

# HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: May 7, 2020  
General Plan Element: *Preservation and Environmental Planning*  
General Plan Goal: *Enhance the quality of life in Scottsdale by protecting historical and archaeological resources*

## ACTION

### Sands North Townhouses Historic District Phase 2 9-ZN-2018#2

#### Request to consider the following:

1. The Historic Preservation Commission to make a recommendation of approval to the Planning Commission and the City Council regarding a request by owners for a Zoning District Map Amendment from Resort/Townhouse Residential (R-4R) to Resort/Townhouse Residential Historic Property (R-4R HP) zoning on four (4) properties located at 6850 N. 72nd Place (174-19-014), 7238 E. Joshua Tree Lane (174-19-011), 7241 E. Joshua Tree Lane (174-19-045) and 6824 N. 73rd Street (174-19-047) totaling +/- .6 acre in the Sands North Townhouse subdivision located on the east side of N. Scottsdale Road approximately 660 feet south of the intersection of E. Indian Bend Road and N. Scottsdale Road.

#### Goal/Purpose of Request

The applicant's request is to rezone 4 properties within Sands North Townhouse subdivision by adding the Historic Property overlay.

#### Key Items for Consideration

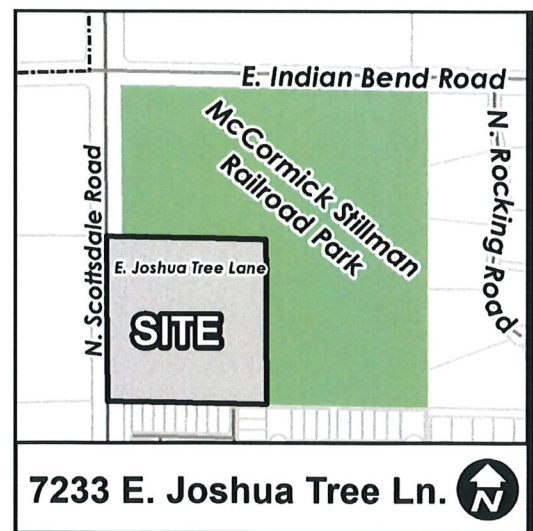
- Historic Preservation Plan included with rezoning
- 31 lots and HOA tracts previously rezoned in October 2019 to R-4R HP

## OWNER/APPLICANT

Sands North Townhomes Property Owners Association  
Sandra Price  
480-262-3039

## LOCATION

Approximately 660 feet south of the intersection of E. Indian Bend Road and N. Scottsdale Road.



## BACKGROUND

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### General Plan

The General Plan Land Use Element designates the property as Suburban Neighborhoods. This category includes medium to small single-family neighborhoods or subdivisions.

### Character Area Plan

These properties are within the Southern Scottsdale Character Area Plan (SSCAP), and along the Resort Corridor identified in the SSCAP.

### Zoning

The subject properties are zoned Resort/Townhouse Residential (R-4R) district. The R-4R zoning district allows residential developments having party walls.

### Historic Preservation Plan

These properties are stipulated to conform with the approved Historic Plan which includes Design Guidelines in Chapter 4 for the Sands North Townhouses. These design guidelines are intended to mimic the Sands North Townhouse architectural requirements in their Covenants, Conditions and Restrictions (CC&Rs). The Design Guidelines in the Historic Preservation Plan can be amended with the approval of the Historic Preservation Commission.

### Context

The subject properties are located within the Sands North Townhouse subdivision on the east side of North Scottsdale Road south of East Indian Bend Road and the McCormick-Stillman Railroad Park. Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North: McCormick-Stillman Railroad Park zoned Open Space (OS).
- South: Cuernavaca subdivision zoned Resort/Townhouse Residential (R-4R) district.
- East: McCormick-Stillman Railroad Park zoned Open Space (OS).
- West: Existing vacant land with approved mixed use Palmeraie project zoned Planned Regional Center (PRC).

