVED TO CONTINUE CASES 24-ZN-2004 & 9-HP-2004 AND BROUGHT BACK WHEN WE HAVE A POLLING OF ALL THE CITIZENS IN SOME KIND OF PETITION FORM. AND A DEFINITIVE ANSWER ON THE GENERAL PLAN QUESTION BECAUSE THERE IS A DIFFERENCE OF OPINION THAT HAS NOT BEEN FULLY DISCUSSED. SECOND BY VICE CHAIRMAN STEINBERG.

CHAIRMAN GULINO stated in general he is not a big fan of the historic overlay because of the extra layer of regulation that can sometimes cause problems. He further stated that he would agree this is a worthwhile historic area that should be preserved in some fashion. He remarked that the questions regarding the General Plan are worthy of discussion. He further remarked that he would support the continuance of the case but not at our level because of the timing those issues should be dealt with by the City Council.

MS. BRONSKI reminded the Commission that you need to vote based on the ordinance as it is written today. And the ordinance as written today sets up this process so she would not want anyone to vote to continue this to suggest a process that is not required by the code because that would not be appropriate and would be adding requirements to the process. This process was adopted by the City Council and we need to follow it.

CHAIRMAN GULINO stated the maker of the motion was requesting additional information in our packets that relates to public involvement. Mr. Bronski stated she would agree if the Commission has not received sufficient information that would be reason to continue, however, the motion is asking for polling of the neighbors, which is not part of the process set forth under the current zoning ordinance. Chairman Gulino stated his interpretation is that we are looking for the public involvement report and he did not see it in the packet. Mr. Meserve reported the public involvement report is Attachment 9.

MS. BRONSKI recommended an amendment to the motion because she thought it was not in order.

COMMISSIONER HEITEL inquired if the HP Ordinance specifically prohibits his request for additional information. Ms. Bronski replied the HP Ordinance does not specifically prohibit a request for additional information but polling each of the individual houses is not set forth in the code. Commissioner Heitel inquired if the HP Overlay Zoning Ordinance specifically prohibits a polling in its broadest sense. Contact with individual property owners is that specifically prohibited. Ms. Bronski replied no it is not specifically prohibited, however, that is not the process set forth in the code. Therefore, the staff cannot be directed to do that. She stated the Commission could recommend it to Council and Council could require them to do polling of the neighbors. Commissioner Heitel stated if staff is saying my motion is illegal he would amend his motion.

COMMISSIONER HEITEL AMENDED THE MOTION AND MOVED TO FORWARD CASES 24-ZN-2004 & 9-HP-2004, 25-ZN-2004 & 10-HP-2004 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR DENIAL. SECOND BY COMMISSIONER BARNETT.

COMMISSIONER HEITEL stated for the record that he withdrew the first motion on the advise of the City Attorney that his motion was illegal and withdrew it only for that purpose and replaced it with the one he just indicated. Ms. Bronski stated they have to deal with each case separately because they have not had the public hearing on the second case yet.

CHAIRMAN GULINO stated the motion for cases 24-ZN-2004 & 9-HP-2004 was withdrawn and a new motion is put in place for a recommendation for denial. Commissioner Heitel replied that is correct. Commissioner Barnett stated that he concurred.

CHAIRMAN GULINO called for the vote on the motion for denial of cases 24-ZN-2004 & 9-HP-2004.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO TWO (2) WITH CHAIRMAN GULINO AND COMMISSIONER STEINKE DISSENTING.

25-ZN-2004 & 10-HP-2004 (Village Grove 1-6 HP Overlay) request by City of Scottsdale, applicant, to rezone from Single Family Residential District (R-1-7) to Single Family Residential District, Historic Property (R1-7 HP) with an HP overlay, and designate Village Grove 1-6 subdivision located between Oak Street to Almeria Road, and between 66th Place and 69th Street (255 lots approximately 72 acres) as a historic district and to place this neighborhood on the Scottsdale Historic Register.

MS. ABELE presented this request as per the project coordination packet. The Historic Preservation Officer and Staff recommend approval.

COMMISSIONER STEINKE stated that his experience over many years in working with historic preservation has been that the positives have always outweighed the negatives. He further stated that he has seen individual isolated cases where they are challenged and it is a bit difficult to deal with but the overall benefit has in his experience always been positive. He commented he would like to see these particular items passed and move on. He further commented that he felt his colleagues' questions and concerns are genuine. He concluded he supports historic preservation as being a positive thing for a community.

(CHAIRMAN GULINO OPENED PUBLIC TESTIMONY.)

ORDINANCE NO. 3619

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASES NO. 24-ZN-2004 AND 9-HP-2004, FROM R1-7 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND R-3 (MEDIUM-DENSITY RESIDENTIAL DISTRICT, RESTRICTED) TO R1-7 HP (SINGLE FAMILY RESIDENTIAL DISTRICT, HISTORIC PROPERTY) AND R-3 HP (MEDIUM-DENSITY RESIDENTIAL DISTRICT, RESTRICTED, HISTORIC PROPERTY) ON APPROXIMATELY 12 ACRES (62 LOTS) LOCATED BETWEEN OAK STREET AND MONTE VISTA, 72ND PL AND 74TH STREET.

WHEREAS, the Historic Preservation Commission, Planning Commission and City Council have held hearings on and considered Cases No. 24-ZN-2004 and 9-HP-2004; and

WHEREAS, the City of Scottsdale is committed to historic preservation for the purposes of: 1. Creating a sense of pride in our heritage, 2. Preventing the loss of valuable historic resources, and 3. Creating economic benefits by increasing property values and enhancing tourism; and

WHEREAS, the Historic Preservation Commission (HPC) is charged with overseeing a program to identify and protect significant historic resources, and the Commission has completed their documentation and consideration of eligible 1950s subdivisions to be recognized as historically and architecturally significant and zoned HP – Historic Property under the 1999 Historic Preservation Ordinance No. 3242; and

WHEREAS, Scottsdale's Historic Preservation Officer concluded in the Historic Significance and Integrity Assessment Report that the Town and Country Scottsdale neighborhood is both historically and architecturally significant for its representation of all of the themes identified in the historic context report for post World War II subdivisions, and the HPC initiated the Town and Country Scottsdale HP overlay zoning case on December 9, 2004; and

WHEREAS, on February 10, 2005 the HPC solicited public comment and reviewed the proposed HP overlay zoning for this neighborhood historic district, the HPC determined that Town and Country Scottsdale meets the criteria for designation, and the HPC approved a recommendation to City Council, 6-0 that HP overlay zoning be approved and that the Town and Country Scottsdale historic district should be placed on the Scottsdale Historic Register; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Cases No. 24-ZN-2004/9-HP-2004.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

ATTACHMENT 13

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning approximately 12 acres (62 lots) located between Oak Street and Monte Vista, 72nd Street and 74th Street and marked as "Site" (the Property) on the map attached as Exhibit 1, incorporated herein by reference, from R1-7 (Single Family Residential District) and R-3 (Medium-Density Residential District, restricted) to R1-7 HP (Single Family Residential District, Historic Property) and R-3 HP (Medium-Density Residential District, restricted, Historic Property).

PASSED AND ADOPTED by the Council of the City of Scottsdale this 7th day of June, 2005.

