

Case Research

Historic Context for Scottsdale's Postwar Townhouses

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While the market is small today, he [Dell Trailor] believes townhouses will be 30 percent of the total market someday. He stresses that his Gold Key townhouses are built with the idea of selling them as individual dwellings. In no case does he use the condominium or cooperative type of purchasing setup for he believes these are too complicated for the average buyer to be interested in.

~Article on Dell Trailor townhouses, *Arizonian* newspaper, 23 Feb.1967

Introduction

Goals and Purpose

The City of Scottsdale Historic Preservation Office initiated a study and survey of townhouses for a Historic Context for Scottsdale's Postwar Townhouses in accordance with the "Better Resource Management" goal of the Arizona Historic Preservation Plan Update 2000. This goal challenges state and local preservation groups to identify and evaluate properties from the recent past; namely, the early post-World War II boom. The study and survey of townhouse design and construction in postwar Scottsdale meets that challenge. The study findings provide a comprehensive historic context of a specific historic resource type from the recent past of both the City of Scottsdale and Arizona.

Study goals include integrating townhouse survey findings into the City's broader planning and decision-making processes. The findings will assist the Scottsdale Historic Preservation Commission (HPC) in reaching a better understanding of the nature and condition of this specific historic resource type; in developing local HP programs that support the preservation of extant properties; and by providing the national and local historic context necessary to select properties for listing on the Scottsdale Historic Register. Ultimately, this study will aid the Scottsdale HPC in the proper evaluation and preservation of a representative collection of Scottsdale townhouses.

Methodology

Previous studies of multifamily housing resources by and for the City of Scottsdale have guided the discussion on post-WWII multifamily housing trends as well as the selection of the methods, techniques, and scope of this study (Abele and Wilson, 2006; and various reports by Don Meserve). These earlier studies resulted in the development of several historic context studies that could be used in the evaluation of the significance of the townhouse properties identified. With an understanding of the postwar growth in Arizona, the Phoenix metropolitan area and Scottsdale, an initial hypothesis of the study undertaking assumed that townhouse development would follow similar patterns. Consequently, the initial focus for the survey concentrated on townhouse units as defined by the Maricopa County Assessor's Office and Federal Housing Administration's (FHA) classification systems for property built between 1962 and 1983.

The selection of time period for the context study, 1960-1974, strongly relates to the issuance of building permits by the City of Scottsdale for townhouse construction. Issued permits steadily increased towards the late 1960s, peaked in the early-1970s and tapered off in the mid-1970s due to

the oil embargo and recession. In addition, the percent by year of new townhouses in relation to all new housing peaked in 1975 at 21%. These factors serve as the rationale for the historic context study's cut-off date of 1974.

Approximately 56 townhouse developments, including 81 plats, were the basis for this study and the City of Scottsdale Historic Preservation Office's townhouse survey. Researchers compiled this number of developments and the analysis of their design, layout and construction through researching newspapers and county and municipal records, and through conducting photo surveys. Architectural style classifications are based in part on the typology of architectural styles established in previous housing surveys for Arizona. New sub-styles have also been developed to specifically describe the single family attached/townhouse typologies reviewed later in this study.

Definitions and Terminology

Townhouses are distinguished by their single family attached home design. One of the most significant design elements of townhouse construction is that, while attached to each other, each townhouse is a single residence vertically. This is one primary physical factor that distinguishes a townhouse development from many condominiums.

For the purpose of this study the following abbreviated definitions apply for single family attached housing (SFA)—the overarching study category under which townhouses fit. The following summary on SFA variations pulls from SFA architectural styles developed by the Scottsdale Historic Preservation Commission. The section Regional and Local Context provides more detailed discussion on classifications of townhouses developed in Scottsdale, 1960-1974.

An SFA is a residential dwelling unit that:

- Is designed for occupancy by one family or living unit,
- Has one or two party walls shared with an adjacent home or homes,
- Sits on its own lot in a subdivision,
- Is typically owner-occupied, and
- Has no other home above or below each home.

Variations on SFA homes in Scottsdale are below:

- Townhouses/Townhomes: rows of three or more units; sometimes called row houses in older urban areas (though generally not referred to as such in Arizona).
- Twin or semi-detached home: attached by a party wall to solely one adjacent home in each structure.
- Clustering or Clustered townhouses: three or more homes grouped in a structure with common open spaces between structures and often with shared or common driveways for each group of homes.
- Patio home or zero lot line home: one or two party walls with adjacent homes, or at least one wall on the lot line abutting a neighboring wall on the lot line, and which has a private patio or courtyard along the long side of the lot; typically one-story units.

Works Consulted

Myriad professional works on recent housing history provide the national and regional context for postwar townhouse development. These include 1950s-1980s reports and studies from institutions such as: The Social Science Research Council (Winnick, 1957), The American Conservation Association (Rockefeller/Whyte, 1964), The President's Committee on Urban Housing (1968), The National Association of Home Builders (Sumichrast/Frankel, 1970), The Urban Land Institute (Norcross, 1973 and Engstrom/Putnam, 1979), and The Center for Urban Policy Research (Horowitz, 1983). Studies consulted that are more scholarly in approach ranged in date from 1964 to 2003 and include, but were not limited to: *City and Suburb: the Economics of Metropolitan Growth* (Chinitz, 1964), "New Communities in the United States: 1968-1973. Part 1: Historical Background, Legislation and the Development Process" (Turner in *The Town Planning Review*, 1974), *The Townhouse in the Suburbs: a Study of Changing Urban Morphology and Social Space in American Suburbs, 1960-1974* (Dingemans, UC-Berkeley dissertation, 1975), *Building the Dream: a Social History of Housing in America* (Wright, 1981), *Redesigning the American Dream: the Future of Housing, Work, and Family Life* (Hayden, 1984), *Bourgeois Utopias: the Rise and Fall of Suburbia* (Fishman, 1987), *Where We Live: a Social History of American Housing* (Welfeld, 1988), *Styles and Types of North American Architecture: Social Function and Cultural Expression* (Gowans, 1992), *American Housing Production, 1880-2000: a Concise History* (Doan, 1997), *A Field Guide to Contemporary American Architecture* (Rifkind, 1998), and *Community: Pursuing the Dream, Living the Reality* (Keller, 2003).

National Historic Context

*Postwar United States Residential Housing Trends**

In the twenty years after World War II, America experienced an unprecedented housing boom. This boom added more than twenty-five million new residential structures by the year 1965. Demographic factors, socioeconomic conditions and trends, the availability of land, and government policies all largely influenced the record housing demand. In the postwar era when housing starts by month and year grew to be an important economic indicator for the first time, the housing of Americans became both national priority and big business.

New residential construction post-World War II contributed less than one percent to the gross national product (GNP) initially. Yet it quickly rose to account for more than six percent by 1950 before leveling off at about three percent of the GNP by the late 1960s, with residential land and structures representing nearly one third of America's total national wealth (Hayden, 1984; Sumichrast/Frankel, 1970). Housing had become "a premier U.S. consumer good" (President's Committee on Urban Housing 1968, 114).

In the first postwar decade, housing demand favored single family home construction. Specifically, most of the residential growth focused on free-standing, or detached, homes. Between 1945 and 1955 the number of newly-constructed single family homes was overwhelming. In contrast, multifamily units accounted for less than fifteen percent of all new housing at the time. This gap was so distinct that one past observer remarked that new multifamily rental housing seemed to be "going the way of the icebox and the horsecar" (Winnick 1958, 3).

Single family detached housing had persisted as the ideal form since the early days of the nation's settlement. It symbolized independence and personal identity; egalitarian qualities underlying the establishment of American democracy. Thus, the American family's desire for private home ownership and space had a deep-seated history, frustrated only by economic and social barriers. Historical studies indicate that the typical postwar American household would have chosen ownership of a freestanding, single family home, if given the opportunity. Notwithstanding, by the late 1960s the single family home development market began to give way to a higher volume of postwar multifamily housing production.

This infrastructural change relates to shifting family structures: 1960s American family values were changing. The "spatial segregation and isolation" linked to the American dream of the "single-family, detached house with a lawn and the proverbial picket fence" seemed less suitable to certain demographic alterations to the traditional household (Keller, 55-56). Increasingly, wives were becoming second wage-earners while single parents and self-supporting unmarried persons moved up as heads of households. These changes affected the financial practicability of responsible single family home ownership.

Multifamily construction therefore increased substantially in the second postwar decade and the housing industry became the domain of large-scale developers. Smaller developments were non-competitive. Thus, multifamily housing development soon comprised more than a third of all new housing units (Doan 1997; Horowitz 1983; The Report of the President's Committee on Urban Housing 1968; Winnick 1958).

*This section draws greatly from Abele and Wilson's "Scottsdale Postwar Multifamily Housing Survey" (2006),

Growth of New Communities

Paralleling changes in demographics and to the American family structure, commercial centers mobilized in the late 1950s-1970s, locating major employment centers out in the suburbs. In the 1960s, the American Conservation Association referred to this new postwar spread of Suburbia, which traditionally carried the concept of space and proximate access to the countryside and outdoor recreation, as the "spread city" (Rockefeller/Whyte, 12). Postwar Suburbia fostered a rise in the number of specialized service jobs, including specializations in banking, accounting, law, and advertising, and it also attracted 75 percent of all new manufacturing and retail jobs. Not surprisingly, central cities subsequently lost thousands of jobs and by 1970 jobs located in the suburbs outnumbered those in the central city. These new suburban industries fostered rampant suburban residential growth, influencing the demand for and development of many multiuse residential projects in suburban communities (Fishman, 1987).

The need for residential areas to be located near suburban centers of commerce, as well as buyers' demands for easily-accessible conveniences and recreational areas prompted the rapid design and construction of planned suburban communities, also referred to as "new towns" or "new communities." The origins of new towns lay in late-1800s industrial and factory town developments, as well as within the City Beautiful movement of the 1890s. The new post-World War II phase, however, far exceeded its 19th-century origins.

As inner city problems of overcrowding, crime, and racial tensions intensified in the postwar decades, various developers, planners, architects, landscape architects, and visionaries idealized and promoted the utopian virtues of small town or village life which the newer suburbs developing around the central cities promised. New town developers also envisioned their planned communities as an opportunity to create cities that offset the negative development in central cities of diminished recreational areas. Urban trails and the design of other urban recreational opportunities composed a growing national trend in the 1950s which culminated in the late 1960s with Lyndon B. Johnson's beautification plans and the National Trails System Act. "New Towns" reflected this national trend.

The federal New Communities Act of 1968 did what visionary planners, architects, developers and President Johnson wanted – providing government loan guarantees to new communities meeting federal standards. The latter Urban Growth and New Communities Development Act of 1970 extended the guaranteed financing to New-Towns-In-Towns (NTIT) as well as New Towns. Federal programs to encourage new town development through federal loan guarantees lasted from 1968 until 1981.

These planned mixed-use communities—of residential, industrial, commercial, and recreational spaces— offered easily-maintained, efficient, and attractive homes in close proximity to places of work, commercial and industrial centers, and open recreational areas. New towns responded to issues of overcrowding and rampant development in central cities. With urban-like conveniences in suburban settings that boasted "wilderness" and unlimited open space, these new towns were advertised as ideal cities without the path-dependency growth issues that long-existing central cities faced as they grew. New towns were invented cities that theoretically matched the needs and ideals of the American people: pre-planned cities which, on paper, provided no avenue for negative, unplanned development or population growth.

The Rouse Company's Columbia, Maryland 1967 new town, as well as Robert E. Simon's 1964 new town, Reston, Virginia are often proffered as case studies in published reports or studies on American housing trends of the 1960s. These two planned urban communities (PUDs), like many of the new towns that gradually increased in number throughout the country in the 1960s and 1970s, provided a mix of housing types and included both single and multifamily housing. Columbia is also popular for how the new town's plan incorporated ideas for racial integration. Reston remains a successful model for the high density of housing development within its boundaries, including townhouses.

Though many of the popularly-studied new towns began in the east coast, by 1974 over 50% of planned new towns in the United States were located in California, Arizona, and Florida. Developers in Arizona participated in building new towns on the edges of metropolitan areas in the 1960s and 1970s. In the 1960s, Carefree—planned by K.T. Palmer and Tom Darlington in 1955 on unincorporated Maricopa County land north of Scottsdale and northeast of Phoenix—was the first Arizona new town development. New towns by other developers, namely, Fountain Hills, Lake Havasu City, Sun City (and later Sun City West), Litchfield Park, and Rio Verde soon followed. Many of these towns were built on large, unincorporated vacant land areas in Arizona nearby developed communities. The two new towns with the highest percentage of townhouses

are Sun City (26%) and Litchfield Park (19%). The other five communities in the metropolitan Phoenix area had from 11% (Fountain Hills) to 16% (Rio Verde) townhouses in 2000. Three of the communities are age restricted so they fall into the retirement community category – Sun City, Sun City West and Rio Verde. (Meserve 2008)

New towns were expensive private enterprises that the federal government began to aid in 1970. The 1970 Housing and Urban Development Act maintained the 1960s' upward spiral of new town development through federal subsidization of private new town development, by means of guaranteed bonds and, in some cases, grant monies. Such policy matched the federal government's long history of public-private land policies, and supporting the American Dream of home ownership in a safe, clean suburban environment. With federal help, new town development escalated, and their effective design of high-density housing options certainly corresponds to the prolificacy of single family attached housing (condos and townhouses) that emerged nationwide—the over-arching typology with which this study is primarily concerned. (Keller, 2003; Welfeld, 1988; and Turner, 1974)

Rise of Single Family Attached (SFA) Housing

In the early 1960s, along with the development of planned towns, many developers soon discovered that they could quickly and cheaply build master planned residential developments. Many offered both single and multifamily housing, along with many of the designed recreational amenities so trendy in new towns. Single family attached (SFA) homes were achieved by attaching walls (townhouses or condominiums) and situating them in high-density complexes with shared common spaces.

The single family attached (SFA) form was a “win-win” situation for both developers and buyers. The SFA home design of shared walls, roofs, parking areas and infrastructure (i.e. plumbing, electrical, *et cetera*) cost less per unit than detached homes; space which would have been used for private yards accommodated additional units instead. These high-density features cut costs for developers and offered a desirable and affordable alternative to buyers. SFAs quickly became popular for their cost-effectiveness and for the feeling of single family homes. (Builder/Architect, January 1965; Engstrom and Putman 1979; Mason 1982)

SFAs, and particularly townhouses, often attracted buyers who were unable to afford single family detached housing in larger developments but who still desired home ownership and community amenities. As an added economic incentive to lower-income buyers, townhouse developments began to offer FHA and VA financing in the late 1960s/early 1970s. As a result, this affordable housing type attracted specific groups such as newly-married couples and retirees.

Other incentives that townhouse developers employed to attract new buyers included the marketing of townhouses as similar in features and amenities to private detached homes. Some important amenities that they marketed were in-unit appliances—such as new refrigerators, stoves, dishwashers, and garbage disposals—and private backyards and “park-like” settings in common outdoor spaces. Likewise, the planned landscape allowed residents to feel comfortable, “at home.”

Most townhouse development designs included trees and lawns, privacy fences around small backyard areas and recreational areas, all within the complex. Appealing to the lifestyles of young two-income households and retirees, townhouse marketing emphasized these features as maintenance-free: "Freedom from yard work and outside care gives owners more time for other activities. This is particularly important to young couples when both husband and wife are employed. For oldsters it saves the physical effort needed for upkeep, a project they often find difficult" (K.C. Brown, *Builder/Architect* March 1972, 13, 29). These features offered buyers the feel of a private, single family detached home with all the interior amenities and backyard plus a maintenance-free private park. (*Builder/Architect* May 1970, June 1983; Engstrom and Putman 1979; Hayden 1984; Winnick 1958)

Development location also played a large role in a prospective buyer's decision to purchase. When choosing site locations, complex developers sought townhouse locations situated near existing single family neighborhoods or within mixed-use developments, as well as by service and retail centers. In the West, specifically, this need to balance location ideals (wilderness and urban areas) placed most townhouse complexes near or in post-World War II single family housing developments and near or just off major arterial roads.

Thus situated, townhouses were imbued with a sense of place that fused the neighborhood appeal of a single family residential area environment with the comfort of easy access to city conveniences, similar to high density urban apartment living. It is a testament to the allure and profitability of SFA complexes that townhouses and condominiums composed nearly one-third of new construction in the United States by 1970. (*Builder/Architect* April 1965, February 1970; Engstrom and Putman 1979)

Townhouse Decision-Making Comparisons: the East vs. the West

1970 also marks an intensification of studies on townhouses and condominiums. For example, The Urban Land Institute published a major study in 1973 titled "Townhouses & Condominiums: Residents' Likes and Dislikes" (Norcross 1973). Written by housing market analyst Carl Norcross, the study indicated how the 1960s townhouse boom differed in purchasing rationale regionally, from the U.S. East to the West. Norcross's survey of townhouse owner satisfaction in regional areas such as greater Washington, D.C. in the East and California in the West quantifies residents' reasons for buying and living in townhouses. The results show that a variety of reasons affected the decision-making. However, two major purchasing criteria separated the East from the West: economics or lifestyle choice.

In the East, buyers purchased townhouses as the least expensive housing investment option that enabled them to escape renting. Apartment economics — paying rent with no equity — strained long-term financial goals and paled in comparison to townhouse ownership, which attracted buyers as "the closest approach within their budget to having a house of their own" (Norcross, 13). Eastern buyers also considered positive social aspects such as neighborly interaction a factor for choosing a townhouse.

Though a lack of interest in paying rent also influenced townhouse selection in the West, lifestyle preferences dominated western residents' decision making. Norcross's survey tables show that the

“freedom from maintenance” factor exceeded “tired of paying rent” by almost 30%, and the availability of onsite recreational facilities heavily influenced the purchase of townhouses in the West due to year-round outdoor living (Norcross, 14-15).

Regional and Local Historic Context

Townhouse Designs in the West: the California prototype

Many 1960s/1970s studies on townhouse development in the West focused on California. Norcross wrote that though townhouses were first popular in the East, as descendant-prototypes of the row house concept and components of the postwar new town development, “architects and builders in California [...] adapted them and added color,” making California townhouse design an “influential principle for builders elsewhere” in the early 1960s (Norcross, 4). The “added color” that Norcross said distinguished townhouses on the west coast from those on the east included a higher level of outdoor glamour in the design.

For example, West Coast townhouses had front courts, atriums, patios and resort-like landscaping. They also featured more light and color in the kitchen and bathroom areas. Even the development names implied glamour, with the use of labels such as “isle,” “villa,” and “seascape.” Whereas eastern townhouses focused on labels suggesting something more pastoral; for example “village,” “orchard,” “oaks” or “farm” (see Appendix in Norcross, 1973). The western townhouse features pointed to the western lifestyle of recreating and entertaining outdoors.

The California townhouse concept even influenced one of Arizona’s earliest master-planned townhouse developments. The Villa Monterey Casita Colony development in Scottsdale (constructed in nine phases, 1961-1969) resulted from a trip that east coast developer Dave Friedman of Scottsdale’s Butler Homes made pre-1961 to Monterey, California. A 1966 article on Friedman in Scottsdale’s newspaper, the *Arizonian*, explains how Villa Monterey materialized from Friedman’s Monterey trip:

Along the way the entrepreneur had purchased about 100 acres of land at Camelback Road and the Canal [...] This parcel he held in waiting for a totally new concept [...] While he was mulling over all the possibilities, [...] Friedman and his wife] took a trip to the Monterey Peninsula and Carmel area of California. Here he became fascinated with the many houses built close together in such a way they retained charm and practicality. Why not try such an idea on the Scottsdale property? The first unit of Villa Monterey Colony was begun west of Miller Road in 1961. During the first six months, 180 units were sold. After the original thought of introducing the casita idea came, Mr. Friedman continued to research, travel and make comprehensive, detailed planning for every step of actual building plans (*Arizonian*, 1 Dec 1966, pp 11-12).

Reflecting Norcross’s distinction between eastern and western townhouses, Friedman borrowed the California precedent of choosing townhouse development names that suggested the glamorous or exotic: Friedman used the term “casita colony,” and in his marketing material, Friedman defined this as “‘small houses built together’ — a blending of graceful Spanish design with

functional modern convenience" (*Scottsdale Daily Progress*, 5 May 1961). The title "casita colony" drew upon a popular romantic view of the West's Spanish territorial past; it also suggested a type of neighborhood living that was as intimate and friendly as Spanish colonial living myths.

Importantly, Friedman understood the segmented buyer market for which he was constructing Villa Monterey. Friedman saw the townhouse concept as ideal for buyers in the earlier interim or transient stages of life, and for those in the latter stages of life who preferred low-maintenance property in order to "'jet around the world without having to worry about what happens to the old homestead'." In this market families no longer remained together "'as they did in years gone by,'" and people retained a "'spirit of living regardless of age'" in contrast to "'the Pullman-car days, [when] the old folks just sat on the front porch and rocked'." This housing typology catered to America's increasingly-mobile society yet its marketing strategies suggested a sense of community romanticized from an earlier slower-paced time. (All quotes from Friedman in the *Arizona*, 1 Dec. 1966).

Scottsdale Postwar Townhouse Development, 1960-1974

Similar to national townhouse marketing, the promotional literature for Villa Monterey and subsequent townhouse developments in Scottsdale, Arizona in the 1960s emphasized the following key themes: Townhouses were *not condominiums*—*not cooperatives*—for they had *individually-deeded land*; they provided *resort living at home* yet were *communities in their own right*; and they were designed to balance *suburban tranquility* and *urban convenience*.

Scottsdale's townhouse development increased steadily after 1960. By 1969 nearly 50 townhouse developments existed in Scottsdale. Following Villa-Monterey's Unit One in 1961, some of the more prominent developments—those advertised and discussed most in the newspapers—were built by Dell Traylor or John Hall (Hallcraft Homes). Traylor's Golden Keys (1964; 1966) and Villa d'Este (30 luxury dwellings; 1966), dominated newspaper marketing nearly as much as Friedman's Villa Monterey. Ads for and articles on Hall's La Buena Vida (136 dwellings; 1968) also received frequent local newspaper attention. Both of these developers, Traylor and Hall, led the construction of large and small townhouse developments up through the 1970s.

Around 1970 after the 1960s national townhouse boom, zoning for townhouse projects escalated in Scottsdale. Large mixed-use developments contributed to this phenomenon—for it was (and still is) often easier in communities to obtain approval for high-density residential developments if they are part of a larger mixed-use development plan. Thus, the sanction of approximately 20,000 dwelling units (DUs) within major development projects (over 80 acres) in Scottsdale before 1980—especially after the approval of McCormick Ranch, the large mixed-used planned community first zoned in 1970—suggests a likely relationship between early master-planned developments, with mixed-use zoning, and available land for townhouse projects. Apartment development also contributed to the single family attached housing trend, since land zoned for apartments often ended up hosting a townhouse project instead.

Impact of Indian Bend Wash Greenbelt on Townhouses

A series of other events that affected land available for townhouse development was the crusade to improve central Scottsdale's Indian Bend Wash, 1961-1974. In the 1960s, Scottsdale residents

considered Indian Bend Wash an eyesore that divided the city when it periodically flooded. Without structured flood control, residences in or adjacent to either the western or eastern bank of the channel were subject to flooding. In 1961 the Corps of Engineers developed a plan for a concrete channel, 23' deep and 170' wide, to line Indian Bend Wash and to channel and control flooding. Though citizens opposed the concrete channel and recommended that the town pursue a greenbelt solution instead whereby developers would donate land to the city for the greenbelt in exchange for "zoning or other means to raise the value of their remaining land," the Maricopa County Flood Control District and the Corps of Engineers still preferred the concrete channel design.

The City Council therefore hired engineer John Erickson in 1965 to analyze the Corps plan. His analysis led to the "Erickson Plan," also a recommendation for a greenbelt alternative. His plan was initially defeated in 1966 after it suffered myriad funding and design approval struggles with Maricopa County and the Corps of Engineers. However, in 1974, after a major 1972 flood had destroyed numerous homes along the 7-1/2-mile wash, and influenced the relocation of homes away from the Wash's floodplains, the Corps finally approved the greenbelt alternative after roughly ten years of disputes.

In the 1974 greenbelt plan, the City of Scottsdale employed the strategy of granting landowners higher density zoning in exchange for their investment in improvements to Indian Bend Wash and their provision of the needed floodplain easements to the City. As a result of numerous rezoning cases along the length of the wash, there are now a series of multi-family and townhouse developments lining the wash that were approved post-1970. About 40% of the 1200-acre wash land is city-owned and about 60% (736 acres) is privately owned, according to a 1985 local report. Indian Bend Wash now contains several city parks and ponds as well as golf courses and paved recreational paths. The entire project took decades to complete, including the area north of Indian Bend Road within the McCormick Ranch master planned community annexed by Scottsdale in 1967.

Cluster Development as Conservation

Simultaneous to the Indian Bend Wash case, the rising trend towards high-density housing developments with outdoor recreational spaces and, especially, greenbelt areas drew the attention of the American Conservation Association (ACA). In 1964, the ACA published open-space analyst William H. Whyte's study on cluster development as land conservation in the publication "Cluster Development." Whyte used the term "cluster development" to loosely frame an unconventional approach to housing design and land use that grouped attached houses in varying, high-density cluster designs in order to conserve more open space (Whyte, 12).

Whyte found that this housing typology was popular and outsold conventional developments of the same price range in the marketplace. It especially caught on in townhouse development applications. Clustered housing had a growing emphasis on recreation as a core element and Whyte felt that its "basic procedures for common open space ownership and maintenance" were aligned with public land conservation goals (Whyte, 13-15). In concluding his study report, Whyte emphasized that those outdoor spaces often called "natural" landscapes by modern man had at one time been unnatural spaces invented to seem natural in the "eye of the beholder" (i.e., the

designed English countryside) (Whyte, 84). Whyte therefore set cluster development forward as a similar design concept providing an equally unnatural yet seemingly natural “*feeling of space...[the reality]that people see*” (Whyte, 84). Like the concept of new towns and their controlled design and development, Whyte opined that invented open space was conceptually land conservation.

American philanthropist and amateur conservationist, Laurence S. Rockefeller—also Chair of the federally-appointed Outdoor Recreation Resources Review Committee of the 1960s that was instrumental in the establishment of the Bureau of Outdoor Recreation (later the Heritage Conservation and Recreation Commission)—endorsed Whyte’s study with the following optimistic outlook on clustered townhouse development:

The time has come [...] for conservationists to take a much more positive interest in development [...] for the potential that it holds [...] Suburban development has been squandering the very resources that people have moved out from the city to seek. In a land wasting pattern [...] houses on equal space lots have been spattered all over the landscape [...] Now a change is in the air. By applying the cluster principle, developers can put up the same number of houses but on a portion of the tract, with the bulk of the land left for open space and recreation.

This study by Whyte—who was a prime mover of open space legislation at the time—is valuable historical evidence linking the American land conservation movement and the large-scale housing industry. It provides a fuller understanding of post-war social and environmental values and policies that fostered and catapulted townhouse development. This environment saw the industry of single family attached housing development on large or multiple plats of land corresponding with a national shift of attention towards responsible and creative use of open space.

The history of Indian Bend Wash flood control and residential zoning exhibits this national interplay of planned housing and land conservation at the local level. It also demonstrates an early local case of the planned use of natural greenbelts in townhouse development: Friedman’s Villa Monterey incorporated the benefits of open greenbelt space into his development even before Erickson’s proposed 1964 greenbelt plan for the private land on Indian Bend Wash. In 1963, Friedman made use of the eastern sections of his Villa Monterey property, situated on the Indian Bend flood control spillway, to construct a golf course and country club for the townhouse residents.

Scottsdale Postwar Townhouse Characteristics

Having tracked national and local trends leading to the rise of SFA housing, we now turn to examining the ways that local developers responded to these trends, the local demand, community standards, and market conditions with their own variations for the design and construction of townhouses that would appeal to homebuyers. Quite a variety of development sizes, layouts, home sizes, densities and architectural styles were observed in the townhouse and twin developments built in Scottsdale from 1960 to 1974.

The research identified 5871 townhouses or attached dwellings built between 1960 and 1974. This total includes 56 separate development projects containing 81 plats. One 5-unit complex built in 1955, the oldest townhouse development in Scottsdale, has been demolished so it is not included in the data. During the selected study period, Scottsdale's land area and population was growing rapidly from annexations in the sixties and seventies. The number of townhouses being built in Scottsdale was greatest during the early seventies. Figure 1. shows the number of townhouses or attached homes being built by five-year intervals for the twenty-five year period from 1960 to 1984. Nearly 30% of the total dwellings were built from 1970-1974.

Figure 1. Numbers of Townhouses Being Built



1975 was also when the percentage of townhouses peaked at 21 %, as a portion of the total number of dwellings in Scottsdale shown in Figure 2.

Figure 2. Peak for Townhouses: Townhouses as a Percent of Total Housing

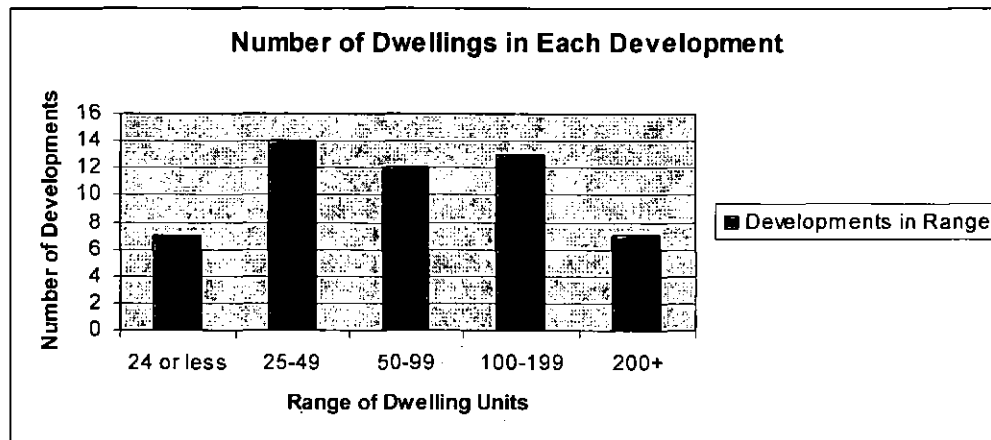
Dates	Total DU	Town-houses	Townhouses as percent of total DU
1950	725	0	0
1957	1900	6	Less than 1
1960	6525	6	Less than 1
1965	14100	575	4
1970	21925	3825	17
1975	32250	6825	21
1980	43900	7925	18

Townhouse builders could provide diverse layouts for prospective homebuyers by rearranging a few variables in each development, such as the location and type of parking provided, the number of homes in a group, and how each home related to adjacent units, streets or driveways. Other SFA variables included the types of amenities provided, like pools and clubhouses, the location and landscaping for common open space areas, the size of units, whether they were one or two-stories, and signs or gates at the entrance to the development. For example, a project with individual entries facing common open space areas could quickly be distinguished from another development with individual entries facing streets. Some variations were more prevalent than others and therefore appear to have been more marketable in Scottsdale during the study period.