### Other Related Policies, References:

Scottsdale General Plan 2001, as amended  
Southern Scottsdale Character Area Plan  
Zoning Ordinance  
9-ZN-2018  
55-HP-2019

## APPLICANTS PROPOSAL

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### Description of Property

Built in 1972 by Emron Thomas (E.T.) Wright, a local Phoenix developer and builder, Sands North Townhouses is a significant unique example of mid-century modern townhouses. The architecture



of these townhouse has remained essentially unaltered since construction. Sands North Townhouses subdivision consists of 51 single family lots and 5 tracts. E.T. Wright developed four Sands townhome subdivisions in Scottsdale from 1969 through 1974. E.T. Wright lived in the Sands North Townhouses until his death in 2001.

### **Mid-century Modern Townhomes**

Sands North Townhouses are categorized under the Modern Style for townhouse development and the Contemporary sub-style within this time period (*Architectural Styles for Postwar Single Family Attached Housing in Scottsdale, 1960-1974*). The characteristics of the Modern Style include the following:

- ornament is typically avoided because it is considered artificial;
- twentieth-century materials and structural techniques are utilized in contrast to those used historically; and
- the structure of the building is visible or the way it is put together is displayed, not disguised.

Contemporary substyle consists of a horizontal emphasis, low or flat roof, wall materials vary and screen walls of lattice block, metal or wood. Some of the unique features of the Sands North Townhouses protected under the proposed design guidelines are the carports, multi-level roofing, exterior walls, wooden elements, decorative wall accents, decorative screening and the two-story-tall entry doors.

In 2009 the *Historic Context for Scottsdale's Postwar Townhouses* was completed by City staff and consultants analyzing Scottsdale townhouses and attached housing built in Scottsdale from 1960-1974. A city-wide survey was also completed identifying existing townhouse/attached housing from this period. This analysis and survey demonstrated the importance of preserving the townhouse development of this period.

## **IMPACT ANALYSIS**

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### **Land Use**

The proposed Historic Property (HP) overlay on these properties is consistent with the City's General Plan and city policies to identify and protect significant historic resources. In the Land Use chapter of the General Plan, one of the values is to recognize the community's unique identity. The preservation the Sands North subdivision through Historic Property overlay promotes the historical identity and development of Scottsdale. A Land Use goal of the General Plan is to encourage land uses which promote Scottsdale's sense of place.

The Character and Design Element's goal is to "Identify Scottsdale's historic, archaeological and cultural resources, promote awareness of them for future generations, and support their preservation and conservation." The Sands North subdivision has been determined to have

significant historical value. The proposed HP overlay will implement the following policies under this Character and Design goal:

- protect and mitigate unavoidable loss;
- promote revitalization of a historic resources through preservation; and
- work to prevent unwanted demolition of buildings and structures identified as significant.

Under the Neighborhoods element, the General Plan states that Scottsdale values maintaining neighborhoods, protecting the physical characteristics of neighborhoods and preservation of neighborhoods which are part of the community's diversity. One of the goals of this chapter is to "Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation." The proposed HP will preserve the architectural integrity of the Sands North neighborhood.

A goal of the Housing Element of the General Plan is to preserve the quality of existing dwellings for the future. Implementation of this goal includes promoting the rehabilitation of historic residential buildings. Another goal is to encourage the investment of resources to revitalize Scottsdale's older neighborhoods. The proposed HP overlay will provide these properties eligibility for the Historic Residential Exterior Rehabilitation (HRER) program which subsidizes some of the costs of exterior improvements to historic buildings.

### **Community Involvement**

The applicant mailed notification letters with the open house information to property owners within 750 feet of the subject properties and a Project Under Consideration sign was posted on the site on February 14, 2020. The Open House meeting was held on February 27, 2020 at the Sands North Clubhouse, 7233 East Joshua Tree Lane.

The applicant's public outreach report is attached to this report.

City staff mailed postcards to property owners within 750 feet of the subject site and interested parties notifying them of the Historic Preservation Commission hearing date, time and location.

The applicant has posted a sign on the subject property with the hearing date, time and location.

