Current Planning Services
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Historic Preservation Commission Meeting Memorandum

Item No.	6
Topic:	Villa Monterey Units 1-7 Historic District Historic Preservation Plan and Guidelines
Action Requested:	Review/Comments/Possible Direction
Meeting Date:	February 1, 2018
From:	Steve Venker, Historic Preservation Officer

Background

Over the past year Staff has been working with a committee of seven representatives, one from each Villa Monterey Home Owner Association, to prepare an update to the Interim Historic Preservation Guidelines for the Villa Monterey Units 1-7. The committee has completed the update effort and the document is ready to begin the vetting process.

Review, Comments, and Possible Direction

Currently, staff is requesting that the Historic Preservation Commission review, provide comments, and possible direction regarding this Historic Preservation Plan. Please refer to Attachment 1 for understanding the Historic Preservation Plan requirements and Attachment 2 for the draft of the Historic Preservation Plan for Villa Monterey Units 1-7.

Attachment:
1. Zoning Ordinance Section 6.119. Historic Preservation Plan
2. Draft Villa Monterey Units 1-7 Historic District Historic Preservation Plan and Guidelines

Sec. 6.119. - Historic Preservation Plan

A. Before or within a reasonable time, as determined by the Historic Preservation Officer, following City Council approval of the HP District designation for an historic resource, the property owner and the Historic Preservation Officer shall prepare an Historic Preservation Plan. Such a plan shall:

1. Identify the geographical location of the HP District, and
2. Specify the objectives concerning the development or preservation of buildings, sites, objects, structures and landmarks within the HP District, and
3. Formulate a program for public action including the provision of public facilities and the regulation of private development and demolition necessary to realize these objectives, and
4. Describe any plans for public access and visitation of the property, including any planned participation in a cultural heritage tourism program, and
5. Set forth standards necessary to preserve and maintain the historical character of the historic resource. These standards shall include design guidelines that shall apply only to the exterior features of the historic resource.
   a. Each Historic Preservation Plan shall include a general set of standards, reflecting the overall character of the HP District, which shall be used by the Historic Preservation Commission and the Historic Preservation Office to review applications for the certificates required within the HP District.
   b. When the HP District involves single-family residences, the Historic Preservation Plan may include a development agreement and/or a preservation easement.
   c. Upon approval by the City Council, an Historic Preservation Plan may include a specific set of design guidelines that modify the standards set in the underlying zoning district. If any of these provisions are to be contained in design guidelines for an HP District, the guidelines shall be approved according to the procedures for establishing HP Districts, including the public hearing processes before the Planning Commission and the City Council. In the alternative, this specific set of guidelines may be made part of the ordinance establishing the District and placing overlay HP District zoning on the property.

B.

The Historic Preservation Plan is subject to approval by the Historic Preservation Commission, which may approve or modify the plan proposed by the applicant or the Historic Preservation Officer. The plan approved by the Commission is final unless within twenty (20) days of the date of the approval either the City Council initiates review of the plan or the property owner appeals the Historic Preservation Plan to the City Council. The property owner shall file an appeal with the City Clerk and shall include in the appeal request a brief statement of the grounds of the appeal and the relief requested.

C. The City Council shall have the right and prerogative to initiate its own review of any Historic Preservation Plan approved by the Historic Preservation Commission. Such a review must be initiated within twenty (20) days of the Historic Preservation Commission's approval of the Historic Preservation Plan. Notice of such Council-initiated review of any plan approved by the Historic Preservation Commission shall be given to the property owner and the Historic Preservation Officer by the City Clerk within ten (10) days after the Council votes to initiate a review of the Plan.

D. The City Clerk shall schedule the appeal for a City Council agenda not more than forty (40) or less than fifteen (15) days following submittal of the appeal. The City Council at its meeting shall uphold, modify, or remand for further consideration the plan approved by the Commission. The decision of the City Council shall be final.

(Ord. No. 3242, § 7, 7-13-99; Ord. No. 3920, § 1(Exh. § 52), 11-9-10; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 127), 5-6-14)

Villa Monterey Units 1-7 Historic District
Historic Preservation Plan and Guidelines

City of Scottsdale – Historic Preservation Office
7447 East Indian School Road, Scottsdale, Arizona 85251
January 2018 Draft

ATTACHMENT 2

Villa Monterey Units 1-7 Historic District
Historic Preservation Plan and Guidelines

City of Scottsdale Historic Preservation Office (HPO)

Acknowledgements

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Amy MacAulay - Villa Monterey Resort Park Association (Villa Monterey Unit 4)
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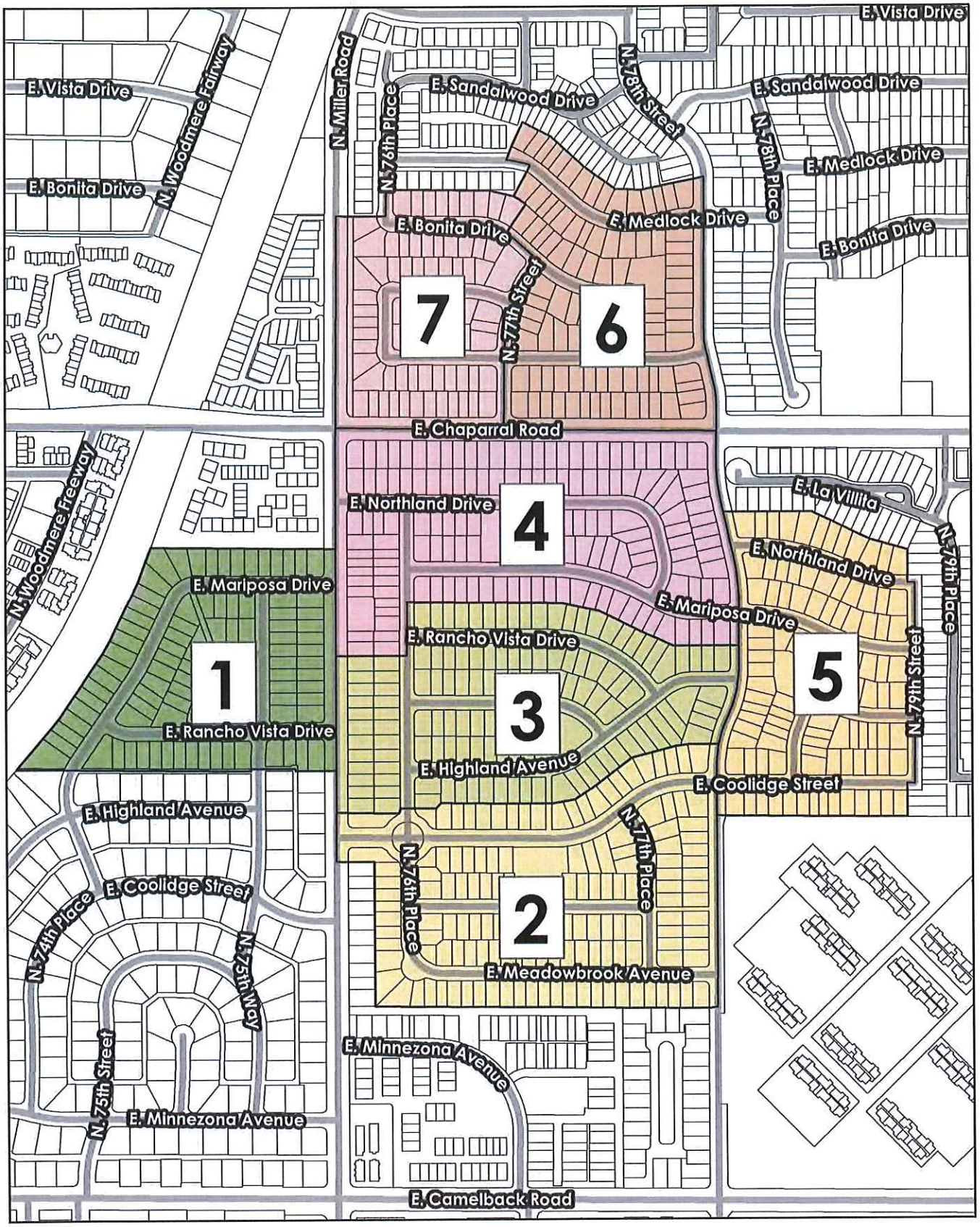
Chapter 1: Introduction

Location of Villa Monterey Units 1-7

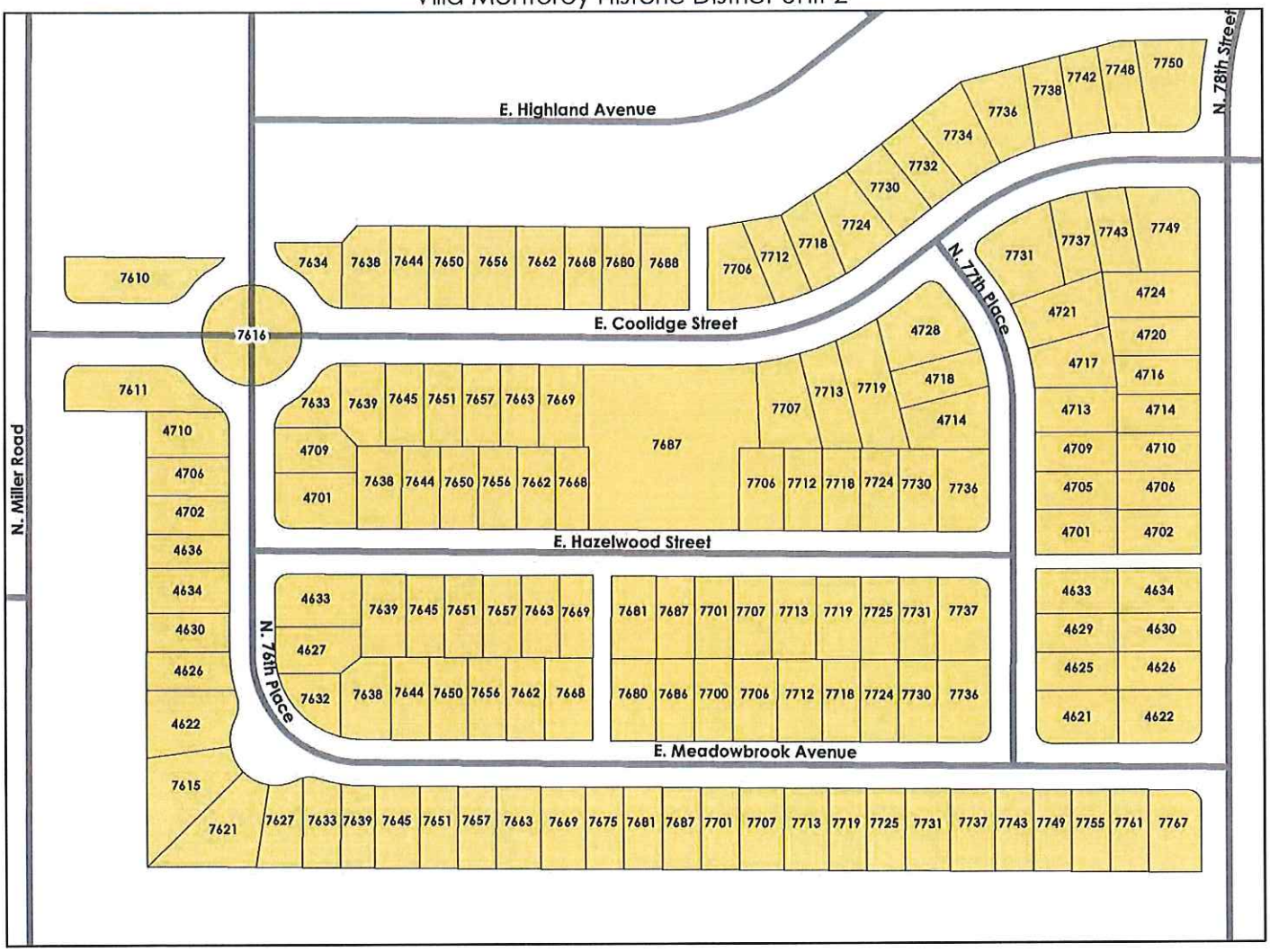
Villa Monterey Units 1-7 Historic District is a residential neighborhood generally located to the northeast of Scottsdale's downtown. The development lies on both sides of Miller Road to the south of Chaparral Road and it also lies on both sides of Chaparral Road, east of Miller Road. The main through streets in the area are the north-south Miller Road and the east-west Chaparral Road and there is a currently a traffic signal at the intersection of these two streets. The historic district boundary includes Units 1 through 7 in multiple plats, which were subdivided and built from 1961-1969. It is comprised of 758 individually-owned houses and thirteen areas, owned in common by the seven homeowner associations incorporated for each unit. Villa Monterey is the largest historic townhome complex in Scottsdale. The district is distinguished from its surroundings in a variety of ways. Features such as entry signage, low walls, and picturesque structures and elements define the different entrances to the neighborhood. Tree-lined medians, undeveloped landscaped lots at the Coolidge Street entrance, plantings and other vegetation also create distinctive streetscapes within the district. Combined with the consistent scale, massing, form and materials of the buildings, the setting gives this historic townhouse district a visual cohesiveness and sets it apart from other residential developments.

