

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

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

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

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# Chapter 1: Introduction

## The Purpose of Preservation Guidelines

This document is intended to provide guidance for planning and making exterior **changes/improvements that are visible from the public street at eye level** to the historic townhouses or common tracts located within the locally designated Villa Monterey Units 1-7 Historic District (VMHD) of Scottsdale, Arizona. These guidelines will help property owners and others understand and appreciate the historic character of their townhouses and the neighborhood in which they live. This will assist them in making appropriate decisions about maintenance, repair, rehabilitation and new construction. (Throughout the document Villa Monterey Units 1-7 Historic District has been abbreviated to VMHD) (Revised September 2019)

**VM Comment: please add the following:**

**This document concerns changes/improvements only. Ordinary, routine, and emergency repairs and maintenance do not require Historic Preservation overview or approval. (See City Of Scottsdale Ordinance Section 6.121.C)**

The preservation guidelines in this Historic Preservation Plan (HPP) should be used by property owners when planning for exterior alterations, additions, and the rehabilitation of both contributing and non-contributing townhouses within VMHD. A contributing property or contributing resource is any building, object, or structure which adds to the historical integrity or architectural qualities that make VMHD significant.

The guidelines will also be used by the Homeowners Association (HOA) boards in planning changes to structures in the common tracts they are responsible for, such as the clubhouses for each unit. These guidelines also apply to the rehabilitation and renovation of townhouses, as well as the design of new buildings within VMHD.

**VM Comment: IMPORTANT - ADD:**

(Public comment has suggested adding the following regarding the appendixes for each HOA:

The Villa Monterey Historical District encompasses seven (7) different residential neighborhoods, known as Unit I, Unit II, etc. Each of the seven is administered separately by its own homeowners' association. Each association has its own set of CC&Rs, rules, bylaws, standards for changes, etc. Over the many decades since buildout these regulations have evolved differently in a few specific areas. It is the intention of this City of Scottsdale document to recognize and permit the **continued** implementation of these differences. To achieve that, an appendix is attached with a section for each of the seven VM associations. These sections state specifically what the different associations allow, along with rules for the implementation of those changes. Therefore, the appendix is assumed to have the same legal status as the whole document. If there should appear to be a conflict between language in the **VMHD** document and an item in the appendix for a particular association, any and all permissions and requirements given in the appendix for a particular association will take precedence over language in the rest of the document.) (September 2019)

Scottsdale's Historic Preservation Commission (Scottsdale HPC) and the staff of the Scottsdale Historic Preservation Office (Scottsdale HPO) will use the guidelines when making decisions about issuing a Certificate of No Effect or a Certificate of Appropriateness. A Certificate of No Effect is an administrative approval, which will be issued by the Scottsdale HPO, for exterior

work that will be in compliance with these guidelines. (Grammatical correction per public comment) (Revised September 2019) If a Certificate of No Effect is not issued for the proposed work, then a Certificate of Appropriateness from the Scottsdale HPC will be required. The City requires these approvals for all **only that** exterior work that is delineated in this document. ~~undertaken within a designated historic district.~~ Within VMHD these approvals will be required **only** for work alterations on the exterior, typically the **that are specified in this document and that can be seen from the public street at ground level.** front of a townhouse, and in some locations the side of the townhouse, or whenever a building permit is required, per Zoning Ordinance Section 6.122. (Revised September and December 2019) (There was a suggestion from public comment that the previous sentence should be revised to end with "...for such locations." This revision will not be made because a Certificate of No Effect or a Certificate of Appropriateness is required whenever a building permit is required for work at a property in an HP district.) This **HPP** and preservation guidelines should also be used in evaluating the appropriateness of any City of Scottsdale public works project within VMHD.

**VM Comment: Spell out to define HPP in first usage of abbreviation.**

Villa Monterey is an age-restricted community and the largest historic district townhouse complex in Scottsdale. The VMHD is distinguished from its surroundings in a variety of ways. Features such as entry signage, low walls, and picturesque structures and elements define **some of** the different entrances to the neighborhood. Tree-lined medians, undeveloped landscaped lots at the Coolidge Street entrance, plantings and other vegetation also create distinctive streetscapes within VMHD. Combined with the consistent scale, massing, form and materials of the buildings, the setting gives this historic townhouse district a visual cohesiveness, despite the variation in architectural styles, and sets it apart from other residential developments.



## Local Designation and the Historic Preservation Plan

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

**VM Comment: See next paragraph. VM Historic District was adopted June 2011. How could a document in March 2012 determine VM was historically significant and recommend it on the register when it already was on the register? Searched COS website and could not find a copy of the March 2012 report. Please provide a copy.**

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

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

## Why Preserve Historic Resources?

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

**VM Comment: How will cultural and heritage tourism affect the safety of the residents? What is the plan? We were not advised that tourism would be part of being in a Historic District.**

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

resources creates a sense of place for residents and provides visitors with a connection with the local heritage.

## The Policy Basis for Preservation Guidelines

The preservation guidelines presented here are in keeping with the generally accepted historic preservation standards about the best way to approach making alterations and additions to properties, as well as new buildings and site work, in designated historic districts. They provide a basis for making decisions about changes that affect the appearance of individual buildings or the general character of VMHD. These historic preservation guidelines do not dictate design solutions. Rather, they define a range of appropriate responses to various specific design issues within the context of historic resources. **However, homeowners need to refer to City of Scottsdale Code of Ordinance 6.121.B that states:**

**Failure to comply with a stipulation, standard, or plan . . . shall constitute a violation of section 6.100 of the Zoning Ordinance.**

**As well as City of Scottsdale Code of Ordinance 6.132 - Penalties that states:**

**6.132.A Upon a finding of responsible to a civil violation, the court shall impose a civil sanction not exceed one thousand dollars (\$1,000.00), nor less than a fine of two hundred fifty dollars (\$250.00). Each day any violation of any provision of section 6.100 (HP Historic Property, or the failure to perform any act or duty required by Section 6.100 continues shall constitute a separate violation.**

**6.132B Upon a conviction of a misdemeanor the court may impose a sentence in accordance with section 1-8(a) of the Scottsdale Revised Code and State law for class one misdemeanors.**

**6.132C outlines additional penalties:**

**(1)Any person who constructs, reconstructs, alters, restores, renovates, relocates, stabilizes, repairs or demolishes any historic or archaeological resource or landmark in violation of any section of this ordinance shall be require to restore the resource or landmark to its appearance or setting prior to the violation.**

**VM Comment: Please add the above text. We believe homeowners need to be aware up front of these severe penalties. We were not advised of this when the City lobbied us to become an Historic District. In accordance with your statement in the paragraph above in these guidelines "these historic preservation guidelines do not dictate" we believe the City needs to reevaluate coded 6.132 and eliminate or lower these penalties or create a section specific to VM.**

The City of Scottsdale has also developed a Green Building Program that is a model for many cities around the country. The goal of the program is to "encourage energy efficient, healthy and environmentally responsible building in the Sonoran desert region." These guidelines encourage the revitalization of neighborhoods through remodeling existing homes using Green Building materials and practices. The Preservation Guidelines in this HPP are meant to supplement the City of Scottsdale, Department of Planning and Development Services, Green Building: Home Remodel Guidelines for Sustainable Building in the Sonoran Desert. Homeowners are encouraged to obtain a copy of the Green Building: Home Remodel Guidelines for detailed information on Green Building and for information not covered in these design guidelines, such as interior remodeling and landscape design. **Copies are available from the One Stop Shop and the Public Library.**

## Basic Principles for Historic Preservation

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

1. Preserve significant character-defining features of the post-World War II and Mid-Century Modern developments.  
There are specific character-defining features that convey the importance of these historic residential developments as they appeared during their period of significance. These features include a distinctive scale, arrangement and pattern of building. They also include intact examples of the architectural styles and elements popular during this historic period. Views in and out of the neighborhoods as well as landscaping also contribute to their discernible historic character.
2. Identify and respect the historic architectural character of the homes.  
Although lacking in the many features which often distinguish one style of architecture from another, 1960s townhomes have specific site layouts, building elements, a palette of certain materials and examples of workmanship that make them an identified historic building style. Utilize similar elements, building materials and techniques to maintain the historic architectural character when planning changes to your townhouse. **when materially feasible, financially reasonable, and environmentally responsible for the property owner.**

**(VM Comment: Throughout the document we have added the phrase "materially feasible, financially reasonable, and environmentally responsible for the property owner." This is important to us since we are the ones who ultimately bear the costs for repairs and improvements and since we are the ones who live here.)**

3. Protect and maintain the important architectural features and stylistic elements of your home. Anticipate the deterioration of the structure and maintain its features and finishes so that major intervention is not needed later. Use the gentlest methods possible in cleaning features or in removing deteriorated finishes. Whenever possible, maintain the existing historic material using recognized preservation methods.
4. Repair deteriorated historic features **when materially feasible, financially reasonable, and environmentally responsible for the property owner**, replacing only those features that cannot be repaired.

Repair parts before repairing the whole feature. Replace parts before replacing the whole feature. If a feature must be replaced, do so in kind with materials that match or are very similar to the original in size, texture, and color. Use methods that minimize damage to original materials and that replace in the original configuration.