Size and Density of Developments and Home Sizes

Scottsdale's townhouse developments range considerably in size from small complexes with less than 25 homes, to several large complexes with hundreds of homes. Many of the 56 developments fell into two ranges of 25-49 (14) and 100-199 (13), indicating the variations in the scale of local developments. In addition 45% of the total attached homes surveyed between 1960-1974 - 2664 out of 5871 homes - are located within just seven large developments; 1) Villa Monterey, 882 units, 2) Chateau de Vie, 590 units, 3) Hallcraft Villas Scottsdale Two, 260 units, 4) Hallcraft Villas, 252 units, 5) Scottsdale House, 236 units, 6) Laguna San Juan, 232 units, and 7) Continental Villas, 212 units.

Figure 3. Size of Developments



In terms of the number of plats per developments, the vast majority (88%) had just one plat while only seven had more than one plat. The largest development, Villa Monterey, tops the list with nine plats in the development. Golden Keys and Chateau de Vie projects also have multiple plats.

As you might expect, the density of the typical attached housing developments was greater than most suburban single family detached developments but less than most garden apartments and condominium flat developments. The largest density range category locally was 34 plats with 7-9 units per acre (41%). However a number of projects were built at the lower suburban residential densities of 3-6 units per acre. A small percentage of plats (7%) had more than 20 units per acre which is comparable to local 2-story apartment densities or to more urban townhouse densities. Figure 4. On the following page shows the number of plats in each density range.

The sizes of each townhouse unit were typically smaller than the average single family detached homes locally but they were not all that different in size from detached housing in other communities. In Scottsdale the largest number of plats, 34 out of 81 plats or 41%, fell into the 1500-1999 square foot range for dwelling units. In 1969 the average size of a single family home in America was 1585 square feet (Wilson, 2002). Several developments had townhomes with more than 2000 square feet making them comparable in size to local single family detached developments of the period. Scottsdale townhomes typically had two or three bedrooms and featured a "slab-on-grade" style with homes being one or two levels with no basement.

Figure 4. Density Ranges

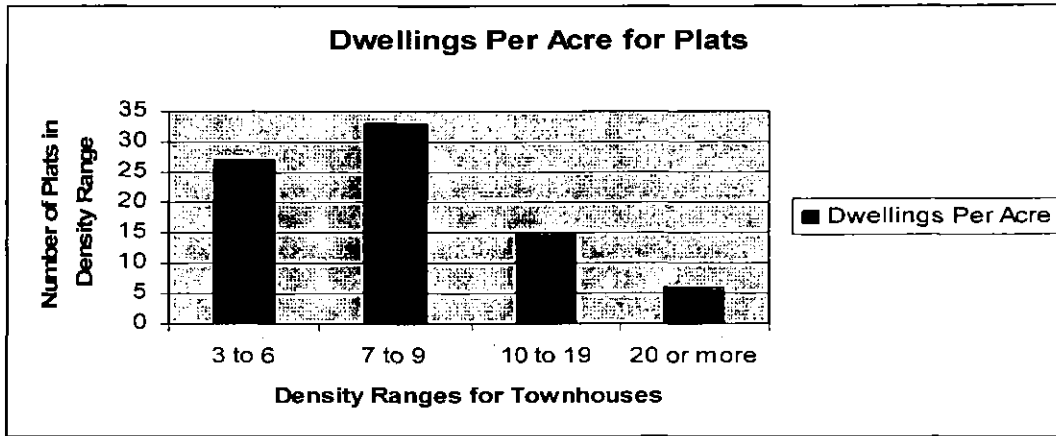
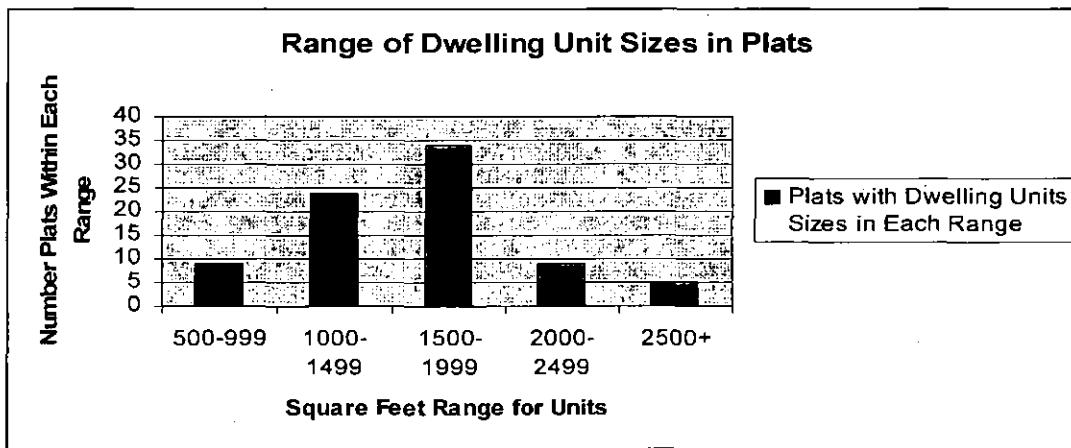
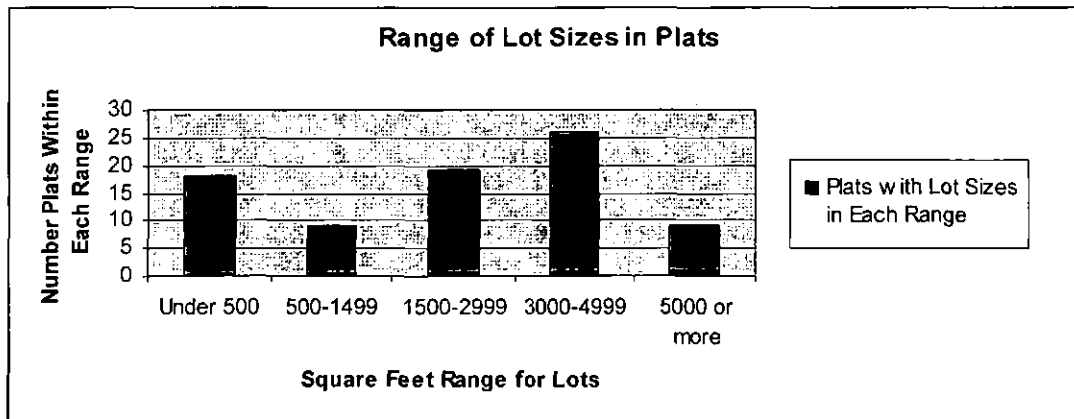


Figure 5. Unit Sizes



Average lot sizes for townhomes were smaller than detached homes. Figure 6. shows the number of plats in five different ranges of lot sizes.

Figure 6. Lot Sizes



One of the main reasons for some developments having small to mid-size lots is due to the large open space amenities within the townhouse developments. Therefore looking at lot sizes along

can be deceptive if other features in the development are not considered. The highest number of plats falls into the 3000-4999 square foot range which is comparable to the 7-9 units per acre medium density range described above.

Other Design and Construction Characteristics

Townhouse developments vary in the way parking is provided, both in terms of type and location. Figure 7, shows that many developments provided 2-car carports (46%) and fewer complexes had 2-car garages. Carports were more common than garages for this use category but further study of each plat on the type and location of the parking provides a clearer picture. Parking is the most convenient and accessible when it is connected to the home or is immediately adjacent to the home. Parking, covered or uncovered, that is in a separate area from homes is less convenient since it requires residents and visitors to walk to the unit. Additional examination of each plat reveals that some of the carports are located on the side of the unit, some are directly to the rear of each unit, and some carports are in the less convenient separate covered parking areas.

Figure 7. Carports and Garages: Numbers of Plats by Carports and Garages

Parking	Number	Percent
1-Car Carport	21	26
2-Car Carport	37	46
2-Car Garage	21	26
None	2	2
Total	81	

Construction materials for walls do change over time according to a comparison of 5-year intervals for the 81 plats surveyed. Figure 8. shows that painted block walls were the most common wall material in the late sixties but this changed to stucco covered walls becoming predominate in the early seventies. Some of the 'frame wood' walls for the early seventies in the assessor's data may also include stuccoed walls. Upon field inspection of the various developments, the wall materials within each development were not always uniform, due to some builders varying materials from one front façade to the next to provide a more semi-custom look to their homes.

Figure 8. Number of Plats for Each Wall Type by Five-Year Intervals

Interval/ Type	1960-64	1965-69	1970-74	Total
8" Stucco	7	6	18	31
Frame Wood		1	14	15
8" Painted Block	9	17	3	29
Slump Block		4	2	6
Total	16	28	37	81

Site Layouts

The Scottsdale Historic Preservation SFA housing survey, 1960-1974, distinguished four site layout typologies for Scottsdale townhouse developments. These are: 1) Traditional rows, 2) Attached homes in curvilinear or staggered layouts, 3) Townhouse clustering, and 4) More than one housing type in a development. The varying layouts are readily apparent from looking at recorded plats, aerial photos and direct observation. Figure 9. shows the mix of layouts used in the SFA plats.

Figure 9. Layouts: Numbers of Plats by Layout Type

Major Layout Types	Number	Percent
1. Traditional Rows	71	85
2. Curvilinear or Staggered	6	7
3. Clustering	5	6
4. More Than One Type Housing	2	2
Total	84*	

Note* - Some plats have two types of layouts

The *traditional row* arrangement includes townhouses in rows along streets with or without open space in the rear, and townhouses in rows with front entries facing common areas with parking either in the rear or separated from buildings. Almost half the plats (48%) were in traditional rows along streets with the entries and parking from streets (sub-type 1a.). Figure 10. shows an example of this sub-type of traditional row layouts.

The attached home with *curvilinear* street layouts have front entries and parking facing the street, sometimes including open space in the rear or between buildings. Curving streets can be found in Golden Keys, Briarwood and Sandpiper developments and in portions of Villa Monterey. Another variation from traditional rows is the *staggered unit* layout that has front entries facing common areas with parking in the rear or separate from lots. Figure 11. illustrates the staggered layout used at Scottsdale House.

Figure 10. Aerial for Portion of Villa Adrian Illustrating Traditional Row Layout



Figure 11. Aerial of Scottsdale House of a Staggered Layout



Townhouse clustering presents townhouses clustered around a common driveway courtyard with open space around the clusters, or with townhouses in clusters with front entries facing common areas and with parking areas in the rear or separate from buildings. The clearest example of clustering around a common driveway was observed at Scottsdale Park Villas in McCormick Ranch as illustrated in Figure 12.

Figure 12. Scottsdale Park Villas with units clustered around a common driveway



Finally, layout variations include townhouse site layouts where there is more than one housing type in an attached subdivision through the use of a mix of housing types, such as combining townhouses with patio homes, twins, zero lot line homes or single family detached homes. The majority of the units are homes with one or more walls abutting walls of adjacent dwellings, so this alternative layout is still considered attached by the study definition. One zero lot line/patio home subdivision was observed for the period - El Dorado Hermosa. However, since this development was already surveyed and included in the prior 2002 survey of postwar single family neighborhoods, we did not include this development in the current survey data to avoid duplication. A couple of small projects did have more than one type of dwelling, because they had both townhouses and a detached single family dwelling, but this was a rare layout approach.

Architectural Styles

Architectural styles of Scottsdale townhouses vary depending on surrounding neighborhoods, but what could broadly be termed as Southwest styles are the most common. Photographic analyses of the range of architectural elements evidenced in Scottsdale's townhouse landscape indicate three broad categories of architectural styles. These are defined primarily according to overarching styles identified in previous postwar housing surveys in Arizona. Yet, since only some of the draft architectural *sub-styles* from these other surveys applied to the townhouse developments in Scottsdale, several sub-styles were deleted as non applicable to this townhouse study.

The typology developed for single family ranch home neighborhoods also did not include many late modern styles or modern sub-styles from early seventies architecture. Therefore, additional modern sub-styles were specifically developed for a typology of Scottsdale postwar *townhouse* architecture. The three main categories of architectural styles that apply to townhouses in Scottsdale are: 1) Ranch House Related, 2) Post-WWII Popular Revival and 3) Modern. For a quick summary, these three stylistic categories are listed along with their sub-styles in Figure 13. below.

Figure 13. Scottsdale Townhouse Typology

I. Ranch House Related Styles	II. Postwar Popular Revival Styles	III. Modern Styles
California Ranch	Popular Spanish Colonial	International
Spanish Post Ranch	Popular Mission	Contemporary
Los Ranchos	Popular Pueblo	Southwest Modern
Post Ranch	Popular Monterey or Mediterranean	Post Modern
Character Ranch	Popular Territorial	
Combination	Popular Second Empire	
	Popular Classical	

Despite the development of architectural style categories for Scottsdale townhouses, the overall practice of choosing architectural elements seems to have been market driven. Builders borrowed design elements from past or current housing styles that they liked or felt would be the most marketable for their location and target buyers. Thus, townhouse development styles in Scottsdale do not often fit the terms vernacular or common since the façades do not have the least expensive façade treatments. In a way, townhouse developments could appropriately be called semi-custom homes. Also, further consideration of some developments has led staff to conclude that the term ‘vernacular’ still applies to some Scottsdale townhouse developments that lack specific elements for them to fit into one of the three main style categories because they essentially lack the characteristics of the broad style categories or their defined sub-styles.

Several developments were identified as having Ranch House Related architectural style but these were in the minority for styles observed. The townhouse sub-styles for Ranch House Related Styles correspond to the same sub-styles identified in previous Arizona surveys and studies of single family detached subdivisions in Scottsdale, Phoenix, Mesa and Tucson. On the other hand, the projects identified as Post World War II Popular Revival sub-styles are not generally complete or authentic replications of earlier historical styles. Instead of fully embracing original styles, their features serve more as visual references to an historic original, hence the term *popular revival*. In addition, developers often used more than one Popular Revival sub-style within the same project to add variety, such as the use of several sub-styles in the front facades for Villa Monterey.

Deviating even further are the Modern sub-styles, which are not as clearly identifiable in townhouses as they are in non-residential modernist structures using characteristic steel and glass

curtain walls and which are devoid of all ornament. Many of the sub-style names used by architectural critics and authors for the icons of post-modern or late-modern architecture – such as brutalism, expressionism, high-tech or deconstructivism – clearly have no local representatives in townhouse development styles. Therefore, we found it more useful to name and define a short list of modern local sub-styles that match the characteristics of the population surveyed. Scottsdale townhouses that clearly have modern characteristics, that do not fit into the Ranch House Related or Popular Revival styles, have been categorized as Modern for this SFA survey.

It should also be noted that some developers changed the architectural styles they used for their developments. A transition from Popular Revival to Modern styles can be observed over time in the phases used for the larger developments, such as the styles used for various phases of Chateau de Vie. In fact, sometimes the change from a Popular Revival to a Modern façade can be observed from one house to the next in developments that vary the appearance of each unit to offer greater variety for the buyer. Developments that exhibit more than one main style of architecture have been identified as having a mix of styles such as 'Popular Revival/Modern'.

A complete description of the three architectural style types and each of the sub-styles in evidence can be found in Appendix B. since the text and the photos of the various style examples are too lengthy to include in this context.

Appendix A. Excel Spreadsheet of 1960-1974 Scottsdale Townhouse Characteristics, Layouts and Styles

Appendix B. Architectural Styles for Postwar Single Family Attached Housing in Scottsdale, 1960-1974

Appendix C. Classification of Townhouse/Attached Housing Site Layouts

**ARCHITECTURAL STYLES FOR POSTWAR
SINGLE FAMILY ATTACHED HOUSING IN SCOTTSDALE, 1960-1974**

Prepared by Don Meserve, AICP; Revised December 2009

Summary of Process: Photos were taken of the architecture elements used in the facades for each development. Three broad categories of styles were identified and defined. After reviewing the photos it was determined that only some of the draft sub-style descriptions from prior housing surveys in Arizona were applicable to this land use and survey period in Scottsdale. Several sub-style descriptions in the three broad style categories were deleted from the initial list as not applicable locally. Some sub-style descriptions were rewritten or combined with others due to overlaps on the characteristics of each draft style description. The list of sub-styles may be pared down further after the most appropriate categories for the developments being reviewed are subjected to additional analysis and discussion. Staff classified the styles of townhouses and attached homes into three broad categories due to overlaps between the sub-styles.

General Observations on the Characteristics of Attached Housing Styles: Overall, townhouse styles were market driven for these for sale housing developments and used a variety of elements borrowed from diverse sources. Townhouses and other attached houses were typically priced between single family detached and multi-family apartments. Therefore, the developments under review do not include the accurately executed high styles used for the custom designed more expensive single family homes of the period, nor do they utilize the least expensive construction techniques found in the less expensive apartment complexes of the period. In general, the architecture for these townhouse developments is not of the quality that would be featured in an architectural magazine or that would get design awards from the American Institute of Architects (AIA).

The common practice appears to be for the builders to borrow design elements of past or current housing styles they liked or that they felt would be the most marketable for their location and target buyers – bland ordinary looking townhouses would probably not sell. These design elements, like attached red tile shed roofs, were applied to the buildings in an effort to decorate a simple box shape with historic references to a more homey residential setting; resulting in what Don Ryden, architect calls a ‘decorated box’.

Most of the 51 developments being reviewed in Scottsdale were built by large scale homebuilders of the period. These builders and developers did not usually employ prominent architects of the time to design their developments, although some projects appear to have more sophisticated or quality designs than average and they probably sold the homes for higher prices. The designs are typically a step up from what is seen on the typical apartment complex of the period, but certainly do not compete in quality or price with a custom designed single family detached home.

Staff’s decision to just sort the architectural styles into the three broad categories was based in part on the observation above. Due to the somewhat eclectic nature of the styles observed, it is quite difficult to place each development into a specific sub-style since the builders often borrowed elements from more than one of the sub-styles described. Overlaps between sub-styles are fairly common, particularly between the broad categories of popular revival and modern architecture. Staff has judged which category best describes the overall visual impact of the facade.

Three Broad Categories Identified: All of the styles found in townhouse/twin developments in Scottsdale appeared to fit into three broad categories with each having several sub-styles of their façade characteristics. As noted above, overlaps between categories were also observed. The three broad style categories identified are: **1. Ranch House Related Styles, 2. Postwar Popular Revival Styles, and 3. Modern Styles.** Further consideration of some developments led staff to conclude that the term 'vernacular' applies to some Scottsdale townhouse developments that lack specific elements for them to fit into one of the three main style categories because they essentially lack the characteristics of the broad style categories or their defined sub-styles.

Partial List of Sources: Historic Homes of Phoenix; Tucson Post World War II Residential Subdivision Development; Introduction to Postwar Modern Housing Architectural Styles (Scottsdale); Mesa Postwar Modern Single Family Subdivision Development; Wikipedia; A Field Guide to Contemporary American Architecture; Styles and Types of North American Architecture; Identifying American Architecture; and Twentieth-Century Architecture - The Middle years 1940-1965. I also talked to Don Ryden, architect, who wrote a typology for mid-century commercial architectural styles in Phoenix.

1. RANCH HOUSE RELATED STYLES

These sub-style descriptions are summaries of the styles identified by Debbie Abele et al in previous Arizona surveys and studies of single family detached subdivisions in Scottsdale, Phoenix, Mesa and Tucson.

California Ranch – Combination of wall materials on front façade such as brick, block, board-and-batten, weeping mortar; horizontal form emphasized; possible shutters; shingle covered gable or shed roofs; rectangular windows with rectangular or diamond shaped multi-panes; garage or carport.

Post Ranch – Low-pitched gable roof or flat roof, shed roofs, shingles or tile, block or stucco walls, rectangular windows, horizontal sliders, screen walls, simple details.

Los Ranchos – Stucco or slump blocks walls; low pitched gable roof, with or without tile; arched windows, porches or entry common; applied Spanish ornament (vigas, canales, iron gates, railings, wall decorations).

Character Ranch – Detailing on front façade conveys the character of Cowboy Ranch, Swiss Chalet, Polynesian or English Tudor.

Combination of Ranch Styles (Eclectic Ranch Style) – All of the materials and elements used on the facades are seen in different Ranch styles but the townhouse facades change from one unit to the next using a combination of sub-styles.



Combination of Ranch Styles – Park Scottsdale



Character Ranch Style – Polynesian Paradise



Post Ranch Style – Scottsdale 2000



Post Ranch Style - Scottsdale House 1 & 2

2. POSTWAR POPULAR REVIVAL STYLES

These sub-styles each borrow elements from historic traditions but they are not generally intended to be complete or authentic replications of the original styles, or composed of all the characteristic elements. The elements included in these 'popular revival' styles are more like visual references to earlier historical styles without fully embracing all of the characteristics of the styles. It is common to find some, but not all, features described in each townhouse. Some authors call revivals in the Post WWII time frame re-revivals since there was an earlier revival period around the turn of the century. Popular revival post WW II townhouse styles therefore differ from the revival styles found in neighborhoods decades earlier.

Popular Spanish Colonial - Stucco or painted block/brick walls; combination of red tiled gable, shed and flat roofs; asymmetrical façade; exposed rafter tails; smooth finished chimney; Spanish Colonial architectural features including vigas, canales, iron grates, balconets, grillwork, railings, and niches; tile or cast concrete Spanish or Mexican wall decorations; Roman or semi-circular openings.

Popular Mission – Usually symmetrical façade with large horizontal massing; flat roof with parapet walls and/or hip roof with red tile and broad eaves with exposed rafters; ornamentally cut rafter tails; curvilinear parapet motifs in the center of major walls; Roman or flat-arched window and door openings; plastered exterior walls; tall one-over-one windows; sidelights around entry.

Popular Pueblo – Flat roof with parapet walls; vigas and canales; low asymmetrical facade with horizontal emphasis; multiple flat forms and roofs hidden behind level or irregularly rounded parapets; rounded walls and roof corners; stucco walls; flat-topped openings with possible heavy timber lintels; modest sized rectangular window openings; peeled wooden posts and hewn timber beams.

Popular Territorial – Flat roof with parapet with possible varied parapet level, brick or slump block walls, flat or shed roof over entry or over window openings, front façade may have more than one wall plane, rectilinear or arched window openings, possible brick coping along top of parapet and occasionally corbelling.

Popular Monterey or Mediterranean – Draws elements from a number of Mediterranean references including Italian Renaissance, Classical, Spanish, or Beau-Arts details; typically two-stories with cantilevered second story balconies with square wooden posts and heavy timber beams; may combine one and two story elements but emphasizes horizontal; low-pitched red tile roofs, with or without stuccoed chimney; plastered or stuccoed walls; both flat and low-pitched hip roofs, towers and projecting bays; balconets; elaborate formal door openings; round or square-arched window openings and small-paned windows; ornamental surrounds, wrought iron balustrades and trim.

Popular Second Empire – Incorporates elements from the Second French Empire; prominent mansard roof with a very steep slope from the roof line down that may project out from the face of the building at the bottom; mansard roof is often one story tall covering the second story punctuated by window openings; shingles or tile may cover the mansard roofs; corners and columns by entrances may have quoining of block; windows surrounds or vertical pilasters in the wall next to windows.

Popular Classical – Greek or Roman architecture elements added to the exterior; smooth stuccoed walls; flat roofs with possible caps or corbels on the parapet; columns for porches, around entrances or in public areas; arches incorporated with columns for arcades; may include ornamental surrounds, capitals on columns, plaques, urns, finials, tile, and pilasters; wrought iron balustrades and trim; tall windows; prominent entries.

Combination of Popular Revival Styles (Eclectic Revival Style) – Some developments change façades and sub-styles from one home to the next so that more than one sub-style applies to the development because elements are combined. Also, developments may combine elements from more than one popular revival style into the façade of the buildings, with or without changing sub-styles from one unit to the next in a row.



Popular Spanish Colonial Revival – Casa Amigos



Popular Monterey or Mediterranean Revival – Sarkis Manor



Popular Second Empire Revival – Chateau de Vie I and II



Popular Spanish Colonial Revival – Casa Granada East



Popular Classical – Villa Adrian



Combination of Popular Revival – Villa Monterey

3. MODERN STYLES

According to some architectural writers and critics, Modern styles differ from other architectural styles in at least three characteristic ways: 1. ornament is typically avoided because it is considered artificial, 2. twentieth-century materials and structural techniques are utilized in contrast to those used historically, and 3. the structure of the building is visible or the way it is put together is displayed, not disguised. These three characteristics are very evident when looking at a steel and glass curtain-walled modern office building from past decades. However, the characteristics of the bare bones modern style used in residences, devoid of any ornament, is less in evidence when looking at regional examples of owner occupied dwellings of the period.

There are no steel and glass or bare concrete and glass townhouse developments in Scottsdale from this period. Purists in architectural criticism may not agree with our categorizing some of our local townhouse variations as modern style or modern architecture. However, some modern style townhouse developments in Scottsdale seem to fit within the modern label but they are not totally devoid of all ornament or historic references – plus their walls are typically stucco, not steel or concrete. Regardless of debates in the field over what constitutes modern architecture or its sub-styles, there are developments in Scottsdale that clearly contain characteristics of modern styles and these home styles are distinct from the Ranch House and Popular Revival developments described above. Some flexibility in defining styles is useful for categorizing the more popular building styles.

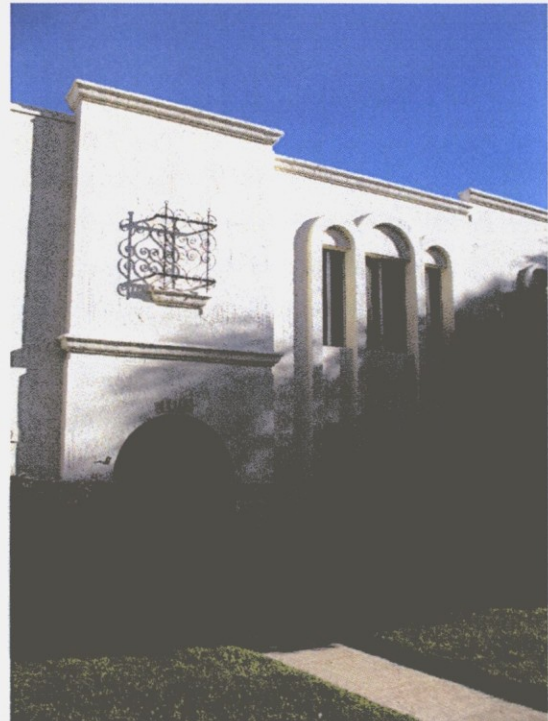
International – Smooth stucco, block or brick walls, no applied ornament, flat roof with broad eaves or cantilevered, large picture windows, window walls or bands of windows, corner windows, and simple wood or metal posts.

Contemporary – Horizontal emphasis with possible horizontal bands of block or brick, very low or flat roof, possible gable end towards street or on entry façade, window walls and clerestories, wall materials vary, screen walls of lattice block, metal or wood.

Southwest Modern – Smooth stucco walls, limited ornament on walls or around doors and windows, tall window openings, flat roofs, both vertical and horizontal lines may be emphasized with raised or indented materials, custom metal may be in gates, railings, window screens, large rectangular freestanding forms with a stucco finish may emphasize entries or carports. The style borrows elements from Spanish Colonial - frequently stucco walls, red tile roofs and arches – but the overall appearance is more modern than popular revival style.



International – Royale Gardens



Southwest Modern – Chateau de Vie III and IV



Contemporary – Sands East



Contemporary – Scottsdale Park Villas



Southwest Modern – Continental Villas I and II



Southwest Modern – Villa Solano

**LIST OF ARCHITECTURAL STYLES* FOR POSTWAR
SINGLE FAMILY ATTACHED HOUSING IN SCOTTSDALE, 1960-1974**

1. RANCH HOUSE RELATED STYLES

- California Ranch
- Post Ranch
- Los Ranchos
- Character Ranch
- Combination of Ranch Styles

2. POSTWAR POPULAR REVIVAL STYLES

- Popular Spanish Colonial
- Popular Mission
- Popular Pueblo
- Popular Territorial
- Popular Monterey or Mediterranean
- Popular Second Empire
- Popular Classical
- Combination of Popular Revival Styles

3. MODERN STYLES

- International
- Contemporary
- Southwest Modern

*Note: Some developments are classified as 'Vernacular' buildings due to their general lack of or total lack of any features associated with the three broad architectural style categories. Vernacular projects were probably built by developers without any architect being involved in the design.