ATTEST:

By: Carolyn Jagger
Carolyn Jagger
City Clerk

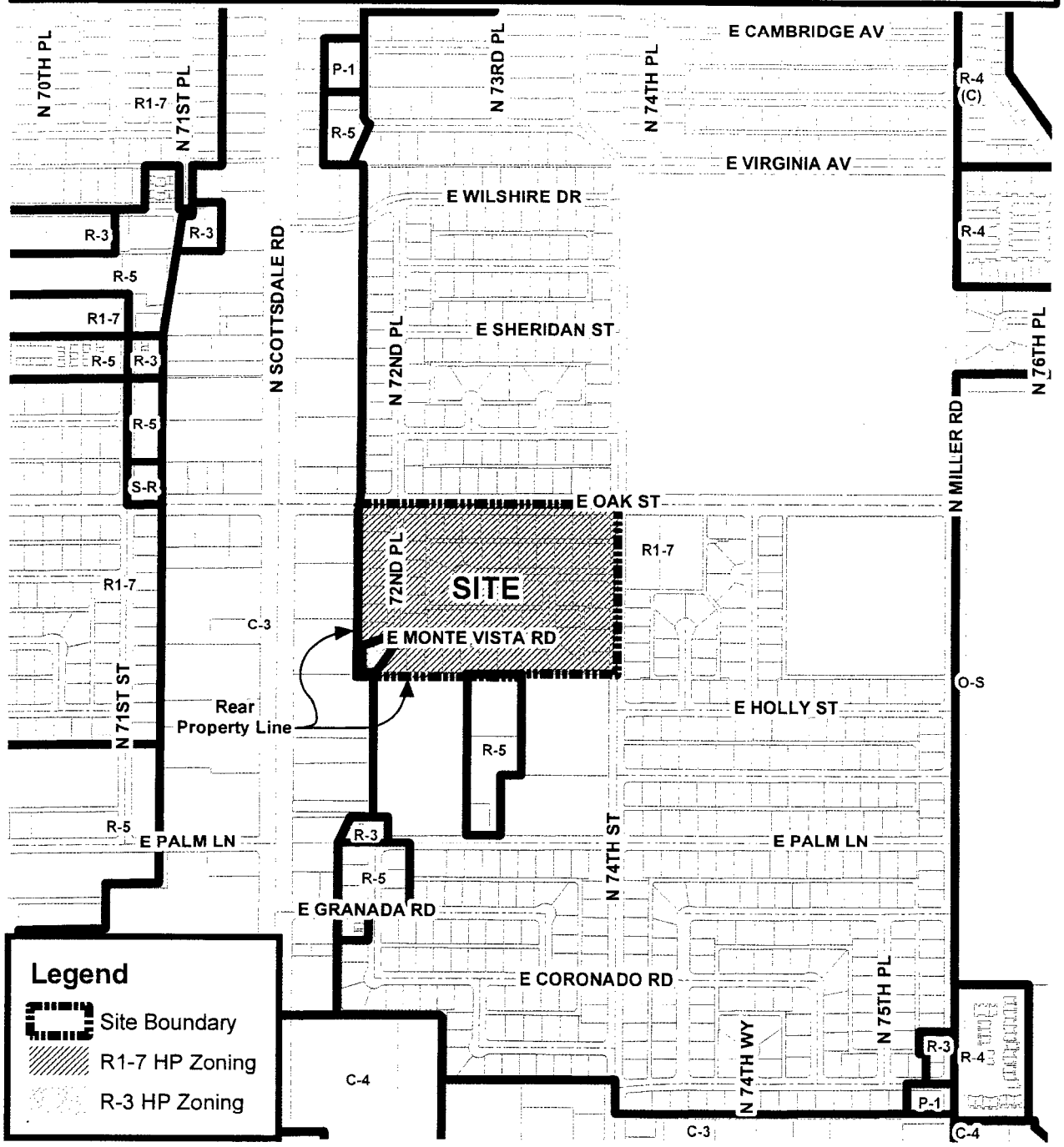
CITY OF SCOTTSDALE, an Arizona municipal corporation

By: Mary Manross
Mary Manross
Mayor

APPROVED AS TO FORM:

By: D. Brownlee for
Deborah Robberson
Acting City Attorney

Rezone from Single Family Residential District (R1-7) and Medium-Density Residential District, restricted (R-3) to Single Family Residential District, Historic Property (R1-7 HP) and Medium-Density Residential District, restricted, Historic Property (R-3 HP) with an HP overlay, and designate the Town and Country Scottsdale subdivision, located between Oak Street and Monte Vista, 72nd Place and 74th Street (62 lots approximately 12 acres) as a historic district and place this neighborhood on the Scottsdale Historic Register



24-ZN-2004 / 9-HP-2004

EXHIBIT 1

Consider
Town and Country Scottsdale and Village Grove 1-6

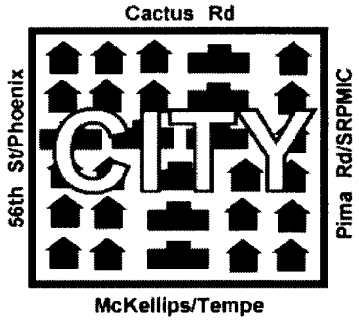
HP Overlay Zoning Map Amendments & Historic District Designations

City Council Regular Agenda Items
June 7, 2005

PRESENTATION OUTLINE

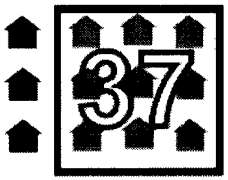
- Selection Process & Public Involvement
- Consequences of Designation
- Criteria for Designation & Historic Context
- Town and Country Scottsdale
- Village Grove 1-6

SUMMARY OF THE PROCESS USED FOR POSTWAR NEIGHBORHOOD SURVEY

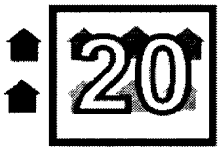


STEP 1. Citywide Survey of Postwar Neighborhoods:
Using GIS and Maricopa County assessment data, 103 subdivisions containing 14,000+ homes were mapped and analyzed to identify type, extent and patterns of subdivision development

STEP 2. Prepare Historic Context:
A report was prepared on the development of residential subdivisions during 1946-73 including development practices, subdivision characteristics and architectural styles of the period



STEP 3. Focus on 1950s Neighborhoods:
HPC decides on '50s focus; assesses significance and integrity of 37 subdivisions, comparing physical characteristics in windshield surveys by commission/committee members

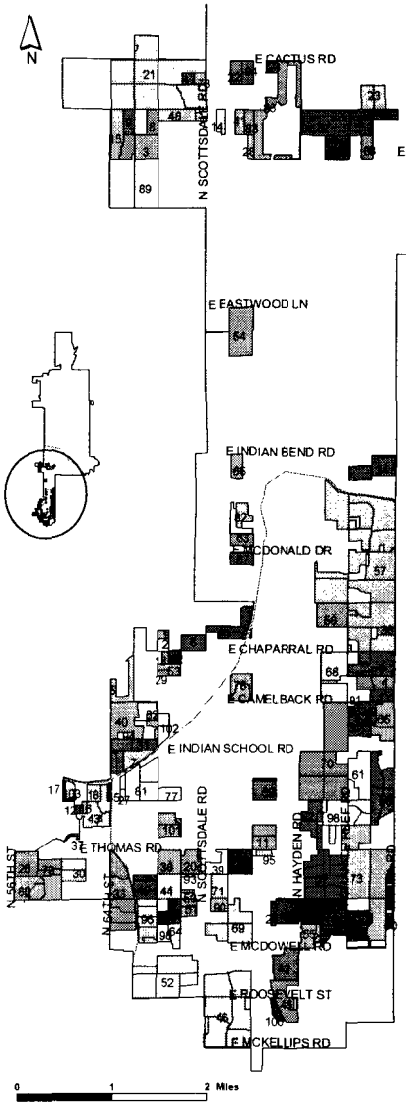


STEP 4. Selected Top Ranked 20 Neighborhoods for Further Study: Intensive study of top ranked neighborhoods; conducted house-by-house intensive survey by teams; selected top 5 for further research and evaluation; resurvey of second tier

STEP 5. HPC Recommendation on Top '50s Neighborhoods:
Best examples of 1950s neighborhoods with high integrity and eligible on more than one criteria for designating as historic districts

WHAT'S NEXT? Present information at open houses on the broad survey process and historic context, meet with neighborhoods identified as most significant. The HPC also intends to complete additional work on postwar multi-family housing in 2004.