5. **Reconstruct missing features when materially feasible, financially reasonable, and environmentally responsible for the property owner.** ~~Replace parts before replacing the whole feature. If a feature must be replaced, do so in kind with materials that match or are very similar to the original in size, texture, and color. Use methods that minimize damage to original materials and that replace in the original configuration.~~

~~Reconstruct missing features based on archival, photographic, or physical evidence. If no~~

site-specific evidence can be found, then reconstruct missing features based on similar historic types and architectural styles found within the development.

**(VM Reason for Change above: Since the homeowner can't determine missing features at the time of purchase—they could have been missing for years—please delete section 5.)**

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

**[VM Comment: please add the following text]**

**From construction beginning in the 1970s to the present 2020s, these urban neighborhoods have undergone major changes in demographics, the built and natural environment, modes of work, energy needs, codes and statutes, needs for conservation of resources, security concerns, and others. These necessary and inevitable changes need to be accommodated along with the preservation of desirable historic features.**

**By law, City of Scottsdale current building and fire codes must be implemented when repairing or remodeling. These codes are kept up to date by COS and refer to national and international standards. A Historic District is not an exception.**

### The Historic Preservation Review Process

The (HP) Historic Property ordinance sets forth the process for reviewing plans to ensure that the preservation objectives for an historic district are met. The City HP ordinance is not intended to prohibit alterations, additions or new construction to an existing townhouse and properties within designated historic districts. Instead it is intended to: 1) guide the work that is done so that it does not adversely affect the historic characteristics that distinguish the district, and 2) provide compatibility between the existing and the new. The guidelines are limited to exterior work only **that can be seen from the public street at ground level**. Owners, HOAs and their architects, designers or contractors, are required to use the principles, policies and guidelines in this HP plan to prepare improvement plans.

**VM Comment: Please add the following text:**

**If ordinary and routine maintenance and repairs do not significantly change the historic character, no Historic Preservation review or approval shall be required. See Zoning Ordinance section 6.121.C:**

**"Maintenance of the historic resource pursuant to the Historic Preservation Plan is required. Ordinary maintenance or repair of any structure in the HP District that does not alter or modify the historic character of the structure will not require a Certificate of No Effect or a Certificate of Appropriateness."**

**Storms in Arizona often cause wind and water damage to structures. Therefore, emergency repairs often need to be completed quickly so as not to affect the safety of the homeowner or the structural integrity of the home, or permit future damage. Such repairs do not require Historic Preservation approval.**

**Landscaping shall not require the review or approval of Historic Preservation Office (HPO) or Commission (HPC).**

**HPO or HPC approval is only needed for changes/improvements work that are visible from the public street at ground level and result in**

- 1. betterment: correcting a condition that existed before the property was acquired or enlarging or expanding the property or**
- 2. restoration: rebuilding a property that has fallen into disrepair, or replacing a major component or substantial structural part of the property.**

If the proposed work is in compliance with these guidelines, then it will be reviewed administratively, and approval may be granted as a Certificate of No Effect - Historic Resources (CNE-HR) and the need for a building permit will be indicated with that administrative approval. On the other hand, if the proposed work is not described by these guidelines, then it will be reviewed formally by the Historic Preservation Commission and approval may be granted as a Certificate of Appropriateness - Historic Resources (CA-HR).

**VM Comment: DELETE the crossed out sentence. IMPORTANT!! REASONS: HOAs and Residents should NOT and shall NOT be responsible for items not listed in these guidelines. If items are not evident in the Guidelines, the City CANNOT expect the owners to know what they are. Further, current potential penalties are unreasonably high and punitive.**

- Building Permit Submittal **Applications** will be referred to the Historic Preservation Office: When a building permit is sought for exterior work on a home **that is visible from the public street at ground level** in a designated historic district, the City of Scottsdale One Stop Shop staff will request a copy of the CNE-HR or the CA-HR. If the applicant does not have either of these then the One Stop Shop staff will refer the applicant to the Scottsdale HPO staff for review. The One Stop Shop will not issue a building permit in a historic district until Scottsdale HPO staff and/or the Scottsdale HPC have approved the plans.

#### Role of HOAs in the Review Process

The homeowner will first submit their plans for the proposed exterior changes to their Homeowners Association (HOA) for review and approval. The results of the HOA review are then submitted with their application to Scottsdale HPO Office to confirm that the plans have been reviewed and approved by the HOA. However, the City is not responsible for enforcing the design review process followed by each HOA. Likewise, the HOA is not responsible for making sure a homeowner follows the HPP and preservation guidelines.

**VM comment: please add the following text: Improvements and alterations vary by Association/Unit. (see attached appendix and the Rules and Regulations for each HOA).**

~~The Scottsdale HPO review and determination regarding proposed exterior changes will be based on this HPP and preservation guidelines.~~ **[Redundant]** Each HOA is strongly

encouraged to share this document with homeowners that are planning projects, so they can use the guidelines during their preparation and can receive the certificate that is required before they can proceed with their project, including obtaining any required building permits.

**[Redundant]**

**The City of Scottsdale shall provide easy and convenient access to these Guidelines (and updates as required) in such areas that include: on the City's website; hard copies and online copies at the City Libraries and Senior Centers; and HOA Libraries.**

**VM Comment: Please add the above highlighted sentence.**

## Chapter 2: Southwest Townhouses and the Significance of Villa Monterey

### General Characteristics of 1960-1974 Scottsdale Townhouses

- Private ownership of land and unit
- Common open space areas often provided for residents; may include “resort-like landscaping” **VM Comment: please add the following test: (see Chapter 5, bullet 2 for definition of resort-like landscaping.)**
- Common tracts may contain recreational amenities for the residents such as a pool, clubhouse, or other facilities
- Homeowners Associations (HOAs) are usually established to maintain the common areas with association fees collected from homeowners to cover expenses
- Typically, higher density, smaller lots for townhouses (8-12 units per acre) compared to single-family detached homes in the vicinity
- The total number of units in each development varies as do the site layouts and architectural styles
- Development may be located near services and retail areas for urban conveniences
- Entry signs and walls or monuments often identify specific townhouse neighborhoods
- One- or two-party walls per unit, with one- and/or two-story units
- Private entrance for each unit
- Enclosed backyards for private use and to emphasize outdoor living
- Parking provided for each unit; may be in attached carport or garage or in separate shared parking areas that are covered or uncovered

### Brief History of Villa Monterey Townhouse Development

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

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

Homeowner Associations (HOA) were organized to manage each Unit in Villa Monterey in accordance with their by-laws and the deed restrictions on the individual properties. ~~The private HOAs have responsibility for ensuring that the quality of the development of the~~

original construction is maintained. HOAs oversee ~~specified~~ alterations and improvements made by owners to their homes.:[**VM Comment: Already stated on page 12 role of HOAs**]

**[VM Comment: Please move the following paragraph. relates more to chapter 1. this would work as the first paragraph to the “Local Designation and the Historic Preservation Plan” in chapter 1.]**

Historic Significance of Villa Monterey Units 1-7 The VMHD is historically and architecturally significant as a collection of homes that illustrate a particular type of building, a development pattern that influenced the physical form of Scottsdale in the postwar era and remains discernible and distinctive today. The VMHD was the work of a successful local builder who pioneered different approaches to development and marketing of homes in the postwar era, and it influenced subsequent townhouse developments in Arizona. The VMHD is significant because of it has a high degree of integrity by providing excellent architectural examples, individually and collectively, of Southwestern-influenced forms, materials and detailing that has distinguished local and regional home building. The intact ornamentation and customized building features of the homes sets it apart as a product of a by- gone era and gives it a unique sense of time and place which should be preserved.

## Chapter 3: General Development **VMHD** Features and Guidelines – Layout, Entrances, Landscaping, Common Areas, and Amenity Areas

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

**VM Comment: no longer developments. After 50 years VM is a neighborhood and a community.**

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

The responsibility for maintaining the overall character of the development **community** falls more into the hands of the seven HOAs within Villa Monterey Units 1-7 Historic District (**VMHD**), working in partnership with the city. ~~rather than with individual homeowners.~~ **[VM Comment: The way this is worded is confusing, subject to misinterpretations.]** Therefore, this chapter and its guidelines will primarily be used by the HOAs, if they are planning any changes to the thirteen tracts with common areas and amenities, so that the unique historic character of the neighborhood will be preserved. (Revised September 2019)

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

### **A) Development Community** Layout and Design Character-Defining Features

- A traditional layout is used **Villa Monterey is arranged** **[VM Comment: reword to eliminate passive voice]** with rows of privately owned, townhouses facing the streets; entrances and carports face the street, with sidewalks on both sides of the street
- Most streets are laid out in a traditional grid fashion with some curved portions related to topography of the Arizona Canal on the west, or to provide larger tracts for common areas
- Utilities are underground in a majority **some** of **VMHD** **VM Comment: most HOAs have above ground electric wires and poles.**
- Mid-block pedestrian walkways improve pedestrian circulation in **VMHD**
- **Each home has** **[VM Comment: reworded for simplicity]** The neighborhood streetlights are composed of each home having one or more short ornamental carriage-house style streetlights poles behind the sidewalk (Refer to photographic examples of lights and street signs at the end of this chapter) (Revised September 2019)
- Street signs are on short poles as well and many are custom designed with some ornamental metal frames around the street names (There was a public comment

to clarify the description of the streetlights street signs.) (Revised September and December 2019)

- Typically, front yards are small, **making** and were reduced by Friedman to make room for a larger backyard/**rear patio** which could serve as an outdoor living room **area** (There was a public comment to clarify the description of the front yards. In this instance the term is part of a broader description of the character-defining features.) (September 2019)