DEFINITION FOR SINGLE FAMILY ATTACHED HOUSING IN SURVEY

Prepared by Don Meserve, October 2008

ATTACHED HOUSING DEFINITION AND VARIATIONS

Single Family Attached (SFA): A single family attached home is a residential dwelling unit:

- designed for occupancy by one family or living unit
- having one or two party walls that are shared with an adjacent home or homes
- with each home having a private first floor entrance from a street or common open space area
- sitting on its own lot in a subdivision, with or without an attached private patio or private yard(s)
- where each home has one or more stories, and may have a basement
- typically having its own private parking, either on-lot or separate from the lot
- where parking varies from attached carports and garages, to separate covered parking, to at grade uncovered parking areas
- typically each unit is owner-occupied, but it can also be for lease or in condominium ownership
- front facades may be uniform in appearance or non-uniform
- in a subdivision with or without common open space and with or without subdivision amenities like a private pool or community building for exclusive use of the residents
- with no other homes above or below each home

Variations on SFA Homes in Scottsdale: The arrangement or layout for the subdivision can change the name given to the homes in the subdivision by city planners and local zoning ordinances or it can change the way a single family attached home is marketed by realtors. The following variations sometimes have different names applied to the subdivision or homes within the development:

- when homes are in rows of three or more units, homes are typically called townhouses or townhomes; townhouses in older urban areas are sometimes called rowhouses and these typically have uniform facades (the term rowhouse is not typically used in Arizona)
- when a home has one party wall with the adjacent home and only two units are in a structure, the home may be called a twin or a semi-detached home
- when homes are in groups of more than three units in a structure with shared driveways and with common open spaces between structures, or with homes surrounding open spaces, this type of layout may be called clustering and the homes may be called clustered townhouses
- when a home has one or two party walls with adjacent homes, or it has at least one wall on the lot line that abuts a neighboring wall on the lot line, and it has a private patio or courtyard along the long side of the lot, the home may be called a patio home, zero lot line home (no side yard on one or both sides), or semi-detached home; patio homes are typically one-story.

Exclusions: When a home has another home above or below it that is in a condominium form of ownership, with a vertical regime separating ownership of the units, it is NOT a single family attached home and it is NOT included in the townhouse/attached housing survey. Some of these excluded developments were built as apartments and were later converted into condominiums (condo conversions). If a development has already been surveyed in either the postwar single family subdivision or the multifamily surveys, it will NOT be included in this survey of attached housing (i.e. El Dorado Hermosa)

CLASSIFICATION OF TOWNHOUSE/ATTACHED HOUSING SITE LAYOUTS*

Prepared by Don Meserve, October 2008

1. Traditional Rows

- a. **Townhouses in Rows Along Streets** – Homes are lined up facing a street or private drive with entries and parking both facing the street. There may be some small variations in the setbacks of units or buildings. Parking can be a carport or garage, typically on the lot line on one side of the home. The lots in the subdivision are larger than just the footprint of the house, and homes typically have both a front and a rear yard or patio. **Examples: Villa Monterey, Golden Keys 1-6, Sands East, and Villa Bianca D'Oro**
- b. **Townhouses or Twins in Rows Along Streets with Open Space in Rear** - Homes are lined up facing a street or private drive with entries and parking both facing the street. There may be some small variations in the setbacks of units or buildings. Parking can be a carport or garage, typically on the lot line on one side of the home. The lots are larger than just the footprint of the house, and homes typically have both a front and a rear yard or patio. The rear of all or most homes faces a common open space area that may also contain common facilities such as a pool or clubhouse for the private use of residents. **Example: Heritage East Units Three and Four (twins)**
- c. **Traditional in Rows Along Streets with Front Entries Facing Streets and With Parking in Rear** - Homes are lined up facing a street or private drive with private entries facing the street. There may be some small variations in the setbacks of units or buildings. Parking is accessed from the rear by a drive or alley and may be an on-lot carport or garage. The lots are larger than just the footprint of the house, and homes typically have both a front and a rear yard or patio. Common areas and amenities are not a significant portion of the subdivision. **Example: Royale Gardens**
- d. **Townhouses in Rows with Front Entries Facing Common Areas and with Parking in Rear** - Homes are in rows with their front facades facing a common open space area containing sidewalks and landscaping, and their private entries are from the common area. There may be some small variations in the setbacks of units or buildings. Parking is on each lot in the rear with access from a driveway or alley and can be a carport or garage. Lots may be just the footprint of the house or somewhat larger to include parking. Open space may contain common facilities such as a pool or clubhouse for the private use of residents. **Examples: Villa Solano/Villa Solano Two, Park Scottsdale Townhouse, and Chateau de Vie(s)**
- e. **Townhouses in Rows with Front Entries Facing Common Areas and with Parking Separated From Buildings** - Homes are in rows with their front facades facing a common open space area containing sidewalks and landscaping, and their private entries are from the common area. There may be some small variations in the setbacks of units or buildings. Parking is separated from the homes and is accessed from a driveway, alley or adjacent street and may contain carports, garages or uncovered assigned spaces. Residents must walk from parking to their home along sidewalks. Lots may be just the footprint of the house or somewhat larger to include private patios. Open space may contain common facilities such as a pool or clubhouse for the private use of residents. **Examples: Fountain Villas, Paradise Villa, Sarkis Manor, and Tres Olivos**

**This list of variations in the layout of attached housing is limited to the variations found in Scottsdale during the townhouse/attached housing survey. There are other variations in the locations of entrances, parking, and open space or in overall layouts that are not included in this list because they did not exist in Scottsdale between 1960 and 1974.*

2. Attached Homes in Curvilinear or Staggered Layouts

- a. **Curvilinear Street Layout with Front Entries and Parking Facing Streets** – As opposed to traditional straight streets, the streets are curved so the fronts of the townhouse structures or twins are not in line with each other. Homes entries and on-lot parking are from the streets. Subdivision may include cul-de-sac streets. Lots are larger than the footprint of the house. Open space may contain common facilities such as a pool or clubhouse for the private use of residents.
Example: Briarwood
- b. **Curvilinear Street Layout with Front Entries and Parking Facing Streets and with Open Space in Rear** – As opposed to traditional straight streets, the streets are curved so the fronts of the townhouse structures or twins are not in line with each other. Homes entries and on-lot parking are from the streets. Common open space areas are in the rear of units. Subdivision may include cul-de-sac streets. Lots are larger than the footprint of the house. Open space may contain common facilities such as a pool or clubhouse for the private use of residents.
Examples: Sunrise Villas and Sandpiper(twins) in McCormick Ranch
- c. **Staggered Unit Layout with Front Entries Facing Common Areas and with Parking in Rear or Separate From Lots** – As opposed to traditional rows or clusters of homes around parking, the townhouses are staggered so that the facades of each home are set forward or back from adjacent attached homes, and each home façade may also contain setbacks. Homes entries are from common open space areas containing sidewalks from parking areas to the homes. Parking is accessed by a driveway and is separate from each group of homes. Parking areas are for more than one unit and may be uncovered, covered, or in rows of garages. Homes may be one- or two-story or a combination. Lots are typically just the footprint of the house or somewhat larger. Open space may contain common facilities such as a pool or clubhouse for the private use of residents. **Examples: Villa Serena (parking in rear) and Scottsdale House Plat 2 and 3 (separate parking)**

3. Townhouse Clustering

- a. **Townhouses in Clusters with Front Entries Facing Common Areas and with Parking Areas Separated From Buildings** - Homes are in clusters of three or more units including; 1) buildings with four units in a square layout (4-plex or quadraplex), with a front and side facade facing a common open space area containing sidewalks, with two party walls at a right angle to each other, and their entries are from the common area, and 2) buildings with five units in a cluster (5-plex), with a front and side facade facing a common open space area containing sidewalks, with typically two party walls at a right angle to each other, and their entries are from the common area. One or more of the five units may have only one party wall. Parking is separate from each block of homes and is accessed by a driveway, with sidewalks to the units from parking areas. Parking areas may be uncovered, covered, or in rows of garages. Lots are typically just the footprint of the house or somewhat larger in include private patios. Open space may contain common facilities such as a pool or clubhouse for the private use of residents.
Examples: Hallcraft Villas Scottsdale (4-plex), Hallcraft Villas Scottsdale Two (5-plex) and Casa Amigos (4-plex)
- b. **Townhouses in Clusters Around a Common Driveway Courtyard with Open Space Around Clusters** - Homes are arranged in a cluster of typically 4 to 6 units around a common paved courtyard area that is used for access to private carports or garages on each lot. Streets provide access to each cluster of homes and to the common driveways. Private entries are from the common driveway courtyard or from streets. The lots include the private parking, in garages or carports, and may include a small rear patio or yard. Each cluster of homes has rear facades

and/or rear patios facing different directions, contrary to the traditional rows of homes. The clusters are often surrounded on three sides by common open space so the rear patios or yards face a common open space area that may contain common facilities such as a pool or clubhouse for the private use of residents. **Example: Scottsdale Park Villas (4-plex and 6-plex)**

- c. **Townhouses in Clusters Around Common Open Space Courtyards with Rear Parking** - Homes are arranged in a cluster of typically 4 to 6 units around a landscaped common courtyard area that is used for access to private entries on each lot. Streets provide access to each cluster of homes around the courtyards. The lots include the private parking, in garages or carports at the rear of the units, and may include a small patio or yard. Each cluster of homes has front facades that are setback from each other, contrary to the traditional rows of homes. A common open space area may contain common facilities such as a pool or clubhouse for the private use of residents. **Example: Villa Serena**

4. **More Than One Housing Type in Development**

- a. **Attached Subdivision with More Than One Housing Type** - These subdivisions may contain patio homes, twins, townhouses, zero lot line homes or single family detached homes. The majority of the lots contain homes with one or more walls abutting walls of adjacent units, or with party walls, so the overall layout is still considered attached homes. Lots are larger than the footprint of the house. Open space may contain common facilities such as a pool or clubhouse for the private use of residents. **Example: Villa Maricopa**

SUMMARY LIST OF ATTACHED HOUSING SITE LAYOUTS

1. Traditional Rows

- 1a. **Townhouses in Rows Along Streets**
- 1b. **Townhouses or Twins in Rows Along Streets with Open Space in Rear**
- 1c. **Traditional in Rows Along Streets with Front Entries Facing Streets and With Parking in Rear**
- 1d. **Townhouses in Rows with Front Entries Facing Common Areas and with Parking in Rear**
- 1e. **Townhouses in Rows with Front Entries Facing Common Areas and with Parking Separated From Buildings**

2. Attached Homes in Curvilinear or Staggered Layouts

- 2a. **Curvilinear Street Layout with Front Entries and Parking Facing Streets**
- 2b. **Curvilinear Street Layout with Front Entries and Parking Facing Streets and with Open Space in Rear**
- 2c. **Staggered Unit Layout with Front Entries Facing Common Areas and with Parking in Rear or Separate From Lots**

3. Townhouse Clustering

- 3a. **Townhouses in Clusters with Front Entries Facing Common Areas and with Parking Areas Separated From Buildings**
- 3b. **Townhouses in Clusters Around a Common Driveway Courtyard with Open Space Around Clusters**
- 3c. **Townhouses in Clusters Around Common Open Space Courtyards with Rear Parking**

4. More Than One Housing Type in Development

- 4a. **Attached Subdivision with More Than One Housing Type**

Extra, Extra! Read all about it!: *Early
Townhouse Ads in Scottsdale's The
Daily Progress and The Arizonian
Newspapers, 1960s*

~Slideshow Presentation
by Linnéa Caproni~

1961

David Friedman and Butler Homes
construct Arizona's first major
townhouse development in
Scottsdale...

new from...



In all Arizona . . . only one Casita Colony. Villa Monterey Casita Colony: unique, charming and with all of Scottsdale as a shopping center. The graciousness of a Spanish Villa combined with the step-saving convenience of a contemporary home.

See five beautifully furnished models . . . drive East of the intersection of Camelback and Scottsdale Roads to Miller Road, turn left and you're there! Watch for the Grand Opening . . . or have your own sneak preview this week-end.

..... THIS IS SCOTTSDALE

Mar
25, 1961

March 25, 1961: Butler Homes begins to advertise its new townhouse development in Scottsdale, the Villa Monterey Casita Colony

WE LIVE IN PARADISE

by Gwen Dew Buchanan
Paradise Attained

"Jumping with joy" is the current theme-song for those who fought to make the Town of Paradise Valley a permanent reality.

When there are just the
TWO OF YOU
it's
TIME for LIVING

Villa Monterey

Cosita Colony
Scottsdale

When the children have grown and are away -- and there are just the two of you again...
When you're **ANNOYED** with apartment living -- wall-to-wall people... and no privacy!
When you're **HEARTSICK** in a house that has become too big... and too lonely...
When you're **OVERWHELMED** by a house that owns you... a yard that has made you a slave and a drudge --

THEN IT'S TIME for a uniquely different rewarding way of adult living in **VILLA MONTEREY.**

Here is the quiet prestige... the privacy... every living advantage you prize, and more... in sociable Scottsdale... a stroll from the world-famed intersection of Camelback and Scottsdale roads.

"When the children have grown... When you're **ANNOYED** with apartment living... When you're **HEARTSICK** in a house that has become too big... When you're **OVERWHELMED** by a house that owns you... a yard that has made you a slave and a drudge -- **THEN IT'S TIME ...** for a uniquely different... rewarding way of adult living in **VILLA MONTEREY.**"

Honestly...

BUTLER'S



is a new approach to quiet **ADULT LIVING**

...in sociable Scottsdale!

We emphasize this point because we heard variations of the same statement from almost everyone who visited Villa Monterey when it opened recently. And a pleasing number of these folks supported their opinion by purchasing Casitas in Villa Monterey. What impressed these new Casita owners most? Well, let's look at all the features:

Adult

A DESIGN FOR LIVING

Villa Monterey appeals to those persons who feel they have earned the right to live with neighbors who have similar interests -- occasional professions for privacy, a desire for occasional care-gilded activity -- and a lot of relaxation in a graceful environment. Casitas have been purchased by retired and semi-retired couples, business and professional people, vacationers who plan to use their Casita as a vacation home now and as a permanent home later on.

SUBURBAN TRANQUILITY WITHIN A CITY

Villa Monterey is a quiet island in the midst of a bustling community, notable Scottsdale, where your neighbor respects your way of life.

VILLA MONTEREY HAS ITS OWN RESORT AREA

You actually share ownership of a country-themed country park -- attractively landscaped for complete privacy -- with swimming pool, shuffleboard picnic facilities and a 9-hole putting green. Riding trails and an 18-hole golf course are at your doorstep.

SIX CASITA DESIGNS TO CHOOSE FROM

Every one, two or three bedroom Casita is a charming design for gracious, efficient living built in the Butler tradition of quality.

EACH CASITA HAS A "PATIO PARADISE"

These delightful, walled outdoor living areas are perfect for private get-togethers or "just relax" -- under inoperable Arizona skies.

ALL SCOTTSDALE IS YOUR SHOPPING AREA

You'll live just a stroll away from Gildas Cadeviter's Fashion Square, variety and grocery stores, excellent restaurants, libraries, DeSoto.

VILLA MONTEREY HAS EVERY CITY CONVENIENCE

You get the benefits of metropolitan pace and the service, unexcelled water supply and Scottsdale city services.

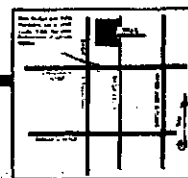
YOU GET ALL THIS IN A VILLA MONTEREY CASITA FOR AS LOW AS \$12,950

Each Casita includes a carport with built-in storage and cover, refrigerator, broiler, hooded ceiling and your own floor can be included at time of construction at reasonable cost.

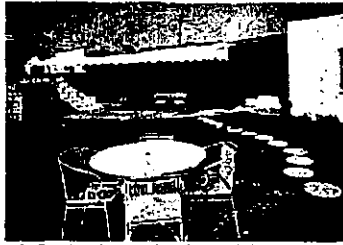
SEE IT TODAY!

Drive west of the Phoenix intersection of Camelback and Camelback Roads to Butler Road, turn left and you're there!

Circle 10 on 7 BU 64994



Two private rear areas, 6 1/2 parking spaces on site -- a peaceful environment. In 45 spots to get close, without registration.



The walled patio provides privacy without obstructing visibility. Special landscaping facilitates easy access to nearby roads.



Carefully designed interiors blend themselves to practically every style of mood and decor to suit your individual taste. Inside homes beautifully furnished by City Homes -- a 60-year-old San Francisco firm.



Ap. 2
p. 1
(100)

Villa Monterey
CASITA • COLONY

Casita Colony means "small houses built together" — a blending of graceful Spanish design with functional modern convenience.



the ideal
adult community
with its own
resort area...
designed for

RETIRED and SEMI-RETIRED ELECTIVE LIVING

just a stroll from the
heart of Scottsdale!

Business and professional people choose Villa Monterey, too!

At Villa Monterey there's no isolation, no regimentation, no frantic activity. You choose the life you lead. Your neighbors will respect your mood of the moment... a quiet, relaxing evening in your enclosed Spanish-style patio... a picnic, a swim or a round on the 9-hole putting green in your private resort area.

Want more activity? There's an 18-hole golf course and riding stables at your doorstep. Feel the need for a few bright lights? Scottsdale offers you its theatres, its restaurants, its shops... and its friendliness.

You'll really enjoy elective living in Villa Monterey Casita Colony.

- Suburban tranquility within an active city
- Six charming Casita designs to choose from
- Each Casita has its own "Patio Paradise"
- Villa Monterey enjoys every city service

Illustration drawn from a model home by Gene Depp, a member of Butler Homes.

YOU GET ALL THIS IN A
VILLA MONTEREY CASITA FOR AS LOW AS

\$12,950

Each Casita kitchen is equipped with built-in range and oven. Special patio landscaping, refrigerators, beamed ceilings and your own library can be included during construction at reasonable cost.



"Casita Colony means 'small houses built together' — a blending of graceful Spanish design with functional modern convenience."

column, "Name-In-the-News," page 2. "Saturday Night." Editor Sandwell gave us complete confidence, free scope to call the

Warren Potter, executive director of the Arizona Aggregate Association, said the testing project is a further attempt by the aggregate industry to provide better service

Sept. 15
1961
Arizona

Villa Monterey

Modern ADULT Living for
retired, semi-retired, business
and professional people

UNIQUE
is the word for
Villa Monterey
Casita* Colony
in sociable Scottsdale

The gracious beauty of yesterday's Monterey architecture blends with the efficient yet luxurious appointments of tomorrow. Serene, gracious, private living just a stroll away from today's vital, exciting Scottsdale. *There is no other adult-living environment like Villa Monterey in the Valley of the Sun!*

Featuring quality construction by Butler Homes, creators of the incomparable Casablanca Estates. Models open daily from 10 to 10 just north of Camelback Road on Miller Road, a half-mile east of fabulous Scottsdale Road. Casitas priced from \$12,950 with excellent financing plans. Phone WHitney 6-0994.

*Casita: A small home

Scottsdale

PICTURE YOURSELF AT HOME

IN Villa Monterey CASITA COLONY, SCOTTSDALE

VILLA MONTEREY CASITA COLONY WAS CREATED FOR—

The successful, discriminating business and professional individual who demands excellence of investment and a prestige address.

Those who have achieved the status of the second home—the Arizona winter home away from home. Privacy... protected privacy—lock your Casita... and leave it... without worry for months on end.

And the couple whose children have grown... who find the old family home too big... too troublesome—

These are among the people for whom Casita Colony was created—to provide for them ALL THE ADVANTAGES OF ADULT LIVING.

It's different... unique
... completely unlike
any other. This is the
ONE... for only CASITA
COLONY provides all the
advantages of adult living
at its finest.

Picture yourself in CARE-FREE privacy. All the privacy you prize... within the Colony... and within your own completely walled-in outdoor living patio. All the advantages of the large home—none of the worries... and a fraction of the expense!



Relax in your own Resort Park... for this is RESORT LIVING AT HOME... in Casita Colony. Swimming pool... shuffleboard... practice golf green... barbecues... shaded patios... all the facilities for informal recreation and entertainment.



Your Casita is YOURS... individually and exclusively yours. DEEDED LAND and CASITA OWNERSHIP. Casita Colony is NOT a condominium—NOT a co-operative. Yours is a prime investment—only three minutes from the heart of Scottsdale.

Villa Monterey GOLF COURSE is adjacent to Casita Colony... only a stroll away. Club House... Cocktail Lounge... Grill—all available to Colony residents.



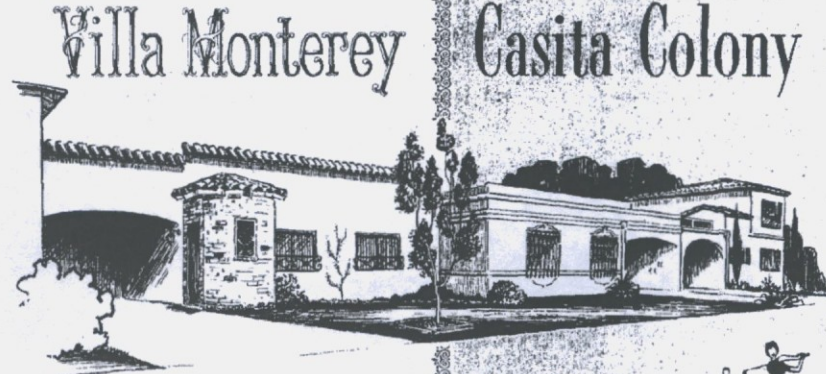
Phone WH 6-0994

Drive East on Camelback Road—Half Mile East of Scottsdale Road



Tastefully Furnished Model Casitas
OPEN DAILY 10:00 a.m. to 7:00 p.m.

MOST CASITAS PRICED BELOW \$20,000
AS LITTLE AS \$138 PER MONTH. ALL COSTS INCLUDED
APPROXIMATELY 60% OF EACH MONTHLY PAYMENT IS TAX DEDUCTIBLE



Incomparable...

Created for those accustomed to the very finest. Many have chosen Villa Monterey because they tired of apartment living... some have grown children living away from home... while others enjoy Casita Colony as their favorite winter home.

A large RESORT AREA is reserved exclusively for Casita owners and their guests. George, your genial Steward, is always at your service and protects your Casita while you are away. Sociable Scottsdale is just a short stroll from Villa Monterey.

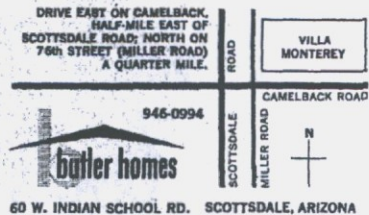
NOT a Condominium... NOT a Co-operative...
The Casita and the land it's on is deeded to you!

Villa Monterey Golf Course, La Cantina Club House, Grill and Cocktail Lounge are right next door!



Casitas Priced From \$18,950
Monthly Payments Less Than Rent
Approximately 60% Tax Deductible
Excellent Financing Arrangements

MODELS furnished by MEHAGIAN'S
OPEN DAILY 10 - 8



sent. 26 1963 p. 7

"Your casita is YOURS... DEEDED LAND and CASITA OWNERSHIP. Casita Colony is NOT a condominium—NOT a co-operative."

1962

The West's Most Distinctively Different Adult Living . . .
in the heart of the West's Most Western Town!



Villa Monterey

Casita Colony
Scottsdale

Here . . . minutes from the heart of Scottsdale . . . Villa Monterey . . . the West's most unusual . . . most distinctive and attractive way of adult living.

INDIVIDUAL DEEDED Home Ownership

Each casita offers you privacy . . . in the home and in your completely walled in outdoor living room. Resort Park . . . with swimming pool . . . and all the western resort recreation facilities. Companionship with others of similar social, cultural and business interests.

Coming Soon!

WATCH FOR THE
FORMAL OPENING!
VILLA MONTEREY
COUNTRY CLUB



tee time

Golf course will be ready for play in a few short weeks!

Furnished Models Now Open . . . 10 a.m. - 6 p.m.
Most Casitas Priced Below \$20,000



Drive East on Camelback Road Half Mile East of Camelback & Scottsdale Roads.

WH 6-0994 Valued Craftsmanship is the Butler Tradition



Wally Jones Thursday night, also may hamper Ernst's effectiveness.

Villa Monterey GOLF COURSE

Three minutes from downtown Scottsdale

La Cantina Club House
Cocktail Lounge
Grille
Driving Range

OPEN TO THE PUBLIC

PHONE 947-4161

DRIVE EAST ON CAMELBACK ROAD TO MILLER ROAD; NORTH TO VILLA MONTEREY.

Wally Jones Thursday night, also may hamper Ernst's effectiveness.

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Villa Monterey Casita Colony

IN SOCIABLE SCOTTSDALE!

Welcome to the

COLONY LIFE

Villa Monterey Casita Colony

... IN SOCIABLE SCOTTSDALE

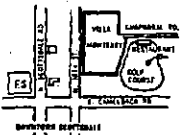
ENJOY the privacy of your quiet, elegant Casita. SHARE the exciting activity of the fabulous Resort and Health Spa with your friendly neighbors.



A beautiful Restaurant with Cocktail Lounge overlooks the lush, green fairways of the challenging 18-hole Golf Course.

It's a wonderful way of life you can enjoy for a surprisingly small investment. Your investment is sure to appreciate because of prime location and proven high resale value.

MODELS OPEN DAILY 10-6
PHONE 946-0994
Furnished by
Mehagian's Furniture Galleries

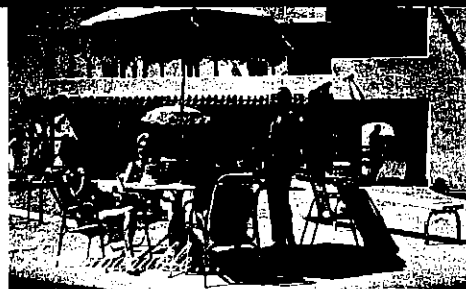


DRIVE EAST CAMELBACK ROAD,
SCOTTSDALE, TO 76TH STREET
TURN NORTH TO VILLA MONTEREY
CASITA COLONY MODELS.

Created by
BUTLER HOMES

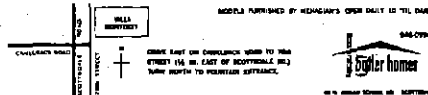


March 2 1969 p. 26



Villa Monterey Casita Colony

2 & 3 BEDROOM CASITAS ... IN SOCIABLE SCOTTSDALE!
Just a stroll to Villa Monterey Golf Course



MODELS FURNISHED BY MEHAGIAN'S OPEN DAILY 10-6 DAILY

DRIVE EAST ON CAMELBACK ROAD TO 76TH STREET (E. OF SCOTTSDALE BLVD.) TURN NORTH TO VILLA MONTEREY CASITAS.



You can drop your
Country Club dues
when you live in

Villa Monterey Casita Colony

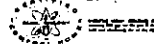
... IN SOCIABLE SCOTTSDALE!

- Residents enjoy their own
- RESORT & HEALTH SPA
 - 18-HOLE GOLF COURSE
 - RESTAURANT & COCKTAIL LOUNGE

Four exciting NEW MODELS OPEN DAILY 10-6
Furnished by Mehagian's Furniture Galleries
Created by Butler Homes PHONE 946-0994

Drive out today!
EAST CAMELBACK RD. TO 76TH ST.
NORTH TO VILLA MONTEREY

Secure Investment
Consistently High Resale Value of Villa Monterey
Casitas surpasses bankers' most liberal
expectations.



"2 & 3 BEDROOM CASITAS..."

"compact interpretations of Mediterranean Villas..."

"Just a stroll to Villa Monterey Golf Course"

Welcome to the Serene World of

Villa Monterey Casita Colony AND COUNTRY CLUB

... In Sociable Scottsdale!

Elegant, carefree Casitas . . . compact interpretations of Mediterranean Villas tucked away in an unrushed setting of quiet, winding streets. Isn't privacy delicious?

Friendly, discerning residents enjoy their own fabulous RESORT SPA, as well as THE COUNTRY CLUB with challenging 18-HOLE GOLF COURSE, wonderful RESTAURANT and congenial COCKTAIL LOUNGE.

NOT A CONDOMINIUM — NOT A COOPERATIVE!

You receive title by insured deed.

MODELS OPEN 10-6 DAILY • 946-0994

Furnished by Mehagian's

CAMELBACK ROAD TO 76th ST.
NORTH TO CHAPARREL RD.



BEETHOVEN'S BIRTHDAY

Linus, Beethoven's foremost fan, would be happy to know that the next Phoenix Symphony's Family Dollar Concert December 16 will open with "Prometheus Overture" in honor of Beethoven's 196th birthday.

Conductor Guy Taylor will introduce the selections himself, among them Leroy Anderson's familiar Christmas Festival, a "melodic blending of favorite Christmas



RESTAURANT Villa Monterey

Most well known classical food items are generally originated by famous Chefs or Restaurateurs; however, many private citizens are responsible for very fine dishes. For example:

CHICKEN SALAD PALACE COURT was first prepared by the celebrated actor George Arliss, at the Palace Hotel in San Francisco. Mr. Arliss also originated the **GREEN GODDESS SALAD DRESSING**.

You will find both of these creations at Villa Monterey Restaurant . . . and just as well prepared as the original.

**WONDERFUL FOOD
DELIGHTFUL ATMOSPHERE**

Enjoy the new
**CHAPARRAL ROOM
Cocktail Lounge**

**7979 E. CHAPARRAL RD.
SCOTTSDALE 946-2522**

"CHICKEN SALAD
PALACE
COURT... GREEN
GOD[D]ESS SALAD
DRESSING... You
will find both of
these creations at
Villa Monterey"

Something Wonderful

HAS HAPPENED AT



RESTAURANT

Facilities have been **E-X-P-A-N-D-E-D!**

EXCITING NEW MENU

Savory Dishes Created by

RALPH "BILL" MACCARO

Chef d' Cuisine

**Breakfast • Luncheon • Dinner
COCKTAILS**
Superb Service • Incomparable Atmosphere

• **OPEN TO THE PUBLIC** •

Villa Monterey Country Club

7979 E. CHAPARRAL RD., SCOTTSDALE, 947-4161
(76th St. North of E. Camelback Rd.)

Created by BUTLER HOMES

"Enjoy the new Chaparral
Room Cocktail Lounge"



RESTAURANT

**Breakfast • Luncheon • Dinner
COCKTAILS**
Superb Service • Incomparable Atmosphere

BUDDY MILTON
at the Piano

• **OPEN TO THE PUBLIC** •

7979 E. CHAPARRAL RD., SCOTTSDALE

(East Camelback Road to 76th Street - North to Chaparral Road)

947-4161

...in Sociable Scottsdale!