Scottsdale's subdivision characteristics



Scottsdale's Postwar Subdivisions 1946-1973
Source: Adapted from Maricopa County Assessor data 1999

- 236 individual plats
- 103 developments
- approximately half were outside city limits
- mainly small to medium scale building operations: 55%, 1 plat; 28%, 2 to 3 plats
- some large scale developments: 9%, 4 to 5 plats; 8%, 6 or more plats
- number of lots per development ranges from 5 to over 1,000; average is 137 lots

PUBLIC INVOLVEMENT

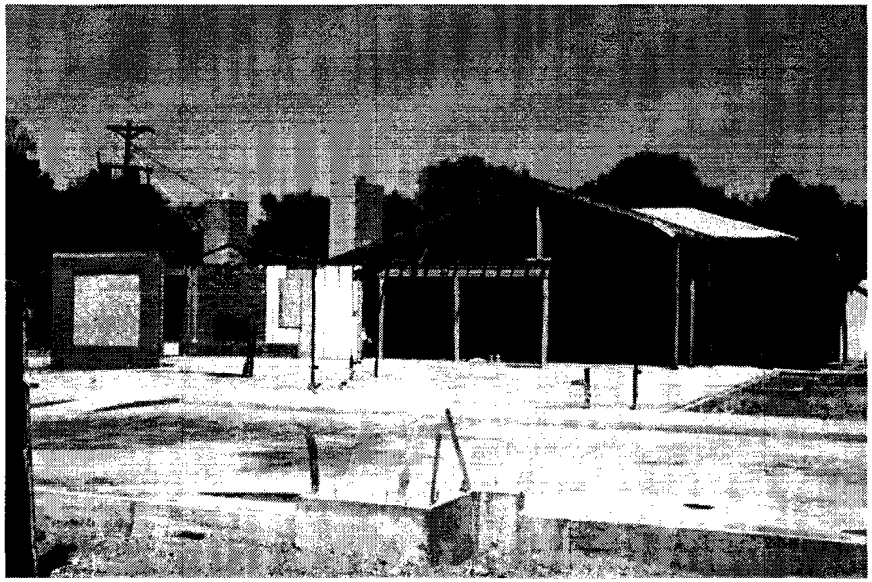
- Extensive Neighborhood/Public Involvement
  - 2 Open Houses September 2004
  - 5 Neighborhood Meetings October 2004
  - SCA Mayor & Council Breakfast November 2004
  - HPC Hearing to Initiate HP Cases December 2004
  - Information on Internet, handouts, reports, mailings, newspaper articles, phone calls, emails, signs, etc.
  - 2 Open Houses January 2005
  - Village Grove 1-6 Guidelines Workshop March 2005
  - 3 public hearings on HP cases – HPC, PC & CC
- Extensive informal neighborhood contacts

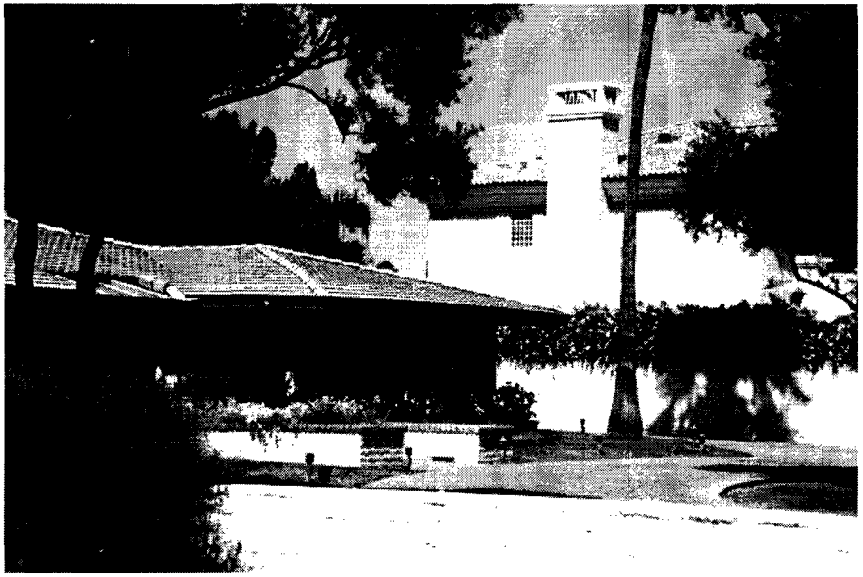
Consequences of Designation

- Demolition Delay
- Review Alterations
- Benefits

Demolition Delay - 1 yr max

- Helps protect from "Tear Downs" and out of scale construction in established neighborhoods





Alteration Review Process

- Only review exterior work requiring a building permit
- Staff approval for minor work
- Preservation Guidelines provide advice in advance on how to make room additions and functional improvements
- Hearing date by HPC, when needed set within 30 days of application

Benefits

- No fees charged for HP review process
- Architects under contract available to provide technical assistance
- HP Plan sets out ways City will work with owners and describes incentives
- Preservation Guidelines assist owners in planning improvements by providing ideas on design and materials

Criteria for Designation –

Scottsdale Zoning Ordinance HP District (6.100)

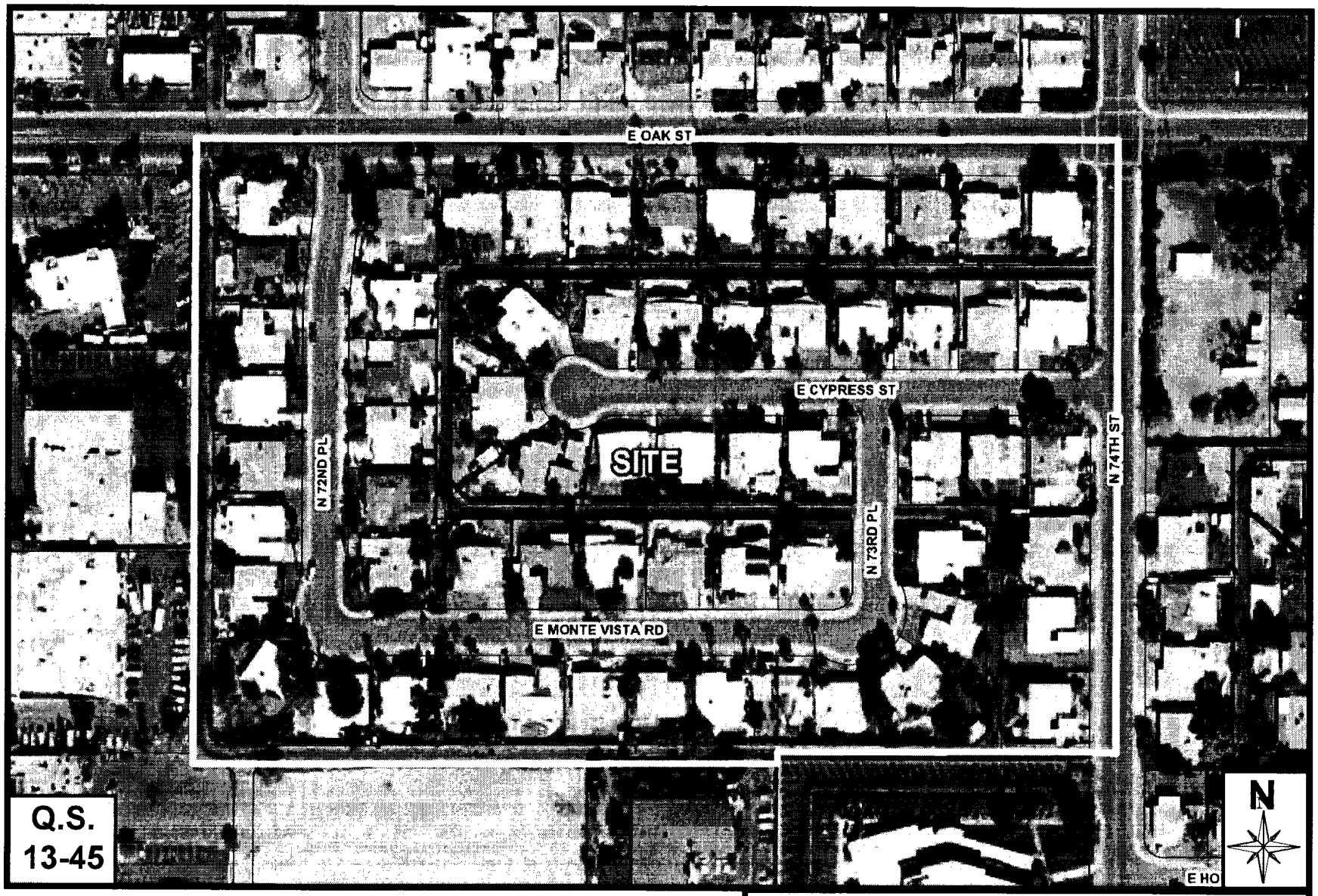
- Associated with significant historical event, OR
- Associated with significant people in our past, OR
- Work of a master, possesses high artistic value or contains special type of construction, OR
- Yields, or is likely to yield, important information in prehistory (archaeological sites), AND
- Retains its integrity and has the physical features to convey its historic significance