**VM Comment: reworded for simplicity. Some homes have only back patios not yards.**

Guidelines for Development- **VMHD** Layout and Design

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

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

## **B) VMHD Development Entry Features, Landscaping, and Walkways**

### Character-Defining Features

- Entry features into **some, but not all**, of the VM Units have special identification signage, medians in the streets, low walls, picturesque structures and landscaped areas to define the neighborhood (There was a public comment to clarify the description of the entry features.) (Commissioner Schweiger suggested photographs of entry features should be provided.) (September 2019)
- The entry onto Coolidge Street from Miller Road is the largest and most elaborate with curved walls and entry signs, a landscaped median and a tiled fountain in a roundabout to the east
- Most of the development and streetscape is dominated by the private front yards of homeowners, but the developer has included resort-style landscaping in several common areas by entrances, in medians, at corner lots, along pedestrian walkways and within common areas, although some side yards on corner lots are privately owned and maintained
- Most Units have one or more mid-block lighted and landscaped walkways for the convenience of residents and to provide easy access to recreational areas

Guidelines for **VMHD** Development Entry Features, Landscaping and Walkways

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

## **C) Community Recreational Areas and Clubhouses Character-Defining Features**

- Each new subdivision plat was built with amenities such as a central recreation area with a landscaped park, **spa**, pool, sauna, clubhouse, ramada, or other recreational facilities maintained by the **individual** HOA for the Unit
- Lot sizes for these common areas and the recreational amenities vary for each Unit; some have buildings **or ramadas** with restrooms or a bath house but not a clubhouse with community meeting rooms
- The common areas typically have lush landscaping including mostly grass groundcover and non-native trees, and are gated and fenced as required for pool safety; this landscaping is sometimes called oasis or resort-style landscaping
- In the common areas buildings are wood frame or concrete block construction with stucco covered walls; several have red clay tile roofs, and a few have curved walls

- Ramadas are typically wooden structures with flat or low-pitched shed roofs covering paved areas with picnic tables
- All recreational common areas with pools have the entire lot fenced **are entirely walled** and fences **walls** may have some cap bricks, applied ornament and ornamental entry gates
- Community buildings or clubhouses and surrounding fences may also feature inlaid tile in the walls and ornamental ironwork in gates and on the building
- Unit 4 has a two-story clubhouse; it once contained a restaurant and hair salon **[VM Comment: if significant it should be in history section]**

**VM Comment: Please add the following text:**

- **Alterations and improvements to the common areas are determined by the individual HOAs and do not require HP approval unless the change is visible from the public street at ground level.**
- HOAs **also** maintain their own common facilities and landscaping, and often sponsor social activities. **[VM Comment: irrelevant to these guidelines.] Landscaping is at the prerogative of each HOA and does not require HP approval.**

### Guidelines for Community Recreational Areas and Clubhouses

Guideline 3.C.1: Preserve and maintain the shape and forms that characterize the buildings and structures within the common areas.

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

Guideline 3.C.3: Maintain the lush oasis/resort-style landscaping within the fenced-in community areas for use by residents of each Unit. (Revised September 2019)

**VM Comment: Delete 3.C.3. completely, as decided during February HP Commission Meeting**

## Chapter 4. Villa Monterey Architectural Styles and Guidelines

### Postwar Architectural Styles for Townhouses

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

### Villa Monterey Units 1-7 Architectural Styles

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

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

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

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

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

Mission - Elements may include flat roofs with curvilinear parapets or hip roof with exposed rafters and red tile roof, stucco or plastered walls, sparse ornament, heavy timber lintels over

windows, and arched openings.

Pueblo - Elements may include flat roofs with parapets, exposed ends of log (faux) roof beams (vigas), parapet may be stepped, clay roof drains (scuppers), stucco or plastered walls, heavy timber lintels over windows, and wooden posts or columns.

Territorial - Elements may include brick walls, flat roofs with parapet walls, one or more rows of brick or decorative blocks capping parapet walls, sills of bricks on edge, and a shed roof over entry or carport.

Monterey/Mediterranean - Elements may include a 2-story home with a cantilevered 2-story balcony with wooden posts and railings or with ornamental metal railings and posts, low-pitched red tile roofs, stucco or plastered walls, ornamental surrounds for windows, multi-pane windows, and other ornamental ironwork.

International/Streamlined - Elements may include a horizontal emphasis with horizontal bands, flat roofs with parapets, no applied ornament, no mullions in windows, and stucco or plastered walls.

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

Eclectic Southwest - Elements are a combination of details and materials not specifically identified with a revival style period and may include a combination of flat and low-pitched gable roofs, tile roofs, shingle roofs, stucco or plastered walls, arched or curved openings, and limited ornament.

Vernacular - Elements may include simple rectangular forms, some curves at corners of carport or roof parapets, shed roof over carport or front of house with plain fascia board, limited use of details or ornament, block or stucco walls, decorative grills.

Ranch - Elements include gable roof with gable end towards street, portions of walls covered with board-and-batten, wooden shutters, shingle or flat tile low-pitched roofs, diamond pane windows, wooden brackets supporting eaves.

### Guidelines for preserving architectural styles

Guideline 4.A.1: Retain character-defining building forms and massing, and roof forms and materials **that can be seen from the public street at ground level and when materially feasible, financially reasonable, and environmentally responsible for the property owner.**

Guideline 4.A.2: Avoid covering, removing or altering original forms, wall materials, or ornamental details characteristic of the architectural style **that can be seen from the public street at ground level and when materially feasible, financially reasonable and environmentally responsible for the property owner.**

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

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

## Introduction

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

Responsibility for maintaining the overall character of the historic district VMHD falls into the hands of the seven Homeowner Associations (HOAs) within Villa Monterey, but the responsibility for maintaining the character of individual townhouses and planning exterior repairs and **changes/improvements** is primarily the responsibility of each townhouse owner. To ensure that changes are appropriate and will maintain the historic character of the historic district VMHD, **certain specific exterior changes visible from the public street at ground level only as delineated in these Guidelines** that are proposed by each townhouse owner will be subject to design review by the respective HOA in Villa Monterey and the Scottsdale Historic Preservation Office. (There was a public comment that the sentence above should be revised as follows: "...and the Scottsdale Historic Preservation Office some may be subject to the HPO design review.) (November 2019) Please refer to Zoning Ordinance Section 6.122 - Review process on applications requiring a Certificate of No Effect or a Certificate of Appropriateness. (March 2020)

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

## A) Form and Massing Character-Defining Features

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

## Guideline for Form and Massing

Guideline 5.A.1: Maintain the shape and forms that characterize the townhouses.

## B) Roofs and Roof Details Character-Defining Features

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

- A front window may have a small shed roof, also referred to as a hood, covered with red clay tiles. (Revised October 2019)

(There was a comment from Commissioner Hosmer that the guidelines should stress the importance of the clay tile roofing for the character of the Villa Monterey townhouses.) (September 2019)

## Guideline for Roofs and Roof Details

Guideline 5.B.1: Maintain the shape and forms that characterize the ~~that portion of the~~ roofs on the homes townhouse **that can be seen from the public street at ground level and when materially feasible, financially reasonable, and environmentally responsible for the property owner.**

## Carpports

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

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

## C) Carport as a Character-Defining Feature

- Carports for one or two cars were built to the side of each unit
- In many townhouses the carport functions like a front porch providing shading and locations for seating
- The carport width was often designed to accommodate residents and visitors walking to the front entry from the driveway; some homes have changed the floor surface or put a railing between the parking area and this walkway area to emphasize this walkway function
- The carport opening may be squared-out at the corners, have rounded corners, include metal brackets for ornament, or be curved in shape
- Based on HOA CCRs and Rules, some carports have been converted into enclosed garages; refer to the Appendix for each HOA to determine which HOAs allow the conversion of a carport to a garage (There was a public comment that the statement above was contradictory to Policy 5.C.1.a below.) (Revised September 2019) Policy 5.C.1.a has been eliminated. (February 2020)

## Guidelines for a Carport

Guideline 5.C.1: Preserve the original character-defining features of the carport.

**Guideline 5.C.2: If a carport is converted to a garage, as is allowed by certain individual HOAs, (see Appendix 1 - 7) the design of the front of the garage should match the architectural style of the townhouse.** (Added March 2020)

## Preserving Historic Building Materials

## Introduction

The primary materials used on the exteriors of townhouses in Villa Monterey Historic District VMHD include painted stucco and concrete block, ornamental block, brick, ceramic tile, aluminum windows, board-and-batten siding, wood or ornamental metal window coverings, applied ornaments, clay tile, or asphalt shingles, with variations in facades from one townhouse to the next. The best way to preserve these historic building materials is through planned regular maintenance. ~~Wood surfaces should be protected with paint.~~ **In general, wood surfaces should be painted, with the exception of such items as front doors.** Horizontal masonry surfaces, such as sills, should be protected due to exposure to water. Cracks in stucco surfaces should be repaired, **although as ordinary maintenance, and shall not be subject to historic preservation review and approval.**

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

In other cases, some portion of the material may be irreparable, so that replacement may be in order. Rather than repairing original materials, some property owners may consider synthetic materials such as fiberglass or other composite materials. Use of any new material, either synthetic or traditional, to repair or replicate original material, should mimic the size, shape, and features of the original material. It is important that the extent of the replacement be minimized, because original materials contribute to the authenticity and integrity of the property as a historic resource. ~~Even when the replacement material exactly matches that of the original, the integrity of a historic building is somewhat compromised because the physical record of history is lost when it is replaced.~~

**VM Comment: DELETE last sentence. Redundant. Self-evident.**

## D) Historic Building Materials Character-Defining Features

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

### Guidelines for Historic Building Materials

Guideline 5.D.1: Preserve the original materials in place whenever possible **when materially feasible, financially reasonable, and environmentally responsible for the property owner and if they can be seen from the public street at ground level.**

Guideline 5.D.2: Repair deteriorated building materials rather than replace them whenever possible. **when materially feasible, financially reasonable, and environmentally responsible for the property owner and if they can be seen from the public street at ground level.**

Guideline 5.D.3: Original building materials that have deteriorated beyond repair should be replaced with a similar building material **when materially feasible, financially**

reasonable, and environmentally responsible for the property owner and if they can be seen from the public street at ground level.