### **Historic Property Implications**

Many studies have demonstrated that property values increase in Historical districts. Donovan Rypkema, a well-known economist, made a presentation at the 2019 Arizona Historic Preservation Conference on the economic value of historic properties. He presented data demonstrating historical property values increase at a higher rate than other properties in urban areas specifically San Antonio and Savannah (Attachment #10). The 2013 Update of the State and Municipal Historic Preservation Incentive Programs and Residential Property Values: A Case Study of Phoenix, Arizona (Attachment #9) states the following:

"Just prior to the Great Recession, property within historic districts had a price premium of just under 53 percent during 2006 and 2007. Between 2008 and 2012, this premium generally increased to over 70 percent in 2008, 2010, and 2011, with 2009 exhibiting an unusual 36.7 percent, before settling at 62.3 percent in 2012."

The HP overlay does not prohibit properties from making renovations or changes to their properties. The Zoning Ordinance allows an administrative process, a Certificate of No Effect, if the proposed renovations are consistent with the approved Historic Preservation Plan and Guidelines. Proposed renovations which are not consistent with the approved design guidelines or not addressed within the approved Historic Preservation Plan and Guidelines require a Historic Preservation Commission (HPC) hearing and approval by the HPC for a Certificate of Appropriateness. The Historic Residential Exterior Rehabilitation (HRER) funding program will be available to properties within Sands North Townhouses with the HP overlay for exterior building renovations.

The Covenants, Conditions and Restrictions (CC&R's) of the Sands North Townhouses subdivision consists of architectural guidelines that are similar to the proposed Design Guidelines in the Historic Preservation plan. The HP overlay would reinforce the existing design guidelines in the CC&R's.

### **HISTORIC PRESERVATION PLAN REQUIREMENTS**

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Based on Zoning Ordinance Section 6.119 Historic Preservation Plan, Subsection A, the historic preservation plan shall:

1. Identify the geographical location of the HP District, and

*Staff Analysis:*

The geographic location of the HP District is provided in Chapter 2 Overview with a plat map of the Sands North Townhouses and descriptions of the Sands North Townhouses which comprise the Historic District. Properties in the Sands North Townhouses which have not signed the City's Proposition 207 waiver form are excluded from the HP district (Refer to Proposed Zoning district map Attachment #7).

2. Specify the objectives concerning the development or preservation of buildings, sites, objects, structures and landmarks within the HP District, and

*Staff Analysis:*

Objectives concerning the preservation of buildings, sites, objects, and structures within the HP District are provided in Chapter 1: Introduction, Chapter 2: Overview and Chapter 4: Design Guidelines.

3. Formulate a program for public action including the provision of public facilities and the regulation of private development and demolition necessary to realize these objectives, and

*Staff Analysis:*

Regulation of private development and demolition necessary to realize these objectives is provided in Chapter 4: Design Guidelines.

4. Describe any plans for public access and visitation of the property, including any planned participation in a cultural heritage tourism program, and

*Staff Analysis:*

At this time there is not any planned participation in a cultural heritage tourism program.

5. Set forth standards necessary to preserve and maintain the historical character of the historic resource. These standards shall include design guidelines that shall apply only to the exterior features of the historic resource.
  - a. Each Historic Preservation Plan shall include a general set of standards, reflecting the overall character of the HP District, which shall be used by the Historic Preservation Commission and the Historic Preservation Office to review applications for the certificates required within the HP District.

*Staff Analysis:*

General standards that will be used by the Historic Preservation Commission and the Historic Preservation Office to review applications for the certificates required within the HP District are provided in Chapter 4: Design Guidelines.

- b. When the HP District involves single-family residences, the Historic Preservation Plan may include a development agreement and/or a preservation easement.

*Staff Analysis:*

There is not a development agreement and/or a preservation easement for the Sands North Townhouses. On a case-by-case basis an easement may be obtained from an individual townhouse owner based on their participation in the Historic Residential Exterior Rehabilitation Program.