Villa Monterey Historic District Unit Numbers



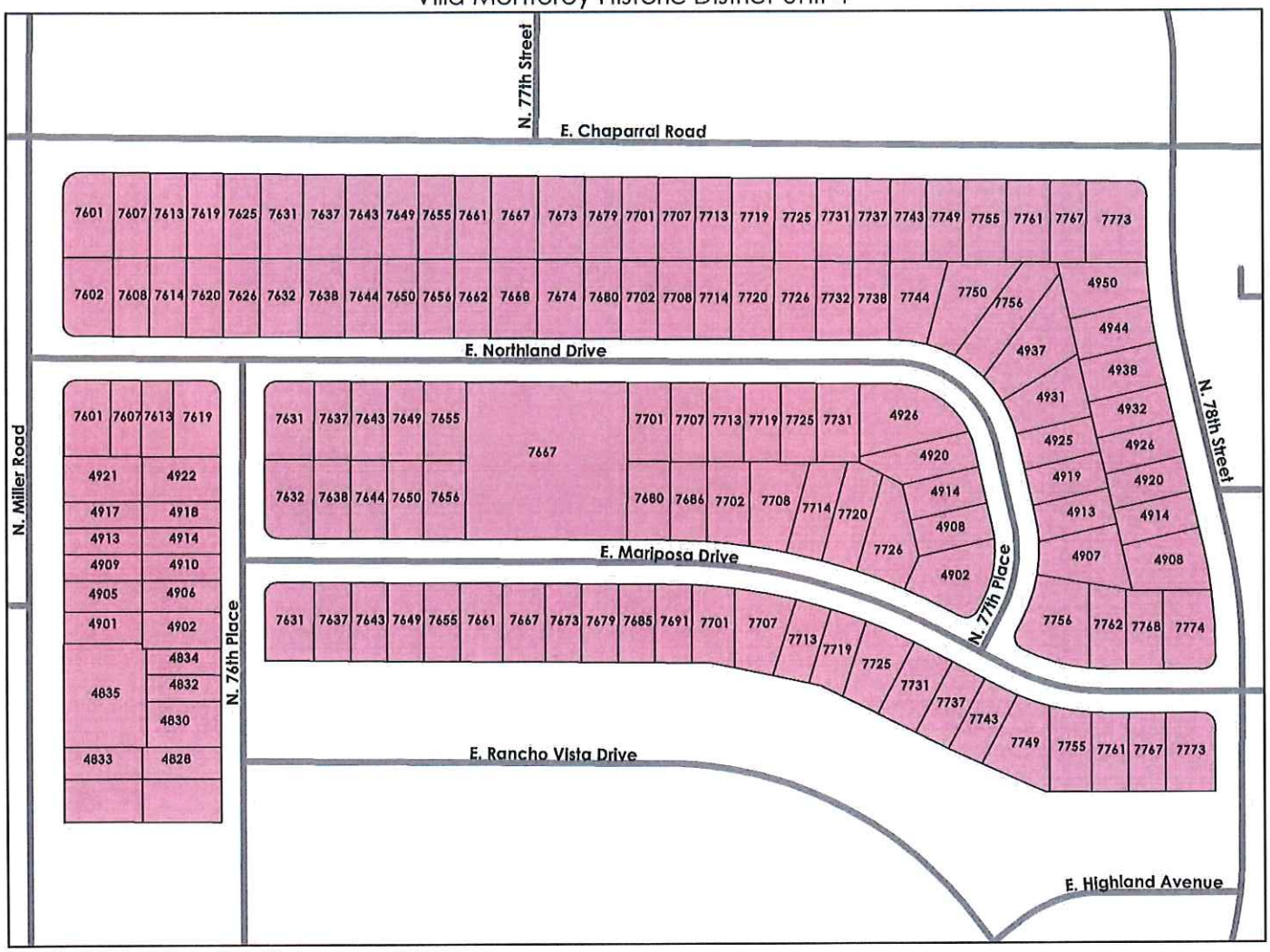
Villa Monterey Historic District Unit 1

Villa Monterey Historic District Unit 2



Villa Monterey Historic District Unit 3

Villa Monterey Historic District Unit 4



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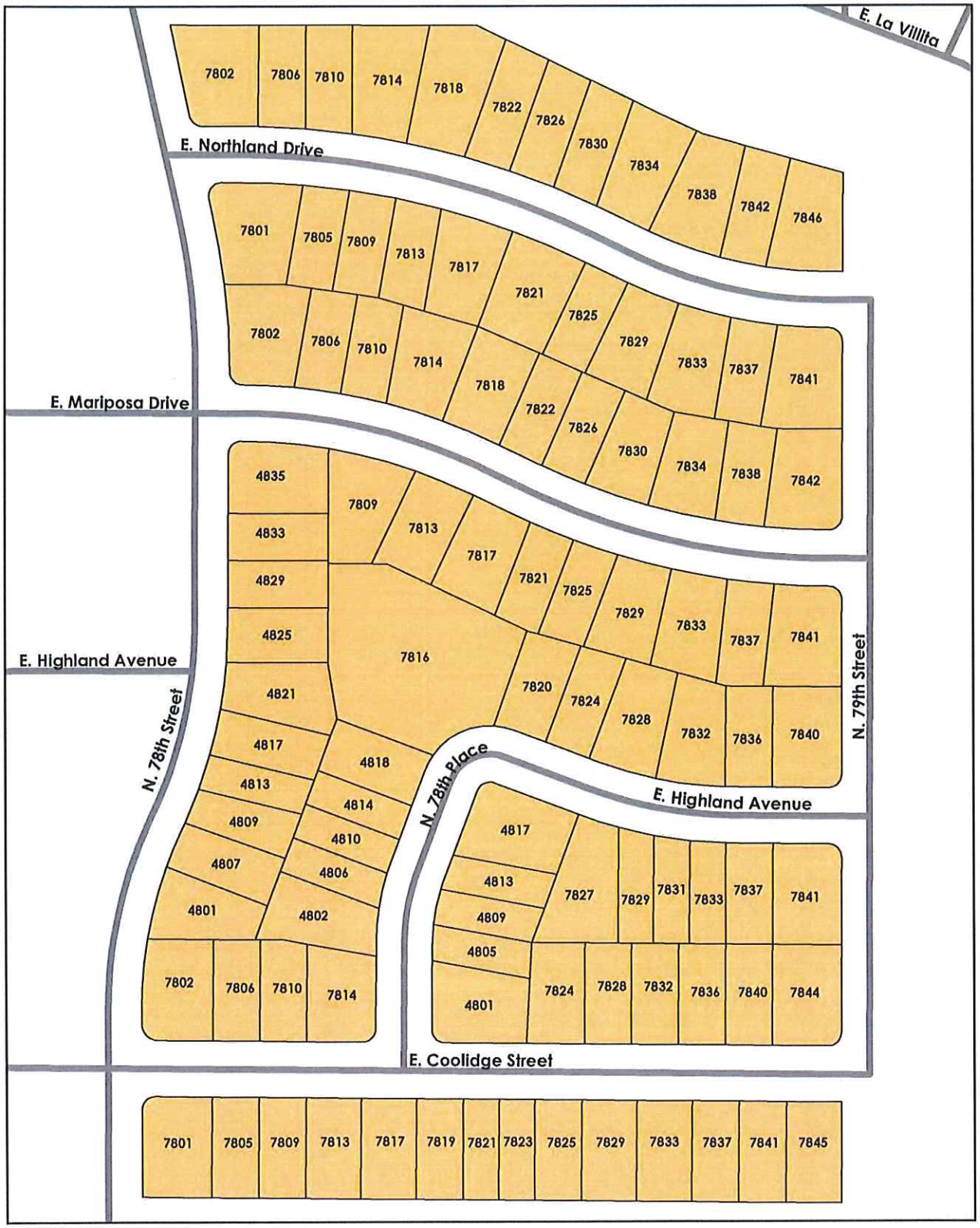

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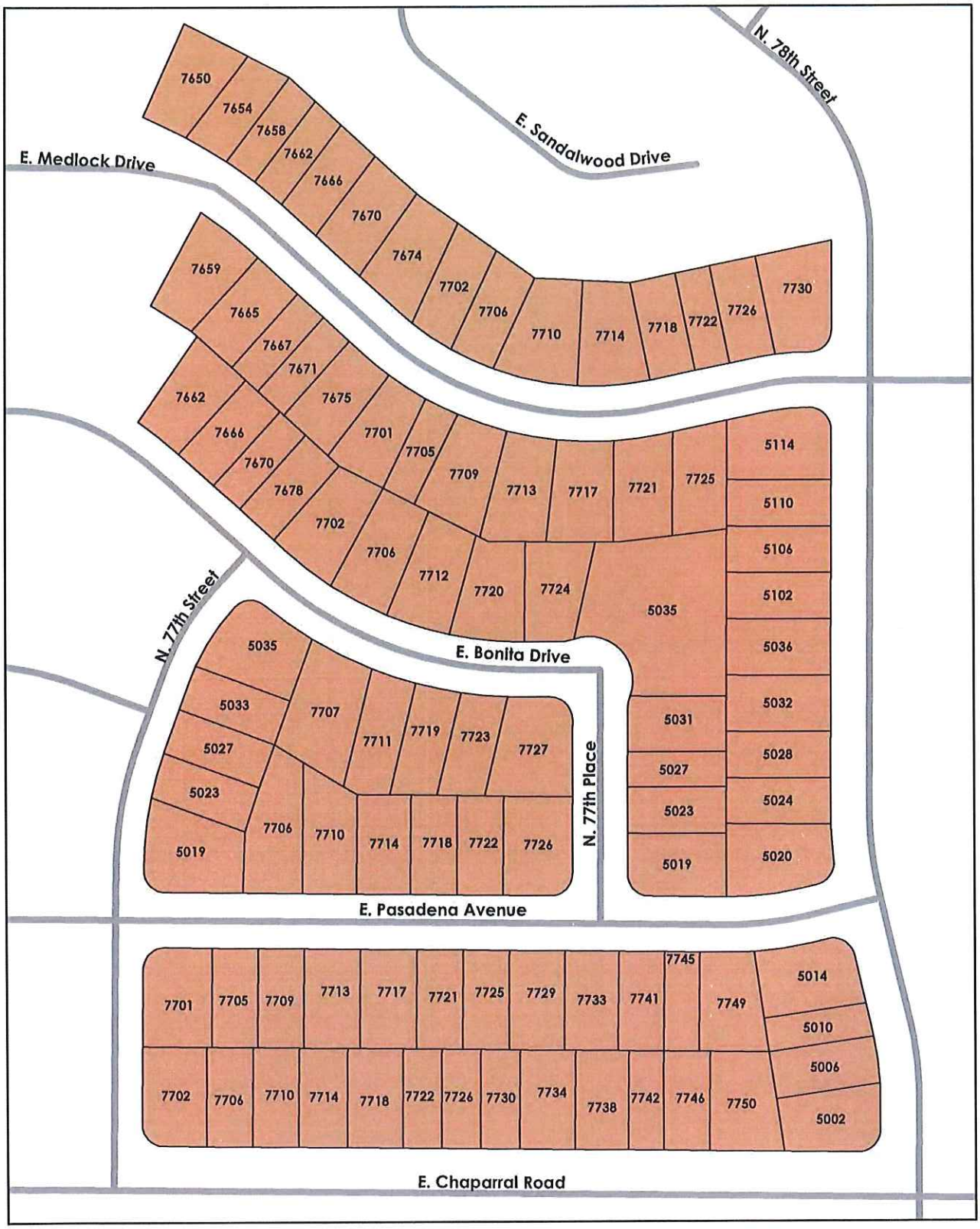


Villa Monterey Historic District Unit 7

Local Designation and the Historic Preservation Plan

One of the available tools to meet local preservation goals is to list properties on the Scottsdale Historic Register. In December 2010 Scottsdale's Historic Preservation Commission (HPC) initiated a case to place Villa Monterey Units 1-7 on the local register and to add HP overlay zoning to this townhouse neighborhood. The Historic Significance and Integrity Assessment Report (March 2012) determined that Villa Monterey was historically and architecturally significant and should be listed on the Scottsdale Historic Register. Villa Monterey is a unique townhouse development because of the various architectural styles that have been utilized on the front, and some sides, of each townhouse.

Local recognition efforts culminated on June 7, 2011, when the Scottsdale City Council unanimously adopted Ordinance No. 3944 adding HP Historic Property overlay zoning district to the approximately 113 acres and placing Villa Monterey Units 1-7 on the Scottsdale Historic Register as a historic district. The boundary for this townhouse historic district includes 758 homes and 13 common tracts with seven homeowner associations (HOAs). Villa Monterey Units 4-C, 8 and 9 were not selected to be included in the historic district.

After a property or district is designated and listed on the Scottsdale Historic Register, the Scottsdale Historic Preservation Ordinance (Scottsdale Revised Code Section 6.120 et seq.) is used as a tool to protect and preserve those properties officially recognized on the Register. One of the ordinance mechanisms used to accomplish preservation goals is the development and approval of a Historic Preservation Plan (HPP) for each designated property or district. This HPP for Villa Monterey sets forth the objectives for the preservation of these important historic resources.

Why Preserve Historic Resources?

Throughout our nation, communities promote historic preservation because doing so contributes to neighborhood livability and quality of life, contributes to the sense of place, minimizes negative impacts on the environment, and yields economic rewards such as reinvestment in the community, as well as cultural and heritage tourism which result in positive economic impacts with regard to job creation, property values and revenues. These same reasons apply to Scottsdale.

Because Scottsdale offers an outstanding quality of life, it attracts development that challenges the community to protect its unique character. Scottsdale's Community Values, that are expressed in the General Plan (2001), indicate that Scottsdale strives to be a community that..."preserves neighborhoods that have long-term viability, unique attributes and character, livability...", and "Builds on its cultural heritage, promotes historical...preservation areas...". Preserving historic resources is a part of an overall strategy of maintaining community identity and livability. As Scottsdale continues to change, it will maintain its ties to the past through the preservation of its architectural heritage reflected in its historic resources. Keeping these resources creates a sense of place for residents and provides visitors with a connection with the local heritage.

The Purpose of Preservation Guidelines

This document is intended to provide guidance for planning and undertaking exterior improvements to the historic townhouses or common tracts located within the locally designated Villa Monterey Units 1-7 Historic District of Scottsdale, Arizona. These guidelines will help property owners and others in understanding and appreciating the historic character of

their homes and the neighborhood in which they live. This will assist them in making appropriate decisions about maintenance, repair, rehabilitation and new construction.