HISTORIC CONTEXT: Scottsdale Neighborhood Themes: 1947-1960

- Event: Growth of Phoenix Metro
- Event: Subdivision Practices in Scottsdale
- Design: Evolution in Subdivision Design
- Design: Post WWII Housing
- Design: Single Family Architectural Styles

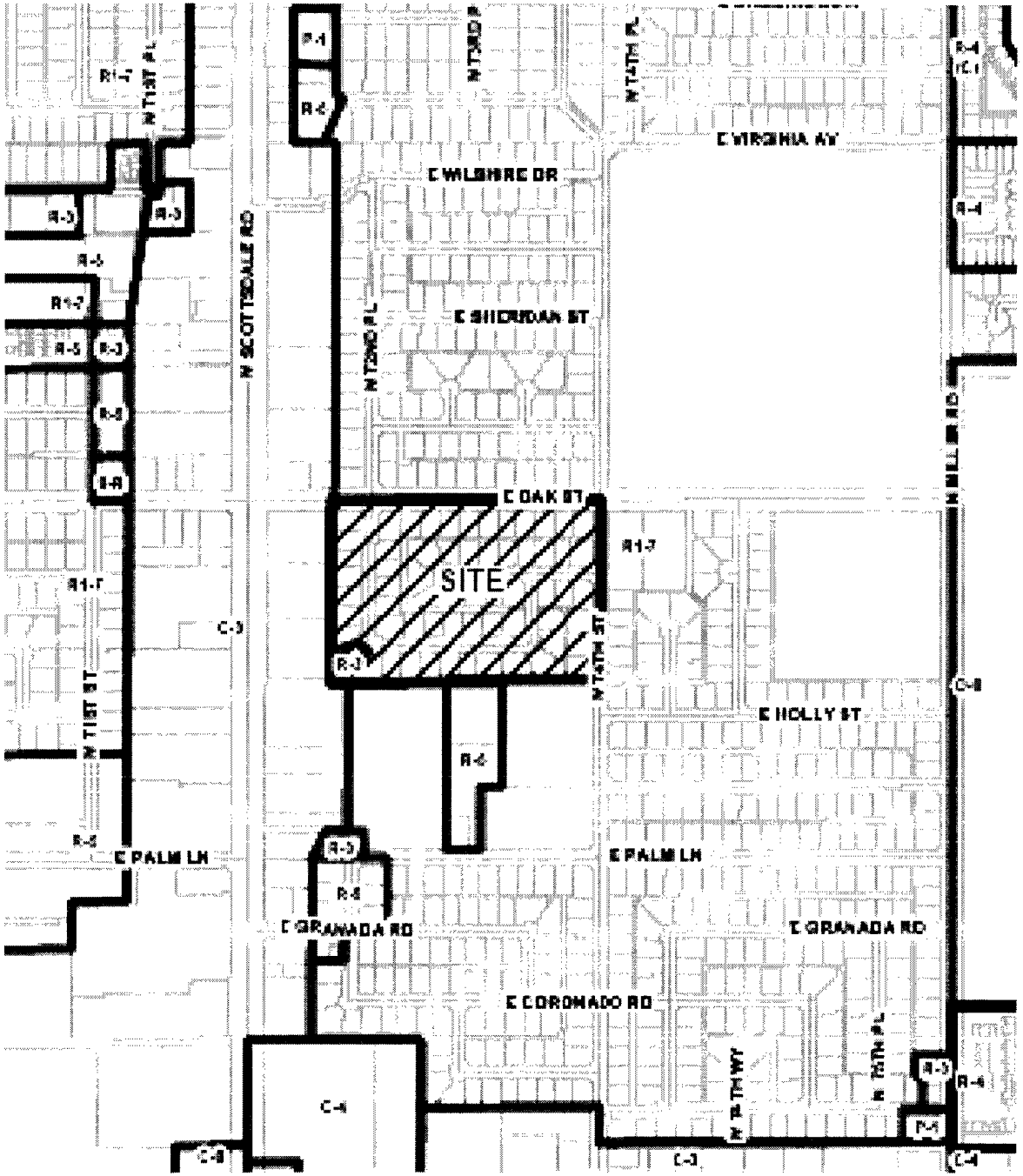
TOWN AND COUNTRY SCOTTSDALE
24-ZN-2004/9-HP-2004
Ordinance No. 3619

Request to place HP overlay zoning on subdivision of 62 homes on 12 acres at southwest corner of Oak and 74th and to place historic district on the Scottsdale Historic Register