### **Historic Overlay Impacts**

If the Historic Overlay rezoning is approved on the four lots, these properties would be under the Historic Preservation plan which includes the design guidelines. The Zoning Ordinance allows an administrative process, a Certificate of No Effect, if the proposed renovations are consistent with the approved Historic Preservation Plan and Guidelines. Proposed renovations which are not consistent with the approved design guidelines or not addressed within the approved Historic Preservation Plan and Guidelines require a Historic Preservation Commission (HPC) hearing and approval by the HPC for a Certificate of Appropriateness. The Historic Residential Exterior Rehabilitation (HRER) funding program will be available to these properties within Sands North Townhouses with the HP overlay for exterior building renovations. The 16 properties not included in the HP Overlay will not be subject to the City's process but will be required to adhere to the Sands North Townhouse architectural requirements in their Covenants, Conditions and Restrictions (CC&Rs). If any of these 16 properties wanted to have the HP Overlay in the future, a separate zoning district map amendment application will be required.

### **STAFF RECOMMENDATION**

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#### **Recommended Approach:**

Staff recommends that the Historic Preservation Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to the Planning Commission and the City Council for approval, per the attached stipulations.

**RESPONSIBLE DEPARTMENT(S)**

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**Planning and Development Services**

Current Planning Services

**STAFF CONTACT(S)**

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**APPROVED BY**

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4/16/2020

Date



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4/20/20

Date



Tim Curtis, AICP, Current Planning Director

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4/24/2020

Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

4/30/20

Date

**ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
3. Approved Historic Preservation Plan and Guidelines for Sands North Historic District
4. Applicant's Narrative
5. General Plan Land Use Map
6. Zoning Map
7. Proposed Zoning Map
8. Historic Context for Scottsdale's Postwar Townhouse
9. State and Municipal Historic Preservation Incentive Programs and Residential Property Values: A Case Study of Phoenix Arizona (2007) and 2013 Update
10. Slides from Donovan Rypkema 2019 Arizona Historic Preservation Conference presentation
11. Citizen Involvement
12. City Notification Map