The preservation guidelines in this plan should be used by property owners in planning for exterior alterations, additions, and the rehabilitation of both contributing and non-contributing townhouses within the district. The guidelines will also be used by the Homeowner Association (HOA) boards in planning changes to structures in the common tracts they are responsible for, such as the clubhouses for each unit. These guidelines also apply to the design of new buildings or relocated buildings within the historic district.

The City requires approval for all exterior work, including City public works projects, which are undertaken within a designated historic district. Scottsdale HPC and the staff of the HPO will use the guidelines when making decisions about issuing a Certificate of No Effect or a Certificate of Appropriateness. A Certificate of No Effect is an administrative approval that will be issued for exterior work that will be in compliance with these guidelines. If a Certificate of No Effect is not issued for the proposed work, then a Certificate of Appropriateness from the Historic Preservation Commission will be required.

The Policy Basis for Preservation Guidelines

The preservation guidelines presented here are in keeping with the generally accepted historic preservation standards about the best way to approach making alterations and additions to properties as well as new buildings, and site work in designated historic districts. They provide a basis for making decisions about changes that affect the appearance of individual buildings or the general character of the neighborhood. These historic preservation guidelines do not dictate design solutions. Rather, they define a range of appropriate responses to various specific design issues within the context of historic resources.

The City of Scottsdale has also developed a Green Building Program with the goal to "encourage" energy efficient, healthy and environmentally responsible building in the Sonoran desert region." These guidelines encourage the revitalization of neighborhoods through the remodel and renovation of existing homes using Green Building materials and practices. The Preservation Guidelines in this HPP are meant to supplement the City of Scottsdale, Department of Planning and Development Services, Green Building: Home Remodel Guidelines for Sustainable Building in the Sonoran Desert. Townhouse owners are encouraged to obtain a copy of the City's Green Building: Home Remodel Guidelines for detailed information on Green Building and for information not covered in these design guidelines, such as interior remodeling and landscape design.

Basic Principles for Historic Preservation

While the policies and guidelines of this document provide direction for specific issues of change, the following basic principles are the foundation for the preservation of the historic residential neighborhoods in Scottsdale.

1. **Preserve significant character-defining features of the post-World War II developments.**
   There are specific character-defining features that convey the importance of these historic residential developments as they appeared during their period of significance. These features include a distinctive scale, arrangement and pattern of buildings. They also include intact examples of the architectural styles and elements popular during this historic period. Street patterns, open spaces and landscaping, as well as views into and out of the

neighborhood, also contribute to the discernable historic character of the Post-World War II developments.

2. **Identify and respect the historic architectural character of the homes.**
   Although lacking in the many features which often distinguish one style of architecture from another, 1960s townhomes have specific site layouts, building elements, a palette of certain materials and examples of workmanship that make them an identified historic building style. Utilize elements, building materials and techniques to maintain the historic architectural character when planning changes to your home.

3. **Protect and maintain the important architectural features and stylistic elements of your home.**
   Anticipate the deterioration of the structure and maintain its features and finishes so that major intervention is not needed later. Use the gentlest methods possible in cleaning features or in removing deteriorated finishes. Whenever possible, maintain the existing historic material using recognized preservation methods.

4. **Repair deteriorated historic features, replacing only those features that cannot be repaired.**
   Repair parts before repairing the whole feature. Replace parts before replacing the whole feature. If a feature must be replaced, do so with materials that match or are very similar to the original in size, texture, and color. Use methods that minimize damage to original materials and that replace in the original configuration.

5. **Reconstruct missing features.**
   Reconstruct missing features based on archival, photographic, or physical evidence. If no site specific evidence can be found, then reconstruct missing features based on similar historic types and architectural styles found within the development.

6. **Design any new feature to be distinctive from, yet compatible with, the historic resource.**
   The exact duplication of historic buildings in style and design may be difficult to achieve given changes in available materials and building products. In most locations it will be the appearance of the building, as seen from the street, which is important to the preservation of the historic resource. Therefore, a contemporary interpretation of the essence of the historic style may be an appropriate approach to in-fill development within a historic district.

The Historic Preservation Review Process

The HP ordinance sets forth the process for reviewing plans to ensure that the preservation objectives for the neighborhood are met. It is not intended to prohibit alterations, additions or new construction to existing homes and properties within designated historic districts. Instead it is intended to: 1) guide the work that is done so that it does not adversely affect the historic characteristics that distinguish the neighborhood, and 2) provide compatibility of the new with the old. The guidelines are limited to exterior work only. Owners, HOAs and their architects, designers or contractors, are required to use the principles, policies and guidelines in this HP plan to prepare improvement plans.

If the proposed work is in compliance with these guidelines then it will be reviewed administratively and approval may be granted as a Certificate of No Effect - Historic Preservation (CNE-HP) and the need for a building permit will be indicated with that

administrative approval. On the other hand, if the proposed work is not described by these guidelines, then it will be reviewed formally by the Historic Preservation Commission and approval may be granted as a Certificate of Appropriateness - Historic Preservation (CA-HP).

- **Building Permit Submittal will be referred to the Historic Preservation Office:** When a building permit is sought for exterior work on a home in a designated historic district, the One Stop Shop staff will request a copy of the Certificate of No Effect or the Certificate of Appropriateness. If the applicant does not have either of these then the One Stop Shop staff will refer the applicant to the Historic Preservation staff for review. The One Stop Shop will not issue a building permit in a historic district until Historic Preservation staff and/or the Historic Preservation Commission have approved the plans.

Steps in Historic Preservation Review Process

(All time frames are business days)

Role of Home Owner Associations in the Review Process

- **Obtain approval from the HOA**
  The homeowner will first submit their plans for the proposed exterior changes to their Homeowners Association (HOA) for review and approval. The results of the HOA review are then submitted with their application to Historic Preservation Office to confirm that the plans have been reviewed and approved by the HOA. However, the City is not responsible for enforcing the design review process followed by each HOA. Likewise, the HOA is not responsible for making sure a townhouse owner follows the Preservation Guidelines in this HPP. Each HOA will share this document with townhouse owners that are planning a project, so they can use the guidelines during their planning and can receive the certificate that is required before they can proceed with their project, including obtaining any required building permits.

Pre-Application Process

- **Obtain a Pre-Application Request form and submit it to the City:**
  Obtain a Pre-Application Request form from the City website http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Pre-Application+Request.pdf. Either download and complete the Pre-Application Request form and submit it online, or submit the Pre-Application Request form to One Stop Shop, located on the first floor of One Civic Center, 7447 East Indian School Road, Suite 105. You will be contacted within one week to schedule your pre-application meeting. This meeting provides the City and the applicant a more complete understanding of the size, scope and feasibility of the request. The pre-application meeting is typically a ½- to 1-hour meeting in which the applicant meets with their assigned planner to discuss the project request.
  Time Frame: 5 days for HPO staff to schedule a meeting with the applicant.

- **Pre-Application Meeting with Historic Preservation Staff:**
  Historic Preservation staff will meet with the townhouse owner to review the scope of the proposed improvements, determine what additional information is needed, and identify the probable process for approval. They will also make sure the applicant is aware that the home is in a historic district and that they have a copy of the Villa Monterey Units 1-7 Historic District Historic Preservation Plan and Guidelines (this booklet). Historic Preservation staff will determine what type of review is warranted based upon information that is discussed during the Pre-Application Meeting. The townhouse owner will receive a Development Application Submittal Checklist that will identify all documents that will be

required for the formal application of the project plans. Time Frame: 1 day to meet with HPO staff.

- **Application Submittal Meeting:**
  When the townhouse owner has prepared all the required documents that have been indicated on the Development Application Submittal Checklist they should contact the project coordinator to schedule the application submittal meeting. If the Owner, or their representative, has any questions regarding the submittal requirements they are encouraged to meet with the Historic Preservation staff to discuss the project prior to the application submittal meeting.
  Time Frame: 1 day to submit the application to the City of Scottsdale One Stop Shop.

Certificate of No Effect Process for Minor Work

- **Certificate of No Effect-Historic Preservation (CNE-HP):** A CNE-HP can be approved administratively if the plan for minor work meets the preservation guidelines for the historic district, and there will be no visual effect on the historic characteristics of the home, and the owner accepts any staff proposed modifications to better meet the guidelines. The CNE-HP will be signed by Historic Preservation staff and delivered to the townhouse owner.
  Time Frame: 10 days for HPO staff to review the application and prepare the CNE-HP.

- **Notice of Decision sent to Home Owners Association:** After the HPO staff has made a decision regarding the request for a CNE-HP the HPO staff will send notification, by email and US Postal Service, to the respective Home Owner Association.
  Time Frame: 1 day for HPO staff to send notification.

Certificate of Appropriateness Process for Major Work

- **Certificate of Appropriateness-Historic Preservation (CA-HP):** When HPO staff determines that the proposed work and the visual impacts of the work are considered major, or if the townhouse owner has submitted a request to participate in the Historic Residential Exterior Rehabilitation (HRER) Program, then the HPO staff will review the application and preparation is made for a public hearing before the HPC.

- **Preparation for a Commission Public Hearing:** The City will set a hearing date for the HPC to review the proposed work and verify conformance with the HPP and guidelines for the district. A hearing notice sign will be posted, by the City, at the property at least 10 days prior to the hearing date and the owner is notified about the time, date, and location for the hearing. In addition, the City will mail a post card notification to all property owners located within 750 feet of the property, and notification will be sent to the respective HOA. A staff report is prepared for the HPC with a recommendation based on how the plans comply with the HPP and guidelines for the district.
  Time Frame: 30-40 days between determination and the public hearing.

- **Historic Preservation Commission Conducts a Public Hearing:** The HPC typically meets on the first Thursday of each month. The HPC will make their decisions on appropriateness of the planned work according to the basic principles for historic preservation and they will use the policies and preservation guidelines in this HPP. The components of the property (massing, materials, windows, doors, porches, details, etc.) will be considered in the review, and the HPC will compare the work proposed to the guidelines for each specific component. The owner, owner's representatives, neighbors and interested citizens can comment on the application at the hearing.

Time Frame: 1 day for HPC to hold a public hearing.

- **HPC Takes Action on Certificate of Appropriateness:**
  Following a staff report, comments from the applicant and the close of the public testimony, the HPC deliberates on whether the application meets the preservation guidelines for Villa Monterey Units 1-7 Historic District. The applicant may be asked to respond to questions from the HPC during their deliberations. The HPC has several options on the action they can take on an application including:
  1. Approve as submitted with reference to how the project meets the draft guidelines.
  2. Approve selected elements (components), deny others, referencing relevant preservation guidelines for decision.
  3. Approve with stipulations on what needs to be modified in the plans.
  4. Continue case to allow time for additional work or information to be provided.
  5. Deny application as submitted with reference to how the project does NOT meet the guidelines.

  If the HPC proposes any modifications or stipulations, the owner or their representative will be asked if they accept the recommended changes. The HPC will vote on the plans and the request for a CA-HP. If approved, the Historic Preservation Officer will sign the certificate.
  Time Frame: at the public hearing.

- **Appeal of Historic Preservation Commission Decision to City Council:** The owner or applicant may appeal the HPC decision in writing to the City Council within 20 calendar days after the HPC decision. Please refer to Scottsdale Zoning Ordinance Article VI.

- **Notice of Decision sent to Home Owners Association:** After the HPC has made a decision regarding the request for a CA-HP staff will send notification of the decision to the respective HOA. The notification will include any modifications or stipulations that were imposed by the HPC.
  Time Frame: 1 day for City staff to send notification.

- **Building Plan Review and Permit Issuance:** The Townhouse owner is encouraged to refer to the City of Scottsdale web page http://www.scottsdaleaz.gov/building-resources/my-home to find information that will assist them with understanding the steps that are included in the Building Plan Review and Permit Issuance process.
  Time Frame: Owner's decision

- **Building Plans Submittal:** When the townhouse owner is ready to submit plans for the review of exterior work on a townhouse in a designated historic district, a copy of the Certificate of Appropriateness must be submitted with the plans. If the applicant does not have the Certificate of Appropriateness then the One Stop Shop staff will refer the applicant to the Historic Preservation staff for review. The One Stop Shop will not issue a building permit in a historic district until Historic Preservation staff and/or the Historic Preservation Commission have approved the plans.
  Time Frame: 1 day

Chapter 2: Southwest Townhouses and the Significance of Villa Monterey

The Significance of Postwar Townhouses

In the twenty years after World War II, America experienced an unprecedented housing boom adding more than twenty-five million new residential structures to our cities and towns by the year 1965. Initially from 1945 to 1955, postwar housing demand favored single family home construction and multifamily units accounted for less than fifteen percent of new housing construction. Given the opportunity, the typical postwar American household would have chosen ownership of a freestanding single family home. However, by the late 1960s housing development included a growing volume of postwar multifamily housing products, including townhouses.

In the early 1960s, developers began building developments offering a choice of both single and multifamily housing along with recreational amenities, particularly within their larger master planned developments. Single family attached homes were constructed by attaching walls of their housing units and situating them in higher-density complexes with shared common spaces. The single family attached house offered benefits for both developers and buyers. Attached homes typically cost less per unit than detached homes. To appeal to the lifestyles of newly-married couples and retirees, townhouse promotions also emphasized community amenities and the lower maintenance aspect of townhome living. By 1970 townhouses and condominiums composed nearly one-third of new construction.

In the 1960s and 1970s, California moved to the forefront in the development and design of townhouse communities. Just like in the first half of the twentieth century, Arizona builders and developers closely watched and borrowed freely from the California housing development trends and practices during the postwar years. Another important impetus to townhome development, nationally and locally, was the concerted and, ultimately successful, marketing approaches that sought to promote several key aspects of townhouse development. First, it was stressed that townhouses were not condominiums or cooperatives. Purchasers actually owned their homes and the land under it. Many developments were age-restricted to adults of 55+ years with recreational amenities and social activities established accordingly. While the households were assured privacy, the sense of belonging to a community was also available to residents. The national and regional boom in townhouse construction in the 1960s prompted an increased number of zoning requests for townhouses in Scottsdale in the 1970s.