## Chapter 6: Preserving Windows, Doors and Entries

### Preserving Windows

Windows are important character-defining features of the historic townhouses. Windows give scale to a building. The different sizes, location and arrangement of the windows create visual interest. The depth of their position, set into the thickness of the wall, results in shadows that also contribute to the character of the façade.

It is important to determine architectural significance of the window. Does it contribute to the historic character of the townhouse? Typically, windows that are visible from the street are important to the visual character of the townhouse. Windows on rear walls not seen from the public way are generally less significant. **Since windows on the rear walls are not visible from the public street, they shall not require Historic Preservation approvals, although they do require permits.**

**VM Comment: Please add the above text and delete the last highlighted part of this paragraph below.**

Greater flexibility in the treatment or replacement of such secondary windows may be considered. The proportions, orientation, divisions, and materials of a historic window are among its essential elements of design. The number of glass panes or “lights” in the window and their pattern of arrangement of the lights distinguish the different window types. (There was a public comment that suggested that windows on rear walls are not in the purview of the Historic Preservation Commission or the Historic Preservation Office. If a townhouse owner proposes to replace the windows on their property, they must comply with the City’s Energy Code that requires them to obtain a building permit before the work can begin. A Certificate of No Effect or a Certificate of Appropriateness is required whenever a building permit is required for work at a property in an HP district.) (September 2019)

**VM: Delete above highlighted section - Addressed in previous paragraph edit/addition**

Whenever possible, repair a historic window, rather than replace it. This is a typical recommendation for wood frame or steel frame windows.

**VM Comment: Delete above sentence - confusing not pertinent because the next paragraph states VM windows were aluminum.**

Original windows in the Villa Monterey development have aluminum frames and can be opened horizontally, as ‘sliders’. Rectangular in overall shape, these windows were typically large, single panes of glass. These lightweight, thin metal, single pane windows have a very low energy efficiency rating.

Based on the low energy efficiency rating of the original aluminum frame windows, it is recommended that these windows should be replaced. Whenever original windows are replaced a minimum building permit will be required to assure compliance with the City of Scottsdale Energy Code.

These guidelines support efforts to reduce energy consumption with guidelines focused on the appearance of any replacement windows. To match the original window, take into consideration

the size and proportion of window elements, including glass, sash, and profile or outline of the window cross-section. The replacement components should match the appearance of the original in dimension finish, sash type, its proportions, the width of the components, and the profile of the sash within the wall opening. **However, many HOAs, as well as HP, have approved replacing windows with patio doors.** The substitute material also should have a demonstrated durability in similar applications in this climate. **(See Appendix 1-7 for each HOAs guidelines regarding doors and windows.)**

\*If an owner proposes to replace the windows at their townhouse, they must comply with the City's Energy Code that requires them to obtain a building permit before the work can begin. Either a Certificate of No Effect or a Certificate of Appropriateness is required whenever a building permit is required for work at a property in an HP district. Please refer to Zoning Ordinance Section 6.122. - Review process on applications requiring a Certificate of No Effect or a Certificate of Appropriateness. (March 2020)

**\*VM Comment: Change the previous paragraph, and if need be the Ordinance, so that Building permits are required but that NO HISTORIC PRESERVATION REVIEW OR APPROVALS SHALL BE REQUIRED for rear windows not seen from the public street.**

## A) Windows Character-Defining Features

- Windows are metal sliding units with horizontal proportions and are in simple rectangular or square shapes
- Large windows are the dominant elements of the front elevation of the townhouses
- Windows are accented by simple sills, shutters, awnings of varying shapes and sizes and decorative surrounds (refer to Chapter 7)
- Many windows have decorative features, such as a metal grill or wooden trellis, in front of the openings (refer to Chapter 7)
- Based on HOA CCRs and Rules some front windows have been converted into French doors; refer to the Appendix for each HOA to determine which HOAs allow this type of conversion

### Guidelines for Windows

Guideline 6.A.1: Preserve the historic characteristics of windows and window coverings that contribute to character of the townhouse **when materially feasible, financially reasonable and environmentally responsible for the property owner. (Refer to Appendix 1 - 7 for individual HOA guidelines for preserving doors and windows.)**

Guideline 6.A.2: New or replacement windows should match the significant **historic** aspects of the historic windows. **(Refer to Appendix 1-7 for individual HOA guidelines for windows and doors.)**

~~Green Building: Double pane windows with low E glazing will help reduce energy consumption. Look at ways to shade exposed glazing with landscaping, overhangs and window treatments. Consider metal window frames with a thermal break.~~

**VM Comment: DELETE. Addressed in our phrase above: when materially feasible, financially reasonable and environmentally responsible.**

### Preserving Doors and Entries

A door, and its frame and trim, often provide scale and visual interest to the composition of a

building façade. A door that is appropriate to the architectural style and period of the post-WWII neighborhood adds to its historic character. It is important to determine the historic significance of the door. Is it prominently visible on the main façade? Is its design characteristic of the architectural style of the townhouse? If so, then preservation is better than replacement. Doors leading to a second-story balcony facing the street are prominently visible. A door in an obscure location or at the rear of the house **An exterior door or window replacement that requires a building permit, though in an obscure location or at the rear of the house, not visible from the public street at ground level, shall not require historic preservation review or approval.** may not necessarily be considered a prominent feature. Thus, greater flexibility in the treatment or replacement of such rear doors may be considered. (There was a public comment that suggested that doors on rear walls are not in the purview of the Historic Preservation Commission or the Historic Preservation Office. If a townhouse owner proposes to replace the doors on their property, they must comply with the City's Energy Code that requires them to obtain a building permit before the work can begin. A Certificate of No Effect or a Certificate of Appropriateness is required whenever a building permit is required for work at a property in an HP district. Refer to Zoning Ordinance Sec. 6.121. - Alteration of historic resources; approvals required. and Sec. 6.122. - Review process on applications requiring a Certificate of No Effect or a Certificate of Appropriateness.) (September 2019 and November 2019)

**\*VM Comment: Change the previous paragraph as suggested, and if need be the Ordinance, so that Building permits are required but that NO HISTORIC PRESERVATION REVIEW OR APPROVALS SHALL BE REQUIRED for rear doors not seen from the public street.**

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

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

If a door is to be replaced, the new one should match the appearance of the original, the architectural style of the townhouse, as well as the location, size and shape, A frequent concern is the material of the replacement door. In general, using the same material as the original is preferred **when materially feasible, financially reasonable, and environmentally responsible for the property owner.** Finally, when replacing a historic door, it is important to preserve the original frame and trim. **when materially feasible, financially reasonable, and environmentally responsible for the property owner and if it can be seen from the public street at ground level.**

**VM Comment: Reason: New modern door and trim materials are more energy efficient and safer than the old materials. Homeowners have replaced doors with modern materials that have been approved by HP. If you leave the sentence in about preserving the original trim, please add the**

**phrase we entered in red.**

\*If an owner proposes to replace the doors at their townhouse, they must comply with the City's Energy Code that requires them to obtain a building permit before the work can begin. A Certificate of No Effect or a Certificate of Appropriateness is required whenever a building permit is required for work at a property in an HP district. Please refer to Zoning Ordinance Section 6.122. - Review process on applications requiring a Certificate of No Effect or a Certificate of Appropriateness. (March 2020)

**\*VM Comment. Change the previous paragraph, and if need be the Ordinance, so that Building permits are required but that NO HISTORIC PRESERVATION REVIEW OR APPROVALS SHALL BE REQUIRED for rear doors not seen from the public street.**

**B) Doors and Entries Character-Defining Features\***

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

**Guideline for Doors and Entries**

Guideline 6.B.1: Preserve the historic doors, frame and trim, and door coverings that contribute to character of the townhouse **when materially feasible, financially reasonable, and environmentally responsible for the property owner.**

**VM Comment: Additional Reason: many doors have already been changed. Styles and designs currently vary.**

Guideline 6.B.2: New or replacement doors should match the significant **historic** aspects of the historic doors. **(Refer to Appendix 1 - 7 for individual HOA requirements.)**

## Chapter 7: Preserving Details and Trim

### Introduction

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

### A) Details and Trim Character-Defining Features

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

### Guidelines for Details and Trim

Guideline 7.A.1: Preserve the trim elements that are typical of the architectural style of the townhouse **when materially feasible, financially reasonable, and environmentally responsible for the property owner.**

**VM Comment: Reasons: if such items as medallions or ironwork deteriorate to the point that it/they cannot reasonably be repaired, the replacement cost may be prohibitive.**

Guideline 7.A.2: Preserve the finishes that are typical of the architectural style of the townhouse **when materially feasible, financially reasonable, and environmentally responsible for the property owner.**

Guideline 7.A.3: Preserve the patterns of building materials and elements that distinguish the Villa Monterey townhouse style **when materially feasible, financially**

**reasonable and environmentally responsible for the property owner.**

Guideline 7.A.4: Preserve and maintain the awnings over windows and doors.