Sands North Historic District Request

9-ZN-2018#2

ATTACHMENT 1





Sands North Historic District Request

ATTACHMENT 1A

9-ZN-2018#2

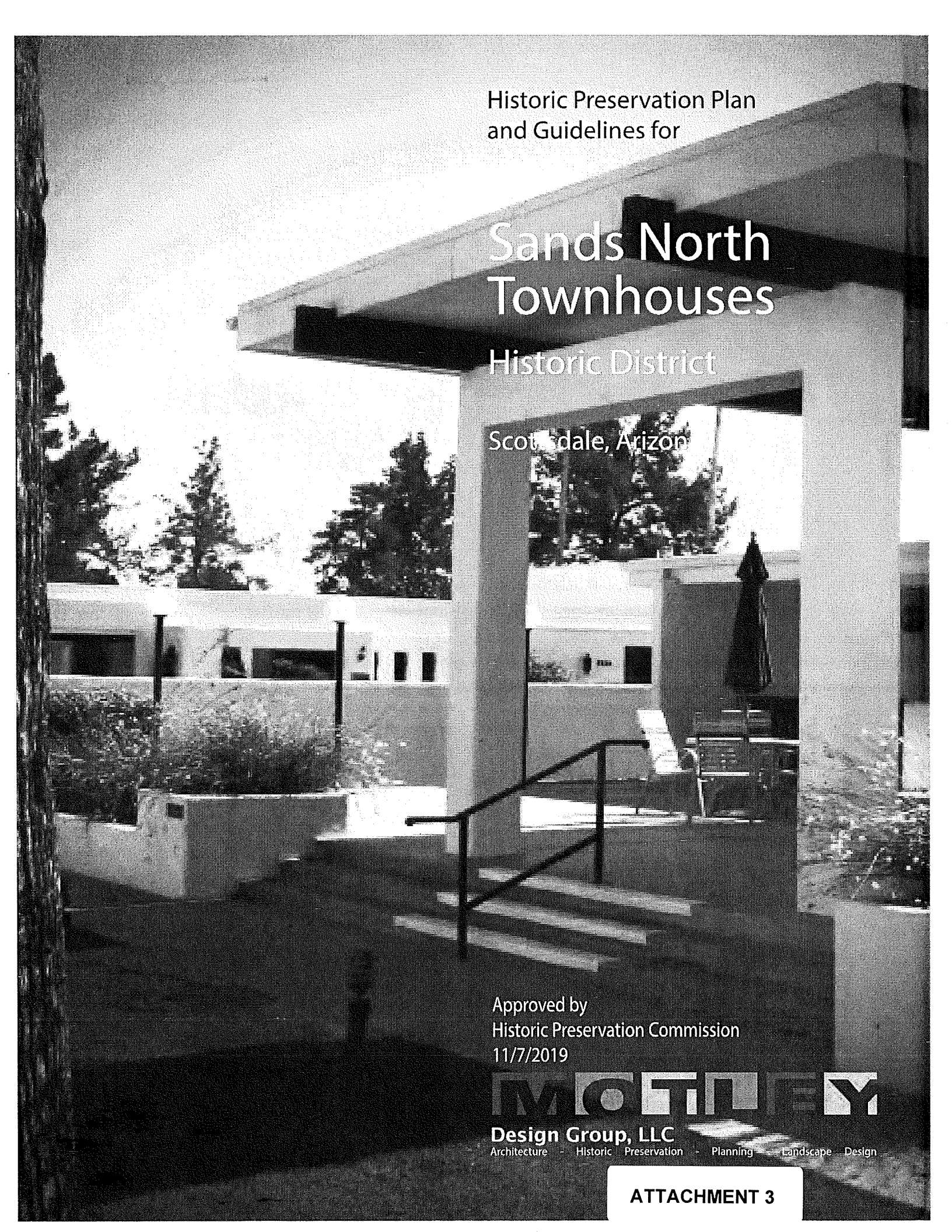


**Stipulations for the Zoning Application:  
Sands North Historic District Phase 2  
Case Number: 9-ZN-2018#2**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

**HISTORIC PRESERVATION PLAN**

1. CONFORMANCE TO THE HISTORIC PRESERVATION PLAN FOR SANDS NORTH TOWNHOUSES. Development shall conform with the Historic Preservation Plan submitted by Motley Design Group LLC and with the city staff date of 11/7/19.
2. The revised Historic Preservation Plan for the Sands North Townhouses including the additional properties shall be approved by the Historic Preservation Commission.
3. In the future, any proposed revisions to the approved Historic Preservation Plan will require approval by the Historic Preservation Commission.



Historic Preservation Plan  
and Guidelines for

# Sands North Townhouses

Historic District

Scottsdale, Arizona

Approved by  
Historic Preservation Commission  
11/7/2019

**MOTILEY**

**Design Group, LLC**

Architecture - Historic Preservation - Planning - Landscape Design

**ATTACHMENT 3**

# Acknowledgments

Scottsdale City Council  
Mayor W. J. "Jim" Lane  
Suzanne Klapp  
Virginia Korte  
Kathy Littlefield  
Guy Phillips  
Solange Whitehead

Sands North Board of Directors  
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Richard Vernon, Treasurer  
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Historic Preservation Plan  
and Guidelines for

# Sands North Townhouses

Historic District

Scottsdale, Arizona

Prepared for

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by

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project 18-004

rev. 10.20.2019

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## **Appendix A: Property Information (Properties Within Historic Property Overlay)**

## **Appendix B: Property Information (Properties Outside Historic Property Overlay)**

# Chapter 1: Introduction

## The Purpose of the Preservation Plan and Guidelines

This document is intended to provide guidance for planning and undertaking improvements to the historic townhouses or common tracts located within the locally designated Sands North Townhouses Historic District of Scottsdale, Arizona. These preservation guidelines should be used by property owners in planning for exterior alterations, additions, and the rehabilitation of both contributing and non-contributing properties within the district. The guidelines will also be used by the Homeowner Association (HOA) board in planning changes to structures in the common tracts within the district. These preservation guidelines also apply to the design of new buildings within the historic district.