FOR LEASE

2 NEW MODELS!
2 & 3 BEDROOM, 2 & 3 BATH CASITAS
Every deluxe appointment, including
private walled-in Garden and Patio.

MEMBERSHIP

Your own Social, Recreational and
Health Club

Complimentary **GOLF PRIVILEGES**
Villa Monterey Golf Course
Clubhouse with **DINING & COCKTAILS**

DRIVE EAST ON CAMELBACK ROAD TO 76th STREET
TURN NORTH TO LA FORSA ENTRANCE

La For
casita Colony

VILLA MONTEREY

PHONE 947-2751

EVEN: 946-1179

RESERVE NOW!

for a gay

**NEW YEAR'S EVE
PARTY!**

8:00 'TIL 1:00

- * CHAMPAGNE COCKTAILS
- * WONDERFUL DINNER
- * FAVORS NOISEMAKERS
- * MARIACHI MUSIC

\$15 Couple
\$10 Single

Villa Monterey
RESTAURANT
7978 E. CHAPARRAL RD. SCOTTSDALE
PHONE 946-2522



*Próspero
Año Nuevo*

Villa Monterey
Casita Colony

See 4 Exciting New Models
Now Open For Your Approval
10:00 A.M. TO 6:00 P.M. DAILY
DRIVE EAST CAMELBACK ROAD TO 76th STREET
TURN NORTH TO VILLA MONTEREY

Dec 29 1966
P. 11

With Dining in the Beautiful Terrace
Room and Dancing to the Music of Ginny
Brubaker in the Arabian Lounge

No minimum No cover charge

NEW YEAR'S EVE FAVORS

HOTEL Valley Ho



open year around

350 W. Main, Scottsdale
Reservations: 945-6321

Villa Monterey

RESTAURANT

Christmas Menu

SERVED 1 TO 8 P.M.

Appetizers

TOMATO JUICE V-8 JUICE
CHICKEN SOUP ALA BRINE — FRENCH ONION SOUP
CONSOMME EN GELÉE

Salads

TOSSED GREEN COTTAGE CHEESE WITH PEACH
CHOICE OF DRESSING

ROAST YOUNG HEN TURKEY
Sage Dressing, Giblet Gravy
Cranberry Sauce
\$2.95

BAKED SUGAR CURED VIRGINIA HAM
Champagne Sauce
\$2.95

ROAST PRIME RIBS OF BEEF AU JUS
Creamed Horseradish
\$3.95

Potatoes and Vegetables
Choice of Two

Minted Peas Swissflake Potatoes
Creamed Spinach Baked Potatoes
Whole Grain Beans Candied Sweet Potatoes

Desserts

NEW ENGLAND PUDDING PUMPKIN PIE
ICE CREAM or SHERRY
COFFEE, TEA or MILK

Children's Portion Half Price

PHONE 946-2522 FOR RESERVATIONS
7979 E. CHAPARRAL ROAD, SCOTTSDALE

Dec. 29 1966 P. 16



Villa Monterey: 10 years old and growing gracefully, without any commercial installations

Villa Monterey an asset to Scottsdale

By HENRY FULLER

Ten years ago David Friedman, head of Butler Homes, Inc., opened his Villa Monterey subdivision on what then was the northeast outskirts of Scottsdale.

Locally, it was a pioneer effort in quality cluster housing.

The succeeding decade has seen construction of close to 1,000 units in Villa Monterey colony. It has several imitators of this type housing throughout the Metropolitan Phoenix area. There are variations, of course, on the original idea; but it's there still.

Now Friedman has opened another unit of his subdivision along 78th Street and north of Medlock. This might not deserve special mention, save that these 1971 "casitas" mark a departure



fine golf course on the flood control spillway, extending south from Indian Bend Wash. This is the east flank of the subdivision.

In each unit he installed a central recreation area with landscaped park, pool, sauna bath and other like facilities. Such served the surrounding 100 or more home owners.

But this year models have a more intimate concept of the neighborhood recreation idea. Instead of a park shared by more than 100 owners, the new arrangement includes only 22 casitas edging the four sides of a mutual mini-park.

In this arrangement, each casita has two windows that look out over the recreation area. From the roofed patio, one may step across the rear yard and follow a walled pathway with gate to the park. Individual privacy is preserved; yet the recreation area is just a step away.

Why this change in design, we asked Developer Friedman?

"Ten years ago David Friedman opened his Villa Monterey subdivision... Locally, it was a pioneer effort to quality cluster housing... It has several imitators of this type housing throughout the Metropolitan Phoenix area."

~Henry Fuller, AZ Republic, March 14, 1971~

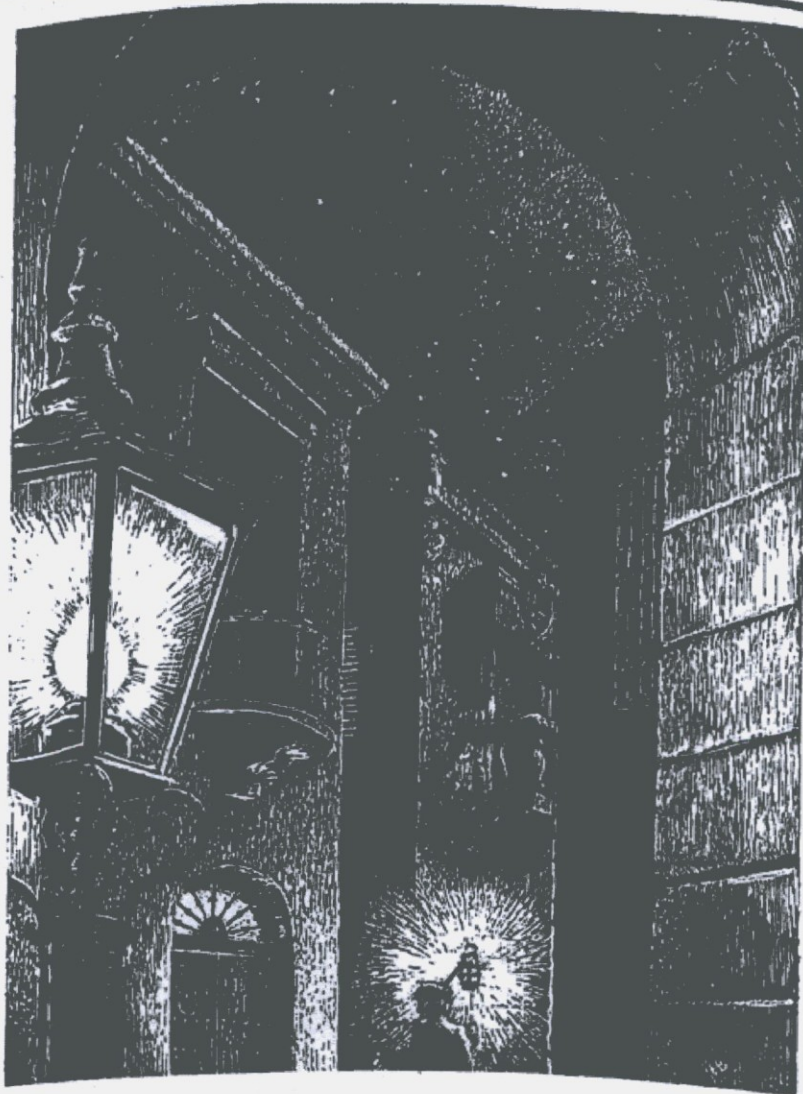


Incomparable Villa Monterey. Casual elegance, assured privacy and discerning neighbors . . . all priceless ingredients for a wonderful way of life . . . Yours for a surprisingly small investment. Villa Monterey is just a stroll to sociable Scottsdale's famous crossroads: Camelback and Scottsdale. Drive 76th Street north of Camelback Road, see the exciting Casitas of timeless design . . . inspect the fabulous Resort and Health Spa . . . Lunch at Villa Monterey Restaurant overlooking the Golf Course.

Exquisitely furnished models.

Phone 946-0894

June 9, 1966 p.1



*Próspero
Año Nuevo*

Villa Monterey

Casita Colony

See 4 Exeiting New Models
Now Open For Your Approval
10:00 A.M. TO 6:00 P.M. DAILY

DRIVE EAST CAMELBACK ROAD TO 76th STREET
TURN NORTH TO VILLA MONTEREY

Dec. 29 1966
P-11

Year Built	Name	Dwellings	Acres	Density	Zoning	Major Cross Streets	Lot Size	Unit SF	Walls	Roofs	Carport
1973	Briarwood	56	9.4	6	R-4R	N. of McDonald/E. of Scottsdale	5175	1518	8" Stucco	Built Up	2 car
1971	Casa Amigos	36	2.6	14	R-5	E. of Hayden/N. of Oak	758	758	8" Stucco	Built Up	1 car
1967	Casa Granada East Townhouses	157	15	10	R-5	N. of Indian School/E. of Miller	1729	1656	Frame Wood	Built Up	2 car
1965	Casa Granada Townhouses	166	15	11	R-5	S. of Osborn/E. of 68th	1738	1632	8" Painted Block	Built Up	2 car
1974	Casitas Chaparral	108	12	9	R-3	N. of Jackrabbit/W. of Hayden	725	1604	8" Stucco	Built Up	2 car
1969	Chateau de Vie I	83	10.6	8	R-5	N. of Chaparral/W. of Granite Reef	2124	1704	8" Painted Block	Built Up	2 car
1969	Chateau de Vie II	83	9.7	8	R-5	N. of Chaparral/W. of Granite Reef	2121	1656	8" Painted Block	Built Up	2 car
1969	Chateau de Vie III	80	9.7	8	R-5	N. of Chaparral/W. of Granite Reef	1825	1752	8" Painted Block	Built Up	2 car
1971	Chateau de Vie IV	80	9.9	8	S-R	N. of Chaparral/W. of Granite Reef	2063	1752	8" Painted Block	Built Up	2 car
1972	Chateau de Vie V	136	16.7	8	R-4	S. of McDonald/W. of Granite Reef	1989	1464	Frame Wood	Built Up	2 car
1973	Chateau de Vie VII	128	14.1	9	R-4	N. of Chaparral/E. of Hayden	1871	1728	Frame Wood	Built Up	2 car
1970	Continental Villas	212	30	7	R-4	N. of McDonald/E. of 82 nd St.	3494	1352	8" Stucco	Built Up	2 car
1972	Continental Villas East Unit 2	159	30.2	5	R-4	N. of Oak/W. of Hayden on IBW	3078	2000	8" Painted Block	Built Up	2 car
1974	El Cuadro	41	4.6	9	R-4	N. of Oak/E. of Miller	3576	1712	8" Stucco	Built Up	2 car
1969	Fountain Villas Condos	20	0.62	32	R-5	S. of McDowell/W of 74 th on Bellview	422	789	8" Stucco	Built Up	1 car
1964	Golden Keys I	31	7.4	4	R-4	N. of Thomas/W. of 64th	5815	1394	8" Stucco	Built Up	2 car
1964	Golden Keys II	39	6.2	6	R-4	N. of Thomas/W. of 64th	4751	1611	8" Stucco	Built Up	2 car
1964	Golden Keys III	32	5.9	5	R-4	N. of Thomas/W. of 64th	4468	1394	8" Stucco	Built Up	
1964	Golden Keys IV	33	4.8	7	R-4	N. of Thomas/W. of 64th	4155	2006	8" Stucco	Built Up	
1964	Golden Keys V	25	4.8	5	R-4	N. of Thomas/W. of 64th	4422	1692	8" Stucco	Built Up	2 car
1964	Golden Keys VI	24	3.9	6	R-4	N. of Thomas/W. of 64th	4488	2248	8" Stucco	Built Up	
1971	Hallcraft Villas Scottsdale	252	16	16	R-5	N. of Indian School/W. of 82nd	872	907	Frame Wood	Built Up	
1974	Hallcraft Villas Scottsdale Two	260	21.3	12	R-3	N. of McDonald/E. of 78th	85	1053	Frame Wood	Built Up	
1973	Heritage East Unit Four	40	8.5	9	R-4	N. of Oak/W. of 62nd	4145	1794	Frame Wood	Built Up	
1973	Heritage East Unit Three	97	26.3	4	R-4	N. of Oak/E. of 60th	4038	1825	Frame Wood	Built Up	
1968	Inner Circle	17	2.8	6	R-5 PRD	N. of Indian Bend/W. of Pima	5302	2964	8" Painted Block	Built Up	2 car
1968	La Buena Vida Townhouses	64	6.8	9	R-5	N. of Chaparral/E. of Granite Reef	1729	1656	8" Painted Block	Built Up	2 car
1968	La Buena Vida Two Townhouses	72	9	8	R-5	S. of Chaparral/E. of Granite Reef	1729	1656	8" Painted Block	Built Up	2 car
1973	Laguna San Juan	232	40.3	6	R-4	S. of Jackrabbit/W. of Hayden	3498	1543	Frame Wood	Built Up	
1969	Monte Vivienda	51	6.8	7	R-5	N. of Camelback/E. of Miller	2238	1612	8" Stucco	Built Up	
1973	Palo Verde Villas	51	3.3	15	R-5	N. of Oak/W. of Scottsdale	1742	750	Frame Wood	Built Up	1 car
1969	Paradise Villas	16	0.7	23	R-5	S. of Chaparral/E. of Scottsdale Rd	54	1267	8" Stucco	Built Up	1 car
1969	Park Orleans	76	9.8	8	R-5	S. of Indian School/W. of Granite Reef	2439	1330	8" Painted Block	Built Up	2 car
1964	Park Scottsdale Townhouse	116	10	12	R-5	N. of McDonald/E. of Granite Reef	148	1584	8" Painted Block	Asphalt Shingle	2 car
1964	Park Scottsdale Townhouse Two	146	13.5	11	R-5	S. of McDonald/E. of Granite Reef	1708	1548	8" Painted Block	Asphalt Shingle	2 car
1974	Paseo Villas	90	14.5	6	R-4 PCD	N. of Indian Bend/E. of Hayden	324	1479	Frame Wood	Built Up	
1962	Polynesian Paradise Condominium	155	8.4	18	R-5	S. of McDowell/W. of 68th	96	550	8" Painted Block	Asphalt Shingle	1 car
1963	Royale Gardens Scottsdale Condo	44	4	10	R-5	S. of Chaparral/E. of Scottsdale Rd	152	2024	8" Stucco	Built Up	
1973	Sandpiper Scottsdale No. 2	44	16.7	3	R-4 PCD	S. of McCormick Dr/W. of Hayden	5680	2844	8" Stucco	Tile	
1969	Sands East Townhomes	65	10.2	6	R-4	N. of Indian School/E. of 86th	4730	3120	8" Painted Block	Built Up	2 car
1969	Sands East Townhomes II	42	9.3	5	R-4	N. of Indian School/W. of Pima	4631	2014	8" Painted Block	Built Up	2 car
1972	Sands North Townhomes	51	9.9	5	R-4R	S. of Indian Bend/E. of Scottsdale Rd	5197	3304	8" Stucco	Built Up	2 car
1974	Sands Scottsdale Townhouse One	78	15.5	5	R-4 PCD	N. of Indian Bend/W. of Pima	5057	1995	8" Stucco	Built Up	2 car
1971	Sarkis Manor	40	1.8	22	R-5	S. of Chaparral/E. of Scottsdale Rd	509	1075	Frame Wood	Tile	2 car
1966	Scottsdale 2000	40	4.6	9	R-5	N. of Camelback/E. of Miller	213	1864	8" Painted Block	Built Up	
1969	Scottsdale House Plat 2	129	21	6	R-4R	S. of Chaparral/W. of 68th	88	894	Slump Block	Wood	1 car
1969	Scottsdale House Plat 3	107	15.2	7	R-4R	S. of Chaparral/W. of 68th	1335	1346	Slump Block	Wood	1 car

1970	Scottsdale North	39	9.2	4	R-4	S. of McDonald/W. of Scottsdale Rd	3249	2065	8" Painted Block	Built Up	
1974	Scottsdale Park Villas	47	6.9	7	R-4 PCD	S. of Via De Ventura/W. of Pima	221	1241	Frame Wood	Concrete Tile	
1972	Scottsdale Parkway Townhouse Condo	41	1.8	23	R-5	S. of Indian School/E. of Miller	446	900	Frame Wood	Concrete Tile	2 car
1974	Starmark Place Condos	19	1.1	17	R-5	S. of Chaparral/E. of Scottsdale Rd	148	1857	8" Stucco	Built Up	
1969	Sundell Condos	6	0.25	24	R-5	S. of Chaparral/E. of Scottsdale Rd	775	832	8" Painted Block	Asphalt Shingle	1 car
1974	Sunrise Villas	122	24	5	R-4	S. of Jackrabbit/E. of Miller	213	1641	Frame Wood	Built Up	
1973	Tela Vista One	57	6.6	9	R-4	S. of Thomas/W. of Granite Reef	145	1044	8" Stucco	Built Up	2 car
1969	Tres Olivos	26	1.2	23	R-5	S. of Chaparral/E. of Scottsdale Rd	583	1152	8" Painted Block	Built Up	1 car
1974	Valle Vista Estates	26	1.4	19	R-5	N. of Osborn/W. of 70th	545	1029	Slump Block	Built Up	1 car
1971	Villa Adrian	46	8.2	6	R-4	S. of Camelback/E. of 68th	5087	1813	8" Stucco	Built Up	
1970	Villa Bianco D'Oro	28	5	6	R-5	N. of Camelback/W. of 78th	4460	2262	8" Stucco	Built Up	
1966	Villa D'Este	30	6.6	5	R-4	N. of Indian School/E. of 68th	4612	2262	8" Stucco	Built Up	
1972	Villa Del Oro	70	9	8	R-4R	N. of Jackrabbit/W. of Scottsdale Rd	326	1922	8" Stucco	Tile	
1974	Villa Eldorado	28	3.	9	R-4	N. of McDowell/E. of Miller	116	1115	8" Stucco	Built Up	2 car
1968	Villa Mariposa	8	0.7	11	R-5	S. of Chaparral/E. of Scottsdale Rd	98	975	Slump Block	Built Up	1 car
1963	Villa Monterey Unit Four	121	18.4	7	R-4	S. of Chaparral/E. of Miller	6292	1789	8" Painted Block	Built Up	1 car
1963	Villa Monterey Unit Three-B	12	1.6	8	R-5	S. of Chaparral/E. of Miller	3783	1890	8" Painted Block	Built Up	1 car
1967	Villa Monterey Unit 6	34	6.5	5	R-5	N. of Chaparral/E. of Miller	3992	1278	8" Painted Block	Built Up	1 car
1968	Villa Monterey Unit 6-1	61	8.4	7	R-5	N. of Chaparral/E. of Miller	3779	2034	8" Painted Block	Built Up	2 car
1968	Villa Monterey Unit 7	53	7.9	7	R-5	N. of Chaparral/E. of Miller	3182	1316	8" Painted Block	Built Up	2 car
1969	Villa Monterey Unit 7-1	22	2.9	8	R-5	N. of Chaparral/E. of Miller	4469	1578	8" Painted Block	Built Up	2 car
1973	Villa Monterey Unit 8-B	66	9.4	7	R-4	N. of Chaparral/E. of Miller	2936	1292	8" Stucco	Built Up	1 car
1973	Villa Monterey Unit 9-1	46	5	9	R-5	N. of Chaparral/E. of Miller	2391	1179	8" Stucco	Built Up	1 car
1965	Villa Monterey Unit Five	56	8.2	7	R-5	S. of Chaparral/E. of Miller	3910	1494	8" Stucco	Built Up	2 car
1966	Villa Monterey Unit Five-A	43	6.8	6	R-5	S. of Chaparral/E. of Miller	5710	1694	8" Stucco	Built Up	2 car
1963	Villa Monterey Unit Four-B	23	2.1	11	R-4	S. of Chaparral/E. of Miller	2702	1206	8" Painted Block	Built Up	1 car
1961	Villa Monterey Unit One	87	14.6	6	R-5	S. of Chaparral/W. of Miller	4000	1971	8" Painted Block	Built Up	1 car
1963	Villa Monterey Unit Three-A	112	16.3	7	R-4	S. of Chaparral/E. of Miller	3775	1440	8" Painted Block	Built Up	1 car
1962	Villa Monterey Unit Two	146	22.5	6	R-4	S. of Chaparral/E. of Miller	3784	1316	8" Painted Block	Built Up	1 car
1971	Villa San Marcos	116	14.7	8	R-4	N. of Indian School/W. of Hayden	3602	1447	Frame Wood	Built Up	
1971	Villa Serena	57	10	6	R-4	S. of McDonald/W. of Scottsdale Rd	310	2582	Slump Block	Built Up	
1971	Villa Solana	66	8.6	8	R-4	S. of Thomas/W. of 59 th	2163	1704	8" Stucco	Built Up	2 car
1971	Villa Solana Two	49	5.4	9	R-4	S. of Thomas/W. of 60th	2886	1544	8" Stucco	Built Up	2 car
1969	Woodmere Fairway Condos	4	0.3	13	R-5	S. of Chaparral/E. of Scottsdale Rd	960	1703	Slump Block	Built Up	1 car
		5871.	783.87	7+							

Garage	Separate Parking	Common Areas	Pool	Entry Sign	Other	Gated	Year Plat	Type Layout	Architectural style	Date Photos/Taken By
						yes	1973	2a		
								3a		
							1966	1d		
		Yes					1965	1d		
		Yes					1973	1a		
		Yes					1969	1d		
							1968	1d		
		Yes					1969	1d		
		Yes					1970	1d		
		Yes					1971	1d		
		Yes					1972	1d		
		Yes					1969	1d		
		Yes					1971	1d		
							1974	1a		
		Yes					2005 condo	1e		
		Yes	Yes	Yes			1963	1a		
		Yes	Yes	Yes			1964	1a		
2 car		Yes	Yes	Yes			1964	1a		
2 car		Yes	Yes	Yes			1966	1a		
		Yes	Yes	Yes			1967	1a		
2 car		Yes	Yes	Yes			1963	1a		
	Yes						1971	3a		
	Yes						1973	3a		
2 car							1973	1a		
2 car							1971	1a		
							1966	1a		
		Yes					1967	1d		
		Yes					1967	1d		
2 car							1971	1a		
2 Car							1967	1d		
	Yes						1972	1e		
	Yes						1979	1e		
							1968	1d		
		Yes					1964	1c	ranch	
		Yes					1964	1c	ranch	
2 Car		Yes					1972	1c/1d		
	yes	yes	yes	Yes	Yes		1962	1e		
2 car							None	1c		
2 Car		Yes				yes	1972	2a		
							1968	1a		
							1970	1a		
							1971	1a/1d		
	Yes						1972	1a		
	Yes						1971	1e		
2 car		Yes					1964	1d		
	Yes	Yes		Yes		Yes	1970	2c		
	Yes			Yes		Yes	1970	2c		



**CITY OF SCOTTSDALE
HISTORIC PRESERVATION COMMISSION
NAVE-COMMUNITY DESIGN STUDIO
7506 E. INDIAN SCHOOL ROAD
SCOTTSDALE, AZ 85251
THURSDAY, MARCH 8, 2007
MINUTES**

PRESENT: Ed Wimmer, Chair
George Hartz, Vice-Chair
Bob Cook, Commissioner
Nancy Dallett, Commissioner
DeeJaye Lockwood, Commissioner
David Schmidt, Commissioner
Rob Viergutz, Commissioner

STAFF: Don Meserve, Preservation Planner
Debbie Abele, Historic Preservation Officer

OTHERS PRESENT: Kathy Boyd Feld, Villa Monterey, Units 1-9
30+ Villa Monterey Residents

Call to Order

Chair Wimmer called the meeting to order at 5:38 p.m.

1. Introduction of Commissioner Bob Cook and Roll Call

A roll call confirmed the members present as stated above.

Chair Wimmer welcomed Commissioner Cook as the newest member of the Commission and addressed the audience regarding requirements for addressing the Commission.

Kathy Boyd Feld inquired on when she could speak, as she is the spokesperson for a presentation, and certain members of the audience are present for the presentation. Chair Wimmer and Commissioner Dallett advised her that there was a full agenda. She could give her presentation under the public comment item, because her presentation was not listed as an agenda item.

having their properties included in the 5th Avenue historic district. Mr. Meserve attached a map of where those properties are on the edges of the proposed district.

There is a proposed General Plan amendment that is just starting the pre-application process to the north of 5th Avenue around Stetson and 6th Avenue. A newspaper article on this proposed project was included. The two cases mentioned previously, that are closer to Goldwater and 70th Street or between the proposed district boundary and the Arizona Canal, are still in the review process and pending as DR cases.

9. Commissioner Comments and Announcements

Commissioner Lockwood mentioned that she was requested to start a Green Building Committee within the Historic Preservation Commission. She asked any Commissioners interested in participating to contact her with regard to this. She would like to convene a first meeting within the next two or three weeks.

Chair Wimmer inquires if that committee will liaison with the City's Green Building Advisory Committee. Commissioner Lockwood indicated she announced it at the Green Building monthly meeting, because she is also on that committee.

Chair Wimmer suggested that Commissioner Cook, as the archeologist, could at some point revive the archeology committee which has been dormant for a number of years. Commissioner Cook indicated he could do that.

10. Public Comments

Chair Wimmer inquired whether Ms. Abele wanted to add anything about the public comment process. Ms. Abele replied that the Commission should hear what information the speaker has to share.

Kathy Boyd Feld of Villa Monterey presented a packet to Chair Wimmer, indicating that the other people present also reside at Villa Monterey. Ms. Boyd Feld read a prepared statement on behalf of the residents.

They have organized and residents from Villa Monterey Units 1 through 9 are requesting the Historic Preservation Commission and the City of Scottsdale begin a survey of townhouse developments with a view to future designation of Villa Monterey Units 1 through 9 as a historic townhouse district. The nine HOA boards are in agreement to ask for this designation. Historic Preservation materials have been distributed to all nine boards and into the population of their units. The response has been positive.

Ms. Boyd Feld discussed the locations of the townhouses. Villa Monterey was the first townhouse development in Arizona. Construction commenced in 1961 with additional units constructed over several years. There are nine developments of townhouse architecture. The community is the study of the evolution of townhouse architecture in Arizona. Villa Monterey today is what Scottsdale was nearly 50 years ago. They are an intact community with 98 percent of their structural architecture appearing as it did at its origination.

In the 1960s Villa Monterey Unit 4 was used as a resort with the use of the old golf course that was close to the clubhouse. The townhouses were rented to winter visitors and the clubhouse was the site of many gatherings for seasonal residents.

Ms. Boyd-Feld stated that they are in the shadow of development because of their location. The proposed widening of Chaparral Road will put 54 homes in jeopardy. They are requesting the opportunity to save what they believe to be a very important and beautiful community and wonderful people. Units 4, 6, and 7 of Villa Monterey will suffer significant loss in neighbors as well as in their association fees if Chaparral is widened and the 54 homes are demolished. Villa Monterey Unit 4 would lose 27 homes, which is nearly 20 percent of their population.

Because of the rapid development, Villa Monterey residents are asking the Commission to consider their request with all due expediency. They believe they are offering the Commission and the City of Scottsdale a nearly perfect candidate for historic preservation consideration. They have not, through their boards up to this point, had any dissent in this regard. The residents of Villa Monterey are prepared to cooperate fully in this endeavor. Time is of the essence to them.

Chair Wimmer thanked Ms. Boyd Feld for coming out and for the clear impression she conveyed. He also thanked all the people of the Villa Monterey community for coming.

Ms. Abele reviewed the process for selecting properties and districts for designation on the Scottsdale Historic Register. She stated that designation is based on historic context analysis and city-wide surveys of building types. The process is lengthy and is done in accordance with the Secretary of the Interior's standards for evaluation and determining significance.

Ms. Boyd Feld expressed concern over the time frame for townhouse designations. She reiterated that time is of the essence and the Villa Monterey community is ready to back the Commission up and provide any information they may need.

Chair Wimmer advised that this is not just a process of wanting to do something, but a bigger political process. For Council to support the HPC's recommendations, they need to follow a thorough and defensible survey and selection process. They employ federal government standards, the ones adopted by the National Parks Service through their historic preservation programs.

Chair Wimmer asked Commissioner Dallett to have the Historic Register Committee take this matter under advisement, to consult with staff, and to see explore a schedule that would be expeditious. He suggested there could be some truncating of time based upon the background research already provided by Villa Monterey. The research has to be independently audited by Ms. Abele, as she is the Historic Preservation Officer (HPO).

Commissioner Dallett suggested putting Villa Monterey on the agenda for the May 3rd Historic Register Committee meeting. Ms. Boyd Feld thanked her, saying that she welcomes calls if there is anything they can do. She expressed her appreciation of the Commission's efforts and courtesies.

Vice-Chair Hartz requested that staff provide Commissioners with a copy of this report submitted by Ms. Boyd Feld. Vice-Chair Hartz concurred that the process is important but for right circumstances and situations, they can, and have, moved quickly, and he does not want anyone to be discouraged over the process.

Ms. Abele indicated they will follow up and see if they can get additional information out. Ms. Boyd Feld stated that they understand the process, but they also feel this is the appropriate time for this.

Commissioner Lockwood stressed the importance of talking to neighbors and garnering as much support as possible in this regard from surrounding areas as well as the immediate neighborhood. Ms. Boyd Feld indicated Villa Monterey will come through in this regard. She also commented that in regard to Prop 207 they are in the 90th percentile as far as being owner-occupied, there are very few rentals within their community.

11. Future Meetings and Agenda Items

The next meeting will be the regularly scheduled meeting for April 12, 2007. The HPC will not meet on March 22, 2007. Ms. Abele indicated they will have a presentation by Vicky Bendow on the post-war school population for the new members.

Vice-Chair Hartz asked whether Ms. Abele would share the report on the schools in advance of the meeting. Ms. Abele indicated Ms. Bendow is currently updating the report in preparation for the April presentation.

12. Adjournment

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 6:37 p.m.

Respectfully submitted,

A/V-Tronics, Inc.



**SPECIAL MEETING MINUTES
HISTORIC PRESERVATION COMMISSION
9:00 AM, SATURDAY, MAY 12, 2007
COMMUNITY DESIGN STUDIO
7506 EAST INDIAN SCHOOL ROAD
SCOTTSDALE, AZ**

PRESENT: Bob Cook
Nancy Dallett
DeeJaye Lockwood
David Schmidt
Rob Viergutz

ABSENT: Ed Wimmer, Chairman
George Hartz, Vice-Chairman

STAFF: Debbie Abele, Historic Preservation Officer
Don Meserve, Preservation Planner (driver)

VISITORS: None

Driving Tour of Potential Historic Designations:

A sign-in sheet was circulated at the Community Design Studio in the parking lot. The commissioners and staff listed above boarded a city van at 9:05 am and proceeded to drive to Scottsdale Estates 4, the first destination.