## Chapter 8: Landscaping, Walls, Paving, Accessory Structures, and Miscellaneous Items

### Introduction

Architectural style of the individual townhouse and the collection of those townhouses that make up the historic district VMHD are the primary elements that contribute to the significance of the district VMHD, other aspects of the setting also contribute to a sense of place and time. These include such things as landscaping, walls, paving, accessory structures, and miscellaneous items. The following guidance is provided to encourage the preservation of those elements within the historic district VMHD items that have no formal protections and to help homeowners plan **changes/**improvements that will not diminish the integrity and significance of the historic district VMHD.

### A) Landscaping, Walls, Paving, Accessory Structures, and Miscellaneous Items

- Landscaping was originally grass lawns with trees, shrubs, and seasonal flowers. Over the past decades concern about water use has resulted in much of the individual townhouse landscaping being converted to plants, that are desert natives or desert adapted **and/or rocks and stones.**
- Walls are typically concrete block. In a side yard at a street intersection or a pedestrian walkway, the wall may include an ornamental perforated block or other accent masonry band as the top row of the wall
- Walls between two townhouses are or at the end of a townhouse row will typically be setback a few feet from the front façade and may also be built from, or include, perforated blocks. (Spelling correction per public comment) (Revised September 2019)
- Paving for driveways and sidewalks was originally concrete with no special treatment or patterning. Numerous townhouse owners have removed the original concrete paving and installed decorative unit pavers, or stone pavers, **or have applied finishes/coatings to the carports/driveways.** Front patio areas have also been added to some townhouses.
- Accessory structures within the historic district VMHD are limited due to the small rear and side yard area for most townhouses. Accessory structures that do exist are small sheds and not habitable.
- Utility equipment such as gas meters, electric service panels, water lines, telecommunication lines, are typically located at the front of each townhouse. Many owners use low walls or landscaping to conceal these equipment items from street view.

### Guidelines for Landscaping, Walls, Paving, Accessory Structures, and Miscellaneous Items

Guideline 8.A.1: Retain the traditional streetscape patterns within the historic district VMHD.

Guideline 8.A.2: Landscaping in front yards should not fully or primarily obstruct views of the front façade from the street.

Guideline 8.A.3: Walls should remain traditional and not disrupt the historic streetscape in the subdivision.

~~Guideline 8.A.4: Paving for driveways and walkways should remain traditional and not disrupt the historic streetscape in the VMHD.~~

**VM Comment: DELETE 8.A.4.completely. Reason: Many homeowners have successfully changed driveways and pathways already per the above statement and the Appendices. Further, many original surfaces have greatly deteriorated. It is not financially feasible to require concrete replacement.**

Guideline 8.A.5: Minimize the visual impact of utilities, accessory structures and equipment, and other such fixtures on the townhouses, walkways and streetscape.

**(Refer to Appendix 1-7 for individual HOA guidelines.)**

## Chapter 9: Building Additions and New Construction

### Introduction

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

### **A) Building Additions and New Construction**

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

### Guidelines for Building Additions and New Construction

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

Guideline 9.A.2: Design an addition so that it is compatible with the existing townhouse.

# Appendix VM1

## Villa Monterey Improvement Association (Unit One)

### Policies and Guidelines

A townhouse owner in Villa Monterey Improvement Association (Unit One) must review the Villa Monterey Unit One Improvement Association Architectural Review Committee Charter prior to submitting a request for additions, renovations, and exterior changes to their townhouse.

### Exterior Paint Color Palette

#### Sherwin Williams Paints

Updated May 2017

LRV = Light Reflectance

Value LRV 100 = Pure White

LRV 0 = Black

#### Green includes:

Believable Buff – SW 6120/LRV 59

Burlap – SW 6137/LRV 32

Connected Gray – SW 6165/LRV 23

Favorite Tan – SW 6157/LRV 44

Garden Gate – SW 6167/LRV 10

Herbal Wash – SW 7739/LRV 33

Link Gray – SW 6200/LRV 21

Meadow Trail – SW 7737/LRV 22

Muslin – SW 6133/LRV 74

Naturel - SW 7542/LRV 54

Netsuke – SW 6134/LRV 63

Oyster Bar – SW 7565/LRV 64

San Antonio Sage – SW 7731/LRV 31

Sawdust – SW 6158/LRV 26

#### Red includes:

Red Cent – SW 6341/LRV 19

Spiced Cider – SW 7702/LRV 23

Spicy Hue – SW 6342/LRV 12

Sundried Tomato – SW 7585/LRV 5

#### Gray includes:

Hamburg Gray – SW 7622/LRV 15

#### Blue includes:

Cyberspace – SW 7076/LRV 6

Distance – SW 6243/LRV 15

Tempe Star – SW 6229/LRV 1

#### Yellow include:

Bee's Wax – SW 7682/LRV 57

Birdseye Maple – SW2834/LRV 58

Concord Buff – SW 7684/LRV 69

Dover White – SW6385/LRV 83

Ivoire – SW 6127/LRV 64

Jersey Cream – SW6379/LRV 75

Mannered Gold – SW 6130/LRV 34

Morning Sun – SW6672/LRV 80

Napery – SW 6386/LRV 74

#### Brown includes:

Tatami Tan – SW 6116/LRV 30

Polished Mahogany – SW 2838/LRV 3  
French Roast – SW 6069/LRV 4  
Black Bean – SW 6006/LRV 4  
Fiery Brown – SW 6055/LRV 5  
Bitter Chocolate – SW 6013/LRV 5  
Manor House – SW 7505/LRV 11  
Grounded – SW 6089/LRV 12  
Homestead Brown – SW 7515/LRV 12  
Jute Brown – SW 6096/LRV 13  
Canyon Clay – SW 6054/LRV 13  
Tea Chest – SW 6103/LRV 14  
Tiki Hut – SW 7509/LRV 17  
Foothills – SW 7514/LRV 18  
Brandywine – SW 7710/LRV 19  
Quiver Tan – SW 6151/LRV 22  
Smokey Topaz – SW 6117/LRV 22  
Hopsack – SW 6109/LRV 24  
Renwick Rose Beige – SW 2804/LRV 28

Oak Creek – SW 7718/LRV 31  
Baguette – SW 6123/LRV 31  
Lanyard – SW 7680/LRV 35  
Mesa Tan – SW 7695/LRV 36  
Trusty Tan – SW 6087/LRV 37  
Latte – SW 6108/LRV 38  
Totally Tan – SW 6115/LRV 42  
Stonebriar – SW 7693/LRV 43  
Ligonier Tan – SW 7717/LRV 47  
Kilim Beige – SW 6106/LRV 57  
Toasted Pine Nut – SW 7696/LRV 58  
Softer Tan – SW 6141/LRV 60  
Interactive Cream – SW 6113/LRV 62  
Stucco – SW 7569/LRV 63  
Pueblo – SW 7711/LRV 66  
Devine White – SW 6105/LRV 72  
Nacre – SW 6154/LRV 76

# Appendix VM2

## Villa Monterey Recreational Association (Unit Two)

### Policies and Guidelines

#### Exterior Paint Color Palette

##### Dunn-Edwards Paints

LRV = Light Reflectance

Value LRV 100 = Pure White

LRV 0 = Black

##### Wall Colors

White

Day Lily DEW317 LRV 88

Spanish White DEC724 LRV 77

Bone White DEC741 LRV 69

Flintstone DE6221 LRV 43

##### Trim Colors

Brown Bear DE6140 LRV 17

Antique Honey DE6167 LRV 29

Smoky Forest DE6244 LRV 19

Turbulent Sea DE5803 LRV 13

Georgia Clay DE5181 LRV 17

##### Gray-Green / Brown

Monsoon DE6039 LRV 30

Sahara DEC747 LRV 52

Shaggy Bark DEC771 LRV 38

Weather Board DE6222 LRV 28

##### Brown / Tan / Yellow

Baked Potato DEC717 LRV 34

Cave of the Winds DE6040 LRV 18

Chaparral DEC745 LRV 61

Gourmet Honey DE6150 LRV 58

Rocky Ridge DE6145 LRV 26

Tan Plan DE6137 LRV 35

Toasted Marshmallow DE6165 LRV 49

# Appendix VM3

## Casita Colony Recreational Association (Unit Three A and Three B) Policies and Guidelines

Exterior Paint Color Palette

Dunn-Edwards Paints

Adopted ~~October 2018~~ April 22, 2019

LRV = Light Reflectance

Value LRV 100 = Pure White

LRV 0 = Black.