The General Characteristics of Townhouses in the Western U.S. and Scottsdale

Like the traditional single family detached dwelling, the single family attached dwelling type is a house designed for occupancy by one family or living unit and it sits on its own platted lot within a subdivision. However, the townhome is constructed to have one or two party walls shared by an adjacent home or homes. While attached to each other, each townhouse is a single residence vertically - there is no other home above or below it. Many apartment complexes in Scottsdale have been converted to condominium ownership with other units above or below each condominium.

Although considered by some to be a descendant of the Eastern "row house," the townhouses of the West developed in response to the markedly different lifestyles of the region. The Western Townhome was not a continuation of the building practices of earlier periods, nor was it a local expression of the planning principles of cluster housing or new town developments which guided larger 1960s housing developments in the East. Instead, they embodied the lifestyle change embraced by America in the years after WWII. Notably, the Western

townhouse usually included courtyards, atriums, patios and resort-like landscaping and other features important to residents for recreating, outdoor living and entertaining.

There were distinct differences in the design and physical layout of the fifty-six Scottsdale townhouse developments built between 1960 and 1974. Generally, three or more units attached to one another constitute a row. Variations in the numbers of units in a row were common. How the rows or collections of dwelling units were arranged within a complex provided another variation in the layouts. The traditional arrangement of homes in rows was most common, with the home's entrance and primary façade facing the street or with rows of townhouses facing other rows of townhouses and or common open space areas. Eighty-five percent of Scottsdale's post-WWII townhome developments had some form of traditional layout. In some complexes with curvilinear streets the buildings were staggered in a non-linear fashion along winding roadways. Another distinct type, the "clustered" townhouse complex, had three or more townhomes grouped together around a shared driveway, community facility or landscaped area. There were also variations in how parking was provided. Most townhomes had outdoor living areas in the backyards.

General Characteristics of 1960-1974 Scottsdale Townhouses

- Private ownership of land and unit
- Common open space areas often provided for residents; may include resort-like landscaping
- Common tracts may contain recreational amenities for the residents such as a pool, clubhouse, or other facilities
- Homeowners Associations (HOAs) are usually established to maintain the common areas with association fees collected from homeowners to cover expenses
- Typically, higher density, smaller lots for townhouses (8-23 units per acre) compared to single-family detached homes
- The total number of units in each development varies as do the site layouts and architectural styles
- Development may be located near services and retail areas for urban conveniences
- Entry signs and walls or monuments often identify specific townhouse neighborhoods
- One or two party walls per unit, with one- and/or two-story units
- Private entrance for each unit
- Enclosed backyards for private use and to emphasize outdoor living
- Parking provided for each unit; may be in an attached carport or garage or in separate shared parking areas that are covered or uncovered

Brief History of Villa Monterey Townhouse Development

Villa Monterey in Scottsdale is an excellent example of the influences of the California Townhouse concept in planning and development. Dave Friedman was a successful builder in Philadelphia, who moved to Arizona to retire due to poor health. However, his health improved, and he established Butler Homes, Inc. to build local housing developments. In 1959-1960 Friedman acquired approximately 100 acres north of Camelback Road and east of the Arizona Canal. Indian Bend Wash cut through the east side of the acreage which would have a major impact on any development. Friedman travelled to Carmel and the Monterey peninsula in California while mulling over his options and he became fascinated by California houses that were being built close together in a way that retained charm and practicality. He decided to try a similar development for his Scottsdale property. Drawing upon the West's Spanish territorial past, he planned a "casita colony" which Friedman defined as "small houses built together" in a country-club setting. He was advised that "Spanish" styles had not been used anywhere except in south Phoenix for years. Nonetheless, he designed the attractive models in his first

development with Spanish Colonial accents and features from other period revival styles of architecture, such as Territorial Revival.

Friedman saw the townhouse concept as ideal for buyers in the earlier interim or transient stages of life as well as for those in the latter stages of life who preferred low-maintenance property. The first section, Unit 1 of the Villa Monterey Casita Colony was constructed in 1961. In six months 80 houses were sold west of Miller Road. The concept proved to be so popular that it sold out before all the houses planned for Unit 1 could be constructed. Purported to be the first successful townhome project in Arizona, similar developments soon followed Villa Monterey in the metropolitan Phoenix area and Tucson.

Homeowner Associations (HOA) were organized to manage each Unit in Villa Monterey in accordance with their By-laws and the deed restrictions on the individual properties. The private HOAs have responsibility for ensuring that the quality of the development of the original construction is maintained. They oversee alterations and improvements made by owners to their homes, maintenance of the common facilities and landscaping, and often sponsor social activities.

Historic Significance of Villa Monterey Units 1-7

The Villa Monterey Townhouse development is the work of a successful local builder who pioneered different approaches to development and marketing of homes in the post-WWII era and it influenced subsequent townhouse developments in Arizona.

Villa Monterey Units 1-7 Historic District is historically and architecturally significant as a collection of homes that illustrate a particular type of building and a development pattern that influenced the physical form of Scottsdale in the postwar era and remains discernible and distinctive today. There is a high degree of integrity, maintaining the original appearance of the townhouses, providing excellent architectural examples, individually and collectively, of Southwestern-influenced forms, materials and detailing that has distinguished local and regional home building. The intact ornamentation and customized building features of the homes sets it apart as a product of a by-gone era and gives it a unique sense of time and place which should be preserved.

Chapter 3: Layout, Entrances, Landscaping, Common Areas, and Clubhouses – General Development Features and Guidelines (HOA Chapter)

The scale and pattern of the buildings and community amenities provided are significant attributes of the appearance and character of this 1960s townhouse development. The uniform placement of the townhouses along the streetscape and the repetition of their simple shapes, interspersed with community open spaces and recreational facilities, create a visual cohesiveness that distinguishes this historic district from other nearby developments.

The responsibility for maintaining the overall character of the development falls more into the hands of the seven HOAs within Villa Monterey, working in partnership with the City, and with individual homeowners. Therefore, this chapter and its guidelines will primarily be used by the HOAs if they are planning any changes to the thirteen tracts with common areas and amenities.

There are many characteristics of how Villa Monterey was designed and built that can be described in this part of the HPP as 'character-defining features'. When you consider all of the features combined, it becomes easy to see why Villa Monterey is a special community and why it merits historic recognition – there is nowhere else quite like Villa Monterey.

The overall development features maintained by the HOAs described herein are the ones that the neighborhood and the city are working together to maintain so that the unique historic character of the neighborhood is preserved.

The general development features of this townhouse district have been sorted into three categories and are described below as; A) Development Layout and Design, B) Development Entry Features, Landscaping, and Walkways, and C) Community Recreational Areas and Clubhouses.

A) Development Layout and Design Character-Defining Features

- The development is an age-restricted community; owners must be 55 or older
- A traditional layout is used with rows of privately owned, single-family townhouses facing the streets; entrances and carports face streets with sidewalks on both sides of the street
- Most streets are laid out in a traditional grid fashion with some curved portions related to topography of the Arizona Canal on the west or to provide larger tracts for common areas
- Utilities are aboveground in some portions of the district and underground in other portions of the district
- Mid-block pedestrian walkways improve pedestrian circulation in the community
- The neighborhood streetlights are composed of each home having one or more short ornamental streetlight poles behind the sidewalk
- Street signs are on short poles and many are custom designed with some ornamental metal frames around the street names
- Typically, front yards are small and were reduced by Friedman to make room for a larger backyard which could serve as an outdoor living room
- A golf course and driving range originally built on or adjacent to the floodplain is no longer a part of Villa Monterey; other later developments now separate this townhouse complex from Indian Bend Wash

Policies and Guidelines for Development Layout and Design

Policy 3.A.1: Preserve the historic scale and arrangement of streets, buildings and common open spaces.

Guidelines:

a. Maintain traditional grid layout and amenities of most streets with underground utilities, sidewalks on both sides, and short custom metal streetlight and street sign poles.
b. Maintain all or most of the side yards on townhouse units at ends of rows, on street corners, and at mid-block walkways.
c. Maintain the orientation of the house fronts facing the street with a discernible front entry feature or carport entry feature.
d. Each of the seven Units should continue to have a central recreation area maintained by the respective HOA, with a variety of community amenities such as landscaped common area, pool, clubhouse, ramada or other recreational facilities for the private use of residents and their guests.

Policy 3.A.2: Minimize the visual impact of utilities, accessory structures and equipment and other such fixtures within common areas and on the streetscape.

Guidelines:

a. Avoid the addition of any vertical elements for utilities or telecommunications within common areas or along streets.
b. Avoid placing equipment on the roof of community buildings or structures whenever possible.
c. When roof-mounting equipment is unavoidable, place items such as solar panels, satellite dishes, antennae or HVAC units, on the rear plane of the roof or in such a fashion to fully screen their visibility from the street and from users of the common areas.
d. Within the common tracts do not construct ramadas or other accessory buildings that are taller than private homes on adjacent lots.

B) Development Entry Features, Landscaping, and Walkways Character-Defining Features

- Entry features into the community have special identification signage, medians in the streets, low walls, picturesque structures and landscaped areas to define the neighborhood
- The entry onto Coolidge Street from Miller Road is the largest and most elaborate with curved walls and entry signs, a landscaped median and a tiled fountain in a roundabout to the east
- Most of the development and streetscape is dominated by the private front yards of homeowners but the developer has included resort-style landscaping in several common areas by entrances, in medians, at corner lots, along pedestrian walkways and within common areas although some side yards on corner lots are privately owned and maintained
- Most Units have one or more mid-block lighted and landscaped walkways for the convenience of residents and to provide easy access to recreational areas

Policies and Guidelines for Development Entry Features, Landscaping and Walkways

Policy 3.B.1: Preserve the traditional pattern of sidewalks, mid-block walkways and driveways found within the subdivision.

Guidelines:

a. Maintain some variation in the entry features into the development, and use similar materials, scale and lettering for new or modified entries as the original entry wall, monuments and signage.
b. Maintain mixture of tall palm trees and mid-size shade trees in median landscaping and in landscaping for common areas.
c. Maintain the mid-block walkways in their present locations and avoid creating any barriers.
d. Maintain pole lighting along mid-block walkways for safety.
e. Maintain landscaping that is compatible with the recreational area and other open space within the Unit.
f. Place site and architectural lighting in traditional locations. New exterior lighting should be simple in character and low in intensity.
g. Maintain the established progression pattern of public to private spaces. That is, the use of the driveway or sidewalks for pedestrians to reach the walkway to the front porch and entrance to the house.

C) Community Recreational Areas and Clubhouses Character-Defining Features

- Each subdivision plat has a central recreation area with a landscaped park, pool, jacuzzi, clubhouse, ramada or other recreational facilities maintained by the HOA for the Unit
- Lot sizes for these common areas and the recreational amenities vary for each Unit
- The common areas typically have lush landscaping including mostly grass groundcover and non-native trees, and are gated and fenced as required for pool safety; this landscaping is sometimes called oasis or resort style landscaping
- Community buildings and structures vary in size, most are single-story
- Most of the enclosed buildings in the common areas are concrete block construction with stucco covered walls; several have red clay tile roofs, and a few have curved walls
- Ramadas are typically wood frame of concrete block structures with flat or low-pitched shed roofs covering paved areas with outdoor furniture
- All recreational common areas with pools have the entire lot fenced and fences may have some cap bricks, applied ornament and ornamental entry gates
- Community buildings or clubhouses and surrounding fences may also feature inlaid tile in the walls and ornamental ironwork in gates and on the building

Policies and Guidelines for Community Recreational Areas and Clubhouses

Policy 3.C.1: Maintain the shape and forms that characterize the buildings and structures within the common areas.

Guidelines:

a. Rectangular plans and simple geometric shapes should be used for the design of additions, enclosures or new construction on common tracts.
b. The proportions and massing of additions and enclosures should be like that found on the existing building.
c. Preserve the horizontal emphasis of the community buildings.

d. Maintain the block fences and ornamental metal gates that surround the common facilities for safety and privacy, and maintain any tile or concrete block detailing.

Policy 3.C.2: If any additions or new community facilities are planned, use similar forms, massing and materials as the original common buildings and facilities.
Guidelines:

a. An addition should relate to the scale of nearby historic buildings, and should be subordinate in scale and character to the original main building
b. Additions and new construction should be one- or two-story in height similar to the other buildings in the development.
c. Maintain the setbacks and alignments of the buildings in the surrounding context so community buildings will have the same or larger setbacks than adjacent townhouses.
d. Relate new construction to the size of the lot, keeping the total lot coverage a small percentage of the common tract, similar to the original common tract buildings.
e. Align the horizontal features such as roof ridges and eaves of new construction and additions with similar elements on the existing or adjacent building(s).

Policy 3.C.3: Preserve lush oasis/resort style landscaping within the fenced-in community areas for use by residents of each Unit.
Guidelines:

a. Retain the basic landscape characteristics within the recreational areas for residents including using grass as the primary groundcover, planting palms and other trees, and providing walkways and pool decking.
b. If landscaped areas around the clubhouses and pools are renovated, the new landscaping should be designed as a green oasis.

Chapter 4. Villa Monterey Architectural Styles and Guidelines

Postwar Architectural Styles for Townhouses

No dominant architectural style characterizes the design of post-World War II townhouses or a style that relates to a specific time subset within that period. For the housing constructed in Scottsdale during the two decades following World War II, the predominant identifiable influences include those typical of the "Ranch House," "Modern" and "Popular Revival" styles. Historic townhouse architecture was often a simplified version of the popular styles found on single family homes that were built during the same time. Simple geometric forms define the massing and proportions of the construction. The inclusion of selected architectural features, such as arched openings or a minimal amount of detailing, give the townhouses in each complex a distinct architectural character.