The purpose of this Special Meeting was for the Historic Preservation Commission (HPC) and Preservation staff to take a van tour of some neighborhoods, apartments, townhouses, and individual properties that are currently under discussion for possible historic designation. The thirteen locations on the tour are listed on the attached itinerary for the driving tour.

As the group drove through each area on the tour, Debbie Abele provided a description and other commentary on the characteristics and/or potential significance of the location, and described what actions had been previously taken by the Commission on the properties. Commissioners discussed the condition of the buildings, and the changes or alterations that may have occurred since construction. No votes or actions were taken on the tour. The Cattle Track Complex, just north of McDonald Drive, was added to the driving tour since there was time to visit the complex while headed back towards the downtown from McCormick Ranch. Cattle Track is already listed on the Scottsdale Historic Register but some commissioners had not visited the property previously and expressed interest in making a stop. The van parked briefly at Cattle Track and participants disembarked for a brief walk around the buildings and grounds.

The van arrived back at the Community Design Studio. The Wednesday morning tour and committee meeting at Taliesin West on May 16th to discuss the draft HP Plan was mentioned. There was no staff or public comment.

The meeting adjourned in the parking lot at 11:05 am.

HPC DRIVING TOUR ITINERARY – SATURDAY MORNING, MAY 12TH

Locations included in the May 12, 2007 driving tour are listed below. Don Meserve was the driver and Debbie Abele provided commentary on each location as we drove through the area. Plat maps of the neighborhoods were available for inspection if needed.

1. **Scottsdale Estates 4** – Pending Neighborhood Historic District (Top 5)
2. **McDowell Parkway** – Potential Character Ranch neighborhood
3. **Papago Parkway** – Potential Character Ranch neighborhood (lower integrity)
4. **Palm Lane Apartments** – Eligible for Historic District consideration from survey
5. **Sherwood Heights** – Top 5 in 2004 for designation (lawsuit over height restriction)
6. **Valley Ho Garden Apartments** – Consideration for Historic District or Individual Complex Nominations
7. **Whitwood** – Potential semi-custom larger-lot neighborhood
8. **Arcadia Square** – Potential semi-custom larger-lot neighborhood
9. **Rancho Vista** – Potential semi-custom larger-lot neighborhood (lower integrity)
10. **Kerr Cultural Center** – Recommended by Historic Register Committee
11. **Mountain View Estates** – Taliesin Subdivision in McCormick Ranch master planned development
12. **Cattle Track Complex** – Mix of residential, working studios, and art retail in a complex; listed on local and national register
13. **Villa Monterey** – Townhouse 1960s & 1970s development; requested consideration

Notes by Don Meserve

In response to an inquiry by Commissioner Dallett, Mr. Lusardi provided an explanation of the function of the urban design studio.

Mr. Meserve noted that the language and text in the previous General Plan helped legitimize the historic preservation program as it exists today.

Chair Wimmer inquired as to whether the updated plan will embody the principles of Proposition 207. Mr. Lusardi responded that it is hoped that it gets resolved before the finalization of the update.

Commissioner Dallett inquired as to whether the six community area planning boundaries had been formally adopted by the City. Ms. Wilhelme responded that they would be going before the Council in the fall for formal adoption. Discussion ensued.

4. **Report/Discussion/Possible Action: Future HP Designations**

Ms. Abele stated that the Villa Monterey townhouse area had been included on the May 12th HPC driving tour and that staff had been contacted by the Mountain View East HOA in McCormick Ranch, which was interested in being designated.

Ms. Abele stated that a decision needed to be made on previous recommendations for designations. She informed the Commission that Proposition 207 is not going away and re-affirmed that 100% property owner approval for historic designation must be obtained and waivers must be signed and notarized by the owners.

Vice-Chair Hartz inquired as to why an historic district could not have certain properties in it excluded. Ms. Abele responded that this subject has been discussed extensively. She explained that one of the reasons that property owners approve historic districts is that they are all equally burdened with what they can and cannot do with their property. When certain adjacent properties are excluded, everyone does not get the equal protection that makes the designation legal defensible. She suggested that rather than having a district with gaps inside the boundary, the district could be made smaller.

Options to designation include; (1) considering properties that do not fall under Proposition 207, such as the Kerr Cultural Center of ASU; and (2) create a new level of designation, Determined Eligible, which does not fall under land use restriction. Discussion ensued.

Vice-Chair Hartz noted that under the Powers and Duties section of the HP ordinance, it does not mention that a property has to be on the register to be of specific historic interest and therefore does not limit the Commission in support incentives, including funding concepts. Ms. Abele added that staff and the Commission could provide technical assistance to property owners who want to preserve character, but who are not designated. Discussion ensued.

Vice-Chair Hartz noted that the initiation for Fifth Avenue will expire in four months and inquired as to whether any action would be taken during this time or whether activity would stop and the initiation expire. Ms. Abele responded that this is a Commission decision, but the issue of obtaining waivers from 100% of property owners still exists. She also explained that the initiation should not expire, rather it should be withdrawn; because once an initiation expires, it cannot be re-initiated for a period of time. Discussion ensued.

Chair Wimmer stated that he felt the Council wanted the Commission to go ahead with designations and that if they were stopped because of bureaucracy, the Commission had still done its job. It would show to the public the burden that Proposition 207 has put on historic preservation in order to have the kind of community that the community wants. Perhaps it will bring an awareness to the community of the problems created by Proposition 207. Discussion ensued.

Chair Wimmer inquired as to whether a designation that had been rejected by the Council could be brought forward again for the same area, but with a different boundary, such as with Fifth Avenue. Mr. Meserve responded that he would have to check the code. Chair Wimmer stated that in order for the Commission to make a decision on Fifth Avenue more information was needed. Vice-Chair Hartz stated it was his understanding that staff would give the Commission guidance on the implications of either approach and a timeline for pursuing Fifth Avenue designation or not. Mr. Meserve and Ms. Abele agreed to report on this at the next meeting.

Mr. Meserve described a third alternative to designation. He informed the Commission that he had received telephone calls from several townhouse property owners in HOAs expressing concern over proposed changes by the HOAs that would affect the historic features of their buildings. He stated he told them that they were an association and had design review authority. They could use that existing authority to try to maintain the character of their buildings. Therefore, rather than having the City use HP overlays, they could use the powers they already have. Staff could provide technical assistance on appropriate guidelines.

Commissioner Cook inquired as to whether Proposition 207 applied to HOAs. Ms. Abele responded that it applies to a governmental action at all levels of government, not to an HOA.

Ms. Abele informed the Commission that staff will be preparing the designation report for the Kerr Cultural Center this summer.

Chair Wimmer asked Ms. Abele if staff would be moving consideration for the designation of Fifth Avenue to the forefront of activities. She replied in the affirmative.

5. Report/Discussion/Possible Direction: Alternatives to HP Designation

Covered previously under item number 4.

6. Discussion/Possible Direction: Tenth Anniversary Report/Celebration of HP Program

Vice-Chair Hartz informed the Commission that he had requested this agenda item to ascertain if this was still something the Commission wanted to do. Previously, the Commission had discussed that 10th anniversary activities encompass (1) a report, (2) presentation of the report to the Council, and (3) a public party. Mr. Meserve presented copies of a rough outline of a tenth anniversary report, which Vice-Chair Hartz asked the Commissioners to review and provide feedback.

The Commission was in agreement that the HP Program Celebration should occur and preparation started. Discussion ensued on ideas for the celebration. Vice-Chair Hartz stated he would get the Community Outreach Committee and any interested Commissioners involved in the planning.



**CITY OF SCOTTSDALE
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING - ANNUAL RETREAT**

**VILLA MONTEREY CLUBHOUSE - 2ND FLOOR
7667 E. NORTHLAND DRIVE
SATURDAY, JANUARY 19, 2008**

PRESENT: Ed Wimmer, Chair
Bob Cook, Commissioner
David Schmidt, Commissioner
George Hartz, Vice-Chair
Rob Viergutz, Commissioner
Nancy Dallett, Commissioner

ABSENT: DeeJaye Lockwood, Commissioner

STAFF: Don Meserve
Debbie Abele

OTHERS PRESENT: Kathy Feld

Call to Order

The special meeting of the Scottsdale Historic Preservation Commission was called to order at 9:07 a.m.

1. Roll Call, Introductions and Introductory Comments for Annual Retreat

Ms. Abele requested that each attendee mention something noteworthy about 2007.

Ms. Abele noted that Scottsdale was the community most seriously impacted by Prop 207 because other communities are not currently doing local designations. She suggested that the retreat was an opportunity to focus on alternate methods of moving forward and maintaining an effective program.

Commissioner Wimmer recalled a meeting with City Council where he presented options for providing public awareness with regards to preservation and Prop 207. Discussion with Council highlighted ways that property can be preserved and protected without designation.

Chair Hartz felt that the high point of 2007 was reflected in the first meeting of 2008. Enthusiasm for the Kerr Cultural Center was a great reflection of public interest and continuing possibilities for preservation.

Commissioner Viergutz agreed that the public turnout for the Kerr Cultural Center was encouraging. He hoped that the public interest expressed would signal an opportunity to take a new direction in preservation.

Vice-Chair Schmidt noted that when he joined the Commission he was surprised at how misunderstood historic preservation was by the general community. The Tenth anniversary celebration was uplifting because it attracted a large number of community members that were interested in and supportive of historic preservation.

Mr. Meserve agreed that the turnout for the Kerr Cultural Center, the Tenth Anniversary Celebration, and the **Villa Monterey was encouraging**; publicizing the accomplishments of the HPC could attract additional community interest and support. He noted his disappointment in the effect that Prop 207 had on the hard work put into Scottsdale Estates.

Commissioner Cook commented that he had learned a lot in 2007 about the challenges faced when doing historic preservation at the municipal level and felt that armed with that knowledge he was better prepared to contribute.

Mr. Cafarella expressed disappointment in the lack of unity on the City Council for historic preservation. He opined that until a time when Prop 207 is repealed, creative alternatives can be found to continue preservation efforts.

Commissioner Dallett commented that Prop 207 was a reflection of the general triumph of property rights over everything and was commercialism and capitalism at an extreme. She agreed that with the existing situation a different approach must be found to reflect the community's interest in historic preservation. A system for reporting interest and acknowledging Scottsdale's history in general could be an alternative to designation.

Ms. Kathy Feld noted a willingness on the part of **Villa Monterey** to contribute any resources the Commission felt would be of assistance in their efforts.

- **Green Building**

No discussion was held.

8. Report/Discussion: HPO/Staff Report and Announcements

Ms. Abele noted work was continuing on Taliesin's HP boundaries. Staff will provide continued reports as information is available.

Ms. Abele noted that research on Townhomes was ongoing. **Villa Monterey** continues to provide extensive cooperation and dedication to acquiring 100 percent waivers in an attempt to achieve designation.

9. Commissioner Comments and Announcements

Commissioner Cook requested a discussion regarding archeological items be agendized. He mentioned the Brown's Ranch site, as well as attempts to exchange archeological surveys with Taliesin West.

Vice-Chair Schmidt reported that the 5th Avenue tour produced two attendees. One attendee was enthusiastic about the tour and offered to help promote next year's tour.

Commissioner Dallett mentioned the upcoming state-wide preservation conference, noting that interested commissioners could contact her for attendance information.

Commissioner Hartz suggested that research begin on designation of the Roald Amundsen Railroad car located at the McCormick-Stillman Railroad Park.

10. Future Meetings and Agenda Items

Commissioner Wimmer expressed an interest in agendizing a discussion regarding the Historic Resources Committee and the effects of Prop 207.

Mr. Meserve suggested agendizing a discussion regarding the designation of the 5th Avenue historic district and possibly inviting property owners to a future meeting.

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:45 p.m.

Respectfully submitted,
AV-Tronics, Inc

Commissioner Wimmer expressed concerns about the flat portion of the roof. Mr. Meserve indicated that a stipulation could be included allowing staff to review standards for specs to ensure they meet City specifications.

VICE-CHAIR SCHMIDT MOVED TO APPROVE FUNDING UP TO \$4,700 FOR 6821 EAST CORONADO ROAD WITH A STIPULATION THAT A PERMIT THROUGH THE CITY OF SCOTTSDALE WILL BE OBTAINED PRIOR TO START OF CONSTRUCTION. SECONDED BY COMMISSIONER VIERGUTZ, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

- **Application from Jon and Jane McKallor for 6707 E. Cypress St. for replacement window project with \$7,500 max. city funding request.**

Mr. Meserve reviewed the application, noting that several changes to the structure, including a second level over the carport made the house non-contributing to the historic district; the owners are unwilling to restore any original features since they would be removing past additions or alterations. The existing windows are functioning and do not require any critical maintenance. Staff recommended denial of the application since the application did not meet the priorities of the HRER Program.

COMMISSIONER WIMMER MOVED TO DENY THE APPLICATION FOR 6707 EAST CYPRESS STREET BECAUSE THE PROJECT DOES NOT MEET THE GUIDELINES OF ENHANCING THE HISTORICAL CHARACTER DEFINING FEATURES AND IT DOES NOT APPEAR TO BE A NECESSITY FOR PRESERVATION OF THE STRUCTURAL INTEGRITY. SECONDED BY COMMISSIONER VIERGUTZ, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

A discussion ensued regarding improving methods for promoting the HRER program. Ms. Abele noted that front-yard signs are being produced. It was suggested that featuring information and comments on successful projects that have received funding on the website and on Channel 11 would encourage interest. A neighborhood event would provide an opportunity to tour homes and talk to homeowners. Ms. Abele agreed to contact a reporter that has expressed an interest in historic preservation in the past about doing a press release.

7. Committee Reports/Meeting Schedules/Discussion

- **Historic resources**

Ms. Abele noted that further research has determined that **Villa Monterey** will be a good early townhouse historic district candidate and with homeowner interest study will continue. If townhouse research moves forward the Historic Resources Committee will become involved.

- **Community Outreach**

Chairman Hartz noted that he would not be able to attend the walking tour. There was no indication on the number of attendees expected. Commissioner Schmidt noted that the event should be included on the AIA's weekly event list.

Commissioner Lockwood expressed concerns that existing businesses could be resentful if incoming businesses were offered subsidies. Mr. Meserve commented that most existing businesses would appreciate locally owned small businesses as neighbors.

The Commission agreed to agendaize an item on the September agenda to re-file the district before the stay expires on October 15th.

6. **Report Discussion: HPO/Staff Report and Announcements**

• **City Council hearing on Kerr Cultural Center June 17, 2008**

Mr. Meserve explained that extensive information had been provided to City Council in an information packet. The item will be held on the consent agenda. ASU supports the easement. Several representatives will be available during the meeting to comment and City Council could move the item to the regular agenda if desired.

• **Villa Monterey and Townhouse Research**

Ms. Abele indicated that wording for a petition for the nine areas of Villa Monterey has been developed. She is hoping optimistically to begin designations in the fall. The new intern will be working on the Townhouse project.

• **Taliesin West**

Mr. Meserve noted that a meeting is planned for next week. Commissioner Dallett expressed an interest in attending the boundary meeting when it is scheduled.

• **Other activities**

Mr. Meserve mentioned the Scottsdale Museum of Contemporary Art event recognizing citizens serving on boards and commissions.

7. **Commissioner Comments and Announcements**

Commissioner Lockwood mentioned that the Green Building program will host their annual Design Day either at the end of September or the beginning of October. This year's event will include a booth dedicated specifically to historic neighborhoods.

8. **Future Meetings and Agenda Items**

It was the consensus of the Commission to cancel July and August's meetings. If needed for certificates of appropriateness a special meeting can be called.

The Historic Resources Committee will remain active as long as projects such as McCormick-Stillman Railroad park and the Townhouse survey are available.

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 6:53 p.m.

Respectfully submitted,
AV-Tronics, Inc

- **Submit new HPC initiated applications for 5th Avenue Historic District**

COMMISSIONER WIMMER MOVED TO INITIATE A NEW APPLICATION FOR THE 5TH AVENUE HISTORIC DISTRICT AS DEPICTED ON THE EXHIBIT FOR THE REASON THAT IT IS A KEY PIECE OF SCOTTSDALE'S HISTORIC FABRIC AND A KEY CHARACTER DEFINING FEATURE FOR THE COMMUNITY. SECONDED BY COMMISSIONER LOCKWOOD, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FOUR (4) TO ZERO (0).

4. Report/Discussion/Possible Direction: 2008 Design Day

Commissioners discussed volunteering during the Design Day event on October 25th from 8:30 am to 2:30 pm at Granite Reef Senior Center. Commissioner Lockwood noted that she and her business partner had committed to being at the event for the entire day. Mr. Meserve noted that any amount of time Commissioners have available to attend would be appreciated.

5. Report/Discussion: HPO/Staff Report and Announcements

- **HP Plan for Kerr Cultural Center**

Mr. Meserve noted that ASU is working on an application for the State and National Registers of Historic Places. Scottsdale is in the process of obtaining a Building Condition Assessment (BCA) report from an architectural consulting team on the condition of the buildings and staff has drafted the character-defining features of the house and studio. Guidelines will be written based on the features and assessment; the City has no regulatory purview on the interior.

In response to a question by Commissioner Lockwood, Mr. Meserve explained that there will not be significant structural tests; he explained that moisture retention might be of interest. Communication with ASU is going well.

- **Villa Monterey petitions and Townhouse survey**

Ms. Abele noted that the petitions for Villa Monterey residents to sign showing their support for becoming a historic district have been very well received by homeowners in a few of the plats. Staff anticipates that with a significant majority of homeowners in support, City Council will be interested in authorizing the Commission to move forward with the process. There will be a report on progress on the townhouse survey at the next meeting.

- **Town and Country Scottsdale nomination**

Ms. Able confirmed that an application has been submitted to the State Historic Preservation Office (SHPO). Once listed on the State Registry, homeowners will be eligible for property tax reduction. An application for Village Grove 1-6 will be submitted in the near future.

historic core. Staff has begun discussions with Foundation representatives on a proposal to expand the HP boundary by approximately 150 acres. Meetings have taken place and a viewshed analysis is currently being conducted. The Foundation appears receptive to expanding the HP boundary.

Mr. Gonzales asked how that affects the agreement that the City had with the Foundation regarding the monies that was given to them, in return for which the Foundation would give the City the historical designation. The terms of the agreement have been satisfied. Ms. Abele said that the designation was obtained and the Foundation spent the money they received from the City. The original agreement was that the money would be spent on the Visitor Center, but the City agreed it could be used for the restoration of the Frank Lloyd Wright living quarters.

Two residents of Villa Monterey said they attended the meeting expecting a presentation on their neighborhood. Ms. Abele said there had been a misunderstanding. A brief update on Villa Monterey will be made tonight with a more complete presentation on Villa Monterey being made to the Commission at a later meeting. Vice Chair Schmidt said the Commission appreciates that they came out to the meeting.

3. Report/Discussion/Possible Action: Valley Field Riding and Polo Club, 2530 N. 64th Street

- National Register Nomination Sent to Scottsdale by SHPO for CLG Comment
- Historic Sites Review Committee Meeting on Thursday, October 30, 2008

Mr. Meserve told the meeting that for purposes of this item, they should consider him to be the staff person and Ms. Abele as the representative of the applicant and owner, since she wrote the application for the polo club. Ms. Abele noted that she is allowed to contract with other parties as a consultant than the City of Scottsdale.

Mr. Meserve said that the Valley Field Riding and Polo Club is being nominated under Criterion A for its association with the development of private recreational clubs. The question for the Commission as a Certified Local Government is to determine; 1) if the Club is eligible and 2) whether the application is accurate and complete. Mr. Meserve added he brought a draft comment letter which he adapted from a similar CLG review some years ago on the George Ellis properties nomination.

Although the Club has been mentioned in previous Commission discussions, Mr. Meserve noted it is not on the current list of properties to watch. It is scheduled for the next SHRC meeting on October 30. Staff received this application in September, which is less than the standard 60 days. Mr. Meserve circulated copies of the application to Commission members for their review at the last HPC meeting, before tonight's meeting, so the nomination and a recommendation could be discussed tonight.

Ms. Abele noted that the Club is a non-profit organization. As the members have aged, the organization sold surrounding land in order to stay in existence as a social club. Today nine core acres remain. All the equestrian features are gone because they were located away from the clubhouse. There were never polo fields at the club's location on 64th Street. Many of the original members still belong to the club and the clubhouse is used for dinners and social events. They allow others to use the facilities. She offered to arrange a tour if Commissioners are interested.

Commissioner Lockwood asked why there had been confusion about whether the Club is in Scottsdale or Phoenix. Ms. Abele noted that the border between the two cities goes

back and forth along 64th Street, and the fact that the Phoenix water reservoirs at 64th and Thomas are on Scottsdale land adds to the confusion. However the Club definitely is within Scottsdale. The Club members are very proud of the facility.

Mr. Meserve summarized that the Commission has to decide whether to recommend the nomination to the SHRC. Commissioner Cook asked when the Club was built. Ms. Abele said it was built in 1937. They had another location in Phoenix before that. She noted that the original building was much smaller and additions were built over time. A modern addition in the 60s was later removed. Because of the way the facility evolved the nomination is under Criterion A rather than Criterion C for architecture and design. Today social clubs are basically disappearing.

Commissioners commented that military facilities had been near the Club during WWII. Mr. Meserve said the POW camp was close by and the Club allowed military officers to use the buildings as part of the camp. He added that a number of prominent Arizona citizens have been associated with it.

COMMISSIONER WIMMER MADE A MOTION BASED UPON CRITERION A, THE PROMINENCE OF THE SOCIAL CLUBS IN THE CITY OF SCOTTSDALE AND THE EVOLUTION OF THIS PROPERTY, AND RECOGNIZING THE APPLICATION AS PRESENTED TO THE COMMISSION TO GIVE THE STATE THE RECOGNITION THAT THE HISTORICAL PRESERVATION COMMISSION AGREES WITH THE NOMINATION AND WOULD LIKE THIS TO MOVE FORWARD. COMMISSIONER LOCKWOOD SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF FOUR (4) TO ZERO (0).

4. Presentation and Report/Discussion/Possible Direction: Townhouses

- Progress Report on Townhouse/Attached Historic Context and Citywide Survey
- Update on Villa Monterey Petitions for Nine HOAs on Historic District Consideration

Ms. Abele reported staff have made good progress. They are working on three parallel tracks.

The intern, Linnea Caproni is researching why townhouses began to be built. In Scottsdale this was a 60s phenomenon, later than some of the single family detached subdivisions. Factors that influenced this include economics, changing demographics, and the evolution of site planning such as home clustering.

Mr. Meserve is doing the field research on how many townhomes are in the City, taking photographs, compiling maps and plat data, and analyzing their physical characteristics.

Staff are conducting a detailed assessment of Villa Monterey, which is a potential candidate for designation. Mr. Meserve outlined Ms. Caproni's research with a brief PowerPoint, showing advertisements from the 1960s for townhouse developments.

Vice Chair Schmidt asked for a definition of a townhouse. Mr. Meserve said the single family homes were attached and vertically separated by party walls. Apartment flats were excluded. Ms. Abele opined that the word "casita" in the ads was used romantically, not necessarily referring to a free-standing pueblo as the term is now understood. Mr. Meserve said the townhomes were marketed differently than condominiums or cooperatives. Amenities in Villa Monterey included golf and a clubhouse with a restaurant and barber shop.

Mr. Meserve showed advertisements for other Scottsdale townhouse developments of the period. He noted that the ads use the expressions "cluster home," "townhome," or "townhouse" interchangeably.

Distributing drafts of the statistical research on townhouses and attached dwellings, Mr. Meserve noted that this reflects how the vision for Indian Bend Wash impacted townhouse developments. Beginning in the 70s the City was trying to build a linear park in the floodplain but did not have funding to purchase all the land. The City Council was willing to approve zoning for increased density for apartments and townhouses on private property in return for flood control easements and improvements along the wash.

Ms. Abele added that as the research progresses staff will arrange a field tour for the Historic Resources Committee so they can make recommendations. They are committed to moving forward sooner rather than later with Villa Monterey.

Mr. Meserve added that there is considerable variety at Villa Monterey as the architectural styles and layouts changed over time with the different plats. The architecture styles fall into three broad categories of Ranch, Revival, and Modern. The plats for Villa Monterey was laid out in a traditional style with blocks of townhouses in rows with both access through a front entry and a carport on the street side of the house.

Mr. Meserve described other variations on the site layouts used in Scottsdale for townhouses. At Royal Gardens the homes had their entrances from the street in the front and parking in rear accessed by alleys. Several developments had the entrances to homes facing a common open space area. Covered parking was provided in the rear. He found other developments with scattered layouts. A good example is Scottsdale House at 68th and Chaparral. They have also found clustered layouts where a fourplex has homes at right angles to each other. Other clustered layouts allow each home to look out in different directions with garages surrounding a shared common driveway.

Commissioner Lockwood asked whether some of these homes are leasehold, such as Scottsdale House. Mr. Meserve replied that that community is age-restricted and gated with common areas. Ms. Abele said staff are focusing on the physical characteristics of how townhouse plats were constructed and are not as concerned about the ownership modes. The ads show what the developments were intended to be when they were constructed; for sale homes versus rental apartments.

Commissioner Wimmer asked whether staff have tracked the chronology of the various layouts Mr. Meserve described. Mr. Meserve said that clustering was more prevalent in the later developments during the 1960 – 74 survey period. He plans to investigate this question, along with zoning, density, architectural styles and other characteristics. Ms. Abele remarked that because Villa Monterey has nine plats built over a 10 year plus time span this provides some preliminary evidence about trends in layout and design.

Commission Wimmer said his studies have shown that clustering began in the late 60s. Mr. Meserve agreed that his local research bears this out. Vice Chair Schmidt commented he had not realized how much variety exists in these townhouse layouts.

Ms. Abele reminded the meeting that this is a work in progress and staff wanted to inform them of how it is going. Both Mr. Meserve and Ms. Caproni have done good work on an unstudied topic. Vice Chair Schmidt thanked them both.

Ms. Abele said they are continuing in coordination with the members of Villa Monterey Homeowners Associations. Four of the homeowner units have completed their surveys, and are preparing a spreadsheet that will be presented to the Commission. Ms. Caproni did some oral history interviews with residents, who are enthusiastic about this process.

5. Report/Discussion: Historic Resources Committee Meeting Report

Mr. Meserve reported that there was not a quorum for this afternoon's committee meeting, but they proceeded with Ms. Caproni's detailed presentation since she was a guest speaker. No action could be taken, but those in attendance were interested in the townhouse survey. They had their own historical insights to add. BJ Gonzales told the Committee that Villa Bianca on Camelback Road was designed by his father, Benny Gonzales architect, and named after his sister Bianca.

6. Report/Discussion: HPO/Staff Report and Announcements

Ms. Abele reported they were successful in obtaining a Preserve America grant, and are planning a public announcement and setting up an expanded oversight committee. The oversight committee will oversee the RFP to hire consultants and review the work done by the consultants. She encouraged Commissioners to become involved. They hope to engage the Tourism Development Commission in this also. The Googlephone is to be introduced on October 22. Staff plan to talk to Fred Unger about the designation of Fifth Avenue Historic District, which if designated, would be a likely candidate for a pilot project.

Mr. Meserve noted that Commissioner Wimmer's term is up in December and he is not eligible for reappointment. At the Council meeting on October 14, two of the three nominees withdrew. Len Marcisz made a verbal presentation and was appointed to the Commission effective December 12. Mr. Meserve added that the December meeting of the Commission will be held on December 11, so Mr. Marcisz will be unable to vote until January 2009. Commissioner Wimmer told the Commission he will be out of town for the December meeting. Mr. Meserve said he invited Mr. Marcisz to attend Commission meetings in the meantime. Ms. Abele told the Commission that Mr. Marcisz has been active with the McDowell Sonoran Preserve and has a background in both history and archeology.

Mr. Meserve announced the upcoming Design Day on October 25 at the Granite Reef Senior Center from 8:30 to 2:30. He plans to set up an information table and invited Commission members to volunteer.

Planning for the Parada del Sol is already underway and he will bring the information to the next meeting.

Mr. Meserve said that every department is being asked to cut expenditures for the rest of the fiscal year, because of the state of the economy and sales tax revenues are down.

He stated he has updated the website for the rehab program, to reflect the May 2009 deadline for applications. A couple of residents have called although no applications have been received recently. Staff are considering another mailing to encourage applications. Ms. Abele added that publicizing the success of previous applicants might be effective. They are thinking about public service announcements on Channel 11.

The application for the City project to install ramadas in the Rose Garden at Loloma School has been submitted and the application will be on the Commission's November agenda.

7. Commissioner Comments and Announcements

Commissioner Lockwood announced she is taking a year off school in hopes of establishing the Historic Preservation Green Partnership. The group meets on the second Tuesday of the month at 5:30 p.m. Meetings will either be at Granite Reef Senior Center or in a conference room at her office.

Mr. Meserve clarified that this private group is not being formed as a formal public body, so there is no requirement for minutes or posted agendas. Commissioner Lockwood agreed.

8. Future Meetings and Agenda Items

Ms. Abele said that the building condition assessment report on the Kerr Cultural Center is almost complete and will be presented in November. Staff hope to provide an update on ASU's nomination of the Kerr Center for the National Historic Register. They will report on research into townhomes. She reminded the Commission that the annual retreat will take place in January and suggested that the Kerr Cultural Center might be an appropriate location. Vice Chair Schmidt suggested the Polo Club as an alternate location.

Adjournment

There being no further business to discuss, being duly moved and seconded, the meeting was adjourned at 7:07 p.m.

Respectfully submitted,

AV Tronics, Inc.

In response to a question by Chairman Hartz, Mr. Meserve noted that Preserve America paperwork is being processed. The RFP should be out by the end of January.

Chairman Hartz requested that information regarding the possible use of the Kerr Cultural Center for an event be provided at the January meeting.