Scottsdale's Historic Preservation Commission (HPC) and the staff of the City of Scottsdale Historic Preservation Office (CHPO) will use the guidelines when making decisions about issuing a Certificate of No Effect or a Certificate of Appropriateness. A Certificate of No Effect is an administrative approval that will be issued for exterior work that will be in compliance with these guidelines. If a Certificate of No Effect is not issued for the proposed work, then a Certificate of Appropriateness from the Historic Preservation Commission will be required. The City requires these approvals for all exterior work that is undertaken within a designated historic district. This document will also be used in evaluating the appropriateness of the City's own public works projects within and adjacent to the historic district.

These guidelines should assist property owners in understanding the historic character of the homes and neighborhood in which they live. This should help in making appropriate decisions about maintenance, repair, rehabilitation and new construction.

## 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 neighborhoods in Scottsdale.

1. Preserve significant character-defining features of the post World War II subdivisions. 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. Homes in Sands North have specific building elements, a palette of certain materials and examples of workmanship that make it an identified historic building style. When planning changes to the townhouse the owners should utilize similar elements, building materials and techniques to maintain its historic architectural character.
3. Protect and maintain the important architectural features and stylistic elements of your home. Anticipate the deterioration of the structure and maintain its features and finishes so that major intervention is not needed later. Use the gentlest methods possible in cleaning features or in removing deteriorated finishes. Whenever possible, maintain the existing historic material using recognized preservation methods.
4. Repair deteriorated historic features, replacing only those features that cannot be repaired. Repair parts before repairing the whole feature. Replace parts before replacing the whole feature. If a feature must be replaced, do so 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. Based on archival, photographic, or physical evidence, reconstruct missing features. If no site specific evidence can be found, then reconstruct missing features based on similar historic types and architectural styles found within the subdivision.
6. Design any new feature to be distinctive from, yet compatible with, the historic resource. The exact duplication of historic buildings in style and design is often difficult to achieve given changes in available materials and building products. Therefore, a contemporary interpretation of the essence of the historic style is an appropriate approach to in-fill design.

#### PRINCIPLES FOR SITE DESIGN AND IN-FILL

1. Maintain the setbacks and alignments of the buildings in the surrounding context. A new building should be set back from the street in a similar distance as those nearby historic buildings. Create a landscaped area that is compatible with that of the historic neighborhood. Alignments of horizontal features, such as roof ridges, eaves, porches, windows and doors, of adjacent buildings is important to maintain on new buildings in order that they might be compatible with general patterns of the streetscape facades.
2. Relate to the scale of nearby historic buildings. A new building should relate to the general size, shape and proportions of the nearby historic buildings. It should also utilize primary building materials similar, at least in appearance, to the historic ones.
3. Relate to the size of the lot. Maintain the established scale of the neighborhood's townhouses and lots whenever possible.

## Why Preserve Historic Resources?

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

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

## The Policy Basis for the Historic Preservation Plan and Guidelines

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

## The Historic Preservation Review Process

The Historic Property (HP) ordinance sets forth the process for reviewing plans to insure that the preservation objectives for the neighborhood are met. The City HP ordinance is not intended to prohibit alterations, additions or new construction to existing buildings and properties within designated historic districts. Instead it is intended to: (1) guide the work that is done so that it does not adversely affect the historic characteristics that distinguish the neighborhood, and (2) provide compatibility of the new with the old. The guidelines are limited to exterior work only. Owners, and their architects, designers or contractors, are strongly

encouraged to use the principles, policies and guidelines in this HP plan to prepare improvement plans.

If the proposed work is in compliance with these guidelines then it will be reviewed administratively and approval may be granted as a Certificate of No Effect - Historic 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).

**Building Permit Referred to Preservation:** When a building permit is sought for exterior work on a home in a designated historic district, the One Stop Shop staff will refer the request to the Historic Preservation Office staff for review. The One Stop Shop will not issue a building permit in a historic district until Historic Preservation Office staff and/or the Historic Preservation Commission have approved the plans.