Villa Monterey Units 1-7 Architectural Styles

David Friedman may have set out with the intent of using elements from Spanish Colonial architecture for his "casita colony" in 1961 but, in practice, he utilized elements from several older traditions that can collectively be described as 'Popular Revival' styles and 'Southwest Modern' or eclectic in some later subdivisions in Villa Monterey. But the surface area of the front walls of the townhouses in Villa Monterey are not large and if the builder had used too many style elements the result would have been a cluttered appearance. Friedman would often use a mix of readily available elements on a façade so that it may be difficult to name a specific style associated with each home's appearance.

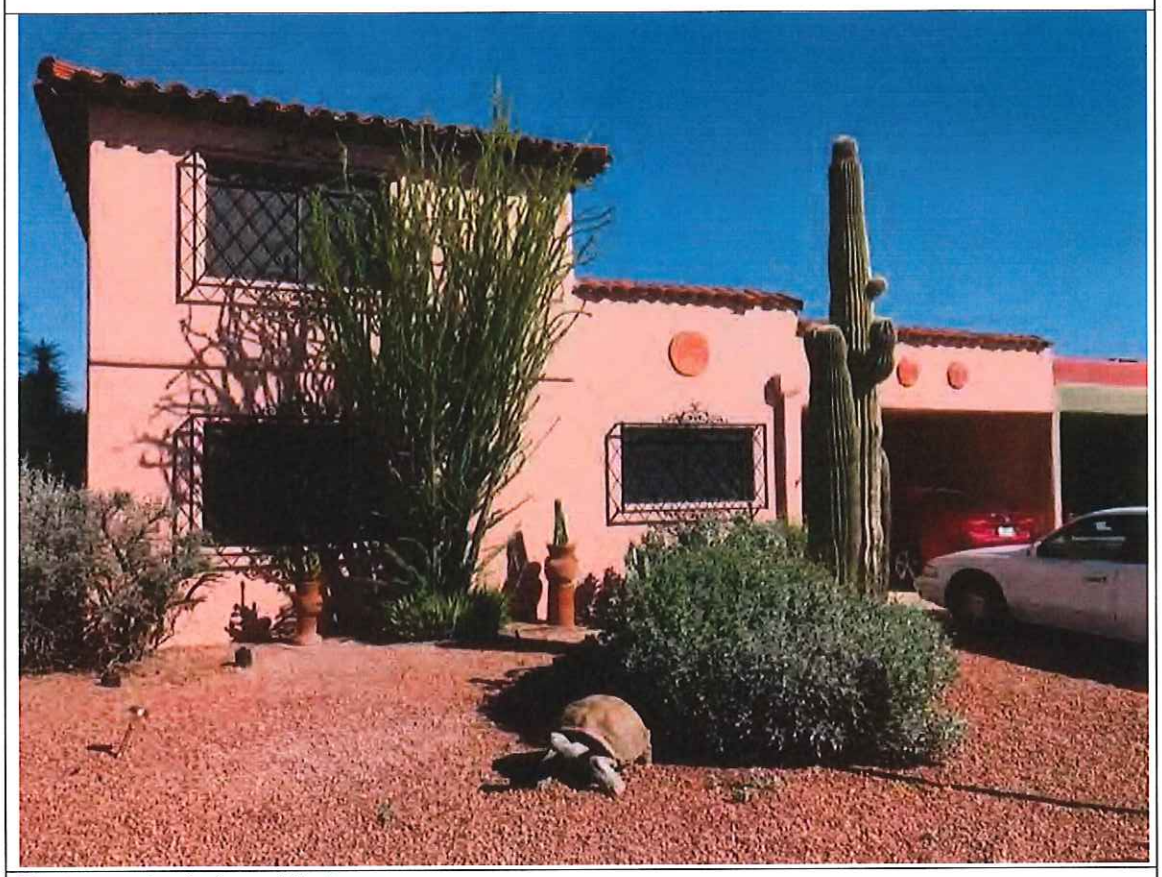
Butler Homes appears to have intended to give new homebuyers a feeling of comfort or familiarity through the use of residential materials and detailing with some historic references. The aim was certainly not to use the most modern steel and glass construction methods employed in office skyscrapers in the 1960s, but to provide a more inviting and marketable, residential environment with a cohesive streetscape and community identity achieved by using a variety of architectural styles for the townhouses. Streetscapes in this neighborhood are distinct because of the variety of elements that are on each one- or two-story townhouse and the lack of uniformity – you can tell by the varied streetscape that you are in Villa Monterey neighborhood and not some other townhouse development.

Friedman developed his concept for the "Villa Monterey Colony Casitas" using small houses clustered together. He felt there was a market niche in the metro area for smaller homes that required less maintenance, that had resort-style amenities like community pools, and that were located near downtown services. To stay current, Friedman brought out new models each spring, with changes in response to the desires and concerns expressed by the residents. Butler Homes and Friedman changed the floor plans, elevations and other features with each successive platted Unit in Villa Monterey. His combined architectural design and marketing approaches were very successful with buyers.

The Popular Revival or traditional sub-styles can be summarized briefly using familiar architectural revival style names. Some of the elements used by Friedman in the front façades for his townhomes can be listed for some known Popular Revival styles. Other façades used contemporary features and elements found on other 1960s buildings.

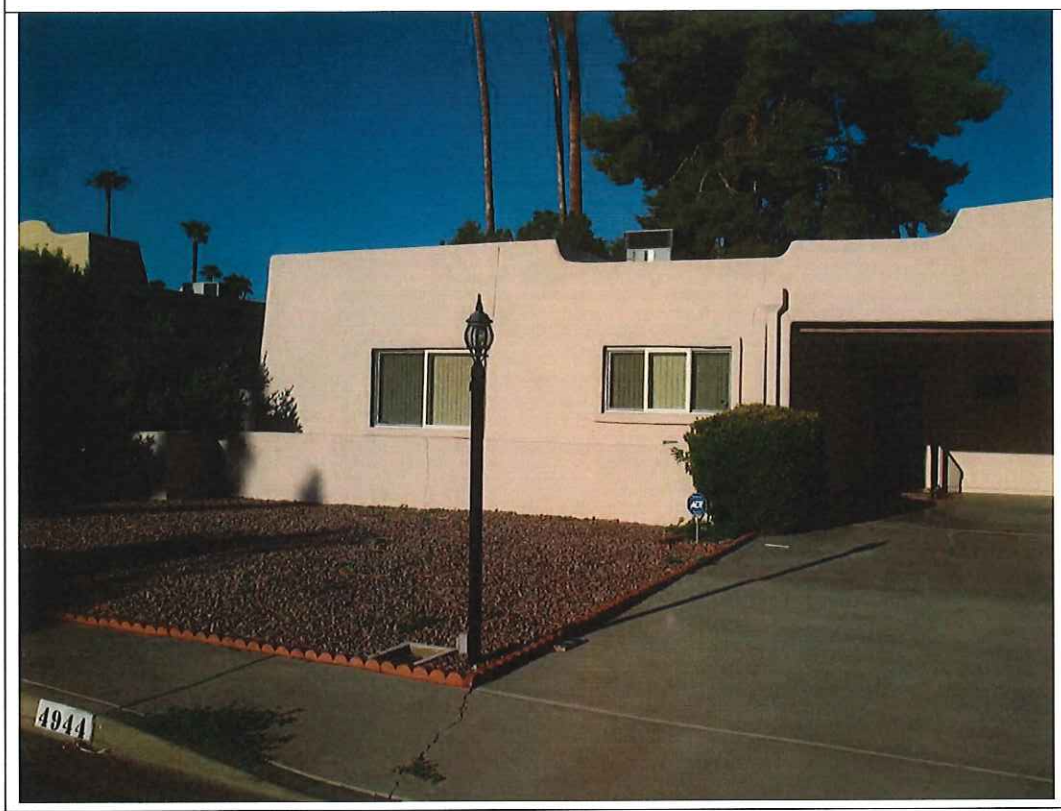
Examples of Popular Revival Styles at Villa Monterey

Spanish Colonial – Elements may include stucco walls, red clay tile roofs, exposed wood rafters with ornamentally cut tails, cast wall decorations, multi-pane windows, metal grillwork, and semi-circular openings



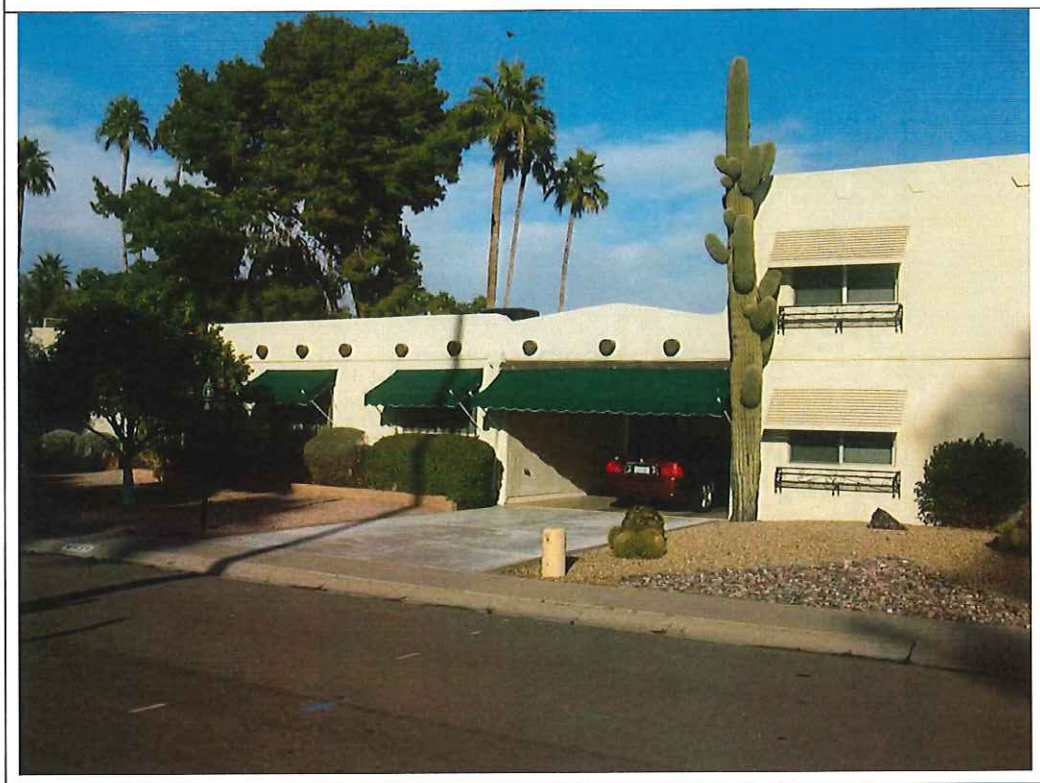
Photographs to be added.

Mission – Elements may include flat roofs with curvilinear parapet walls, or a hip roof form with exposed wood rafters and red clay tile roofing, stucco or plastered walls, sparse ornament, heavy timber lintels over windows, and arched openings



Photographs to be added.

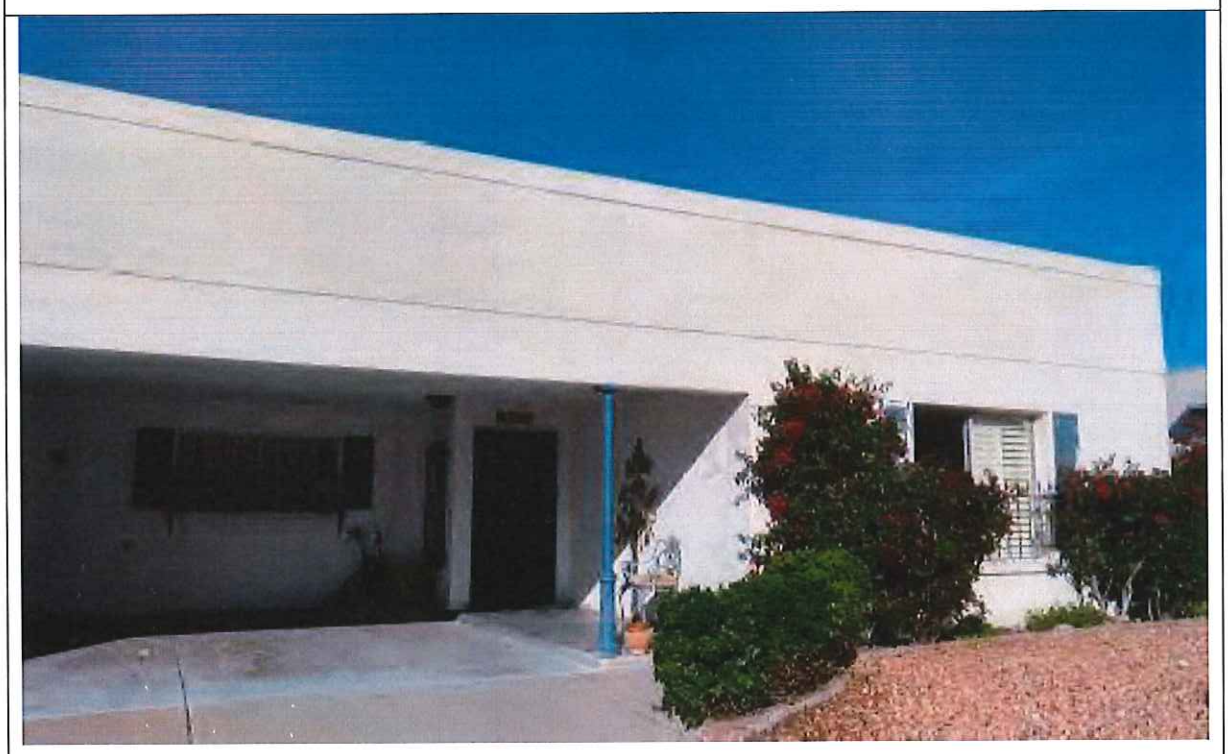
Pueblo – Elements may include a flat roof with parapet walls, exposed ends of wood vigas (log roof beams), the parapet wall may be stepped, red clay or metal roof drain scuppers, stucco or plastered walls, heavy timber lintels over windows, and wooden posts or columns