9. Future Meetings and Agenda Items

Mr. Meserve noted that if the report on townhouses is finalized it will be provided for the January meeting. Additional information regarding progress on Villa Monterey will be included.

The Kerr draft is being finalized. ASU feels that funds will be available for repairs based on the report. Chairman Hartz felt that it would be beneficial to create an electronic version of the photographic documentation to accompany the document.

Adjournment

With no further business to discuss, the Historic Preservation Commission adjourned at 7:00 p.m.

Respectfully submitted,
AV-Tronics, Inc

Resources list. These properties would not have an HP overlay zone; however, the same criteria for historic designation would be followed and a procedure for the process is being developed. Ms. Abele reviewed specific candidates for designation and provided an explanation of progress thus far. Discussion ensued.

A survey is being done of the post-WWII townhouse complexes. Villa Monterey is considered a good candidate for designation.

Ms. Abele continued that there is strong sentiment to continue with the 5th Avenue designation. The initiation was withdrawn when the one-year period for designation was close to expiring. It has been re-initiated with a different boundary as a new HP overlay zoning application.

5. Discussion of the role of the Committee and proposed Committee activities for 2008

Chair Dallett noted that it might be possible to rename this Committee the Scottsdale Historic Resources Committee. Ms. Abele stated that although the Committee must adhere to the rules, it could be possible to change the way committee functions; i.e., come together as a group and decide upon various kinds of tasks that are assigned and completed and only meet to discuss key points.

Chair Dallett asked the group if they would be interested in doing survey work, such as the survey for post-WWII townhouses. Ms. Abele noted that Villa Monterey is a Commission priority for 2008 for designation.

Ms. Myers stated that the First Baptist Church and LDS Church are worthy of consideration. Ms. Johnson stated that there had been prior discussion on doing a citywide study of places of worship in Scottsdale; she asked Ms. Abele what happened to this study. Ms. Abele responded that because of the very nature of most churches' organizational structure, it would be almost impossible to get a waiver signed under Proposition 207. She added that it has been her experience that churches generally are not receptive to historic designation. Mr. Meserve stated that the Commission had decided to make the townhouses survey a priority.

Mr. Gonzales stated that the First Baptist Church should be under alert. Ms. Myers explained that she was not referring to "churches," but to the first church established in Scottsdale. She felt historic designation should be pursued and that a number of people at the church were in favor of it. Ms. Abele suggested that this Committee compile information on this church's significance for presentation to the Commission.

Discussion ensued on the need for the Committee to have additional meetings to work on the Awareness List and how that could be accomplished, including creating subcommittees.

Ms. Myers opined that the designations are not progressing as they did in the first ten years and historic preservation is now "coasting." Ms. Abele responded that part of the "coasting" was due to Proposition 207 and the limitations it has placed on new designations.

Discussion ensued on the properties on the Awareness List and Priority List and whether new properties should be added.

- Villa Monterey: In progress for designation.
- Pischkes/Ra: Interest by owner unknown.

3. Report and Discussion on the Changes in State Laws and City Administrative Procedures for Open Public Meetings Including Committees: Agendas, Marked Agendas, Minutes, etc

Mr. Meserve and Ms. Abele explained the open meeting law policies that have been adopted by the City of Scottsdale. The new requirements will restrict the casual gatherings and discussions that have been the practice of Committee Members. Staff suggested that if Members did not want to function under the existing rules, the Committee could be dissolved and members could continue activities independently or through the Friends of Historic Preservation group.

Committee Members expressed concern about dissolving the Historic Resources Committee. In response to Committee Member Gonzales, Ms. Abele confirmed that recommendations would continue to be welcomed by the Historic Preservation Commission. If an independent group were formed, some staff resources and project information may continue to be available. Initiatives such as reviewing the results of the Townhouse Study could utilize Member resources. Member Howard recalled City Attorney information regarding open meeting laws and the restrictions placed on Boards and Commissions, noting that groups of three or less were permitted to meet informally.

Chair Dallett noted that a discussion on the appropriateness of retaining the Committee was on the upcoming HPC agenda. The majority of the Members present agreed that the Historic Resources Committee should remain in place. Members Howard and Myers felt they needed further consideration before deciding whether continuing as a committee would be in the best interest of the group's efforts, and/or if they were interested in continuing to serve on a committee given the recent open meeting law restrictions.

4. Report and Discussion on Kerr Cultural Center Conservation Easement

Ms. Abele reviewed the five amendments considered as part of the agreement language. Additional language included a clause for renegotiation after 50 years, a deadline for the national register application, and ensurement of a public access easement; ASU denied inclusion of the future functioning of the performance center use and inclusion of the parking lot in the easement boundary.

In response to a concern by Committee Member Howard, Ms. Abele explained that negotiations were between City and ASU staff representatives and these discussions were not open to the public. Staff advocated matters of interest to the best of their ability in the discussions. Reports on these negotiations were not made public because the meetings were not by a public body.

5. Report and Discussion on Progress on City-wide Research on Townhouses

Ms. Abele mentioned that staff has started a systematic identification of Townhouses included in the period of significance beginning in the 1960s and continuing through the 1980s. She reviewed the history of townhouses and cluster housing in Scottsdale.

Ms. Abele noted that Villa Monterey appeared to be a prime candidate for consideration; the nine individual HOAs have committed to attempting to acquire 100 percent waivers. It is presumed that, with majority owner support, City Council will support HP designation.

6. Committee Suggestions and Comments

A discussion ensued regarding properties being considered for designation. Committee Member Handley noted that major construction was being done on the First Baptist Church on Osborn Road that might render the property ineligible. Pischke's on 2nd Street exterior has been changed, leaving no resemblance to the original Handland's property. Brusally Ranch has land up for sale; however the house being considered for designation is deed restricted. The attorney for the Greasewood Flats property owner has not been contacted.

7. Staff and Public Comments

Adjournment

With no further business to discuss, the meeting adjourned at 4:57 p.m.

Respectfully submitted,
AV-Tronics, Inc



City of Scottsdale
Historic Register Committee of the
Historic Preservation Commission

Notice and Agenda

3:30 P.M., Thursday, October 16, 2008
3rd Floor Large Conference Room, One Civic Center
7447 E. Indian School Road, Scottsdale, AZ

Present: B.J. Gonzales
JoAnn Handley
Lois McFarland
Patricia Myers

Absent: Nancy Dallett, Chair
Bob Cook
Janie Ellis
Kathy Howard
Cathy Johnson
Janet Wilson

Staff: Don Meserve
Linnea Caproni (intern)

Call to Order and Roll Call

Mr. Meserve called the meeting to order at 3:43 p.m. Chair Dallett was unable to attend the meeting. Although there was not a quorum he suggested that they go ahead with the presentation by Ms. Caproni, the guest speaker. Members present were interested in hearing the information on townhouses and decided to proceed and see if others arrived late.

1. Approval of the Minutes of the 5/8/08 meeting

Approval of the minutes was tabled since a quorum was not in attendance.

2. Presentation and Report/Discussion: Progress Report on Townhouse/Attached Historic Context and Citywide Survey

Mr. Meserve introduced Ms. Linnea Caproni, a graduate student at ASU and the current intern working with Debbie Abele, saying that she would describe the research she has done on advertising for townhouses from the 1960s.

Ms. Caproni said that Villa Monterey dominated the advertising in local papers from 1961 to 1969. She showed scanned copies of 1960s ads from The Arizonian and The Daily Progress in a PowerPoint presentation. Villa Monterey was the first major townhouse development in Scottsdale. Ms. Caproni noted that the ads also show the evolution of Scottsdale into a luxury resort town, with golf but still the Western theme of cowboys. The earliest ad she has found was March 25, 1961. Ads used the slogan "Sociable Scottsdale."

The ads emphasized suburban tranquility within a city. Villa Monterey was more of a city within a suburb because it was all-inclusive. The townhouses catered to adult living, not retirees originally but adult professionals. The age restrictions were established later. Ads in the 60s stressed the advantages of owning a townhouse and avoiding the disadvantages of home maintenance and apartment living. Committee Member Myers commented that the word "downsizing" was not used, but in fact that is what it was.

The development was marketed as a casita colony, small homes with "Spanish design and modern convenience." David Friedman, the developer, said he was inspired by a visit to Mexico. The earlier homes are block covered with stucco.

The ads stressed individual home ownership, that the homes were not condominiums or cooperative housing. Homeowners owned the land and held a deed for their home. Each of the nine plat phases of Villa Monterey (1-9) has had its own HOA from the beginning.

In 1966 they started the new trend of putting the utilities underground and the golf course was expanded from 9 holes to 18. In response to a question from Committee Member Gonzales, Ms. Caproni said this was done because they were trying to create a resort atmosphere. The course expansion was in Indian Bend Wash. Before the expansion there was a driving range where Safeway is today on Chaparral Road.

Committee Member Gonzales commented that the description "casita colony" is unique to this project. Ms. Caproni said she just learned that in Mexico "colonia" implies a community that is more separate than a neighborhood, which is what the developer wanted to convey.

Committee Member Gonzales said the most unique thing was that individual deeded home ownership is a unique concept, given that the homes had party walls and were not single family homes. Ms. Caproni agreed that this was probably emphasized because the public thought it was a condominium.

Committee Member Handley recalled this was unique and at the time people had many questions.

Committee Member Gonzales shared his expertise in real estate, telling the meeting that most of the time, having a connected wall means that the home is part of a condominium project and is not separately deeded. In the case of Villa Monterey the homes are individually deeded. He explained that as long as each unit has its own assessor's parcel number and the parcels are recorded as being individually deeded, the state recognizes the individual ownership. Condominium ownership is a different arrangement.

Ms. Caproni noted that Villa Monterey included a massage parlor, and there were plans for a barbershop. The original groundskeeper, a golf pro named Noel Frasier, still lives in the community.

The restaurant at the country club (community building in Unit 4) was always advertised separately. Committee Member Myers recalled being impressed by the ads for the country club setting when she first moved to Phoenix. Ms. Caproni said that Mr. Friedman wanted a community atmosphere and did not want retail stores in the development that would attract people from outside.

Newspaper articles of the time show that people recognized Villa Monterey as a novel, precedent-setting development. Ms. Caproni has not found out who was responsible for the marketing. The newspaper articles describe Mr. Friedman as innovative and forward thinking. He and other local developers followed national trends. Mr. Friedman said that oftentimes he responded to women's wishes in design. He would meet with women residents in Villa Monterey and adapted his designs based on their feedback. Having fewer casitas sharing the recreation areas and undergrounding the utilities were in response to their wishes.

Ms. Caproni showed ads for other communities, noting that the selling points were similar to the Villa Monterey ads. Dell Trailor and HallCraft were two leading developers.

Committee Member Gonzales noted that Dell Trailor built walled communities that were segmented off from the surrounding neighborhood. They are covered in heavy troweled stucco and have a distinctive appearance. A signature trademark is his use of amber glass lights that stand three to four feet tall right before the entranceway of each home.

Ms. Caproni showed an ad for the opening of Villa d'Este off 68th Street, which had a Mediterranean look and a clustered layout. Essentially these were communities in their own right. Committee Member Myers commented that cluster housing might appeal more to people relocating from the east and Midwest than to westerners. Over time, smaller developments became more popular and the phrase "estate townhouses" came into use.

Ms. Caproni showed a 1969 ad for Scottsdale North, which was located just south of McDonald Drive on Scottsdale Road. By 1969 the terminology in the ads was fluctuating between city home, town home, and townhouse. Ms. Caproni showed a Dell Trailor ad for city homes, which were sold as having no common walls. In fact the garages shared a common wall.

Committee Member Gonzales told the meeting that his father, Benny Gonzales, and another builder built Villa Bianca on Camelback Road, which was named after his sister. Ms. Caproni said none of the ads for Villa Bianca identify the builder or architect. Committee Member Gonzales explained it was built in an infill area, which is why it was so narrow.

Ms. Caproni noted that the ads for Paradise Gardens off Rancho Vista described them first as apartments, then a couple of months later as townhouses, before describing them as apartments again, but she is not sure why.

Mr. Meserve said Paradise Gardens was platted as vertically separate units but the ad displayed says the units are for lease. Committee Member Gonzales said the official definition of a townhouse is a home with two levels. He said that designs became more compact as Scottsdale real estate became more expensive.

Mr. Meserve agreed that in the Rancho Vista neighborhood, east of Scottsdale Road and south of Chaparral Road, the complexes they surveyed tend to be smaller.

The Committee Members thanked Ms. Caproni for her presentation.

Mr. Meserve presented his survey research on where townhouses are located in the city, and how many units are in the various developments. He distributed a summary sheet.

When they started research, staff looked at townhouses from the 60s through the 80s and then decided to cut off the study at 1974 when development was slowing down due to the recession and the oil embargo. They found a total of some 5700 units in approximately 50 locations in the city, some with multiple plats. Mr. Meserve described variations in layout. Homes had carports, garages, or separate parking. Walls were built from block or stucco. Roofs were flat or tiled. The county assessment records provide this construction data.

Only 11 of the developments had less than 25 units, many located in the Rancho Vista area. Many had 25 to 40 units and there were some larger developments also. Individual dwelling units were different sizes. He showed locations on a map. He found only one development platted in the mid-50s but the five townhouses have recently been demolished. He explained that complexes already surveyed for eligibility as multi-family projects were not included in the present study.

His research focused on factors that affected townhouse development in Scottsdale. When the City wanted to develop Indian Bend Wash as a linear park for flood control, the City acquired some of the private floodplain land through density tradeoffs. In return for giving a drainage easement to the City, developers were allowed to build townhouses or apartments next to the wash. He found 11 townhouse developments along that corridor that were approved in the early 70s. These are a direct result of the City's decision to develop Indian Bend Wash without having to buy all the land.

The early 70s also marked the first master planned mixed-use communities such as McCormick Ranch. Townhouses were included with other types of housing. Other master planned developments after McCormick Ranch also provided housing diversity.

Mr. Meserve noted that architectural styles for townhouses built during this period can be divided broadly into Ranch, Revival or Modern styles. A few of the earlier complexes are Ranch style like many local single family subdivisions of the time. Others can be described as post war Revival, where the architect borrowed from other earlier styles such as Spanish Colonial, Pueblo, Mission, Mediterranean, and Territorial. He noted that the styles changed over the years in the nine different sections of Villa Monterey. Other developments were built in Modern styles, for example The Sands and Scottsdale North. Finally some developers built in an Italianate style with Roman columns and ornamental urns such as Villa Adrian.

When it comes to layout, Mr. Meserve noted a fair number of variations in the site planning for townhouses and attached housing. Some were built in traditional straight lines or rows. There is variation in the placement of the entrance, where parking was placed, and where common open space was located. Villa Monterey is built in traditional rows of attached units, with a street in front and access to the carport from the street.

Other communities had the parking in the rear instead of the front. Many developments are built in rows facing a common open space area with sidewalks leading to the entrances. Buyers owned their home and an undivided share of the common open space areas. A homeowners' fee was charged to maintain the clubhouse, pool, and landscaping. Committee

Member Gonzales commented that Villa Monterey was the first Scottsdale development with a clubhouse.

Developments with curving streets and scattered building layouts are also found. Sandpiper on McCormick Parkway is an example of curvilinear streets. Committee Member Gonzales told them that his father also built that development. Mr. Meserve said that developers started building semi-detached homes where just two homes are attached rather than rows of six or more units. The scope of their study includes these attached units with two dwellings per structure. People had common areas of open space around the units.

Mr. Meserve said that the FHA was encouraging curvilinear streets in the 60s. Some layouts were staggered so that the homes did not all line up. Scottsdale House, an age restricted gated community on 68th Street, is one example of a staggered layout. Committee Member McFarland said she has a copy of the history of Scottsdale House. Mr. Meserve said he would be interested to see that. This community has an unusual layout.

HallCraft built attached homes that were not laid out in rows but were surrounded by open space. He speculated that these quadraplexes never became very popular because there was no private outdoor space. Committee Member Gonzales commented that most of the HallCraft planning ideas were derived from Del Webb development in Sun City.

Another way to lay out clustered housing is for several homes to share a common driveway. Scottsdale Park Villas in McCormick Ranch is one example where the houses radiate around the driveway. In the rear the homes look out towards common open space, including a pond.

Lastly, a few developments mixed more than one type of housing, with single family homes included with townhomes. Villa Maricopa off Rancho Vista is one of these mixed projects.

Mr. Meserve said the study is ongoing.

3. Committee, Public and Staff Comments

Mr. Meserve reminded everyone that this had not been a formal meeting because of the lack of a quorum. He distributed a booklet that Chair Dallett had asked be given to Committee Members. A future meeting date was not set.

Adjournment

Mr. Meserve declared the meeting adjourned at approximately 4:53 p.m.

nominations, and has recently lost their coordinator, it is uncertain when to expect a response regarding the pending register applications.

Commissioner Viergutz inquired whether any information had been obtained regarding the Donovan Rypkema presentation mentioned during the previous meeting. Mr. Meserve will provide copies of the information, which is limited to his views on economic benefits as well as economic studies from different states based on this information.

Mr. Hartz suggested adding discussion of a possible joint meeting between the Historic Preservation Commission and the McDowell Sonoran Preservation Commission as part of the 2009 work plan. Ms. Abele commented that Commissioner Cook is expected to be in town and available to assist in planning the archeology discussion for the retreat.

In response to a question by Commissioner Marcisz regarding tangible history, Ms. Abele noted that the HP ordinance focuses on buildings, sites, structures, and material resources. The Commission briefly discussed possibilities within the realm of intangible resources and felt that, although not specifically mentioned in the HP ordinance, they were within the responsibility of the Historic Preservation Commission.

With the incoming of a new Council and Mayor, the Commission felt that the retreat could include discussion regarding reopening discussions about flexibility on Proposition 207.

4. **Report/Discussion: Townhouse Research**

Ms. Abele noted that she expects the intern to provide her with the completed historical context within the week. She mentioned that because this is the first townhouse study conducted in the country, staff is developing defining terms for town homes, patio homes, et cetera.

Because the U.S. Census includes townhouses and condominiums, including condo conversions, as one category, Mr. Meserve noted it was challenging to create an appropriate list of townhouses for the citywide survey. The current list includes 51 townhouse locations and 86 plats including Villa Monterey, built in the period between 1960 and 1974 when the pace of development declined due to a recession. Mr. Meserve presented aerial views of several townhouse locations, discussing the differences in layouts, parking, and buildings styles.

Commissioner Dallett asked about the revival styles and if they should be considered pseudo revival or be given a different name since they are not complete representations of earlier architectural styles. Mr. Meserve said additional staff time will be spend developing a revised list of architectural styles used for local townhouse developments including variations on ranch styles, popular revival styles, and modern styles.

Ms. Abele mentioned that the Villa Monterey petitioning is progressing. She hopes to begin moving forward by the end of the quarter.

AS APPROVED FEBRUARY 12, 2009



**CITY OF SCOTTSDALE
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING – ANNUAL RETREAT**

THURSDAY, JANUARY 31, 2009

**2nd Floor Conference Room - Stillman Station
McCormick-Stillman Railroad Park
7301 E. Indian School Road, Scottsdale, AZ**

PRESENT: George Hartz, Chair
David Schmidt, Vice Chair
Bob Cook, Commissioner
DeeJaye Lockwood, Commissioner
Rob Viergutz, Commissioner
Len Marcisz, Commissioner

ABSENT: Nancy Dallett, Commissioner

STAFF: Don Meserve
Debbie Abele, HPO

CALL TO ORDER

Chair Hartz called the meeting of the Historic Preservation Commission to order at 8:12 a.m.

Roll Call

A formal roll call was conducted confirming members present as stated above.

Public Comment

1. Introductions and Introductory Comments for Annual Retreat

Ms. Abele requested that each attendee reflect on something noteworthy about HPC activities during 2008.

Ms. Abele discussed the decline in activity during the past year, which she felt was primarily due to economic difficulties and Prop 207. It is important to increase HP

activity in order to ensure the security of the allotted program budget; if the budget is decreased, reinstating the funds when circumstances improve will be challenging.

Commissioner Cook recalled that Mayor Lane had expressed interest in allowing Commissions to become more involved in the preparation of departmental budgets. Commissioner Cook felt that the Commission should be granted more flexibility in accessing funds for doing independent research that might be outside of the Planning and Development Services Department's priorities. A more proactive approach on the part of the Commission could provide opportunities that would otherwise be overlooked. He recommended that the City obtain a membership to AZSite, Arizona Archeological Site and Survey Database. He felt that the Commission should review the budget to evaluate how the Historic Preservation Commission's activities could be affected. Ms. Abele explained that adding other consultants with special expertise can be done through her contract because she has the ability, with city approval, to hire subcontractors.

Chairman Hartz suggested that a review and explanation of how the budget process works and in what ways the Historic Preservation Commission can be involved be agendaized for a future meeting.

Chairman Hartz commented that although not completed through the traditional designation process, the Kerr Cultural Center activities were successful and exciting. He expressed disappointment in the fact that the Commission has not been able to accomplish a successful designation since 2006; he had hoped the McCormick-Stillman Railroad Park and 5th Avenue Historic District would have moved forward in 2008. Progress with Villa Monterey townhouse district is encouraging but will be a long process. He hoped that the 2009 work plan would energize and reinvigorate historic preservation, and focus on making things happen that are visible to the community.

Commissioner Lockwood agreed that it was important to be more assertive in building a connection with the community. She mentioned her frustrations in organizing a green/historic committee, noting that she was optimistic that as people are educated there will be more interest. She suggested that one form of outreach could be through having quarterly lectures, possibly to be held prior to GBAC meetings. One way to acknowledge historic architecture would be through creating a vintage classification, which would aid in educating people on the importance of the architecture and the effects of renovation. She would like Commissioners to be involved in the HRER program earlier in the process so they can provide design advice and information on construction and donating materials to applicants.

Ms. Abele noted that plans are usually submitted with the HRER applications. More proactive steps could be taken to inform homeowners of the services and opportunities available to them; staff has encouraged people to apply for funds and offered architectural services through mailings and had a low turnout at open houses.

Commissioner Viergutz agreed that the progress with the Kerr Cultural Center and Taliesin West were extremely important in 2008. He felt that archeology was an interesting beginning towards identifying the Historic Preservation Commission's place in the community. He suggested that public buildings such as churches would be worth

pursuing for historic designation, because obtaining Prop 207 waivers would not be as obstructive as it has proven to be with neighborhoods.

Vice-Chairman Schmidt commented about the effects Prop 207 has had on the HP process. He noted that the process involved with the Kerr Cultural Center proved that there was significant public interest in preservation. Whether or not projects result in a successful designation, the process helps in educating and building community interest in historic preservation. He opined that the public did not have a complete understanding of the ramifications of Prop 207 when it was passed; however, the restrictions that have been created are not going to be lifted.

Ms. Abele noted that the Goldwater Institute recently published a statement that there have been no problems created by Prop 207. There have yet to be any successful court cases; the most recent court case in Flagstaff is expected to be thrown out on a technicality.

Commissioner Marcisz observed that the Commission represents the citizens but is not sure who those citizens are. One challenge would be to identify the groups and markets that the Commission can benefit.

Mr. Meserve mentioned disappointments, such as Scottsdale Estates and 5th Avenue, affected by Prop 207 and the economy. He felt that focus should be on opportunities such as archeology in which the Commission can partner with other groups such as the McDowell Sonoran Preserve Commission and the private McDowell Sonoran Conservancy. He agreed that churches were architecturally interesting and would be interesting to focus on with regard to designation. Ongoing townhouse research is interesting because it involves the advent of master planned developments and cluster developments. **Moving forward with townhouse studies** will put Scottsdale in the forefront of historic preservation nationwide.

2. Report/Discussion: Protection and Interpretation of Archeological Resources in the Preserve

• Overview of known resources in the Preserve

Mr. Meserve noted that a few years ago he wrote an overview of resources in Scottsdale, which is 19 pages long and is available on the website. Phoenix has a similar document that includes only archeological sites available to the general public. He commented that it would be beneficial to have a handout on archaeology that is more concise like the Phoenix brochure.

A citywide record check conducted by Logan Simpson Design in 2000 produced a good reference of information on recorded sites for staff and archeologists. Additional sites have been recorded since that time.

Arizona Rock Art Coalition (ARAC) volunteers recently photographed and mapped coordinates for petroglyph sites in the central portion of the McDowell Mountains. Mr. Meserve has taken the information and incorporated it into an ArcView database; he hopes to build on the original report and map completed in 2000. He agreed with Commissioner Cook that it would be beneficial if the City obtained a membership to the

- **Any Necessary Actions/Strategies for the Scottsdale Historic Preservation Program**

Ms. Abele noted that one strategy that had been taken in advocacy of Historic Preservation was an initiative to get the provision related to land use regulation removed from Prop 207. Because of the economic crisis, the initiative has lost momentum.

Discussion ensued regarding Villa Monterey and an update on efforts being taken by the residents to secure a historic district overlay. There is a high percentage of support by those residents who have been contacted. With the new City management and City Council it might be possible to gain support for designation of Villa Monterey without the 100 percent waiver. Leaders in the Villa Monterey community will continue working on the project and will be present to support staff as designation efforts move forward.

In response to a question by Chairman Hartz, Mr. Meserve explained that one primary concern of Villa Monterey residents is the widening of Chaparral; designation does not guarantee protection from street widening but residents see designation as supporting their efforts to prevent the removal of homes. Chairman Hartz suggested that designating Villa Monterey in phases, based on the amount of support for designation in each HOA, would be a way to expedite the process.

Ms. Abele noted that the intention with Villa Monterey was to mirror the guidelines being considered for the townhouse complexes. She commented that once areas are designated, neighbors realize the review process for exterior changes is not onerous and become more interested in how designation can benefit them.

Chairman Hartz recalled that at the 2008 retreat it was suggested that neighborhoods could be identified as eligible for the historic register as a tool for beginning the process and building enthusiasm. Ms. Abele noted that the neighborhoods that have expressed the most interest are those that were not identified as eligible for designation.

In response to a comment by Chairman Hartz, Mr. Meserve clarified that Scottsdale Estates 4 was withdrawn from the City Council agenda by the City Manager in response to Prop 207 being signed by the governor before the Council had their public hearing.

Commissioner Lockwood opined that public relations need to be improved; people do not understand why their neighborhoods were not chosen for local designation and blame the Commissioners and the City instead of Prop 207.

4. Discussion/Possible Action: Review 2008 Historic Preservation Commission Work Program Accomplishments

Survey

Ms. Abele noted that a reconnaissance-level citywide survey of townhouses had been completed. She recommended continuing surveys including historic context field survey work. As part of the efforts she suggested looking into CLG funding, which could be used towards the required historic context study, completing inventory forms for each of the fifty-one townhouse developments and additional research.

Ms. Abele noted that it was important to complete the expanded Taliesin boundaries. Mr. Meserve mentioned that Bob Jones is available to attend the February Commission meeting to discuss the expansion.

Chairman Hartz noted the importance of making significant progress, particularly with the McCormick-Stillman Railroad Park and Villa Monterey in the first half of the year.

Ms. Abele commented that the Railroad Park designation is complicated because decisions must be made as to how it should be put together; is it thematic, geographic, et cetera. That decision can be made in the first quarter.

Mr. Meserve noted that Joan Fudala was hired by the Railroad and Mechanical Society to write a history of the park, which has just been completed. Her research will be very beneficial for understanding the history and significance of the resources in the park.

Ms. Abele felt that Taliesin West should be a priority in the first half of the year. At least the first portion of Villa Monterey can be completed, including obtaining a decision from City Council as to the required percentage of neighborhood support. A decision on which HOAs to consider can also be made by the end of the first half of the year.

Mr. Meserve mentioned that it was important to consider designation of City Hall and the Civic Center, both Benny Gonzales designs. Ms. Abele will initiate a compilation of materials for potential designation as a survey task.

Chairman Hartz mentioned the Community Design Studio, originally Ascension Lutheran Church, could be included in the city-wide survey of churches.

Commissioner Cook expressed interest in a unique subdivision near Hayden Road that was designed by architects from Taliesin. Residents have expressed interest in gaining historic overlay protection.

Chairman Hartz inquired about progress with the Valley Field Riding and Polo Club. Ms. Abele said she continues to stay in contact with the club owners.

Chairman Hartz expressed interest in exploring the possibility of getting the Empie site, which is an archaeological site on the National Register, listed on the local register. Mr. Meserve noted that the property is now owned by the Fort McDowell Indian Community.

Historic Preservation Plans

Ms. Abele suggested that the 2009 program include continued exploration of ways to integrate Green Building into plans and to implement technical assistance programs and projects. She noted that in 2008 State and National Register nominations were prepared for the two designated neighborhood historic districts.

An effective plan for the 5th Avenue historic district should continue to be pursued. In discussions with Fred Unger, a major property owner, he expressed interest in a program that would subsidize rents for incubator businesses. He is not interested in furthering designation discussions until the Downtown Plan is completed and he has an indication of the height that will be allowed in the area north of 5th Avenue and south of

percentage requirements. Chairman Hartz felt that a meeting should be arranged with Mayor Lane to share information on the advancements made with Villa Monterey.

Commissioner Lockwood noted that the City Council has called for an expansion of Green Building practices, which is a great opportunity for Historic Preservation because of the connection between preservation and Green Building.

Commissioner Schmidt opined that the 100 percent requirement was a political safety net for the City when facing the unknown effects of Proposition 207. Commissioner Marcisz suggested that in approaching Council staff include percentage statistics from a number of Arizona communities. Mr. Meserve commented that another approach would be a reminder that historic designation has been proven to increase property values. Mr. Meserve noted that a primary argument has been that the City Attorney is concerned about the cost of defending a lawsuit, whether or not the City is successful.

5. Discussion/Possible Action: Consider Activities for a 2009 Work Program and Prepare a Recommended 2008 Historic Preservation Commission Work Program

Based on discussion and review of the 2008 HPC accomplishments, the following tentative work program for 2009 was drafted by staff:

Survey

- Continue the city-wide survey of post World War II Townhouse complexes to identify those eligible for listing on the Scottsdale Historic Register and provide needed documentation for consideration of designation of Villa Monterey Town Homes complex. Apply for CLG funding to complete the associated historic context report.
- Review findings of the petroglyph survey conducted by the City.
- Conduct in-house a reconnaissance survey of Scottsdale's historic churches.
- Gather information needed to consider the designation of the City Hall and Civic Center complex.