Pink includes:

Caramelized – DET687/LRV 33

City of Pink Angels – DET434 LRV 52

Gypsum Rose – DET452 LRV 58

Rose Mauve – DET403/LRV 33

Rose de Mai – DET432/LRV 33

~~Presidio Peach – DET435/LRV 40~~

**VM Comment: Please  
Delete Presidio Peach**

Tiffany Rose – DET433/LRV 43

(Revised November 2019)

Brown includes:

Aged Whiskey – DET686/LRV 19

Antiquarian Gold – DET485/LRV 28

Art and Craft – DET682/LRV 16

Bidwell Brown – DET698/LRV 35

Bungalow Gold – DET484/LRV 24

Carmel Mission – DET694/LRV 23

Crackled Leather – DET384/LRV 22

Cowboy Trails – DET689/LRV 16

Downing to Earth – DET634/LRV 10

Heart of Gold – DET656/LRV 22

Kiln Dried – DET692/LRV 32

Majolica Earthenware – DET453/LRV 16

Mayan Chocolate – DET693/LRV 9

Mission Gold – DET685/LRV 29

Moderne Class – DET681/LRV 11

Outlawed Orange – DET465/LRV 22

Portobello Mushroom – DET622/LRV 29

Prairie Clay – DET450/LRV 13

Raw Umber – DET658/LRV 16

Renwick Brown – DET630/LRV 8

Santa Fe Sunrise – DET468/LRV 34

Schindler Brown – DET659/LRV 17  
Stanford Stone – DET696/LRV 42  
Tuscan Mosaic – DET6208/LRV 26  
Western Sunrise – DET469/LRV 41  
Wild Bill Brown – DET688/LRV 11  
(Revised November 2019)

Yellow includes:

Bakelite Yellow– DET657/LRV 47  
Flowering Reed – DET636/LRV 68  
Honey Beehive – DET475/LRV 38  
Golden West – DET488/LRV 64  
Maize – DET473/LRV 49  
Prairie Land – DET489/LRV 60  
Suffragette Yellow – DET487/LRV 64  
Sunbaked Adobe– DET652/LRV 32  
Where Buffalo Roam – DET480/LRV 33  
Wildflower Honey – DET486/LRV 35

Gray includes:

Brooding Storm – DET604/LRV 15  
Carbon Dating – DET592/LRV 10  
Dapple Gray – DET511/LRV 29  
Gray Monument – DET602/LRV 19  
Industrial Age – DET618/LRV 42  
Palomino Pony – DET621/LRV 19  
Pewter Patter – DET627/LRV 46  
Shadow Effect – DET597/LRV 24  
Shaggy Barked – DET771/LRV 38  
Smoke and Ash – DET514/LRV 30

Green includes:

Arizona Tree Frog – DET521/LRV 24  
Botanical Garden – DET518/LRV 11  
Cloistered Garden – DET523/LRV 40  
DaVanzo Green – DET525/LRV 24  
Desert Sage – DET505/LRV 27  
Eastlake Olive – DET506/LRV 36  
Evergreen Forest – DET534/LRV 11  
Flagstone Quartzite – DET517/LRV 33  
Gothic Revival Green – DET507/LRV 33  
Huntington Garden – DET502/LRV 35  
Huntington Woods – DET538/LRV 8  
Life Aquatic – DET607/LRV 42  
Lime Peel – DET500/LRV 51  
Little Beaux Blue – DET549/LRV 61  
Mission Jewel – DET539/LRV 11  
Morris Artichoke – DET530/LRV 39

Moss Cottage – DET608/LRV 8  
Mow the Lawn – DET520/LRV 43  
Shutters – DET519/LRV 15  
Smokey Forest – DET6244/LRV 19  
Sonoma Sage – DET522/LRV 34  
Stanford Green – DET531/LRV 24  
Verdant Views – DET508/LRV 15

Blue includes:

Aquamarine – DET555/LRV 79  
Arizona Clay – DET552/LRV 22  
Avalon – DET454/LRV 22  
Bell Blue – DET554/LRV 24  
Bidwell Blue – DET551/LRV 47  
Blue Velvet – DET559/LRV 11  
Deco Gray – DET609/LRV 30  
Heritage Blue – DET550/LRV 41  
Lake Reflection – DET556/LRV 63  
Marine Layer – DET599/LRV 44  
Meek Moss Green – DET606/LRV 32  
Mission Bay Blue – DET563/LRV 39  
Palm Springs Splash – DET536/LRV 20  
Ragtime Blues – DET558/LRV 11  
San Miguel Blue – DET569/LRV 17  
Summer Shade – DET561/LRV 68  
Yreka! – DET594/LRV 44

Tan includes:

Cotton Club – DET431/LRV 79  
DaVanzo Beige – DET664/LRV 43  
Half Moon Bay Blush – DET457/LRV 43  
Oakley Apricot – DET445/LRV 79

White includes:

Cameo Role – DET671/LRV 60  
Doric White – DET641/LRV 62  
En Plein Air – DET623/LRV 57  
Historic White – DET653/LRV 79  
Hollywood Golden Age – DET667/LRV 69  
Jefferson Cream – DET666/LRV 77  
Mission White – DET673/LRV 69  
Pueblo White – DET675/LRV 74

**VM Comment: Please Add the below text**

Changes to the exterior of the home that are visible from the street or walkway should maintain the architectural style of the home by utilizing similar elements, building materials and techniques. Do not attempt to combine elements, materials or techniques of more than one architectural style.

## Modifications That Will Be Considered For Approval By The Association

- Exterior paint color; exterior paint colors that are on the CCRA palette will be approved; colors not on the CCRA palette will require consideration by the Board.
- Enclosing a carport with a garage door
- Front patio with a wall; height of wall should be suitable for seating and shall never exceed 36 inches
- Front patio without a wall
- The area of a front patio, with or without a wall, shall not exceed 40% of the area from the sidewalk to the front of the house, not including the area of the driveway.
- Replacing the front window with a door, provided that the opening is not greater than 60 inches wide.
- Window additions & modifications (different type or style)
- Redesign of the front door/entry
- Awnings
- Changes to make the home handicap accessible, provided that a handicapped person resides in the home
- Hardscaping materials; these materials must be from a "natural" color palette
- Modification of the carport or driveway pad; carport pad colors must be from a "natural" color palette
- Addition of a security feature to doors or windows
- Side yard gates or doors
- Solar Energy Devices
  1. In planning the installation of a solar energy device the applicant should design the installation so that the solar energy device is not visible from the street or an adjacent property to the extent practical.
  2. To the extent that the installation of a proposed solar energy device will be visible from the street or an adjacent property, the plans shall include architectural treatment, consistent with the style of the residences of Villa Monterey III and its historic designation, to minimize the visual impact of the installation.
  3. Nothing in these rules shall be applied or interpreted to prohibit the installation or use of solar energy devices, to impair the function of a solar energy device, restrict its use, or adversely affect the cost or efficiency of the solar energy device.

#### Modifications That Will Not Be Approved By The Association

- Walls taller than 36 inches that enclose any portion of the front yard
- Stand-alone structures in the front yard
- Storage structures in the carport
- Removal of original medallion
- Paint or other liquid coatings applied to a driveway. (Modifications of the carport or driveway pad will be considered for approval, see page 1 refer to previous page.)  
(Revised December 2019 and January 2020)

#### Modifications That Do Not Need To Be Submitted To The Association For Approval

- Landscaping (not including any hardscaping): landscaping should not completely obstruct the view of the home
- Lamppost selection: Lampposts should be black and placed at the corner of the driveway and sidewalk
- Like kind replacement of HVAC equipment in the same location
- Like kind replacement of driveway in the same location
- Satellite Dish less than 3 feet in diameter
- TV antenna less than 6 feet long

(Revised November 2019)

# Appendix VM4

## Villa Monterey Resort Park Association (Unit Four, Unit Four-B Amended and Unit Four D)

### Villa Monterey Unit IV Architectural Guidelines and Requirements

#### **A. Carport Conversion to Garage**

Changes will require submission to VM IV Architectural Review Committee, approval by VM IV Board of Directors (HOA), City of Scottsdale (COS) Historic Preservation Commission (HPC) and a COS Building Permit

#### Design and Materials

Design details of the garage should reflect the same character of the existing townhouse and carport. Typically, these forms have basic geometric shapes or curves.

Maintain the same shape of the original carport opening; e.g., some have squared-out, rounded or slanted corners. Distance of garage from street must remain equal to the carport's original distance.

Material, finish and color for the new enclosure should match the main body of the house. Existing architectural details such as tile, ironwork, vigas, reliefs, etc. should be retained if at all possible.

#### Garage Doors

New overhead, sectional garage doors should have simple styling without deep relief or contrasting hardware. Windows are prohibited.

The garage door should be painted the same color as the main body of the house.

#### Entry Door

If the existing front entry is inside the carport, then a new entry passage will be required to reach the front door. Current building codes prohibit garage access to a front door. The size, materials and detailing around a new front door should be similar to the original door.

#### **B. Front Yard**

Materials/Plants/Patios/Window Conversions/Front Entry Doors/Lamp Posts/  
Roofs/Window Awnings

Changes will require submission to VM IV Architectural Review Committee, approval by VM IV Board of Directors (HOA), City of Scottsdale (COS) Historic Preservation Commission (HPC) and a COS Building Permit (if applicable)

#### Materials

Yard Surface: Use grass, gravel or groundcover plants. Perennial ground cover must be kept below 24 inches in height. Provide edging to keep gravel/dirt off the public sidewalk if necessary.

Driveways: Use paving stones, concrete, decorative unit pavers, stone pavers or brick. Asphalt or gravel is not allowed. Change in placement or widening of driveway is not permitted.

Patios: Use gravel, stone slabs, stone pavers, brick or decorative unit pavers. Grass, concrete or dirt is not allowed. Furniture placement in front yard is only allowed within a defined patio space consisting of a low wall or plantings.