Town and Country Scottsdale

24-ZN-2004/9-HP-2004

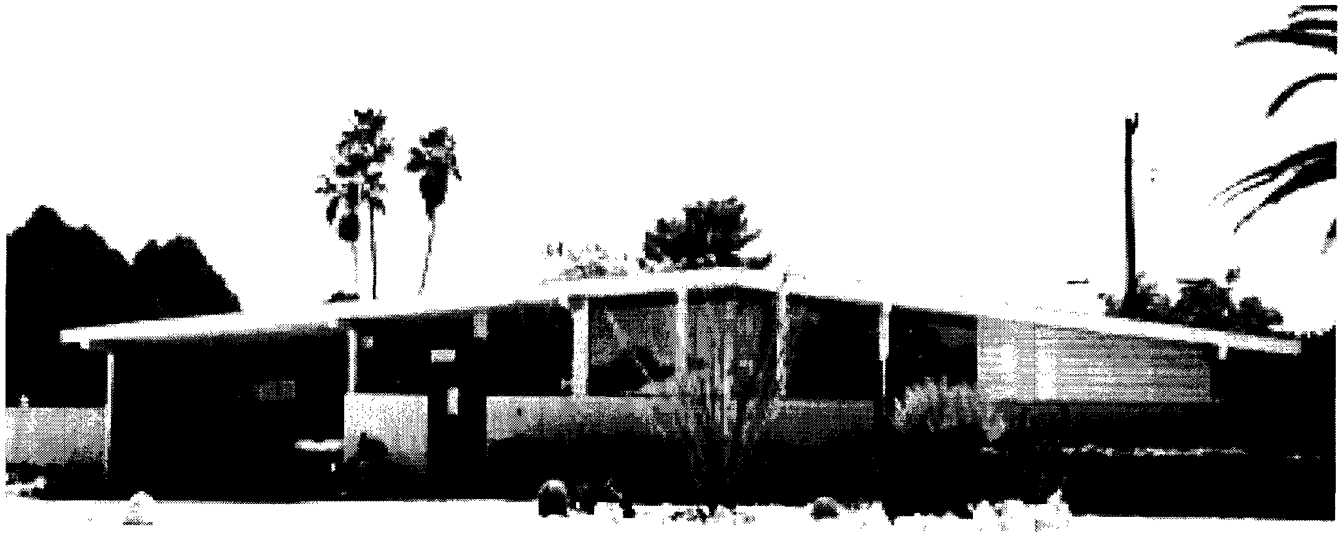


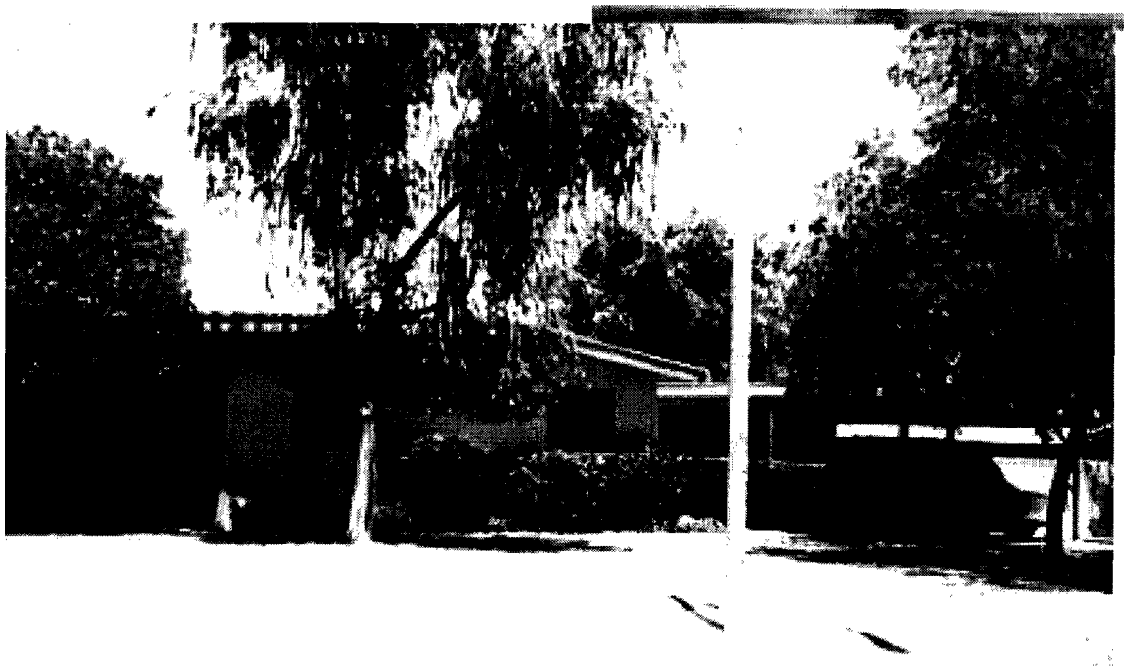
24-ZN-2004 / 9-HP-2004

Town and Country Scottsdale Significance (per HP Ordinance Criteria)

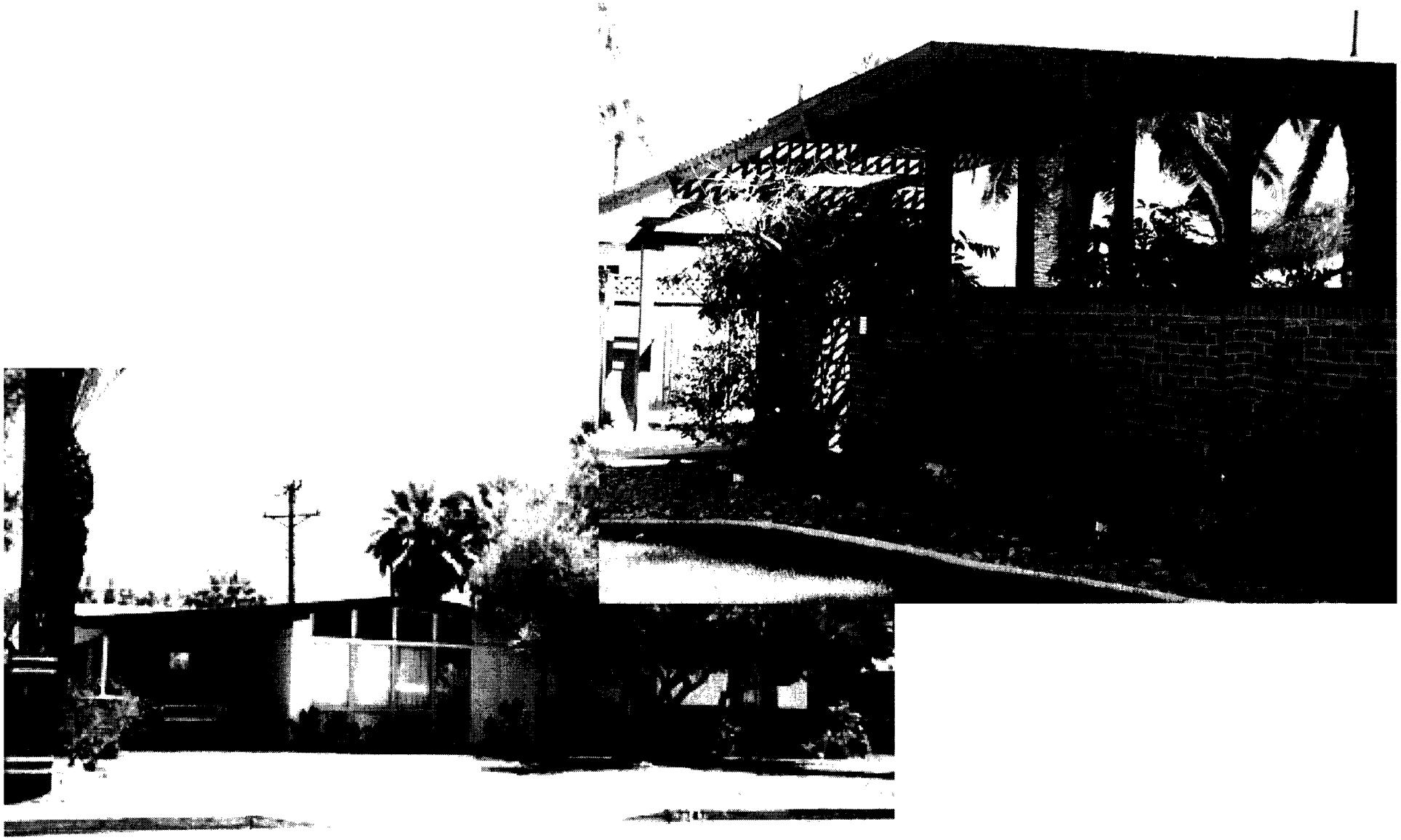
- Associated with all 5 themes in historic context
- Represents post WWII subdivision practices
- Excellent example of medium-sized subdivision
- Average size block home for period; 1700 S.F.
- Unique Ralph Haver, architect designed homes
- Contemporary Modern style – departure from standard Ranch styles
- Neighborhood retains high degree of integrity