Designation

- Continue to work on the designation of the 5th Avenue Historic District including meetings with property owners and tenants on the benefits of designation and the education of the larger community about the significance and importance of designating the 5th Avenue Historic District.
- Initiate designation of the Roald Amundsen Pullman Car at the McCormick-Stillman Railroad Park. Study and determine an approach for the designation of the larger park and its buildings and features.
- Initiate designation of one or more units of the Villa Monterey Townhouse development.

- Prepare a proposal for Channel 11 on the City's HP program and significant historic resources.
- Organize a public event at the Kerr Cultural Center to promote historic preservation.
- Continue to explore and promote Green Building practices relevant to historic buildings.
- Identify ways to better communicate with neighborhood historic districts about HP programs and processes. Explore working with Block Watch or organizing block parties.

Archaeology

- Plan an event, exhibit or publication disseminating information collected on the petroglyph survey.
- Subscribe to the AZSITE program and compile information available to supplement the City's archaeological database.
- Meet with the McDowell Sonoran Preserve Commission to discuss the HPC's plans for a community outreach project related to archaeology in the Preserve. Specific project to be developed in advance of the joint meeting.
- Receive regular updates at HPC meetings on progress of the Desert Discovery Center's development, planned exhibits and interpretive programs.

HPC Procedures & Training

- Conduct field reviews of completed HRER projects and approved "Certificate of Appropriateness" rehabilitations in neighborhood historic districts.
- Explore ways of taking advantage of other training opportunities within the state and in conjunction with other CLGs in the metropolitan area.

Advocacy

- Continue to participate in advocacy efforts to mitigate the impact of Prop 207 on municipal HP program operations. Advance creative ways to deal with the City's waiver requirements.
- Receive regular update on the Downtown Master Planning and General Plan Update projects currently being undertaken by the City.
- Meet with Mayor and City Council members to provide an awareness and understanding of the importance and accomplishments of the City's HP program and its current challenges.

**Scottsdale Historic Preservation Commission
2009 Work Program**

Survey

- Continue the city-wide survey of post World War II Townhouse complexes to identify those eligible for listing on the Scottsdale Historic Register and provide needed documentation for consideration of designation of Villa Monterey Town Homes complex.
- Review findings of petroglyph survey conducted by the City.
- Conduct in-house a reconnaissance survey of Scottsdale's historic churches and seek CLG funding to support the effort.
- Gather information needed to consider the designation of the City Hall and Civic Center complex.

Designation

- Continue to work on the designation of the 5th Avenue Historic District including meetings with property owners and tenants on the benefits of designation and the education of the larger community about the significance and importance of designating the 5th Avenue Historic District.
- Initiate designation of the Roald Amundsen Pullman Car at the McCormick-Stillman Railroad Park. Study and determine an approach for the designation of the larger park and its buildings and features.
- Initiate designation of one or more units of the Villa Monterey Townhouse development.
- Conduct work to facilitate the designation of the NRHP properties in Scottsdale including the Valley Field Riding and Polo Club and the Empie archaeological site.
- Pursue the expansion of the boundaries of the current Taliesin West Historic District.

Historic Preservation Plans

- Supplement the elements of the approved Taliesin West HP Plan, if the expanded historic district is approved.
- Complete the HP Plan for the Kerr Cultural Center.
- Continue to identify and integrate Green Building practices in HP Plans.
- Continue to develop and implement technical assistance programs and projects for the designated historic neighborhoods.
- Continue to explore elements needed for the development of an effective HP Plan for the 5th Avenue Historic district with the involvement and support of the property owners and City departments.

Incentives

- Continue to work to promote HRER program and develop creative procedures and program elements that will increase the visibility of the program and the number of applications received.
- Continue to identify potential incentives to aid in the preservation of the proposed 5th Avenue Historic District.

Community Education & Outreach

- Complete a brochure for the two designated historic neighborhoods: Town & Country and Village Grove 1-6.
- Plan and conduct events focusing on the archaeological resources of Scottsdale. Consider utilizing existing videos, photographic documentation and lectures for a "Movie Day," exhibits and presentations as part of the National Preservation Week in May.
- Continue to work with allied groups such as the Scottsdale Historical Society and the Friends of the Library to expand opportunities for cross promotion and collaborative event planning.

- Participate and provide leadership in the implementation of the approved *Preserve America* project in partnership with the City's Public Art program and Economic Vitality Department, Scottsdale CVB and local and state preservation organizations.
- Prepare a proposal for Channel 11 on the City's HP program and significant historic resources.
- Organize a public event at the Kerr Cultural Center to promote historic preservation.
- Continue to explore and promote Green Building practices relevant to historic buildings.
- Identify ways to better communicate with neighborhood historic districts about HP programs and processes. Explore such things as working with Blockwatch or organizing block parties.

Archaeology

- Plan an event, exhibit or publication disseminating information collected on the petroglyph survey.
- Subscribe to the AZSITE program and compile information available to supplement City's archaeological data base.
- Meet with the McDowell Sonoran Preserve Commission to discuss the HPC's plans for a community outreach project related to archaeology in the Preserve. Specific project to be developed in advance of the joint meeting.
- Receive regular updates at HPC meetings on progress of the Desert Discovery Center's development, planned exhibits and interpretive programs.

HPC Procedures & Training

- Conduct field reviews of completed HRER projects and approved "Certificate of Appropriateness" rehabilitations in neighborhood historic districts.
- Explore ways of taking advantage of other training opportunities within the state and in conjunction with other CLGs in the metropolitan area.

Advocacy

- Continue to participate in advocacy efforts to mitigate the impact of Prop 207 on municipal HP program operations. Advance creative ways to deal with the City's waiver requirements.
- Receive regular update on the Downtown Master Planning and General Plan Update projects currently being undertaken by the City.
- Meet with Mayor and City Council members to provide an awareness and understanding of the importance and accomplishments of the City's HP program and its current challenges.
- Initiate effort to gain an allocated budget for the HPC to use on projects, events and opportunities to collaborate with other entities.

5. Report Discussion: HPO/Staff Report on Upcoming Events, Activities, and Projects

Draft Downtown Plan and Historic Preservation Update

Ms. Abele noted that the Downtown Plan has not yet been completed. Staff is following the progress and is comprising information specifically related to 5th Avenue that could possibly be included.

Preserve America Project RFP Posted – March 23, 2009 Submittal Date

Ms. Abele noted that all contractual responsibilities were completed and the RFP was posted. A presubmittal meeting was held on Tuesday, March 10th and was well attended. Staff feels confident that an interesting multi-discipline consultant team will be assembled. Criteria for selection include cultural resource management, marketing, interpretation, planning, and communication technologies. The end product will be some type of emergent technology.

Townhouse Survey and Villa Monterey Update

Ms. Abele noted that Villa Monterey is continuing to make progress in their efforts. The context report was compared with the petition efforts as a tool for gaining perspective on which of the nine association areas will qualify for designation; five of the nine qualified. Those that did not qualify but are interested in pursuing designation, such as number two, will continue with their efforts to gain homeowner support. Staff anticipates that the association representatives collecting signatures will present their reasoning for not obtaining 100 percent buy-in to the City Council. Obtaining 100 percent support has been the norm in Scottsdale since Prop 207 was passed but it is not feasible.

CLG Pass – Through Funding Application for Church Survey

Ms. Abele explained that the survey funding has been applied for. She anticipated that it would be several months before a response will be received from AZ State Parks.

Pullman Car Open House Saturday, March 14, 2009 at 8:30 a.m.

Mr. Meserve advised the Commission about the open house at the McCormick-Stillman Railroad Park for the Roald Amundsen Pullman Car. Commissioners are welcome to attend and staff hopes to be able to place the item on the April agenda for a hearing.

Village Grove 1-6 State/National Register Nomination

Ms. Abele noted that the historic district nomination was close to completion. Once submitted to the State, she suggested that efforts be made to inform Village Grove residents that they have been nominated.

Modern Phoenix Expo on Saturday, April 4, 2009 at SCA

Mr. Meserve noted that he did not have any information to add to the February report. Staff would appreciate it if Commissioners can attend and spend an hour at the table.

- **Update on Consultant Selection Process for Preserve America Project**

Ms. Abele noted that consultant selections have been narrowed and three firms have been selected to be interviewed. As part of the interview process specific areas of interest will be identified; interviews will be scheduled within approximately three weeks.

- **Townhouse Survey and Villa Monterey Update**

Mr. Meserve mentioned that he hopes to schedule a presentation of the historic context and maps relating to the broader townhouse survey for either the May or June meeting. Updates regarding Villa Monterey will continue.

- **Pullman Car Open House Saturday, March 14, 2009 at 8:30 a.m.**

Ms. Abele gave an overview of the open house. Mr. Meserve noted that the public hearing will be agendaized as an action item for the May 14th Historic Preservation Commission meeting. The item should be ready to continue to the Planning Commission and City Council in June.

- **Modern Phoenix Expo on Saturday, April 4, 2009 at SCA**

Mr. Meserve noted that they had a nice location within the Expo and had significant public interest in historic neighborhoods as well as ongoing studies regarding the townhouse survey.

- **Other activities or projects**

Mr. Meserve noted that another one of the approved HRER rehab projects has been completed. He anticipates another Village Grove resident will be coming forward with an application for replacement windows.

7. Commissioner Comments and Announcements

On behalf of the Commission, Chairman Hartz thanked Commissioner Dallett for her six years of service on the Historic Preservation Commission.

Mr. Meserve mentioned that the Gateway grand opening in the Preserve is scheduled for Saturday, May 2nd. He noted that the Gateway building is hoping to achieve LEED Platinum status.

Commissioner Cook volunteered to collect information on the Friendship Car from France at the railroad park in hopes of possible future designation.

8. Future Meeting Dates and Agenda items

Mr. Meserve noted that the annual ethics training session would be scheduled for the May meeting.

Adjournment

With no further business to discuss, the Historic Preservation Commission meeting adjourned at 7:15 p.m.

Respectfully submitted,
A/V Tronics, Inc. DBA AVTranz.

that resources in the Preserve boundary should not be initiated for register designation by the HPC without consulting first with the MSPC.

Procedures need to be defined regarding processes and procedures for informing the public or permitting access to formally select locations while maintaining confidentiality and protection of archaeological resources for the long term.

Ms. Abele reiterated the importance of developing a positive working relationship with the MSPC through activities of joint interest such as the Stoneman Road proposal.

Mr. Larry Levy noted that one current problem in trying to rediscover traces of Stoneman Road is the issue with access through State lands; studies are limited to areas within the Preserve boundary. Access permits could possibly be achieved through efforts of the HPC. Commissioner Marcisz added that one factor is the ongoing negotiations between the City of Scottsdale and the State Land Department.

Staff will continue to develop ideas on archaeology and for a joint meeting of the two commissions with an emphasis on opportunities for partnerships.

7. Report/Discussion: HPO/Staff Report on Upcoming Events, Activities and Projects

Ms. Abele noted that at the direction of the Commission and Mayor Lane, staff met with an attorney from the City Attorney's Office. She felt that discussions regarding the Villa Monterey statistics were positive. The suggestion that came out of the meeting was for the Historic Preservation Commission to have a study session with the City Council on Prop 207 issues, which would provide a better opportunity for discussion and presentation of information than a joint meeting would. Ms. Abele suggested that a former City attorney who now works in Flagstaff, Pat Boomsma could be invited to speak at the study session regarding the reasons behind their approach to Prop 207.

The Commission was supportive of scheduling a study session with the City Council.

8. Commissioner Comments and Announcements

Vice-Chairman Schmidt mentioned that he attended the McDowell Road Corridor/South Scottsdale Economic Development Summit held on April 18th. He felt the event was beneficial and hopes that the momentum will continue.

Mr. Meserve mentioned that Motorola was instrumental in developing some of the neighborhoods in South Scottsdale and the building would still be an eligible candidate as historic property.

9. Future Meeting Dates and Agenda Items

Adjournment

With no further business to discuss, the Historic Preservation Commission meeting adjourned at 7:24 p.m.

Respectfully submitted,
AV Tronics, Inc. DBA AVTranz.

4. Report/Discussion: Work Session on City-wide Townhouse Survey, Historic Context and Next Steps

Ms. Abele summarized work completed to date including the draft historic context and field surveys. She noted that determinations on the eligibility for local register listing for the 56 developments and 81 plats surveyed would be done with Commission input and that they can expect to have a driving tour of some developments as one of the next steps in the process. Mr. Meserve presented the variations identified in site layouts and architectural styles in a PowerPoint presentation. Another step in the process will be to add or incorporate the field survey data on site layouts and architectural styles into the historic context. Commissioners were asked to review the draft historic context as their homework in preparation for further discussions.

5. Report/Discussion: Stoneman Road Project Update

Mr. Marcisz described the growing group of volunteers interested in Stoneman Road, General Stoneman and General McDowell. He described a lively discussion on the possible location of the road in Scottsdale using aerials, old maps and tapping the knowledge of a variety of individuals including volunteer professional archaeologists. The group decided to pursue planning a birthday celebration for Irvin McDowell since the McDowell Mountains, Fort McDowell, and the McDowell Sonoran Preserve were named after him and most residents do not know who he was. The group is also interested in planning events to celebrate the 1870 Stoneman Road, also called the Fort McDowell to Fort Whipple but more time is needed for research and planning. A Stoneman Road event is not planned as part McDowell Sonoran Month activities in October. The consensus of the Commission was to support the idea for an Irvin McDowell birthday celebration on October 15, 2009 at the Preserve Gateway. A formal vote was not taken.

6. Report/Discussion: HPO/Staff Report on Upcoming Events, Activities and Projects

Staff reported that a celebration on the Roald Amundsen Pullman Car will be held on Saturday afternoon, October 10, 2009 at 3:00 p.m. during the annual rail fair to commemorate the car being placed on the National Register of Historic Places. Mayor Lane will be one of the speakers. The city has not yet heard about the Town and Country Scottsdale historic district nomination. An open house will be scheduled soon for the Charles Miller HP overlay zoning case. City Council also approved contracts with four on-call archaeology firms on August 25, 2009 and staff has opened Purchase Orders for each firm so they can be selected for work orders as needed. Per the HPC's request, the City Archaeologist, Mr. Meserve has been approved for access to the statewide AZSITE database on archaeology till the end of the year. In October City Council will consider two candidates for an opening on the HPC including considering the reappointment of Commissioner Cook to another term.

7. and 8. Commissioner Comments and Announcements, and Future Meeting Dates and Agenda Items

The next regular meeting will be on October 8, 2009.

Adjournment: The Historic Preservation Commission meeting adjourned at 6:40 p.m.

Draft Summary Minutes Prepared by Don Meserve



CITY OF SCOTTSDALE
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES

Saturday, October 31, 2009

7447 E. Indian School Road,

Meet on south side of building on 1st Avenue at city van

PRESENT: David Schmidt, Chair
Bob Cook, Commissioner
Len Marcisz, Commissioner
Jennifer Smithey, Commissioner

ABSENT: Timothy P. Burns, Commissioner
Earl Eisenhower, Commissioner
DeeJaye Lockwood, Commissioner

STAFF: Debbie Abele, HPO
Don Meserve

VISITORS: None

CALL TO ORDER

The special meeting of the Historic Preservation Commission came to order at 9:02 p.m. with the boarding of the van for the tour and the distribution of a tour map and handout.

1. Tour/Discussion: HPC Townhouse Tour

Mr. Meserve was the driver of the city van for the tour of townhouses and attached homes. There were some vacant seats. Ms. Abele described the purpose of the tour and that no decisions would be made on the tour. The tour purpose was to show the Commissioners some examples of the various site layouts and architectural styles for the category of use under study. The results of the tour and the information gained would be discussed at the next regular meeting.

The driving tour proceeded to visit sixteen townhouse and twin developments between Oak Street and Indian Bend Road with a brief stop at the curb in some locations so staff could describe the layout, architectural style or other characteristics of each development. There were no rest stops and no one disembarked from the van during the tour. Staff will provide the map and other attachments to the three absent Commissioners so they can visit the same developments before the November 12, 2009 regular HPC meeting if desired.

Adjournment: The tour and special meeting concluded at 11:02 a.m. at One Civic Center.

Summary Minutes Prepared by Don Meserve

- **10/31/2009 Special Meeting Minutes**

COMMISSIONER MARCISZ MOVED, COMMISSIONER COOK SECONDED TO APPROVE THE OCTOBER 31, 2009 SPECIAL MEETING MINUTES OF THE HISTORIC PRESERVATION COMMISSION. MOTION CARRIED UNANIMOUSLY, SIX (6) TO ZERO (0).

2. Report/Possible Action: Election of Vice-Chair for HPC

- **Vice-Chair David Schmidt assumed the Chair position per the bylaws**

Commissioner Cook expressed his willingness to serve as the Vice-Chair.

COMMISSIONER MARCISZ MOVED, COMMISSIONER EISENHOWER SECONDED FOR BOB COOK TO BE THE VICE-CHAIR. MOTION CARRIED UNIMOUSLY, SIX (6) TO ZERO (0).

3. Presentation/Discussion/Possible Action: General Plan Working Group Appointment

Eddie Lamperez gave a PowerPoint presentation on the General Plan and the update process. A representative from each board and commission is requested. The group will meet from January 2010 through October 2010 every other Monday afternoon. Timothy P. Burns expressed his interest and willingness to attend these working group meetings as the HPC representative.

COMMISSIONER MARCISZ MOVED, COMMISSIONER EISENHOWER SECONDED FOR TIMOTHY P. BURNS TO BE THE HPC REPRESENTATIVE FOR THE WORKING GROUP. THE MOTION CARRIED UNIMOUSLY, SIX (6) TO ZERO (0).

4. Report/Discussion: Commission Comments on October 31, 2009 Tour of Townhouses

The Commission expresses their thanks to staff for an informative tour of townhouse developments. Ms. Abele described the process for selecting the best examples from this use category and she described the need to identify what distinguishes projects from others. The next agenda will include further discussion on what characteristics would distinguish projects. A similar selection process was used by the Commission for single family detached neighborhoods.

5. Report/Discussion: Ideas for Potential Bond Projects and Process for Bond Elections

Staff did not propose any specific bond projects to the Commission but did emphasize the need to use the budgeted funds for the rehab program for this fiscal year to demonstrate the need for these Historic Residential Exterior Rehabilitation Program funds. Mr. Meserve distributed and described the PowerPoint bond presentation given to the Budget Review Commission. A list of proposed projects and cost estimates is being prepared for the Budget Review Commission to consider. The Commission did not propose any projects for the bond election.

6. Report/Discussion: Report on Open House for Charles Miller House and Schedule an HPC Public Hearing on HP Overlay Zoning Case

Six people attended the open house held at the Charles Miller House on November 4, 2009. Staff received one favorable email on the case. No negative comments have been received. Following discussion, the Chair directed staff to proceed with placing this HPC-initiated case on their December 10, 2009 regular meeting for a public hearing.

Scottsdale Historic Preservation Commission 2010 Work Program – Annotated

Survey

- Complete the city-wide survey of post World War II Townhouse complexes to identify those eligible for listing on the Scottsdale Historic Register.
Survey project is 95% complete. Work to be completed includes drafting of methodology, sorting complexes into various property categories (e.g. eligible high priority for designation, eligible, complexes requiring initiation of contact with the HOA and/or homeowners, complexes not considered eligible and why). This work will be done by staff with input from HPC
- Complete the survey of Scottsdale's historic places of worship and initiate review with HPC on relative significance and priorities for designation consideration.
Survey is 90% complete. Intern is writing final chapters of the associated historic context. Don has photographed properties. Staff has some preliminary criteria for selecting properties eligible for designation. Next step is to bring this information before the HPC. Perhaps this can be done in April.
- Gather information needed to consider the designation of the City Hall and Civic Center complex.
Research needs to be done and known information about Benny Gonzales's body of work assembled. Also work would need to be done on next context statement "Scottsdale as a Modern, Dynamic City 1960-?? " which puts in place the framework for understanding the impetus for the construction of the City and Civic Center complex. This could be done by HPC or an intern.

Designation

- Continue to work on the designation of the 5th Avenue Historic District with the goal of obtaining consent from the property owners by the end of 2010. Conduct a public forum on the desired role for the HPC in its continued efforts to provide designation protection and incentives for the potential historic district. Consider further individual building designations rather than a district.
HPC could organize and publicize forum. Also staff communications with property owners in the potential district could be augmented by HPC contacts. HPC could determine individual buildings for designation as alternative to district.
- Determine an approach for the designation of the Merci RR car and the other historic resources within the McCormick-Stillman RR Park.
Contact would need to be made with the State about permission to designate. HPC member could undertake this effort. Review and discussion about potentially designating the park as a district and including other features should ensue. HPC members could individually review the Park properties and bring information, questions etc. to a future meeting for discussion. Scottsdale Railroad and Mechanical Society would also need to be contacted.
- Develop priorities for the designation of townhome complexes.
In-process draft priority list should be complete for discussion at March HPC meeting.
- Finalize plans for the expansion of the boundaries of the current Taliesin West Historic District.
Staff – Don has prepared background materials and map for Taliesin to formally consider the expanded boundary proposal. Debbie to continue pressing Taliesin contacts to move forward. Plan is for their representative(s) to come to the April HPC meeting to report progress.

Historic Preservation Plans

- Supplement the elements of the approved Taliesin West HP Plan, if the expanded historic district is approved.
Staff will draft plan. However this will not occur until expanded area is designated which, at best, will not likely happen until end of the year 2010. This might be best as a 2011 goal.
- Approve the draft HP Plan for the Kêrr Cultural Center.
HP Plan has been prepared. Could be approved by HPC at April meeting.
- Develop a specific plan to address Green Building practices and guidelines for associated improvements for residential, commercial and institutional historic properties.
This could be a HPC directed project.

Incentives

- Promote the Historic Residential Exterior Rehabilitation (HRER) program to increase participation in the program.
Work in this area to be put on hold as funding is not currently available for new projects.
- Revise HRER eligible activities to include more items related to energy efficiency in historic homes.
Work in this area to be put on hold as funding is not currently available.

Community Education & Outreach

- Complete a brochure for each of the two designated historic neighborhoods: Town & Country Scottsdale and Village Grove 1-6.
Work is underway. Intern will draft text, likely to be completed within a month. Don will oversee graphics and printing of brochures.
- Plan and conduct events focusing on the archaeological resources of Scottsdale.
HPC can undertake this work, coordinating with staff on City resources (if any) are needed to conduct the event(s).
- Work in conjunction with allied groups on events, publications and other community education efforts to publicize the significance of the Stoneman Road historic resource.
Primarily an HPC directed project that is on-going and making good progress. HPC will have a table and handouts at the Modern Phoenix Expo April 10, 2010.
- Explore the possibility of a Channel 11 program or series on the City's HP program and Scottsdale's significant historic resources.
Commission member Marcisz is currently drafting script for a potential program.
- Develop a presentation packet that could be used by HPC members to educate civic and community groups about the City's HP program and raise its visibility to the citizenry.
Staff can prepare packet using existing materials, presentations, etc. HPC to schedule and conduct presentations.

Archaeology

- Meet with the McDowell Sonoran Preserve Commission to discuss tangible approaches for community outreach projects on archaeological resources in the Preserve.
HPC should initiate contact when discussion topics have been finalized.
- Receive updates on the Desert Discovery Center Sub-Committee's progress on the development, planned exhibits and interpretive programs for the Desert Discovery Center.
Staff will monitor progress and schedule updates and reports for the HPC.

Historic Preservation Plans

- Supplement the elements of the approved Taliesin West HP Plan, if the expanded historic district is approved.
Staff will draft plan. However this will not occur until expanded area is designated which, at best, will not likely happen until end of the year 2010. This might be best as a 2011 goal.
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HP Plan has been prepared. Could be approved by HPC at April meeting.
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Commission member Marcisz is currently drafting script for a potential program.
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HPC should initiate contact when discussion topics have been finalized.
- Receive updates on the Desert Discovery Center Sub-Committee's progress on the development, planned exhibits and interpretive programs for the Desert Discovery Center.
Staff will monitor progress and schedule updates and reports for the HPC.

HPC Procedures & Training

- Conduct individual field reviews of completed HRER projects and approved "Certificate of Appropriateness" rehabilitations in neighborhood historic districts. Staff to provide background material for the reviews.
In-progress, background materials distributed to HPC on 2/11/10 for self-led tours.
- Take advantage of other training opportunities within the state and in conjunction with other CLGs in the metropolitan area.
Staff and Commission members will provide information on training conferences, etc. as becomes available.

Advocacy

- Develop background materials and schedule a work session with the City Council on the impact of Prop 207 on municipal HP program operations.
Staff will draft an annual report for submission to the City Council per the direction of the Neighborhood Dep't with input from the City Auditor. HPC will review the report. City management has advised the staff that a work session will not occur until last quarter of 2010 due to the Council's work session and priorities.
- Meet with Mayor and City Council members to provide an awareness and understanding of the importance and accomplishments of the City's HP program and its current challenges.
HPC responsibility.



**CITY OF SCOTTSDALE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

**THURSDAY, March 11, 2010
COMMUNITY DEVELOPMENT CONFERENCE ROOMS 1, 2, AND 3
7447 E. INDIAN SCHOOL RD., STE 105**

PRESENT: David Schmidt, Chair
Len Marcisz, Vice-Chair
Bob Cook, Commissioner
Timothy P. Burns, Commissioner

ABSENT: Earl Eisenhower, Commissioner
DeeJaye Lockwood, Commissioner
Jennifer Smithey, Commissioner

STAFF: Debbie Abele, HPO
Don Meserve
Lisa Blyler
Wendy Hardy
Andrew Chi

VISITORS: Jimmy Eriksson, Kathy Feld, Lynn Mehen, Sylvester Bello

CALL TO ORDER

Chair Schmidt called the Historic Preservation Commission regular meeting to order at 5:34 p.m.

Roll Call

A formal roll call was conducted confirming members present as stated above.

Public Comment

Visitors introduced themselves. Three visitors were from Villa Monterey townhouse development.

- 1. Possible Action: Discussion, Amendment, and Possible Approval of:**
- 2/11/2010 Regular Meeting Minutes

Mr. Meserve noted that he had received spelling corrections from Vice-Chair Marcisz.

MOTION BY COMMISSIONER BURNS, COMMISSIONER MARCISZ SECONDED, TO APPROVE THE FEBRUARY 11, 2010 REGULAR MEETING MINUTES OF THE HISTORIC PRESERVATION COMMISSION AS AMENDED. MOTION CARRIED UNANIMOUSLY, FOUR (4) TO ZERO (0).

- 2. Public Hearing Item:** Report/Discussion/Possible Action: 1-HP-2010, Adobe Apartments HP Pergola, 7041 E. 1st Avenue Consider a request from Jimmy Eriksson, owner for a Certificate of Appropriateness to add a freestanding wood pergola to the back of the courtyard to provide shade over an existing patio. Applicant is Jimmy Eriksson at 480-941-1414. Staff contact is Don Meserve, AICP at 480-312-2523.

Ms. Abele described the hearing process and staff's decision to send this case to the HPC for consideration. Mr. Meserve presented the staff report and the recommendation that the project be approved since it will have minimal impact on the continued visibility of the courtyard from the street based upon the proposed light-weight wood construction. The Commission considered the visual impact of the structure on the courtyard based upon guideline 7 in the approved HP Plan that states that new construction should not disrupt the U-shaped courtyard.

Jimmy Eriksson, owner answered Commissioner questions and described the square bases to be built around each wooden post for greater stability and to improve the aesthetics. The bricks for the boxes around the posts would be the same as the red brick pavers under the pergola.

MOTION BY COMMISSIONER COOK, COMMISSIONER MARCISZ SECONDED, TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR CASE 1-HP-2010. CHAIRMAN SCHMIDT OFFERED AN AMENDMENT TO THE MOTION, WHICH WAS ACCEPTED, THAT APPROVAL IS BASED ON THE FACT THAT THE MATERIALS AND FINISHES FIT WITH THE EXISTING BUILDINGS, AND THAT THE PERGOLA DOES NOT DISRUPT THE U-SHAPED COURTYARD OF THE ADOBE BUILDINGS IN GUIDELINE 7 OF THE HP PLAN. MOTION CARRIED UNANIMOUSLY, FOUR (4) TO ZERO (0).

- 3. Presentation/Discussion:** Census 2010 – Overview of the City's Census 2010 outreach efforts and the impact to the City of Scottsdale

Ms. Blyler provided a PowerPoint presentation on why it is important for everyone to complete the Census 2010 form when they receive it in the mail. If you are a Scottsdale resident on April 1, you can complete the census form as a Scottsdale resident.

- 4. Discussion/Possible Action:** Review and Approval of 2010 Work Program

As requested, staff provided Commissioners with copies on an annotated draft of the work program describing who will be undertaking each bulleted task and when the work would be completed if estimates were available. Discussion ensued on how the Commission and staff would monitor the Desert Discovery Center progress and one word for this bullet was changed to the plural form.

MOTION BY COMMISSIONER MARCISZ, COMMISSIONER COOK SECONDED, TO APPROVE THE ANNOTATED 2010 WORK PROGRAM OF THE HISTORIC PRESERVATION COMMISSION. MOTION CARRIED UNANIMOUSLY, FOUR (4) TO ZERO (0).

- 5. Report/Discussion:** Commission Preferences on Townhouses/Attached Projects from Tour

Mr. Meserve distributed a chart showing how each Commissioner ranked the projects seen on the tour. No written preferences were received from Commissioner Eisenhower. Five projects had higher total scores from the rankings. They are: Royale Gardens, Villa Bianco D'Oro, Villa Adrian, Villa Monterey (not all 9 plats in some rankings), and Golden Keys 1-6. The number of preferences listed by each Commissioner varied considerably from one to many projects so staff, subject to HPC discussion, developed a scoring system for the purpose of preparing the chart showing the results of their written preferences. Discussion followed.