Territorial – Elements may include brick walls, a flat roof with parapet walls, one or more rows of brick or decorative blocks capping the parapet walls, window sills of row-lock bricks (bricks on edge), and a shed roof over the entry or carport

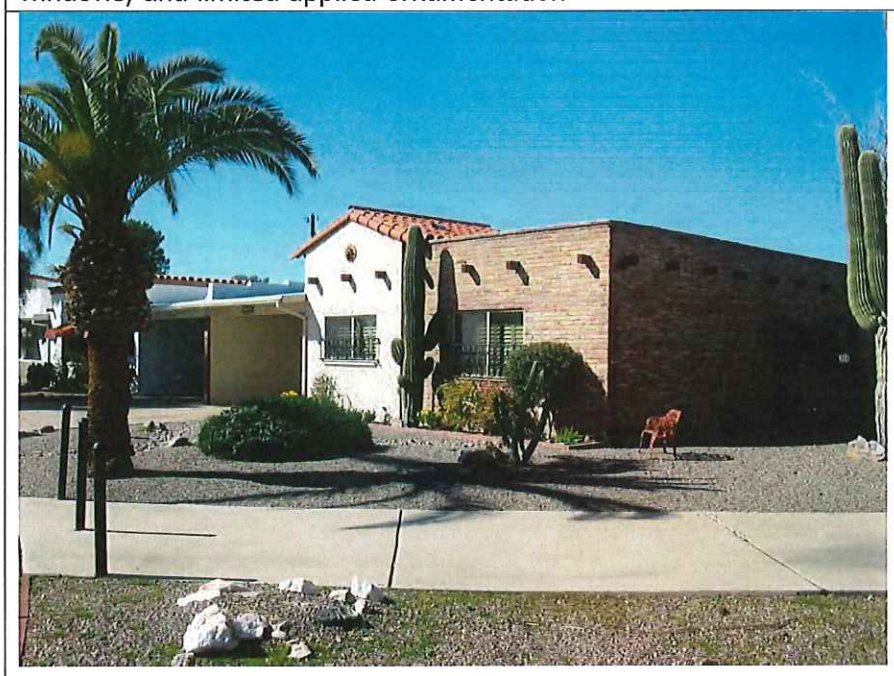
Monterey/Mediterranean – Elements may include a 2-story home with a cantilevered balcony that has ornamental wood or metal posts and railings, a low-pitched red clay tile roof, stucco or plastered walls, ornamental surrounds for the windows, multi-pane windows, and other ornamental ironwork

International/Streamlined – Elements may include a horizontal emphasis with horizontal bands, a flat roof with parapet walls, no applied ornament, no mullions in the windows, and stucco or plastered walls

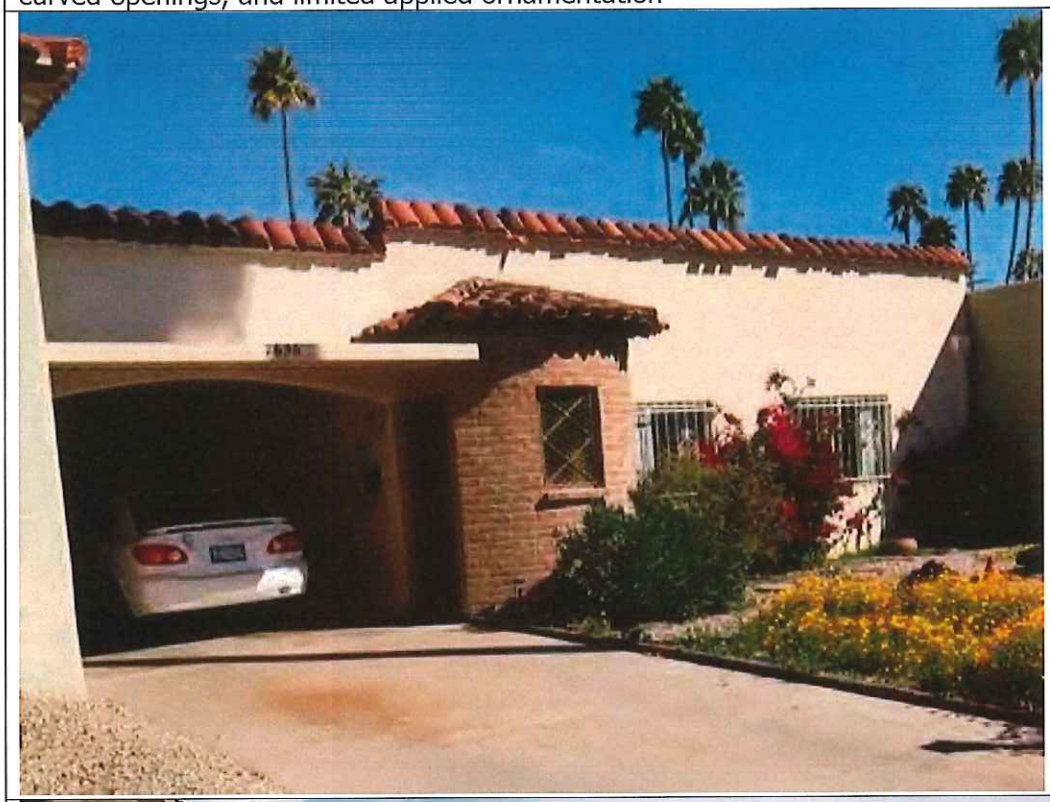


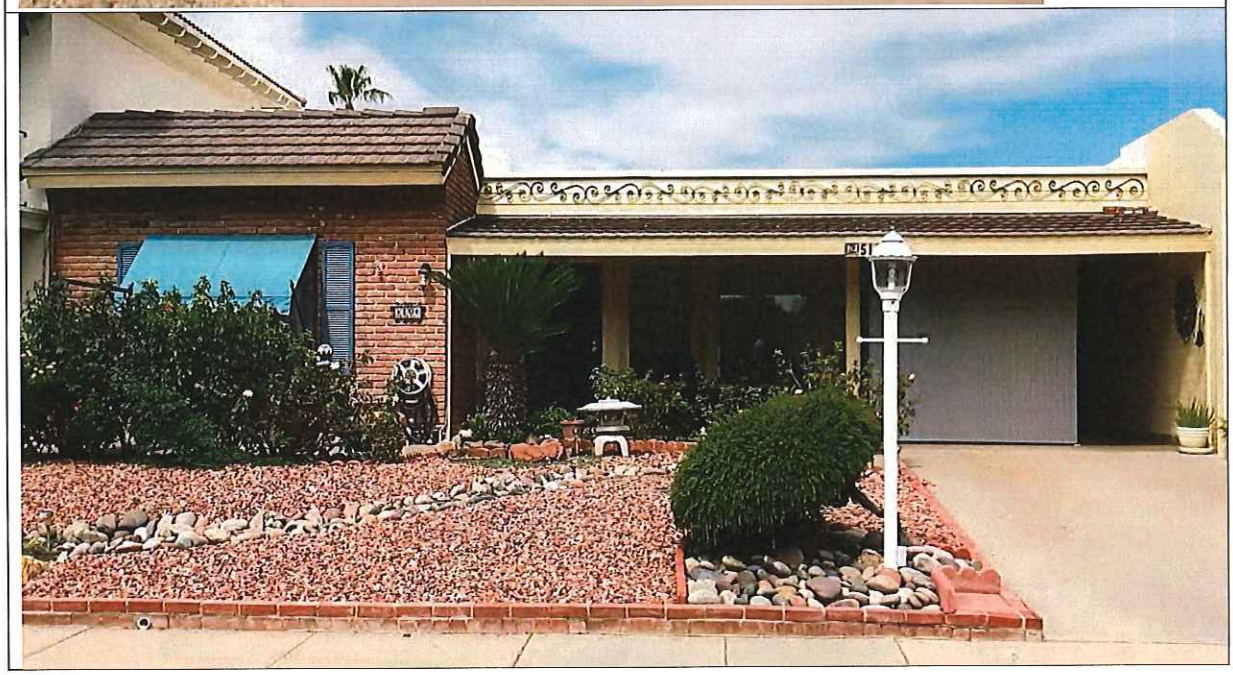
Other Architectural Styles at Villa Monterey Unrelated to Period Revival Styles

Southwest Modern – Elements may include popular regional materials and features found in the 1960s including stucco walls with parapets and flat roofs, painted slump block walls, a shed roof covered with flat concrete tiles, horizontal bands above or below the windows projecting a few inches in front of the walls, horizontal bands of concrete block or tile, cloth awnings over the windows, and limited applied ornamentation

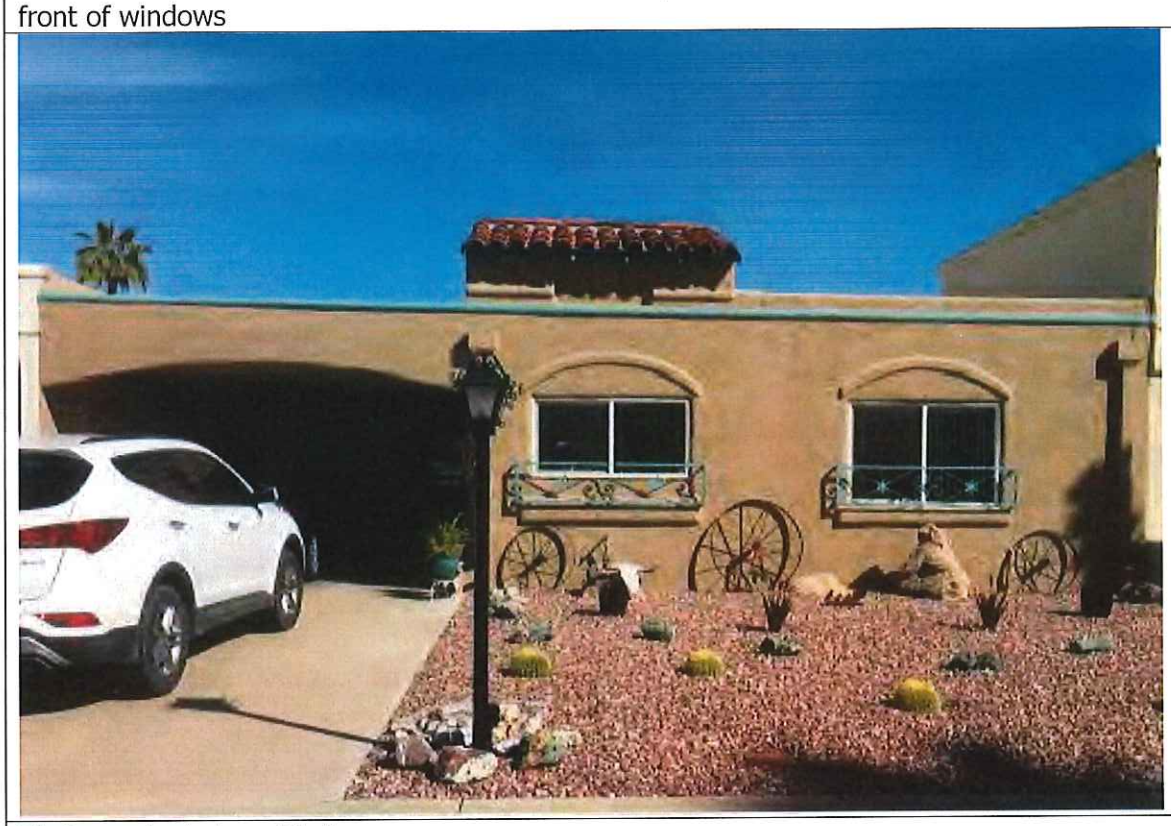


Eclectic Southwest – Elements are a combination of details and materials not specifically identified with a revival style period and may include a combination of flat and low-pitched gable roof forms, red clay tile roofing, shingle roofing, stucco or plastered walls, arched or curved openings, and limited applied ornamentation





Vernacular – Elements may include simple rectangular forms, some curves at the corners of the carport opening or roof parapets, a shed roof over the carport or the front of house with a plain fascia board, limited use of details or ornamentation, block or stucco walls, and security grills in front of windows



Photographs to be added.

Ranch – Elements may include gable roof end towards street, portions of wall covered with stucco, brick, painted concrete block, or board-and-batten siding, wooden shutters, shingle or flat tile on low-pitched roofs

Policies and guidelines for preserving architectural styles

Policy 4.A.1: Retain character-defining building forms and massing, and roof forms.
Guidelines:

a. Avoid changes in the type of roof on each individual townhouse and the original roofing materials.
b. The roof form for any given townhouse is a primary design element for the architectural style of the townhouse and rehabilitation of the original roof form will help to preserve the architectural style.

Policy 4.A.2: Avoid covering, removing or altering original forms, wall materials, or ornamental details characteristic of the architectural style.
Guidelines:

a. If new window coverings, like security grills or cloth awnings are proposed, select materials and types of coverings that have been used on similar style homes in the area and that look appropriate for the overall façade.
b. If a stucco home is to receive a new coat of stucco, avoid changes in the original surface texture and avoid heavy applications that obscure original details.
c. If reroofing a structure, use materials that will result in a similar appearance as the original roof.

Policy 4.A.3: Retain original characteristic features of an identifiable architectural style on the front façade and avoid adding features that are not in character with the style of the home.
Guidelines:

a. Don't mix styles or elements from other townhouse architectural styles on the front façade of an individual townhouse.