#### STEPS IN HISTORIC PRESERVATION REVIEW PROCESS

(All time frames are business days)

- **Certificate of Appropriateness Historic Resources (CA-HR) Process for Major Work:** When Historic Preservation Office staff determines that the proposed work and the visual impacts of the work are considered major, or if the townhouse owner is requesting to participate in the Historic Residential Exterior Rehabilitation (HRER) Program, then the City Historic Preservation Officer reviews the application and preparation is made for a public hearing before the Historic Preservation Commission (HPC). Time Frame: 45-60 days.
- **Preparation for a Commission Hearing:** A hearing date is set for the HPC to review the plans and their conformance with the preservation guidelines for the district. The property is posted with a hearing notice sign at least 10 days prior to the hearing date and the owner is notified about the time, date and location for the hearing. Owners or their representatives are encouraged to meet with the Historic Preservation Office staff to discuss the planned work. A staff report is prepared for the HPC with a recommendation as to whether the plans meet the Preservation Guidelines.
- **Historic Preservation Commission Conducts a Hearing:** HPC will make their decisions of appropriateness of the planned work according to the basic principles for historic preservation, which have evolved over time and reflect the accepted standards for historic preservation work today. They will also use the policies and preservation guidelines in this Historic Preservation Plan. The components of the townhouse (massing, materials, windows, doors, porches, details, etc.) will be considered in the review, and the HPC will compare the work proposed to the guidelines for each specific component. The owner, owner's representatives, neighbors and interested citizens can comment on the application at the hearing. Time Frame: 1 day.
- **HPC Takes Action on Certificate of Appropriateness:** Following a staff presentation, comments from the applicant and the close of the public testimony, HPC will deliberate on whether the application meets the preservation guidelines for Sands North Townhouses Historic District. The applicant may be asked to respond to questions from HPC during their deliberations. The HPC has several options for the decision that they make on an application including:
  1. Approve as submitted with reference to how the project meets the guidelines.
  2. Approve selected elements (components), deny others, referencing relevant preservation guidelines for decision.
  3. Approve with stipulations on what needs to be modified in the plans.
  4. Continue case to allow time for additional work or information to be provided.
  5. Deny the application as submitted with reference to how the project does NOT meet the guidelines.

If HPC proposes any modifications or stipulations, the owner or their representative will be asked if they accept the recommended changes. HPC will vote on the plans and the request for a Certificate of Appropriateness-Historic Resources. If approved, the Historic Preservation Officer will meet with the applicant at a subsequent meeting to review the approval stipulations and sign the certificate. Time Frame: at the public hearing.

## Green Building

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 environmental 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 Green Building guidelines cover a variety of issues from Site Use and Landscaping, Energy Conservation, Kitchen Remodels Additions and Enclosures – objectives that mesh comfortably with preservation goals. This Historic Preservation Plan and Guidelines is meant to supplement the City of Scottsdale, Department of Planning and Development Services, Green Buildings: Home Remodel Guidelines for Sustainable Building in the Sonoran Desert.

It is important to place these guidelines for 1970s homes in the context of the 21st Century with different demographics, lifestyles, technology needs, the need for energy conservation and sustainability. The guidelines will address specifically those elements and issues directly related to fostering appropriate rehabilitation and compatible additions to the Sands North Townhouses Historic District and recommend Green Building techniques and materials where appropriate. As we discuss the treatment recommendations, green-building practices will be highlighted.

The homeowner is encouraged to obtain a copy of the City's Green Buildings: Home Remodel Guidelines for detailed information on Green Building and for information not covered in this Historic Preservation Plan and Guidelines, such as interior remodeling and landscape design.

## Chapter 2: Overview

The Sands North Townhouses were built in 1972 by E. T. Wright, a local Phoenix developer and builder. Architecturally and historically, the community is significant as a unique example of mid-century modern townhouses of understated architectural elegance. It is comprised of 51 individual townhouses, and 5 tracts that are for a community amenity area with a clubhouse and swimming pool, common landscape areas, and a private drive that loops through the neighborhood. The community building serves as a focal point for the entry drive. Features such as entry signage, decorative walls, tree-lined Scottsdale Road frontage, and precisely-trimmed hedges and trees create a distinctive streetscape for the district. The district has survived essentially unaltered from the time of its original construction. It strongly conveys the architectural character of its period and its importance to the developmental history of Scottsdale.