Kathy Feld, Villa Monterey spoke on behalf of residents in her large townhouse development and noted that they have already contacted all the owners they could to determine whether they support becoming a historic district. She also noted neighborhood concerns about past proposals to widen Chaparral Road. Commissioners will consider the level of support from owners as they move forward with potential townhouse designations.

In preparation for possible open houses in each of the five top townhouse developments, the Commission directed staff to proceed with further research and documentation for the five projects that scored well in the preference chart. Ms. Abele also agreed to bring copies to the next HPC meeting of the map of the nine HOAs in Villa Monterey and the results from the polling of owners conducted about one year ago by the residents.

6. Report/Discussion: 2011 General Plan Update Working Group

Commissioner Burns, Vice-Chair of the working group reported on the meetings of the group to date. He asked staff to send Commissioners the next sections of the draft GP that will be discussed by the group so they can comment upon the text. This agenda item will be placed on the next agenda for further discussion. Commissioner Burns would like direction from the HPC on additional policies needed or changes they want in the text for historic preservation.

7. Report/Discussion: HPO/Staff Report on Upcoming Events, Activities and Projects

Mr. Meserve reported that Joan Fudala was selected by the city to conduct interviews and assemble documents on the history of the McDowell Sonoran Preserve. He encouraged Commissioners to attend the Modern Phoenix Expo on Saturday April 10th from 11 am to 5 pm and to sign up to be at the Scottsdale Historic Preservation table for an hour.

Ms. Abele reported on continuing progress on the Preserve America project and that the group meets on March 23rd to discuss the part 2 report and where it is leading the project. She noted that the bill to eliminate any tax reductions for historic districts, SB 1166 is currently dead and that she sent a comment letter as the HPO opposing the passage of this bill because of the impacts on Scottsdale's historic districts.

8. Commissioner Comments and Announcements/Future Meeting Dates and Agenda Items

Commissioner Marcisz described the work of the Stoneman Road Task Force and the ideas for Fall 2010 events. He also reported on a meeting with Channel 11 on his proposals for short segments on historic preservation topics. Channel 11 was encouraging and Commissioner Marcisz suggested that the program ideas be added to the next agenda for discussion.

Adjournment: The Historic Preservation Commission meeting adjourned at 7:17 p.m.

TABLE SUMMARIZING PREFERENCES OF HPC MEMBERS ON TOWNHOUSES SEEN ON TOUR

Townhouse/Twin Projects are listed in order seen of the tour; Commissioners are listed alphabetically; rank from one to x if provided.

Total score based on 1st place votes given 5 points, 2nd place given 4 points, 3rd place given 3 points, 4th place given 2 points, 5th place given 1 point and any other rankings given ½ point so those voting for a lot of projects would not be given too much weight in the scoring (and to keep the math simple)

Since the Olympics just finished, I gave Gold, Silver and Bronze medals to the top three finishers in the ranking. The top 5 projects received 9+ scores and may all merit further consideration. Continental Villas II was ranked sixth with 4 points. The test only had 1 or ½ pt total.

Commissioner Project \	Burns	Cook	Lockwood	Marcisz	Schmidt	Smithey	Total
Continental Villas II	4 – 2 pt				4 – 2 pt		4 pt
Heritage East 3 & 4	6 – .5 pt				14 - .5 pt		1 pt
Golden Keys 1-6	7 - .5 pt		2 – 4 pt		11 - .5 pt	2 – 4 pt	9 pt 4 TH TIE
Villa Adrian	1 – 5 pt		3 – 3 pt		3 – 3 pt	3 – 3 pt	14 pt BRONZE
Scottsdale House 1/2			X		9 - .5 pt		.5 pt
Royale Gardens		1 – 5 pt	1 – 5 pt		1 – 5 pt	1 – 5 pt	20 pt GOLD
Sarkis Manor	8 - .5 pt				13 -.5 pt		1 pt
Villa Maricopa					15 - .5 pt		.5 pt
Villa Serena	5 - .5 pt				6 - .5 pt		1 pt
Sands North					7 - .5 pt		.5 pt
Park Scottsdale II					10 - .5 pt		.5 pt
Chateau de Vie I					8 - .5 pt		.5 pt
Hallcraft Villas					16 - .5 pt		.5 pt
Villa Bianco D’Oro	2 – 4 pt	1 – 5 pt		1 – 5 pt	2 – 4 pt		18 pt SILVER
Sunrise Villas					12 - .5 pt		
Villa Monterey	3 – 3 pt	1 – 5 pt			5 – 1 pt		9 pt 4 TH TIE

**ADDITIONAL COMMISSIONER COMMENTS ON PROJECTS IN ORDER OF TOP FIVE
WITH INITIALS OF HPC MEMBERS FOLLOWING THEIR COMMENT(S)**

1. **ROYALE GARDENS:** Modern design holds zeitgeist of its era. Ordered rows but stepping facades create homogeneity and sense of community (DS); This small complex with a variety of styles has a “community feel” to it that I like (BC); The units are architecturally distinct with attention to detail as well as creating an overall environment and sense of place for the residents who live on this street. The pool house is deserving by itself. If we run into issues with designating all the units, perhaps we could pursue this structure alone (JS).
2. **VILLA BIANCO D’ORO:** Well done composition and use of accent blocks in screen wall details (DS); Possible association with Benny Gonzales (DS); A complex with a definite & different architectural feel to it, designed by a noted architect (BC); I find myself impressed with one development – Villa Bianco (LM)
3. **VILLA ADRIAN:** Not as original as 1 and 2 but definitely a step up from the norm and well done/maintained and original. Exquisitely ordered and strictly adhered to plan (DS); The architectural style here is a popular revival, which I’m generally not fond of, but I felt that the environment here was very well thought out. The complex is unique and memorable is its styling and detailing. This popular revival seemed more clear and attuned to its original style than many popular revivals are (JS);
4. **VILLA MONTEREY (TIE FOR 4):** Public support, location significant to town development, resident support (DS); Units 1, 2 and 3 – These original units clearly represent the concept of the modest cost, winter or retirement living with recreation and social amenities. Historic! (BC); There are many different phases which are all unique and should be considered separately. With some of the phases, I didn’t get a cohesive feeling of quality when we visited here. To be honest, some of the phases have a ramshackle kind of appearance to me. And, some of the individual units are quite unremarkable, with a double carport being the major façade feature. I do think that Phase II (as I understood it while we toured it) suffered less from this concern than some of the other phases. Also, some units from Villa Monterrey have architectural styles that seem very foreign to Scottsdale – New Orleans type iron balconies, as an example – and the style seemed forced in order to create artificial variety. At this point in time, I am not in favor of pursuing designation of these developments. (JS)
5. **GOLDEN KEYS 1-6 (TIE FOR 4):** There is a lot of architectural variety, but the units and street layout create a cohesive experience. There seemed to be a lot of details on individual units that created distinction, but I didn’t get the feeling that the architectural styles were forced. Again, the pool building here was quite nice and unique. (JS)

OTHER HPC COMMENTS ON PROJECTS RANKED LOWER THAN TOP 5 AND GENERAL COMMENTS

- **CONTINENTAL VILLAS II:** Rear parking, front communal façade, connecting green belts (DS)
- **SCOTTSDALE HOUSE 1 & 2:** I felt it was the only truly unique development in terms of planning (DS); I absolutely am NOT in favor of Scottsdale House on many levels (DL)
- The most important consideration in further discussions regarding all projects is the desire for inclusion in the historic neighborhood process by the community under consideration (TB)

- 2. Public Hearing Item:** Report/Discussion/Possible Action: 2-HP-2010, 6714 E. Coronado Rd Certificate of Appropriateness Consider a request from Luke Cizek Wieneke, owner's representative and Leslie Mullen, owner for a Certificate of Appropriateness to install a roof mounted photovoltaic solar system on the south/street side of the home. Applicant is Luke Cizek Wieneke at 480-941-7438. Staff contact is Don Meserve, at 480-312-2523.

Ms. Abele described the hearing process and staff's decision to send this case to the HPC for consideration. Mr. Meserve presented the staff report and the recommendation that the project be denied since it does not meet the approved guidelines and policies in the HP Plan for the neighborhood. The Commission considered the visual impact of the structure on the front façade and streetscape based upon Policy 19 and Guideline 19.2 that aim to minimize visibility of such installation from the street. The applicants were present.

The owners and American Solar Electric representatives and described their request. Alternative locations for the installation on the east and west roof planes and on the roof of a new rear patio structure were discussed. Luke Cizek Wieneke said an east and west roof mounted installation would cost slightly less but is estimated to generate only 75% of the electricity of a front roof plane installation and that a rear yard installation would cost over \$7000+ additional to build a structure to support the panels.

The Commission discussed the application and their alternatives for action, and noted that the proposed location does not meet the guidelines for this historic district. They are generally supportive of Green Building strategies or energy conservation efforts. Commissioner Lockwood did not participate in this action due to the potential appearance of a conflict of interest.

MOTION BY COMMISSIONER MARCISZ, SECONDED BY COMMISSIONER BURNS TO DENY THE CERTIFICATE OF APPROPRIATENESS FOR CASE 2-HP-2010 FOR 6714 E. CORONADO ROAD SINCE THE APPLICATION DOES NOT MEET POLICY 19. MOTION TO DENY CARRIED FOUR (4) TO ZERO (0), COMMISSIONER LOCKWOOD NOT VOTING.

American Solar Electric representatives asked if the Commission's decision can be appealed. Staff noted that actions of the HPC can be appealed to City Council.

3. Discussion/Possible Action: Review and Approval of Draft Neighborhood Brochures

Mr. Meserve distributed draft neighborhood brochures prepared by John Southard, intern and noted that he would like to make copies of the tri-fold brochures for the Modern Phoenix Expo on Saturday, April 10, 2010 at the Scottsdale Center for the Arts. Commissioners had several constructive comments to improve the contents and appearance of the flyers. Staff will proceed with making the changes suggested and finalized the draft brochures so they can be printed. Copies of the draft brochures will be made available on Saturday. No formal vote was taken.

4. Report/Discussion: Villa Monterey's Nine HOAs and Responses to Petition by Residents

At the May HPC meeting, the Commission asked staff to bring maps and information on the petition responses from the nine HOAs in Villa Monterey to the historic district idea. Maps and numbers of owners interested in becoming a historic district were presented by Ms. Abele and Mr. Meserve. The Commission will review the requested information.

Several Villa Monterey residents attending the meeting addressed the Commission. Ms. Kathy Feld acted as spokesperson and provided updated numbers for petitions for HOA #2. With these revised numbers, HOAs 2, 3, 4 and 5 south of Chaparral, and HOAs 6 and 7 north of Chaparral had levels of support greater than 80% of the owners. Some residents noted that obtaining 100% support was virtually impossible with some owners in nursing homes, properties in the hands of heirs in an estate, or due to out of state owners. Residents in attendance supported Villa Monterey becoming a historic district and they were interested in the next steps in the process. The Commission is currently considering four other townhouse developments for further study.

5. Report/Discussion/Possible Direction: 2011 General Plan Update Working Group

Commissioner Burns described the progress from the meetings and that language related to historic preservation will be included in different elements of the updated General Plan including Neighborhood Revitalization. Mr. Meserve noted that the Commission will have an opportunity to comment on the entire draft after the working group has completed their review and that they should consider the current process like a form of representative democracy.

6. Report/Discussion/Possible Action: Channel 11 Historic Preservation Vignettes Proposal

Vice-Chair Marcisz asked Commissioner for feedback on the list of vignettes distributed. The partnership between the city and OLPH Mission Church was added to the list. Preferences were stated for different vignettes being drafted first. Commissioner Marcisz will undertake drafting ideas on a couple of the topics and bring back the storyboards or text for Commission comments.

7. Report/Discussion/Possible Action: HPO Role in Stoneman Road Commemorative Event(s)

Vice-Chair Marcisz proposed that this item be continued to a later meeting date due to the lateness of the hour. The Commission concurred.

8. Report/Discussion: HPO/Staff Report on Upcoming Events, Activities and Projects

Mr. Meserve asked if any Commissioners would be at the Modern Phoenix Expo. None were available to attend the event. Ms. Abele reported on continuing progress on the Preserve America project. Mr. Meserve noted that ASU representatives requested time to review the draft Historic Preservation Plan for Kerr Cultural Center. Staff hopes to place it on the May agenda for approval, with ASU support and any ASU revisions incorporated into a final draft. Mr. Meserve noted that OLPH Old Adobe Mission (Mission Church on the local register) received a Heritage Fund Historic Preservation Project of the Year Award from the Historic Preservation Advisory Committee (HPAC) on March 31, 2010. Unfortunately they were informed that Heritage Funds are no longer available – the state legislature swept the funds.

Ms. Abele told the Commission that she had been notified by Purchasing that her contract would be ending on June 25, 2010. She noted that her contract is proposed to be cut as part of the budget process and that she had proposed to Raun Keagy that the contract be continued with significantly reduced hours. Commissioners expressed their disappointment with the cuts. The Chair considered making comments to the Budget Review Commission when they discuss the proposed Planning Neighborhood and Transportation (PNT) budget on April 15th.

9. Commissioner Comments and Announcements/Future Meeting Dates and Agenda Items

1. Possible Action: Discussion, Amendment, and Possible Approval of:

- **5/13/2010 Regular Meeting Minutes**

MOTION BY COMMISSIONER EISENHOWER, COMMISSIONER BURNS SECONDED, TO APPROVE THE MAY 13, 2010 REGULAR MEETING MINUTES OF THE HISTORIC PRESERVATION COMMISSION. MOTION CARRIED UNANIMOUSLY, FIVE(5) TO ZERO (0).

2. Public Hearing Item: Report/Discussion/Possible Action: 2-HP-2010#2, 6714 E. Coronado Rd Certificate of Appropriateness Consider a request from Luke Cizek Wieneke, owner's representative and Leslie Mullen, owner for a Certificate of Appropriateness to install a 4 KW roof-mounted photovoltaic solar system on the east and west sides of the home. Applicant is Luke Cizek Wieneke at 480-941-7438. Staff contact is Don Meserve, at 480-312-2523.

Mr. Meserve presented the case and the staff recommendation for approval. This application is a revised application following the denial of an application to install the panels on the front sloping roof of the house on Coronado Road. In response to Commissioner's questions, staff noted that the property was signed to notify the neighbors about the hearing, no calls or emails were received by staff on the case, and that this application would be reviewed on its merits on a case-by-case basis but other applications for photo voltaics would also need to be considered based upon the guidelines and the merits of each application. Luke Cizek Wieneke noted that the homeowners have agreed to an installation with fewer panels that will produce roughly 75% of the power of their prior proposal and that the owners are willing to follow the preservation guidelines for the Village Grove 1-6 historic district.

MOTION BY COMMISSIONER EISENHOWER; 2ND BY VICE-CHAIR MARCISZ TO APPROVE CASE 2-HP-2010#2 BECAUSE THE APPLICATION IS IN GENERAL CONFORMANCE WITH POLICY 19 AND GUIDELINE 19.2 OF THE HP GUIDELINES AND THE INSTALLATION IS PLACED IN A FASHION SO IT WILL HAVE MIMINAL IMPACT ON THE STREETScape. MOTION APPROVED UNANIMOUSLY, SIX (6) TO ZERO (0).

3. Presentation/Discussion: Draft Southern Scottsdale Character Area Plan

Ross Cromarty, project manager for the Southern Scottsdale Community Area Plan, presented the draft plan to the Commission. Taylor Reynolds presented the specific goals and policies in the plan that relate most directly to historic preservation. Mr. Cromarty noted that the presentation was for the Commission's information and that no action was necessary but that comments on the plan were welcome and Hank Epstein was taking notes of their comments. Other boards and commissions are hearing the presentation. Mr. Cromarty noted that residents from **Villa Monterey** attended the June 17th open houses on the plan at Skysong and that he had received numerous emails from **Villa Monterey homeowners expressing their interest in becoming a historic district.** He noted that the draft plan does not identify potential historic districts, such as the consideration of Villa Monterey historic district, but that the plan supports the work of this Commission to identify and go through a process to place resources on the Scottsdale Historic Register. Commissioner comments included the following:

- Consider potential future infill development on surplus church property
- Consider designating resources that have potential for historic recognition, like the old Enterprise/Dairy Queen Polynesian style building, before redevelopment
- Like the proposed reorientation of adjacent land uses towards Indian Bend Wash
- We do not need more Skysongs with vacancies in the existing buildings

2. Report/Discussion/Possible Direction: Year-to-Date Progress Report on 2010 Work Program and Activities for Remainder of 2010

Ms. Abele distributed copies of the approved 2010 work program with completed items shown with a check mark and incomplete activities or tasks remaining as bullet points. She highlighted some activities and Mr. Meserve added some information on Stoneman Road and Channel 11 tasks. Commissioners were generally satisfied with progress for the year but they understand that the hours Ms. Abele will be working on the program have been reduced from prior years due to budgetary constraints. She will only attend Commission meetings when necessary. No actions taken.

3. Report/Discussion: Villa Monterey and Townhouses Update

Ms. Abele noted that she will continue to be involved with designation. She is completing a house-by-house survey of integrity. Staff will present information at a future meeting on the number of contributing townhouses for each HOA in Villa Monterey, the level of support from HOA residents, variations in architectural style and community amenities, and a staff recommendation on which HOAs of the nine total are recommended for local register consideration. Many residents leave Arizona in the summer months and return in the fall. The HPC could schedule open houses and initiate an HP overlay zoning case to consider a historic district for Villa Monterey soon.

4. Presentation/Discussion: Scottsdale Places of Worship Historic Context and Survey Results - Architectural Styles Presentation

Mr. Meserve gave the presentation on architectural styles that was continued from the June meeting. John Southard, intern gave the Commission his presentation of the historic context at the last meeting. Commissioners received handouts on architectural styles and were shown international, national, state and Scottsdale examples of the variety of styles found in the architecture for places of worship. Modern styles, and several sub-styles of mid-century modern styles, were the most prevalent locally. Mr. Meserve noted that Scottsdale has some excellent examples of modern architectural styles in church architecture. The discussion of the survey results and selecting potential candidates for local register listing will continue at future meetings.

5. Report/Discussion/Possible Action: Consider Formal Dissolution of Historic Resources Committee

Mr. Meserve distributed a fact sheet describing the function of the committee, when they last met and other background information. Staff is recommending that the Commission dissolve the Historic Resources (Register) Committee.

MOTION BY VICE-CHAIR MARCISZ; 2ND BY COMMISSIONER BURNS TO DISSOLVE THE HISTORIC RESOURCES COMMITTEE. MOTION WAS APPROVED UNANIMOUSLY, SEVEN (7) TO ZERO (0).

Commission directed staff to prepare a letter thanking members for their service and noting the accomplishments of the committee. The Commission would like to see a draft of the letter.

6. Report/Discussion/Possible Direction: 2011 General Plan Working Group Update

Commissioner Burns noted that the working group took a summer break from meetings and that there were just two remaining meetings in August before the group finishes its work.

MOTION BY VICE-CHAIR MARCISZ, COMMISSIONER EISENHOWER SECONDED, TO APPROVE THE AUGUST 9, 2010 REGULAR MEETING MINUTES OF THE HISTORIC PRESERVATION COMMISSION AS AMENDED. MOTION CARRIED UNANIMOUSLY, SIX (6) TO ZERO (0).

2. Report/Discussion/Possible Direction: Survey Results on Integrity of Villa Monterey Townhouses and Integrity Discussion

Ms. Abele noted that she completed a house-by-house survey of integrity. She was pleased to report that this townhouse development has a very high level of integrity; about 99% of the homes are contributing and have not had major exterior alterations. The differences in characteristics between the nine separate HOAs and plats were described and discussed. Staff is recommending that units one to seven be considered for a historic district. A map of a potential boundary for a district was distributed with roughly 750 homes within the proposed boundary.

Unit 8 was not interested in being included in a district and has a different architectural style with every two units paired with a similar design and all the units one story with three pools in the center of three blocks. Unit 9 has both townhouses and 2-story apartments and was quite different in architectural style with carports dominating the narrow streetscapes and no sidewalks. A row of houses along Miller Road was built by a different developer and also has a different architectural style. A single family detached house on Miller Road pre-dates the Villa Monterey development and is listed as 1947 date of construction by the county. Preserving this distinctive townhouse development near the downtown would show great foresight by the Commission and city.

Mr. Meserve provided a PowerPoint illustrating: 1) architectural styles, with variations over time, 2) entry features, 3) clubhouses and pools for each HOA, 4) architectural details, 5) non-contributing homes with major alterations, and 6) stucco and pop-out examples for discussion by the Commission. Each area had their own clubhouse with mid-block walkways for residents to walk to their pool and clubhouse, which included grass areas. There was a wealth of individual ornamentation on each house, distinguishing each unit from its neighboring units. There was a discussion of how much of a change some of the stucco jobs represented. Some façade alterations resulted in original details being covered by heavy coats of stucco and others had large stucco surrounds on the windows that were not original to the construction. White painted roofing materials were seen occasionally that were considered out of character for the area.

Following discussion, Commissioners agreed with staff that some of the added stucco did detract from the original façade character, particularly the ones that added large wide new elements surrounding the windows. A change in the stucco finish by itself, from smooth to textured, may not result in a non-contributing appearance. However, the cumulative impact of a new stucco texture with added architectural elements that did not exist before, and stucco that obscures original details or ornaments, will result in a non-contributing determination for some homes.

Staff proposes to meet with residents in the HOA neighborhoods beginning in October when residents often return to Scottsdale after leaving for the summer. The Commission could put this on their November agenda to initiate an HP historic district overlay zoning case with open houses in January.

MOTION BY COMMISSIONER COOK; 2ND BY COMMISSIONER BURNS TO DIRECT STAFF TO PROCEED AS OUTLINED TO CARRY THIS FORWARD WITH MEETINGS WITH RESIDENTS IN VILLA MONTEREY TOWNHOUSES HOAS 1-7. MOTION WAS APPROVED UNANIMOUSLY SIX (6) TO ZERO (0).

5. Report/Discussion: October 23rd GAIN Block Parties Including Parties in Historic Districts

Commissioner Lockwood reported that she had agreed to host a party for the Town and Country Scottsdale historic district to celebrate the neighborhood being listed on the National Register. The party on GAIN night is in lieu of the Commission or the city planning another celebration for this historic district so the Commission thanked her for being willing to host this event. Mr. Meserve will attend and will bring several handouts and some display boards on the neighborhood and historic preservation. Vice-Chair Marcisz agreed to help with the event in Town and Country. There will also be GAIN parties that evening at two blocks in Village Grove 1-6. Mr. Meserve will attend those block parties as well to provide handouts on historic preservations and to answer questions. Over 50 GAIN block parties are planned in the city on October 23rd.

6. Report/Discussion: Stoneman Road Speaker Panels at the Libraries and Related Events

Vice-Chair Marcisz reported on the two panel presentations at Scottsdale libraries and noted that the audience seemed very interested in the presentations and asked good questions. The four information boards helped the discussion and can be used for other related events. A hike in the McDowell Mountain Regional Park is scheduled for Saturday morning, October 23rd.

7. Report/Discussion/Possible Direction: HPO/Staff Report on Upcoming Events, Activities and Projects

Mr. Meserve recommended that the Commission not participate in the February 2011 Parada del Sol parade as a cost saving measure. The city is trying to save money wherever it can to deal with the budget crisis for this and the next fiscal year. Also, the vendor providing the horse and wagon is believed to have closed operations in Arizona so the wagon used in recent years for the parade is no longer available. The Commission consented to staff's recommendation and understands that Mr. Meserve will not be submitting an entry form on their behalf for the parade.

Mr. Meserve reported that Debbie Abele has set up a Saturday, November 13th meeting with Villa Monterey 1-7 representatives and that it is now recommended that the Commission discuss initiating an HP overlay zoning case for Villa Monterey 1-7 in December after further contacts with residents and also to provide some time for coordination meetings with other city staff on the case.

8. Commissioner Comments and Announcements

Vice-Chair Marcisz mentioned the Old Fashion Picnic to be held on Thursday, October 28th at 5:30 p.m. in front of the Little Red Schoolhouse commemorating the 100th anniversary of Winfield Scott's death. It is a potluck so Commissioners are welcome to attend and bring a dish to share.

9. Future Meeting Dates and Agenda Items

The Commission asked to have the church/places of worship survey results placed on the November agenda for review since further consideration of Villa Monterey will be scheduled for December. Mr. Meserve agreed to have information in a PowerPoint so the Commission can discuss the churches surveyed at the next meeting.

Adjournment: 7:45 P.M.

Summary Minutes Prepared by Don Meserve

a district. No action is needed currently but Mr. Meserve wanted the Commission to be updated on the concept as another tool for maintaining neighborhood character.

6. Report/Discussion: Audit Report on Boards and Commissions

Chair Schmidt asked Commissioners if they had an opportunity to read the audit report and asked if there were any comments he should give back to Mayor Lane in response to the letter he received from the mayor. No specific feedback was noted but staff was directed to put an item on the December agenda for the Commission to consider potential topics for the Chair to meet with Mayor Lane to discuss as a potential annual update on Commission activities.

7. Report/Discussion/Possible Direction: HPO Report on Upcoming Events, Activities and Projects

Mr. Meserve noted that there is a meeting scheduled with **Villa Monterey** residents for Saturday, **November 13, 2010** at 10:00 am. Debbie Abele and Mr. Meserve will be at the meeting to describe the proposed boundary for a district in preparation for the potential initiation of an HP overlay zoning case at the December HPC meeting.

Mr. Meserve proposed that Debbie Abele give a final report on the results of the Preserve America project at the next meeting.

8. Commissioner Comments and Announcements

Commissioner Lockwood mentioned that the GAIN night open house for her Town and Country historic district was a success and she thanked Vice-Chair Marcisz and Mr. Meserve for their assistance. She also noted that Mayor Lane came to her neighborhood party. Mr. Meserve also attended two GAIN night block parties in Village Grove 1-6 historic district on October 23, 2010 and appreciated the opportunity to answer questions from residents on historic preservation. Chair Schmidt proposed discussing designating additional single family neighborhoods at the retreat.

9. Future Meeting Dates and Agenda Items

Mr. Meserve noted that the possible initiation of an **HP overlay zoning case for Villa Monterey** units 1-7 will be placed on the agenda for the regular HPC meeting on December 9, 2010. If the Commission initiates a case, staff will proceed with scheduling and advertising two open houses for early January 2011. The Commission also schedules an annual retreat to review the work program accomplishments for the past year and develop a 2011 work program. Mr. Meserve asked if there were any Saturdays in January when Commissioners were not available for a retreat and he asked for suggestions on a location for the retreat. Vice-Chair Marcisz is unavailable on January 22nd and Commissioner Burns suggested holding the retreat at Los Olivos. The Commission also considered cancelling the January 13th regular meeting and meeting on January 27th. The Chair proposed not having a retreat on January 1st or 8th and proposed January 15th or 29th for the annual retreat. No decisions were made on meeting dates for the retreat or monthly meeting in January. The next regular meeting will be on December 9, 2010.

Adjournment: 7:41 P.M.

Summary Minutes Prepared by Don Meserve

3. Report/Discussion: Update on the Desert Discovery Center – Kroy Ekblaw

Mr. Meserve introduced Kroy Ekblaw, Preserve Manager and noted that an update on the Desert Discovery Center (DDC) was included in the approved 2010 Work Program for the Commission and that the presentation was very timely since City Council reviewed the Phase 3 results on Tuesday, November 9, 2010.

Mr. Ekblaw provided a PowerPoint presentation containing the information that was shown to City Council. He described Phase I; completed in 2008, Phase II feasibility study by Swaback Partners, PLCC to establish and refine the concept and size for the center, and the recommended Phase III for moving forward with the project including a market survey. The architect and team for Phase II prepared a conceptual design, site plan and exhibit themes. He described public involvement and the joint committee working with the consultant. On Tuesday, November 9, 2010 City Council approved moving forward with the proposals for Phase III. The project was considered for inclusion in the recent bond election but a vote was considered premature; fortunately judging from the negative results of the bond election. The Gateway parking area has been expanded due to high use rates – the aim is to minimize Preserve impacts on adjacent neighborhoods from parking.

Costs have been estimated. The Preserve tax paid for the Phase II feasibility study but Council agreed not to use the Preserve tax for the DDC. Mid-range use is projected at 330,000 annually. The consultant found that any size center would not be self sufficient – some endowment is necessary since ticket prices will not cover expenses. Center will feature the McDowell Mountains and the Sonoran Desert so visitors and residents understand and appreciate our desert. Repeat visitors are desired. A small amphitheatre is proposed for outdoor learning. A gift shop and café are also proposed that will require a change in the Preserve ordinance to be permitted. A space for rotating exhibits is also proposed and this could include exhibits on archaeological resources like petroglyphs or information on historical figures like Irving McDowell or George Stoneman.

Commissioners had questions about the scale, costs, exhibits, uses, and other concerns about the proposal. The Commission thanked Mr. Ekblaw for coming to give them an update.

4. Report/Discussion/Possible Direction: Consider Scottsdale Places of Worship Surveyed for Eligibility, Integrity, Architectural Style and Design

Mr. Meserve proposed that this item be continued to a later meeting date due to the lateness of the hour. The Commission agreed that additional time to visit places of worship on their own would be desirable and continued this agenda item.

5. Report/Discussion/Possible Direction: Introduction to Conservation District Concept for Maintaining Neighborhood Character and Stability

Mr. Meserve reviewed a chart that compared a typical Conservation District to Scottsdale's historic district. He noted that City Council members had previously shown an interest in the concept and that Neighborhood Planning staff were now interested in pursuing this new district concept as an alternative to historic district designations for maintaining the character of neighborhoods. The Planning Commission typically initiates text amendments such as this new district and the Historic Preservation Commission may not have a specific role defined in the ordinance for implementing a Conservation District. He noted that Conservation Districts could involve staff working with neighborhood residents on amended standards and design guidelines before the district is formally approved. If the Planning Commission initiates a Conservation District or a Neighborhood Conservation District, staff intends to bring the concept back to a future HPC meeting to review the proposed text and/or to make a recommendation to the Planning Commission and City Council on