Chapter 5: Preserving the Form, Massing, and Historic Building Materials

Introduction

The scale, form, massing and pattern of the privately-owned homes along the streets are significant attributes of the appearance and character of this 1960s townhouse development. The placement of the townhouses along the streetscape and the mixture of their simple one- and two-story shapes, interspersed with community open spaces and recreational facilities for each Villa Monterey Unit, create a visual cohesiveness that distinguishes this historic district from other townhouse developments.

Responsibility for maintaining the overall character of the historic district falls to the Home Owner Associations (HOA) within Villa Monterey Units 1-7 Historic District, but the responsibility for maintaining the character of individual homes and planning exterior repairs and improvements is primarily the responsibility of each townhouse owner. To ensure that changes are appropriate and will maintain the historic character of the Villa Monterey Units 1-7 Historic District, exterior changes that are proposed by each townhouse owner will be subject to design review by the respective HOA and the HPO.

This chapter is divided into four sections of features and guidelines as follows: A) Form and Massing, B) Roofs and Roof Details, C) Carports, and D) Historic Building Materials

A) Form and Massing

Villa Monterey townhouses are rectangular in form and three to five townhouses are combined to create a varied façade and massing that has a larger presence on the street than a single townhouse would have. Primarily one-story in height, there are some townhouses that have a small second-story living space that contributes to the variety of the form and massing of the buildings within the Villa Monterey Units 1-7 Historic District.

Form and Massing Character-Defining Features

- Townhouses were built of masonry and wood frame, as one- or two-story dwelling units, with simple rectangular forms
- An infrequent variation of the main entry is a small vestibule, including the front door, which is in front of the main façade; some are five-sided and brick, with tile roofs
- The second-story portion of the townhouse is typically 300 square feet of living space

Policies and Guidelines for Form and Massing

Policy 5.A.1: Maintain the shape and forms that characterize the homes

Guidelines:

a. Rectangular plans and simple geometric shapes should be used for the design of additions, enclosures, or new construction.
b. The proportions and massing of additions and enclosures should be like that found on the existing building.
c. Preserve the staggered or horizontal emphasis of the front of the townhouses.

B) Roofs and Roof Details

Many of the townhouses have a roof that is flat, or has a minimal slope for storm water drainage. The front half of the roof drains to a scupper that is above the carport and the back half of the roof drains to the rear yard on the property. These low-slope roofs are hidden from

street view by a short parapet wall extends up above the front wall of the townhouse, including the carport. Townhouses that have a second-story have a combination of a low-slope roof for a majority of the townhouse and a steep-slope roof over the second-story. The second-story roof is shaped to relate to the architectural style of the townhouse.

Roofs and Roof Details Character-Defining Features

- Many roofs have a low slope but there are also some low-pitched gabled roofs and hipped roofs over second-story areas; flat roofs are covered with built-up roofing materials
- The pitched roofs, including shed roofs across the front of the carports and above front windows, were historically covered with red clay barrel tiles
- Some of the original clay tile roofing has been replaced with asphalt shingles, concrete tiles, and synthetic material tiles, both rounded and flat
- Many houses have short parapet walls that extend above the main body of the house along the length of its primary façade or in stepped segments
- Many gable roofs and parapets have some sort of decorative treatment or moldings at the cornice such as a row of bricks on edge or a cap row of ornamental block or tile
- Roof eaves that extend out over the front of the house can be bracketed or have exposed rafters; the wood is typically painted

Policies and Guidelines for Roofs and Roof Details

Policy 5.B.1: Maintain the shape and forms that characterize the roofs on the homes

Guidelines:

a. An existing shed roof, gable roof, or hip roof should be maintained and repaired as needed in its original location and style.
b. Parapet walls and details on the surface or top of the parapets should be maintained and repaired, as needed in their original locations.
c. Exposed rafter tails, scupper drains, vigas or wooden beams projecting from the walls, and brackets supporting shed roofs should be maintained and repaired, as needed in their original locations.
d. Original red clay roof tiles should be maintained and repaired, as needed in their original locations.
e. Any replacement roofing material should fit with the character and architectural style of the front façade and the materials should be the same as or similar in appearance to historic roofing materials.
f. Do not install turbine-type roof vents because they are not characteristic of the architectural style of the townhouses.

C) Carports

A noteworthy element of the development of housing in the twentieth century was the evolution of the garage. By the mid-century over half the homes constructed nationwide had an attached garage. A local variation of this trend was the spread of carports, particularly for townhouses. Since there was no need to protect cars from cold weather, carports were very popular in Arizona.

Townhouse developments built in Scottsdale in the 1960s, with each unit facing a public street, typically have a carport which also faces the public street. The open design of the carport also helps create a distinct visual character for the developments. Villa Monterey often has entry doors located under the carport rather than on the front façade of the homes. For these reasons carports are considered a character-defining feature of a 1960s Scottsdale townhouse development. Consequently, there are many options for the appropriate treatments for carports.

Carport as a Character-Defining Feature

- Carports for one or two cars were built to the side of each unit;
- In many homes, the carport functions like a front porch, providing shading and locations for seating
- The carport width was often designed to accommodate residents and visitors walking to the front entry from the driveway; some homes have changed the floor surface or put a railing between the parking area and this walkway area to emphasize this walkway function
- The carport opening may be squared-out at the corners, have rounded corners, include metal brackets for ornament, or be curved in shape
- Based on HOA CCRs some carports have been converted into enclosed garages

Policies and Guidelines for Carports

Policy 5.C.1: Preserve the original character-defining features of the carport whenever possible.

Guidelines:

a. Maintain an original carport and its original detailing.
b. If needed, repair the carport with materials and finishes that match the original.
c. If original elements of the carport are damaged or deteriorated beyond repair, then replace them to match the form and detail of the original or of the architectural style of the townhouse.

D) Historic Building Materials

The primary materials used on the exteriors of townhouses in Villa Monterey include painted stucco and concrete block, ornamental block, brick, ceramic tile, aluminum windows, board-and-batten siding, wood or ornamental metal window coverings, applied ornaments, clay tile, or asphalt shingles, with variations in facades from one townhouse to the next. The best way to preserve these historic building materials is through planned regular maintenance. Wood surfaces should be protected with paint. Horizontal masonry surfaces, such as sills, should be protected due to exposure to water. Cracks in stucco surfaces should be repaired.

Over time, building materials will deteriorate. Once damaged, the historic materials may be more difficult to repaint, repair, or replace. In some cases, their removal may pose a problem, especially stucco on masonry. Repairing the material is preferred, rather than replacing it. Frequently, damaged materials can be patched or consolidated using special bonding agents.

In other cases, some portion of the material may be beyond repair, so that replacement may be in order. Minimize the extent of the replacement because original materials contribute to the authenticity of the property as a historic resource. Property owners may consider synthetic materials such as fiberglass or other composite materials which will need to mimic the size, shape, and features of the original material.

Historic Building Materials Character-Defining Features

- Townhouse exterior walls are often constructed of concrete block and wood frame. Some concrete block walls have been painted, while others have a light application of stucco on the exterior, and the block pattern is often discernible underneath the thin stucco coating
- Numerous townhouses have clay brick or concrete slump block front facades as a variation from the smooth-face concrete block and stucco finish on the exterior walls
- A combination of stucco walls with brick or slump block accents at windows or atop parapets has provided a varied texture to the appearance to the exterior walls

Policies and Guidelines for Historic Building Materials
Policy 5.D.1: Preserve the original materials in place whenever possible
Guidelines

a. Maintain the original wall materials, including applied ornament, ceramic tile, decorative blocks, plaster medallions, or other features.
b. Maintain the pattern of multiple types of building materials on the primary façade, including ornamental bricks or blocks at the top of the parapet.
c. Do not remove paint from historic painted concrete block. All wood surfaces and concrete block masonry should be painted.
d. Do not paint decorative tile, concrete slump block, and brick.
e. Do not blast with sand or other abrasive materials. Use the gentlest means possible to clean a structure. The water resistance of stucco, concrete block, and clay brick, will be compromised when its original surface is eroded.
f. Do not cover the concrete masonry walls with stucco, aluminum or vinyl siding or other non-historic veneers.

Policy 5.D.2: Repair deteriorated building materials rather than replace them whenever possible
Guidelines

a. If the repair of the masonry is needed, use a masonry material the same unit size as the other blocks and a similar type of mortar for the joints between the masonry units.
b. Repair deteriorated materials by patching, piecing together, or selectively replacing, the damaged portion.
c. All repair work should utilize textures, finishes, and techniques, which match the original architectural style of the townhouse.

Policy 5.D.3: Original building materials that have deteriorated beyond repair should be replaced with a similar building material
Guidelines

a. All materials that are replaced should match the size, shape, texture, and features of the original material used in the architectural style of the townhouse.
b. Replace decorative metal work, decorative tiles, balcony posts and railings, vigas, wood shutters, with a type or pattern that will match the original architectural style of the townhouse.

Chapter 6: Windows, Doors and Entries

A) Windows

Windows are important character-defining features of the historic townhouses. Windows give scale to a building. The different sizes, location and arrangement of the windows create visual interest. The depth of their position, set into the thickness of the wall, creates shadows that also contribute to the character of the façade. Typically, windows that are visible from the street are important to the visual character of the townhouse. Windows on rear walls not seen from the public way are generally less significant. Greater flexibility in the treatment or replacement of such secondary windows may be considered. The proportions, orientation, divisions, and materials of a historic window are among its essential elements of design.

Original windows in the Villa Monterey development are aluminum framed and can be opened horizontally, as "sliders". Rectangular in overall shape, these large aluminum windows, with single panes of glass, are impractical to repair because of current window technology, materials, and methods of fabrication.

Green Building

These lightweight, thin metal, single pane windows have a very low energy efficiency rating. Based on the low energy efficiency rating of the original aluminum frame windows, it is recommended that these windows should be replaced. These guidelines support efforts to reduce energy consumption while emphasizing the importance of the appearance of any replacement windows.

Windows Character-Defining Features

- Windows are metal sliding units with horizontal proportions and are in simple rectangular or square shapes
- Large windows are the dominant elements of the front elevation of the townhouses
- Windows are accented by simple sills, shutters, awnings of varying shapes and sizes and decorative surrounds (refer to Chapter 7)
- Many windows have decorative features, such as a metal grill or wooden trellis, in front of the openings (refer to Chapter 7)

Policies and Guidelines for Windows

Policy 6.A.1: Preserve the historic characteristics of windows and window coverings that contribute to character of the townhouse.

Guidelines

a. Preserve the location, number, opening size and arrangement of historic windows and original coverings within the primary façade.
b. Preserve the decorative features of an historic window.
c. Install a quick-release device on a decorative feature that covers the window to allow emergency exiting from, or access to, the townhouse.
d. Retain character-defining patterns of the historic window openings.
e. Do not install a window air-conditioner in a window that is on the front or street side of a building.

Policy 6.A.2: New or replacement windows should match the significant aspects of the historic windows.

Guidelines:

a. When window replacement is necessary, match the original design or what was historically found with the architectural style.
b. Replace windows with frame and glass materials that match the original window in dimensions, finish, sash type, proportions, width of the components, and the location of the sash within the wall thickness.
c. New or replacement windows should not disrupt the historic window arrangement on a primary façade.
d. When appropriate, a new opening should be similar in location, size and type to those seen traditionally.
e. Replacement windows may be finished with trim elements similar to those used traditionally.
f. For a new window, clear glass is considered a better alternative than introducing a glazing pattern that was never used in the development.
g. If security is a concern, the installation of an electronic detection system is recommended because wire glass, glass block, or a roll-down metal security barrier are not allowed.
h. In selecting a new or replacement window, match the profile of the sash and its components, whenever possible.
i. Minimize the visual impact of new skylights by installing them behind the parapet wall or ridge line of the roof and away from view from the street, whenever possible.

Green Building: Double pane windows with low-E glazing will help reduce energy consumption. Provide shade on exposed glazing with landscaping, overhangs and window treatments. Consider metal window frames with a thermal break.

B) Doors and Entries

A door, and its frame and trim, often provide scale and visual interest to the composition of a building façade. A door that is appropriate to the architectural style and period of the post-WWII neighborhood adds to its historic character. It is important to determine the historic significance of the door. The architectural style of the townhouse should be used to determine the design characteristics of the door. Doors leading to a second-story balcony facing the street are prominently visible. A door in an obscure location or at the rear of the house may not necessarily be considered a prominent feature.

Most entries for townhouses in Villa Monterey are within the carport and are therefore somewhat protected from sun and rain. Doors within carports may be on the back wall or the side wall of the carport. In addition, townhouses in Villa Monterey with a second-story balcony on the front of the homes may have double doors accessing the balcony.

Most deterioration problems for exterior doors and their frames tend to be caused by sun, heat, and water. Deferred maintenance of weather-worn doors will accelerate their deterioration. A door may also be worn and sagging due to constant use. As a result, some historic doors do not properly fit their openings and therefore may allow moisture and air into the townhouse. Inspect the door and its frame to determine its condition, source of deficiency, and the nature and extent of damage. Typically, a sagging door merely needs to be re-hung. This treatment is preferred because it is often easier and less costly to repair or re-hang a door rather than to replace it. In many cases the door may not fit the door jamb or threshold as it should. In this case the hinges and the threshold should be tightened or refit to allow smooth operation. Shaving or undercutting the door to fit the door frame is not recommended as a solution.

If a door is to be replaced, the new one should match the appearance of the original, the architectural style of the townhouse, as well as the location, size and shape.

A frequent concern is the material of the replacement door. In general, using the same material as the original is preferred. Finally, when replacing a historic door, it is important to preserve the original frame and trim.

Doors and Entries Character-Defining Features

- The entrance for each townhouse is typically at the back of the carport
- A few entry doors are located at a small vestibule that is at the front of the townhouse
- At some townhouses a decorative metal railing separates the entry path from the vehicle parking space
- Decorative paving materials define the entry path from the front of the townhouse to the entry door

Policies and Guidelines for Doors and Entries

Policy 6.B.1: Preserve the historic doors, frame and trim, and door coverings that contribute to character of the townhouse.