Town and Country Scottsdale

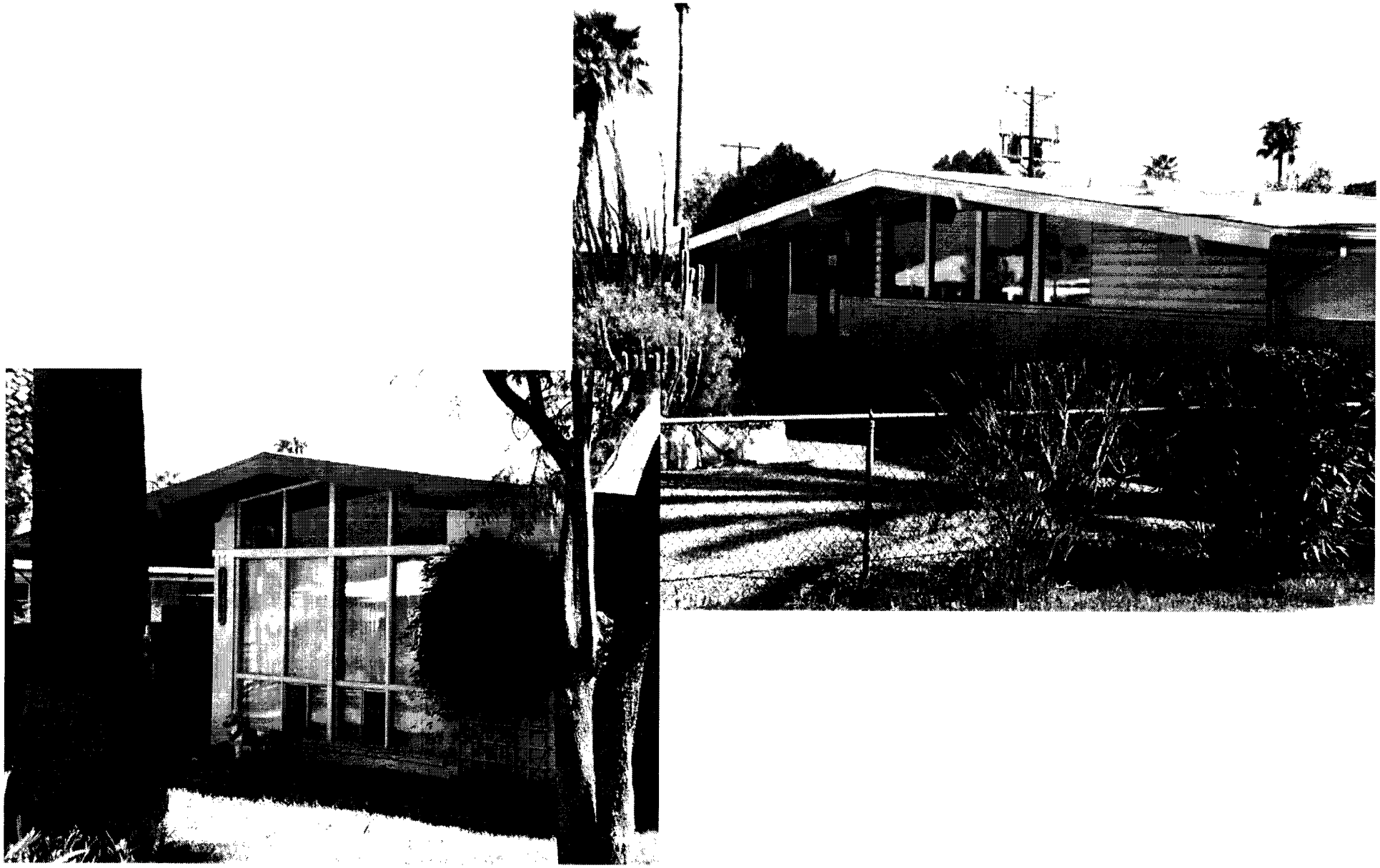




Town and Country Scottsdale



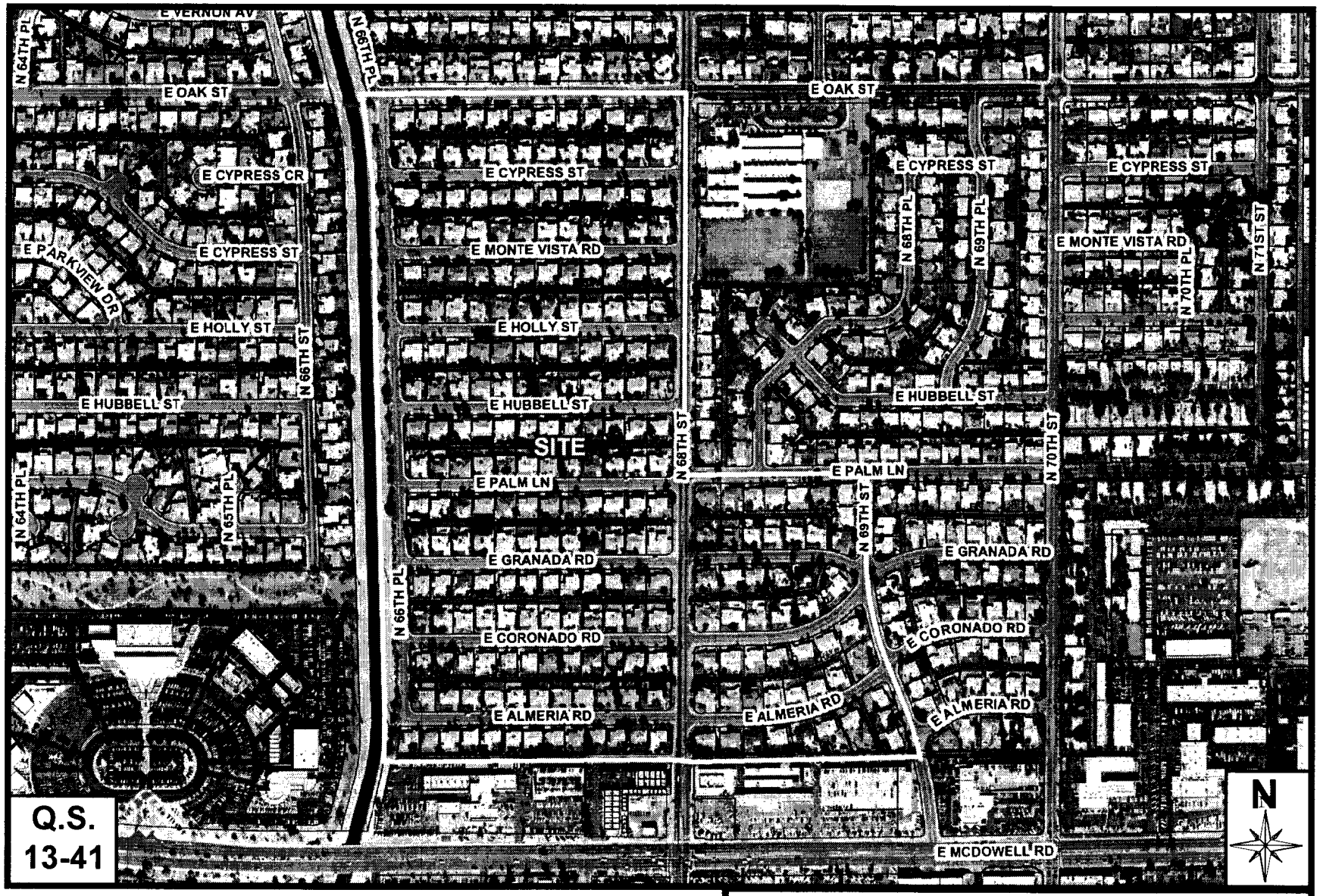
Town and Country Scottsdale



Town and Country Scottsdale

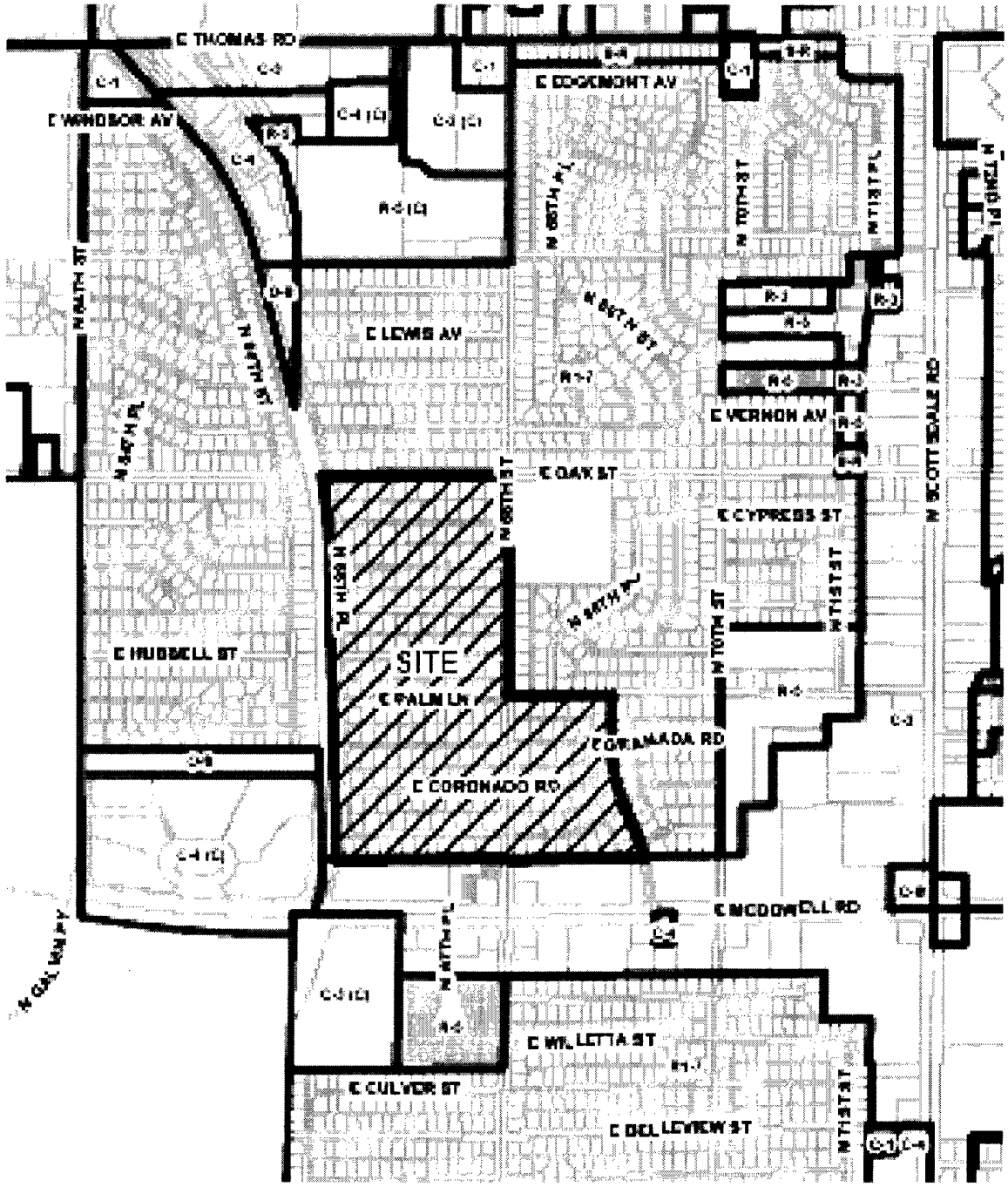
VILLAGE GROVE 1-6
25-ZN-2004/10-HP-2004
Ordinance No. 3620