## Plants

Plantings installed in a front yard should not conceal window openings or primarily obstruct views of the front façade from the sidewalk or street.

Typically, Villa Monterey yards have a mix of lawns, trees, shrubs, ground cover, cacti and flowers. Plants that are native to the area or well adapted to arid climate are preferred due to water usage and wildlife habitat concerns.

## Patios

New structures should be designed in keeping with the context of the architectural style of the façade. Materials, colors and surface finishes should match or harmonize well with the main body of the house.

Low walls used to create a patio or seating area may not exceed 32 inches in total height. Plants with a mature height of 32 inches may also be used to delineate an area.

A patio or seating area may not exceed 40% of the front yard excluding the driveway.

Low walls, plantings or planter beds may be used to conceal utility equipment such as gas meters, electric service panels, water lines, etc.

## Front Entry Door

A single door without sidelights is allowed. Stay with the character of the townhouse façade.

## Front Window Conversion to Doorway

Double doors may replace a front window. The color, design and materials of any new door should match the significant aspects of the architectural style of the façade. No solid or single doors may be used.

## Lamp Posts

One black lamp post per yard with a single, clear glass light fixture. Light fixture may have 1 to 3 bulbs. Height of the lamp not to exceed 83 inches including the light fixture and finials. Must be hard-wired (no solar) with a dusk-to-dawn sensor inconspicuously mounted on the post. No colored bulbs may be used except during holidays.

## Roofs

Maintain the style of the existing roof, particularly parapets and crickets.

## Window Awnings

Window awnings are acceptable as approved by HOA Board.

## C. Exterior Paint Color Palette

The following colors are listed in the Sherwin Williams Desert and Southwest Style Brochure. Lighter colors are intended for the body of VM4 homes with darker colors for trim.

LRV = Light Reflectance Value

LRV 100 = Pure White

LRV 0 = Black (Revised October 2019)

Brown includes:

Baguette SW 6123/LRV 31 Black

Bean SW 6006/LRV 4 Bitter  
Chocolate SW 6013/LRV 5  
Brandywine SW 7710/LRV 19  
Canyon Clay SW 6054/LRV 13  
Devine White SW 6105/LRV 72 Fiery  
Brown SW 6055/LRV 5 Foothills SW  
7514/LRV 18 French Roast SW 6069/  
LRV 4 Grounded SW 6089/LRV 12  
Homestead Brown SW 7515/LRV 12  
Hopsack SW 6109/LRV 24 Interactive  
Cream SW 6113/LRV 62 Jute Brown SW  
6096/LRV 13  
Kilim Beige SW 6106/LRV 57  
Lanyard SW 7680/LRV 35 Latte  
SW 6108/LRV 38  
Ligonier Tan SW 7717/LRV 47  
Manor House SW 7505/LRV 11  
Mesa Tan SW 7695/LRV 36 Nacre  
SW 6154/LRV 76  
Oak Creek SW 7718/LRV 31 Polished  
Mahogany SW 2838/LRV 3 Pueblo SW  
7711/LRV 66  
Quiver Tan SW 6151/LRV 22  
Renwick Rose Beige SW 2804/LRV 28  
Smokey Topaz SW 6117/LRV 22 Softer  
Tan SW 6141/LRV 60 Stonebriar SW  
7693/LRV 43  
Stucco SW 7569/LRV 63 Tatami  
Tan SW 6116/LRV 30 Tea Chest  
SW 6103/LRV 14 Tiki Hut SW  
7509/LRV 17  
Toasted Pine Nut SW 7696/LRV 58  
Totally Tan SW 6115/LRV 42 Trusty Tan  
SW 6087/LRV 37

Green includes:

Believable Buff SW 6120/LRV 59  
Burlap SW 6137/LRV 32 Connected  
Gray SW 6165/LRV 23 Edamame SW  
7729/LRV 20 Favorite Tan SW 6157/  
LRV 44 Garden Gate SW 6167/LRV 10  
Herbal Wash SW 7739/LRV 33 Link  
Gray SW 6200/LRV 21 Meadow Trail  
SW 7737/LRV 22 Muslin SW 6133/  
LRV 74  
Naturel SW 7542/LRV 54 Netsuke  
SW 6134/LRV 63 Oyster Bar SW  
7565/LRV 64 Protégé Bronze SW  
6153/LRV 9  
San Antonio Sage SW 7731/LRV 31  
Sawdust SW 6158/LRV 26

Red includes:

Red Cent SW 6341/LRV 19 Spiced  
Cider SW 7702/LRV 23 Spicy Hue SW  
6342/LRV 12 Sundried Tomato SW  
7585/LRV 5

Blue includes:

Cyberspace SW 7076/LRV 6  
Distance SW 6243/LRV 15  
Tempe Star SW 6229/LRV 1

Gray includes:

Hamburg Gray SW 7622/LRV 15

Yellow include:

Bee's Wax SW 7682/LRV 57 Birdseye  
Maple SW 2834/LRV 58 Concord Buff  
SW 7684/LRV 69 Dover White SW  
6385/LRV 83 Ivoire SW 6127/LRV 64  
Jersey Cream SW 6379/LRV 75  
Mannered Gold SW 6130/LRV 34  
Morning Sun SW 6672/LRV 80  
Napery SW 6386/LRV 74

Additional Sherwin Williams colors approved for Villa Monterey Unit 4 homes include the following:

Body Only Green

includes:

Garden Sage SW 7736/LRV 38

Sage SW 2860/LRV 42

Brown includes:

Tony Taupe SW 7038/LRV 37

Red includes:

Unfussy Beige SW 6043/LRV 60

Gray includes:

Knitting Needles SW 7672/LRV 53

Moderne White SW 6168/LRV 74

Yellow includes:

Friendly Yellow SW 6680/LRV 76

White includes:

Alabaster SW 7008/LRV 82

Trim Only Black

includes:

Black Magic SW 6991/LRV 3

Blue includes:

Cloudburst SW 6487/LRV 26

Brown includes:

Well-Bred Brown SW 7027/LRV 7

Orange includes:

Rhumba Orange SW 6642/LRV 27

Purple includes: Blackberry

SW 7577/LRV 5

Red includes:

Emotional SW 6621/LRV 21

(Revised November 2019)

# Appendix VM5

## Monterey Park Association (Unit 5 and Unit 5A) Policies and Guidelines

MPA/VM 5-5A's primary goal is to improve curb appeal of properties in our community and to enhance the homeowners' use, enjoyment and value of their property.

### **A. Front Patios**

Hardscape enclosures delineating patios are authorized up to 35.5 inches high. No city building permit is required, nor are there any setback requirements. The enclosure may be stone look or stucco, to be approved by the Architectural Review Committee.

French style doors may replace windows at the front patios upon approval of the MPA HOA Architectural Review Committee.

### **B. Plant and Ground Cover**

The plants chosen should reflect desert landscape with attention to water usage. gravel, artificial turf, desert type hardscape and native ground cover are encouraged. MPA HOA will not require homeowners to get approvals.

### **C. Driveways**

Paver driveways may replace concrete driveways. Upon submission of samples, the MPA HOA Architectural Committee will be responsible for and will approve color, pattern, and texture of paver choices.

Concrete driveways may be given a topcoat if—upon receipt of samples—approved by the VM5/5A Architectural Review Committee.

### **D. Windows and Doors**

When replacing windows, use modern construction, thermal efficient windows that may be slider or crank out. Energy inefficient, solid aluminum framed windows are not allowed as replacement windows.

Window awnings are permitted.

Security doors over front entry doors are allowed.

No front door may be modified by height or width. No sidelights are allowed at front door entry. When replacing door use modern construction, energy efficient doors. Various styles are allowed in approved by the MPA HOA Architectural Review Committee.

### **E. Carport Conversion to Garage**

No carports can be converted to garages, no garage doors are permitted. However, for those homeowners with south facing carports, fabric shades or curtains and/or awnings are allowed.

**F. Paint and Wall Color**

Homeowners shall submit their color choice/choices to the MPA Architectural Review Board for approvals. Walls facing street should be in the same color range as the body of the home.

**G. Lamp Posts and Tops**

Lamp posts in MPA VM 5-5A are black and of the same size and style. Posts and tops are the responsibility of the homeowner. If homeowner is replacing the post and/or topper, approval from the MPA HOA Architectural Review Committee is required. Maintenance of the lamp post and topper should be treated with Rust-Oleum spray paint, semi-gloss protective enamel for best coverage and consistency. The sensors and bulb are provided and maintained by the HOA.

Please also consult the Villa Monterey V/Va, Monterey Park Associations, CC&Rs and Bylaws on our website, <http://www.montereyparkassociation.com/Buyer-Information.html>

# Appendix VM6

## Colony Monterey Association (Unit 6 and Unit Six-1) Policies and Guidelines

**VM Comment: Please add the following text into Appendix VM6:**

**Please click on the below link to review the CC&Rs for Villa Monterey 6 (Colony Monterey Six and Six -1).**

**[https://img1.wsimg.com/blobby/go/e893cb0b-6376-4f51-b513-b671527674e3/downloads/1c3hopkgf\\_18233.pdf?ver=1587650337329](https://img1.wsimg.com/blobby/go/e893cb0b-6376-4f51-b513-b671527674e3/downloads/1c3hopkgf_18233.pdf?ver=1587650337329)**

### APPROVED EXTERIOR PAINT COLORS

Effective April 2019

Please feel free to take one of these sheets for your reference, circling the colors you select to bring to the paint store. If you choose to use a supplier other than Sherwin Williams or Dunn Edwards, you will be obligated to have that supplier match your color choice. Other color combination will also be considered, but if you select one of these sets of paint colors for the exterior of the home, the architectural committee and board of directors will definitely sign off on the approval.