Guidelines

a. Preserve the location, number, opening size and arrangement of historic doors and original coverings within the primary façade.
b. Preserve the decorative features of a historic door.
c. Repair rather than replace doors when the door is part of the historic character of the home.

Policy 6.B.2: New or replacement doors should match the significant aspects of the historic doors.

Guidelines:

a. Retain entry doors in their original location, size and shape.
b. When door replacement is necessary, match the original design or what was historically found within the architectural style of the townhouse.
c. The appearance of any replacement entry doors should be considered within the context of the architectural style of the façade. If the details are simple, keep the door style simple. If the façade has more ornamentation, consider a more ornamental door.
d. New or replacement doors should not disrupt the historic door arrangement on a primary façade.
e. The installation of a side-light window on one or both sides of the door to bring more light into the interior is not allowed because this changes the size of the door openings. Adding a window to the door or replacing an entry door with one containing more glass is preferred to adding side lights.
f. When appropriate, a new opening should be similar in location, size and type to those seen traditionally.
g. Replacement doors may be finished with trim elements similar to those used traditionally.
h. If security is a concern, the installation of an electronic detection system should be considered before wire glass, or metal security bars.

Chapter 7: Details and Trim

Introduction

Villa Monterey townhouses have simple forms with external ornamentation applied so each façade in a row has a semi-custom appearance. Detailing and workmanship are integral to the construction of the townhouses. At each townhouse it is important to identify the variations in finishes, details, and patterns that customized the basic housing models of the development. Retaining these elements of the townhouse help preserve variations in appearance that are important character-defining feature of post-World War II developments.

A) Details and Trim Character-Defining Features

- **Architectural style** Typically, within a row of attached townhouses, each townhouse has a different architectural style and incorporates various design features, details, and trim elements These front façades may be repeated within all Villa Monterey Units.
  This concept was utilized by the developer to blend a variety of styles in order to create visual interest but without trying to fully reproduce or revive earlier period styles of architecture.
- **Ornamental detailing** In addition to the roof or parapet cornice, a myriad of ornamental detailing has been applied to the exterior wall surfaces and surrounding the door, window, and carport openings.
  Detailing that serves to customize each house includes:
  - decorative block patterning - horizontal bands, diamond blocks within carports, block surrounds for windows
  - medallions - shapes include shells, shields, or other shapes typically centered over the carport
  - decorative ceramic tiles - may be inset in a row across parapet, in a horizontal band under windows, or individual tiles set into the wall surface
  - applied wooden vigas and roof drain scuppers
  - ornamental ironwork - used in a variety of locations including security screens over windows, for porch railings and columns, for brackets supporting shed roofs, and as ornamentation at the corners of the carports
  - wooden grills over windows - looks more ornamental than for security
  - wooden shutters by windows - non-functional since securely attached to walls
  - cloth awnings over window openings - awnings are common enough to be original or possibly were an option for buyers
- **Balconies** Second story balconies with ornamental railings and columns are a distinctive feature of a number of the larger townhouses
- **Decorative concrete blocks** Some side walls of end units at street intersections also have raised relief features that are composed of 16 decorative concrete blocks that are arranged in a variety of patterns and prominently displayed to be seen by the community

Policies and Guidelines for Details and Trim

Policy 7.A.1: Preserve the trim elements that that are typical of the architectural style of the townhouse.

Guidelines:

Rafter tails and fascia boards

a. Retain the pattern of roof rafter tails and fascia boards that trim the roof eaves of the homes that have a shed roof or second-story hip roof. Protect these wood features

from deterioration by painting and utilizing gutters and downspouts to drain water away from them.

b. Repair deteriorated roof rafter tails or fascia boards by patching, piecing-in or reinforcing the existing materials.
c. If replacement of roof rafter tails, exposed wood vigas, or fascia boards becomes necessary, use similar materials with the same size, proportions, and detailing that is found elsewhere on the townhouse.

Wood trim of window surrounds

d. Preserve the wood trim of window surrounds. Protect them from deterioration by painting.
e. Repair deteriorated window trim by patching, piecing-in or reinforcing the existing materials.
f. If replacement of window trim becomes necessary, use similar or synthetic materials with the same size, proportions, and detailing that was originally found on the townhouse.

Decorative wood trim

g. Retain wood trim elements such as exposed roof rafter tails, exposed wood vigas, decorative fascia, brackets and railings. Protect them from deterioration by painting them.
h. Repair deteriorated decorative trim by patching, piecing-in or reinforcing the existing materials.
i. If replacement of decorative trim or columns becomes necessary, use similar or synthetic materials with the same size, proportions, and detailing that is typical for the architectural style of the townhouse.
j. Do not add decorative trim elements that are not typical for the architectural style of the townhouse.

Decorative tile and masonry

k. Preserve the bands of decorative tile, block, brick, or stucco over block, which run horizontally across the façade whether across the middle or the top of the façade.
l. Do not paint over any decorative ceramic tiles, block, or brick.

Policy 7.A.2: Preserve the finishes that are typical of the architectural style of the townhouse.

Guidelines:

a. Consult with the respective HOA to determine appropriate and/or approved paint colors.
b. When painting the exterior of the townhouse, utilizing the colors that were used during the 1960s, and are typically seen on the architectural style of the townhouse. Do not use contemporary colors, or colors that are currently popular.
c. Maintain the painted surfaces of the concrete block and wood walls, columns and trim.
d. Do not apply stucco to exterior walls that obscure the painted finishes of the concrete block or cover decorative bands of tile, block, or brick.
e. Do not sandblast or use chemicals to remove paint from bricks or concrete blocks because it will damage the exterior surface of the masonry.
f. Do not install unpainted or stained wood when repairing or replacing wood trim.

Policy 7.A.3: Preserve the patterns of building materials and elements that distinguish the Villa Monterey townhouse style.

Guidelines:

a. Retain the pattern of using more than one material or method of masonry construction on the primary façade of the house.

b. Do not install a new exterior material such as stucco or siding that obscures the historic pattern of materials or applied ornament.
c. Preserve the pattern of window types and sizes found on the primary façade of the townhouse. Refer to Chapter 6: Preserving Windows, Doors and Entries

Policy 7.A.4: Preserve the awnings over windows and doors.
Guidelines:

a. Maintain the historic awnings, typically with solid colors and metal supports.
b. New or replacement awnings should maintain the style, width, and proportions of earlier awnings.
c. Do not install roll-up metal window and door coverings because they are not characteristic of the architectural style of the townhouses in the 1960s.

Chapter 8: Landscaping, Fencing, Paving, Accessory Structures, and Miscellaneous Items

Introduction

Within an historic district, the pattern of streets, open spaces, common areas, and landscaping all comprise the setting that contributes to a sense of place, time and contribute to the significance of the historic district. The setting includes such elements as landscaping, fencing, paving, accessory structures, and miscellaneous items. Landscaping in the Villa Monterey Units 1-7 Historic District was originally grass lawns with trees, shrubs, and seasonal flowers. Over the past decades concerns about water use has resulted in much of the individual townhouse landscaping being converted to plants that are desert natives or desert adapted.

A) Landscaping, Fencing, Paving, Accessory Structures, and Miscellaneous Items

The following guidance is provided to encourage the preservation of those elements within the historic district that have no formal protections and to help homeowners plan improvements that will not diminish the integrity and significance of the district.

- Fences are typically concrete block. In a side yard at a street intersection or a pedestrian walkway, the fence may include an ornamental perforated block or other accent masonry band as the top row of the fence
- Fences between two townhouses, or at the end of a townhouse row, will typically be setback a few feet from the front façade and may also be built from, or include, perforated blocks
- Paving for driveways and sidewalks was originally concrete with no special treatment or patterning. Numerous townhouse owners have removed the original concrete paving and installed decorative unit pavers, or stone pavers. Front patio areas have also been added to some townhouses
- Accessory structures within the historic district are limited due to the small rear and side yard area for most townhouses. Accessory structures that do exist are small sheds and are not habitable
- Utility equipment such as gas meters, electric service panels, water lines, telecommunication lines, are typically located at the front of each townhouse. Many owners use low walls or landscaping to conceal these equipment items from street view

Policies and Guidelines for Landscaping, Fencing, Paving, Accessory Structures, and Miscellaneous Items

Policy 8.A.1: Retain the traditional patterns of landscaping that were found within the historic district.

Guidelines:

a. Tall palm trees were historically planted at entry streets into the historic district, such as Coolidge Street at Miller Road, Rancho Vista Drive at Miller Road, and 78th Street at Chaparral Road, and are encouraged for these street intersections, and common areas.
b. Preserve the mature trees and shrubbery wherever possible.
c. Trees that will have a large mature volume, that is much larger than mature native trees like Mesquite or Palo Verde, are discouraged because large mature trees can dominate the streetscape and obscure the views of the townhouses when looking down the street.
d. Continue the pattern of utilizing a mix of landscape elements including lawns, trees, shrubs, ground covers, flowers and front patios. However, select plants that are native to the area or incorporate plants that are well adapted to the arid climate.

Policy 8.A.2: Fencing should remain traditional and not disrupt the historic streetscape in the subdivision.
Guidelines:

a. Keep the front yard open to the street.
b. Fencing or free-standing walls should not conceal the primary facade of the townhouse.
c. Concrete block fence walls should be painted.
d. Fencing for a side yard should be offset some distance behind the front of the townhouse, so that the corner of the townhouse is obvious.
e. Fences in the side yards of townhouses that are on corner lots should not obstruct the views of any decorative concrete blocks, medallions, or motifs on the townhouse side walls that are visible from intersections and from the sidewalk or pedestrian walkway.

Policy 8.A.3: Landscaping in front yards should not fully or primarily obstruct views of the front façade from the street.
Guidelines:

a. Shrubs, groundcovers, and accent plants that are installed in the front yard should not cover window openings.
b. A wide variety of plants are available at local plant nurseries that include shrubs, groundcovers, and accent plants that have names such as "dwarf", "compact", "petite", "prostrate", or "trailing".
c. Trees that are installed in the front and rear yards should be short to medium in height, typically between 12 to 16 feet tall, so that the tree will not be too large for the property and obstruct views of the townhouse from the street.
d. If the mature size of existing trees and shrubbery are large enough to obstruct or conceal views of the townhouse from the street, the townhouse owner should consider a landscape renovation that will improve natural surveillance from the street to the townhouse, and vice versa, which is similar to the original setting and landscape character of the historic district.
e. Continue the pattern of using low planter beds in the front yard. Construct the planter bed so that it will be separated from the foundation and that water will drain away from the townhouse.

Policy 8.A.4: Minimize the visual impact of utilities, accessory structures and equipment, and other such fixtures on the homes, walkways and streetscape.
Guidelines:

a. Do not install any vertical elements for utilities or telecommunications that will be visible from streets, walkways, or common recreational facilities.
b. Place equipment on pads on the ground when roof-mounted equipment will be visible from streets, walkways or common recreational facilities.
c. When roof-mounting equipment is considered, place items such as solar panels, satellite dishes, antennae or HVAC units, on the rear plane of the roof or in such a fashion to fully screen their visibility from the streets, walkways or common recreational facilities.
d. For homes with a parapet, locate equipment on the roof behind the parapet so it will not be visible from the streets, walkways or common recreational facilities.

Chapter 9: Building Additions and New Construction

Introduction

Expanding the living area and functionality of a townhouse by building an addition or a new structure such as a porch, ramada, or accessory building, is part of the normal evolution of residential areas. However, the placement, design and materials that are used for an addition or new construction, are important considerations in preserving the character-defining features of the townhouse and the integrity of the larger historic district. When planning a building addition or new construction, please review the policies and guidelines set forth in Chapter 4 Villa Monterey Architectural Styles and Guidelines.

A) Building Additions and New Construction

- Any addition, expansion, or accessory building must be planned and constructed in conformance with applicable City of Scottsdale Zoning Ordinance development standards and Building Code requirements
- A building addition should be a similar distance from the street so that it will align with nearby townhouse buildings
- A new building should relate to the general size, shape and proportions of the nearby townhouse buildings
- Utilize primary building materials that match, or are similar in appearance to, the historic ones
- Alignment of horizontal features of adjacent buildings, such as roof ridges, eaves, porches, windows and doors, are important to maintain on new buildings in order that they will be compatible with general patterns of the streetscape façades

Policy 9.A.1: Locate an addition or new construction so that it does not obscure or damage the character-defining features of the townhouse and streetscape.

a. Expansion to an existing one-story or two-story townhouse is best done at the rear of the townhouse, leaving the primary façade intact.
b. A townhouse on the end of a row of townhouses that has one side yard may have room for an addition on the side of the house. Such additions should be in line with, or behind, the front façade and may be one- or two-story in height depending on the existing townhouse.
c. If a second story addition is proposed at a one-story townhouse, construct it at the same width, height, and massing of other two-story townhouses in the area.
d. If a second story addition is proposed at a townhouse with an existing second floor, construct it at the same width and height, and so that it will be behind the existing second floor living area.

Policy 9.A.2: Design an addition so that it is compatible with the existing house. Guidelines:

a. Additions should be one-story in height, in most cases, and have similar proportions and massing as existing townhouse.
b. The roof of an addition should be no taller than the main roof of the existing townhouse and the roof form, slope, trim and finish materials should be of a similar material and match the appearance of the existing roof.
c. The finish materials of an addition's exterior walls may be like materials found elsewhere on the townhouse.
d. Windows in the addition that are visible from the street should be similar in size, proportions, and location as the windows that are on the rest of the townhouse.

e. Do not expand an existing front balcony that alters the roof line or obscures the front entry.
f. The height of a new accessory structure or building in rear yards should not exceed the height of homes and structures on adjacent lots.
g. The design of an accessory structure should have columns and building elements that are of a similar material and the same size, proportions and detailing that are found on the townhouse.
h. Do not construct a ramada, a shed, a shade structure, or other accessory structure that will be visible from the street.