Request to place HP overlay zoning on subdivision of 255 homes on 72 acres at southwest corner of Oak and 68th and to place historic district on the Scottsdale Historic Register



Village Grove 1-6

25-ZN-2004 / 10-HP-2004

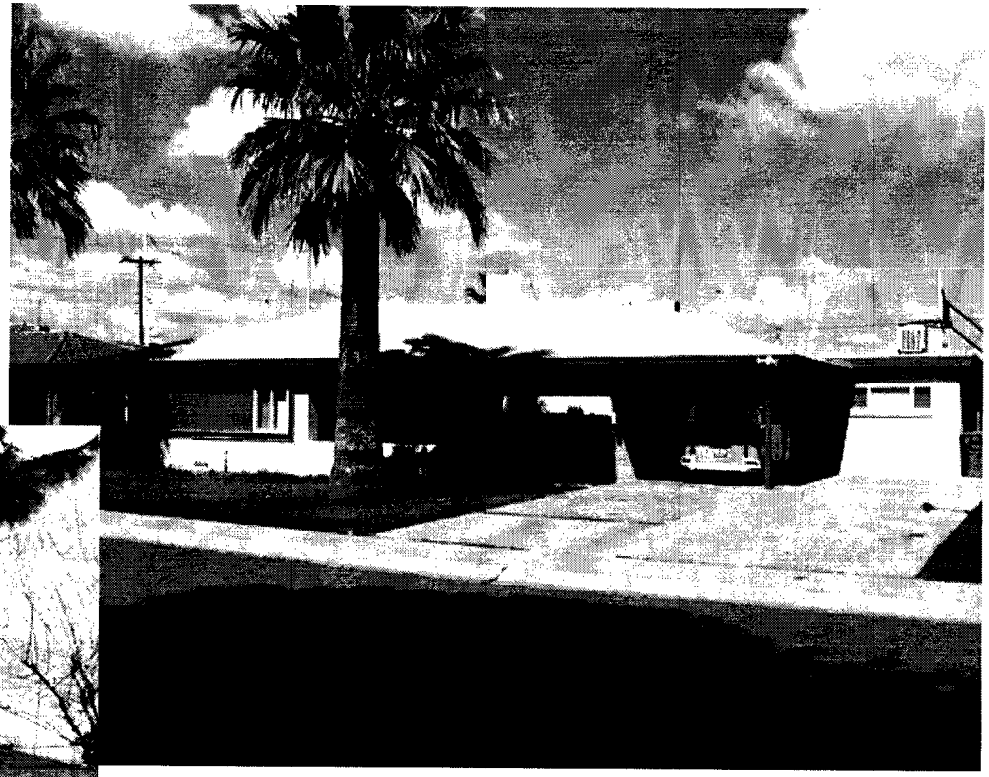


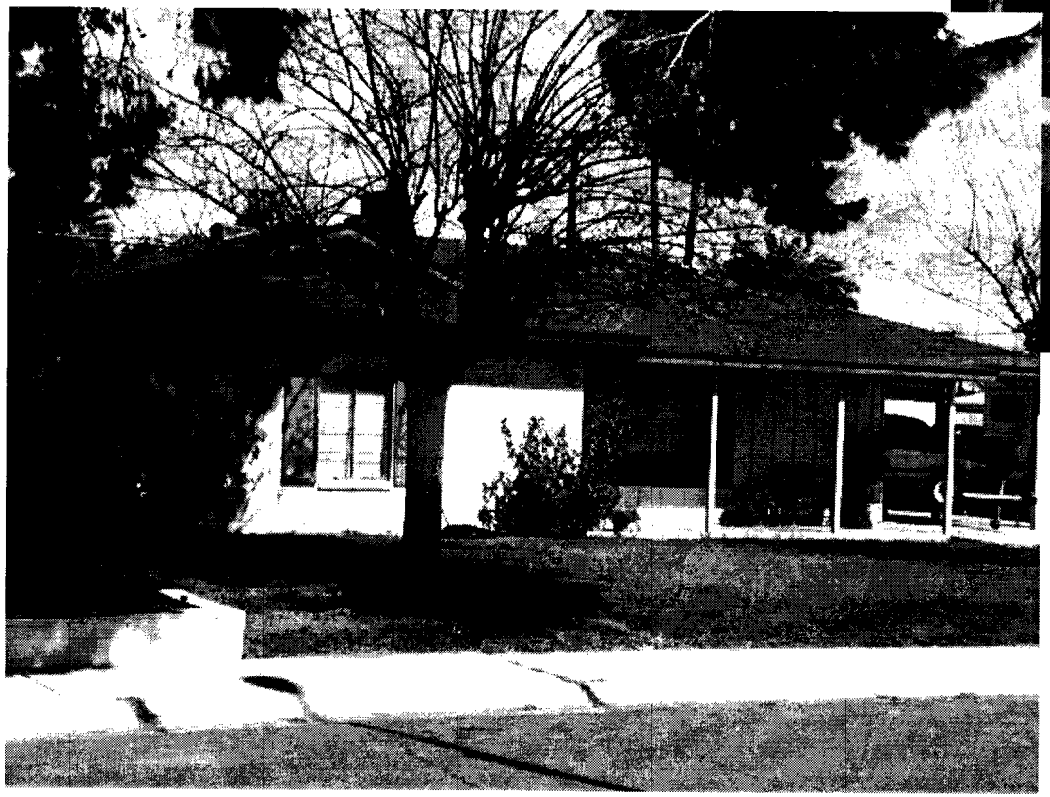
25-ZN-2004 / 10-HP-2004

Village Grove 1-6 Significance (per HP Ordinance Criteria)

- Associated with all 5 themes in historic context
- Typical post WWII subdivision practices
- Expresses successful marketing/planning
- Simple & California Ranch styles common in era
- Representative subdivision practices – rolled curbs, uniform rectangular lots, sidewalks, alleys
- Mass produced materials and mass production techniques – Superlite block, pre-hung doors, etc.
- Neighborhood retains high degree of integrity