Step 1: Obtain approval from architectural committee

Step 2: Obtain approval (also called "Certificate of No Effect") from Scottsdale Historic Preservation Office

Step 3: Provide approval/Certificate to Villa Monterey 6 Architectural Committee

Step 4: Proceed with your paint project

LRV = Light Reflectance Value

LRV 100 = Pure White

LRV 0 = Black (Revised October 2019)

Base: DEC718 Mesa Tan/LRV 27

Trim Option 1: DE6077 Deep Brown/LRV 10

Trim Option 2: DEC748 Oyster/LRV 62

Base: DE6205 Stucco Tan/LRV 21

Trim Option 1: DEC756 Weathered Brown/LRV 8

Trim Option 2: DE6215 Wooden Peg/LRV 31

Base: DET620 Barnwood Gray/LRV 31

Trim Option 1: DEC774 Shady/LRV 63

Trim Option 2: DET637 Seagull Wall/LRV 51

Base: DE6374 Silver Polish/LRV 53

Trim Option 1: DEW383 Cool December/LRV 88

Trim Option 2: DE6375 Castlerock/LRV 37

Base: DEC750 Bison Beige/LRV 27

Trim Option 1: DEC752 Birchwood/LRV 49

Trim Option 2: DEC755 Cocoa/LRV 13

Base: SW2804 Renwick Rose Beige/LRV 28

Trim Option 1: SW7515 Homestead Brown/LRV 12

Trim Option 2: SW6105 Divine White/LRV 72

Base: SW7569 Stucco/LRV 63

Trim Option 1: SW6229 Tempe Star/LRV 11

Trim Option 2: SW7514 Foothills/LRV 18

Base: SW7695 Mesa Tan/LRV 36

Trim Option 1: SW6089 Grounded/LRV 12

Trim Option 2: SW7585 Sun Dried Tomato/LRV 5

Base: SW 6117 Smokey Topaz/LRV 22

Trim Option 1: SW 6243 Distance/LRV 15 Trim

Option 2: SW 6106 Kilim Beige/LRV 57 (Revised  
October 2019)

## Appendix VM7

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### Colony Park Association (Unit Seven Amended and Seven-1 Section “A”) Policies and Guidelines

Reserved.

**Villa Monterey Unit 7 HOA architectural guidelines may be revised in future time and those revisions may not be reflected in this GUIDEBOOK Historic Preservation Plan and Guidelines.**

**Homeowners must contact the HOA for up to date guidelines.** *(Comment received from Villa Monterey Unit 7 HOA Board President.) (Strikethrough edit and revision by S. Venker) (Revised October 2019).*

## Appendix VM8

Original newspaper articles and advertising  
(Added November 2019)

# Butler To Build Plush Center

BY KATY WORTH

Development of a "Millionaire's Sun City" on a 181-acre tract east of Miller Rd. and south of Coronado Drive is planned by Butler Homes of Scottsdale.

The company received approval of the Scottsdale Planning and Zoning Commission last night to re-zone the area, recently annexed into the city, to the new Scottsdale R-5 zoning for multiple dwellings.

It is planned, company officials told the commission, to build a group of 90 luxury apartment units on 14 acres fronting on a community recreation and pool area.

The adjacent 81 acres, extending across Indian Bend Wash, will be developed into an 18-hole golf course.

The development, will be known as Villa Monterey. It will be sold as individual home units, each apartment owner gaining a share in the communal recreation area.

The company plans to retain title to the golf course, which will be operated by them with Villa Monterey residents receiving special rates. The course will also be open for public play at day rates, the developers stated.

The company is working with the Maricopa County Flood Control District to design the course in such a way that all but top flood level water will be drained through swales provided as a part of the course.

The firm of Ralph Haver and Associates has been employed to design the home units, which will be in Spanish Colonial style.

Residence in the Villa Monterey will be restricted to adults.

The city will require an easement for future extension and realignment of Camelback Rd. Each of the residence units is to have its own driveway and carport fronting on residential streets.

## Safety Class Will Graduate 150 Tonight

A class of 26 boys and fathers of four of them will be graduated tonight from the Boys club hunter safety class.

This will bring to 150 the number who have completed the rifle safety training in classes conducted by Charles Jones and Bob Westlund.

The course is presented in cooperation with the Arizona Game and Fish Commission and the Department of Public Instruction. It includes 12 hours of classroom work and two hours of range firing.

Herb Johnson, district coordinator of the hunter safety program and Ken Pepper, Scottsdale marshal's deputy, will be speakers at the graduation ceremonies which start at 7:30 p.m. at the club.

Registrations are being accepted at the club for the next class, which will start March 7.

Those completing the current course are: Richard Helms, 470 Osborn Rd.; Bill Frame, 6808 E. Vernon; John and Robert Wiedman, 6931 E. Orange Blossom Dr.; Michael and David Biles, 21 S. Orange Ave.; Stanley and Stacy Jones, 1325 E. Coronado Dd.; Bill

Source: Scottsdale Progress; found by Alison King/Modern Phoenix

# Butler Homes Opens New Area Of Homes Called Villa Monterey

Opening this week on North Miller Road just south of Coronado is Butler Homes' newest Scottsdale development "Villa Monterey."

Covering a 200-acre tract that extends from the Canal across Indian Bend wash, (the golf course occupying the east portion), Villa Monterey features 1,000 living units of one, two and three bedroom construction. Each has a walled patio and individual entrance corridor to the patio.

The houses, or casitas, are arranged in groups of various designs in clusters of four to eight. Each is sold as a separate unit, prices starting at \$12,950.

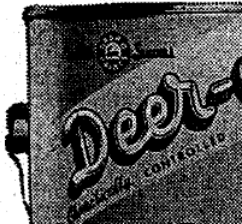
With each deed the purchaser receives a share in the recreation area centering his development section. In the first unit opened, the recreation area features a free-form pool centering a grassed park which is surrounded by a brick wall.

Barbecue centers, a rock fountain, shuffleboard courts and patios are in the enclosed area. In other sections of the development, as tenants desire, a com-

munity club and card room will be installed instead of a pool.

Ralph Haver designed the homes. Landscape design is by Vernon Parker and the golf course by Milt Coggins.

**Want Your Painting 1  
USE DEER-O N**



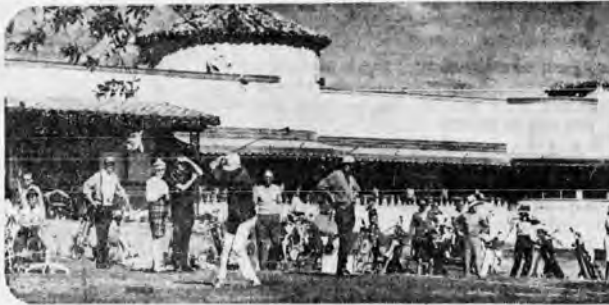
Source: Scottsdale Progress; found by Alison King/Modern Phoenix



# Villa Monterey

## Casita Colony

beautiful to live in  
... beautiful to see!



Activity truly surrounds your life at Villa Monterey . . . just three minutes from downtown Scottsdale. Featuring: Fabulous Resort Areas and Health Club facilities, friendly, discerning neighbors, winding streets and carefree Casitas. A magnificent golf course, restaurant and cocktail lounge are just a stroll from your Casita. Come, enjoy this wonderful way of life for a surprisingly small investment. The Colony Steward protects your property while you are away.

MODELS furnished by MEHAGIAN'S  
OPEN DAILY 10 'TIL DARK  
PHONE: 946-0994

DRIVE EAST CAMELBACK RD. TO 76TH STREET  
TURN NORTH TO THE FOUNTAIN ENTRANCE



BY BUTLER HOMES Creators of *Casablanca Estates*

Source: Newspapers.com

### ...living again

The people of Villa Monterrey, Casita Colony, the wonderful place known for its beautiful architecture and its beautiful location, are living again.

They are now, after the long and arduous journey, living again in the beautiful Casita Colony. They are now, after the long and arduous journey, living again in the beautiful Casita Colony. They are now, after the long and arduous journey, living again in the beautiful Casita Colony.

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### ...everything in Soziable Scottsdale is close to Casita Colony!

There is a lot to be said for the location of Casita Colony. It is close to everything in Soziable Scottsdale. It is close to the beautiful Casita Colony. It is close to the beautiful Casita Colony. It is close to the beautiful Casita Colony.

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The Casita Colony is a beautiful place. It is close to everything in Soziable Scottsdale. It is close to the beautiful Casita Colony. It is close to the beautiful Casita Colony. It is close to the beautiful Casita Colony.

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### the serene elegance of Mediterranean styling...

The Casita Colony is a beautiful place. It is close to everything in Soziable Scottsdale. It is close to the beautiful Casita Colony. It is close to the beautiful Casita Colony. It is close to the beautiful Casita Colony.

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ey Unit 4.

# Glossary

**VM Comment: what is in the Glossary? Needs a definition of terms. The Guidelines cannot be approved until the glossary is completed and reviewed by VM reps**