Village Grove 1-6





Village Grove 1-6

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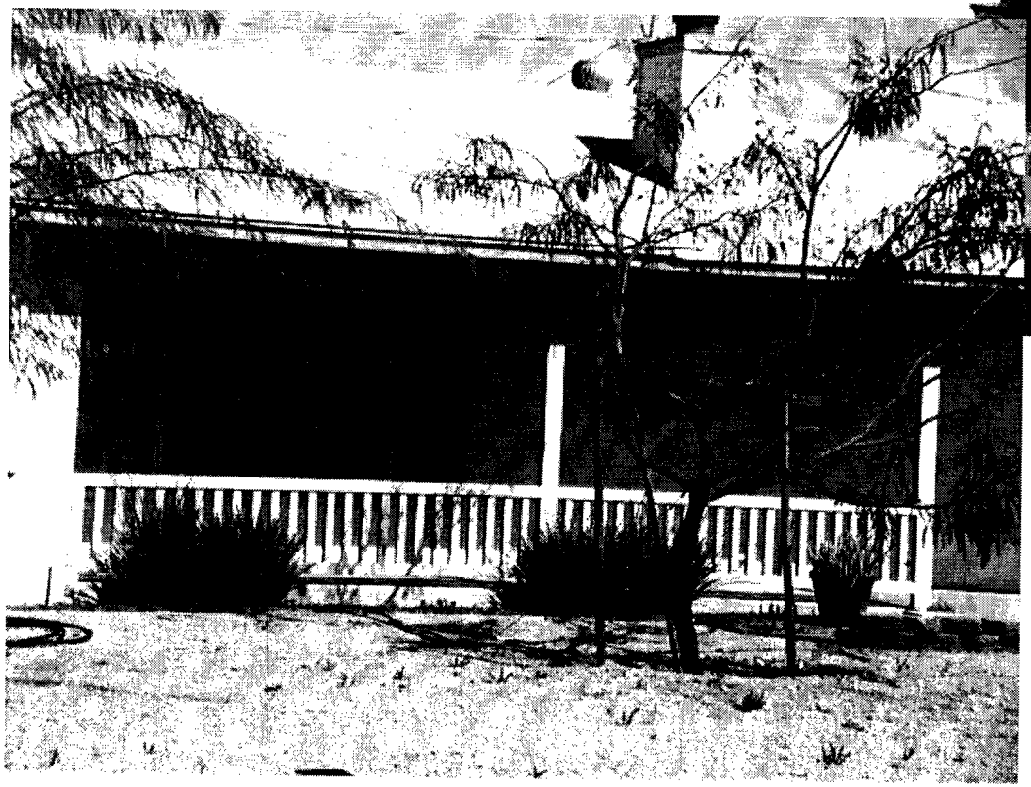
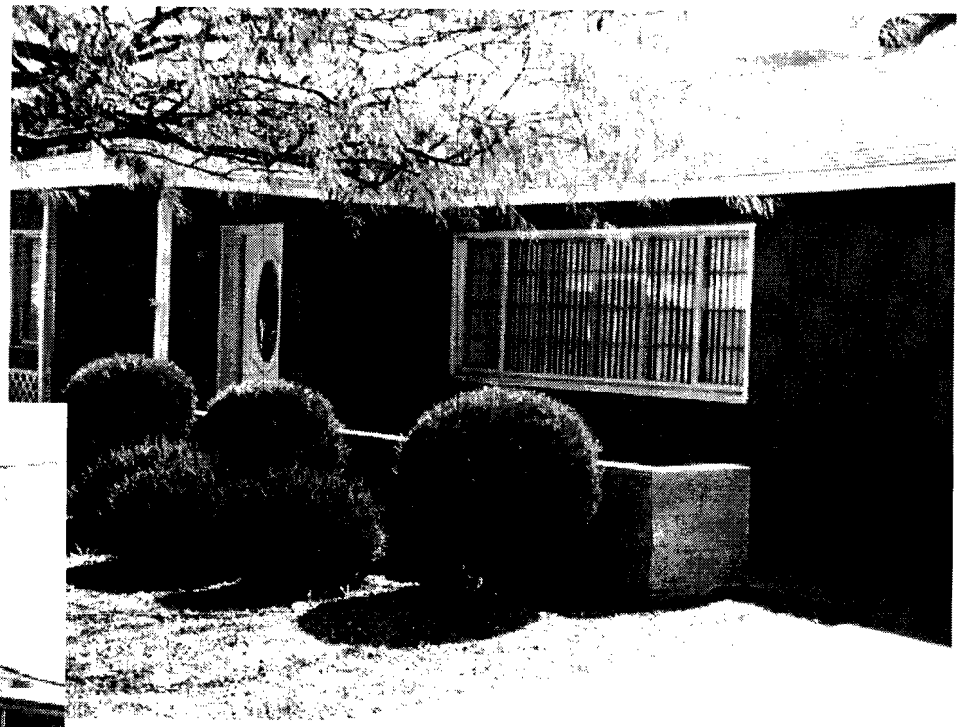
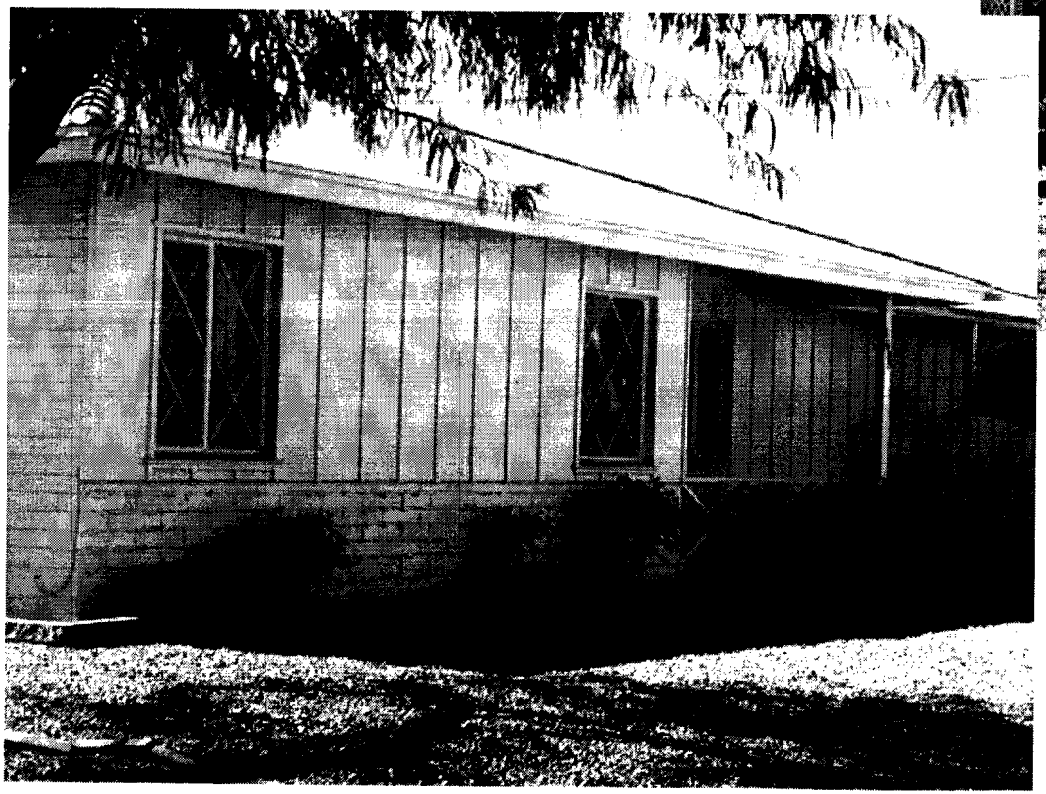


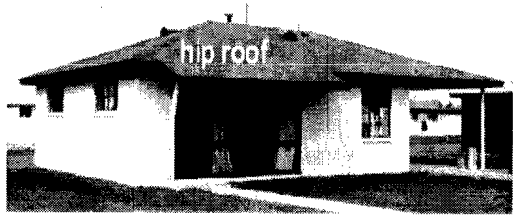
Village Grove 1-6

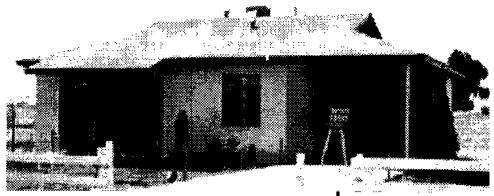




Single Family Ranch Style Characteristics

- One story, low horizontal shape
- Floor plan is usually a rectangle or "L" shaped
- Concrete slab-on-grade foundation
- House sits broadside to the street with a low-pitched roof - gable, hip or modified hip roof





- Carport or garage
- Typically block or brick construction
- Usually with a front porch and rear patio
- Primarily asphalt shingle roof
- Rectangular or square window and door openings
- Windows typically steel casement or aluminum horizontal sliders
- Decorative windows include large single-pane picture windows, window walls, clerestories, bay & corner designs
- Wall materials on front facade may vary in use & type of materials, such as weeping mortar, band of brick, board-and-batten, & decorative blocks
- Various ornamental details create different styles, using fascia board trim, window shutters, porch and carport posts, window hoods, & planters