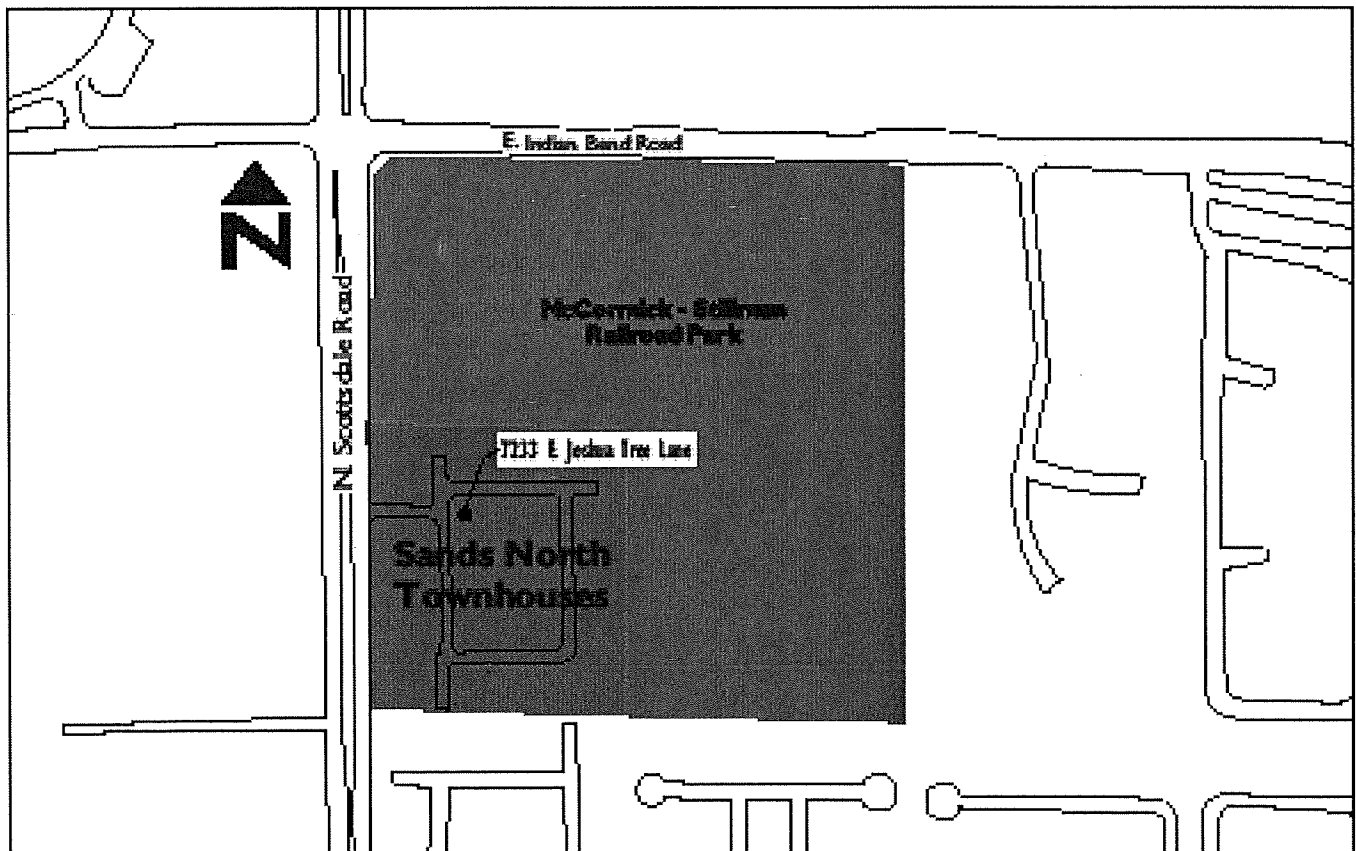
This Preservation Plan provides design guidelines that define the character and appearance of acceptable alterations, additions, and new construction that will not adversely affect the historical and architectural qualities that make the district significant.

### Location

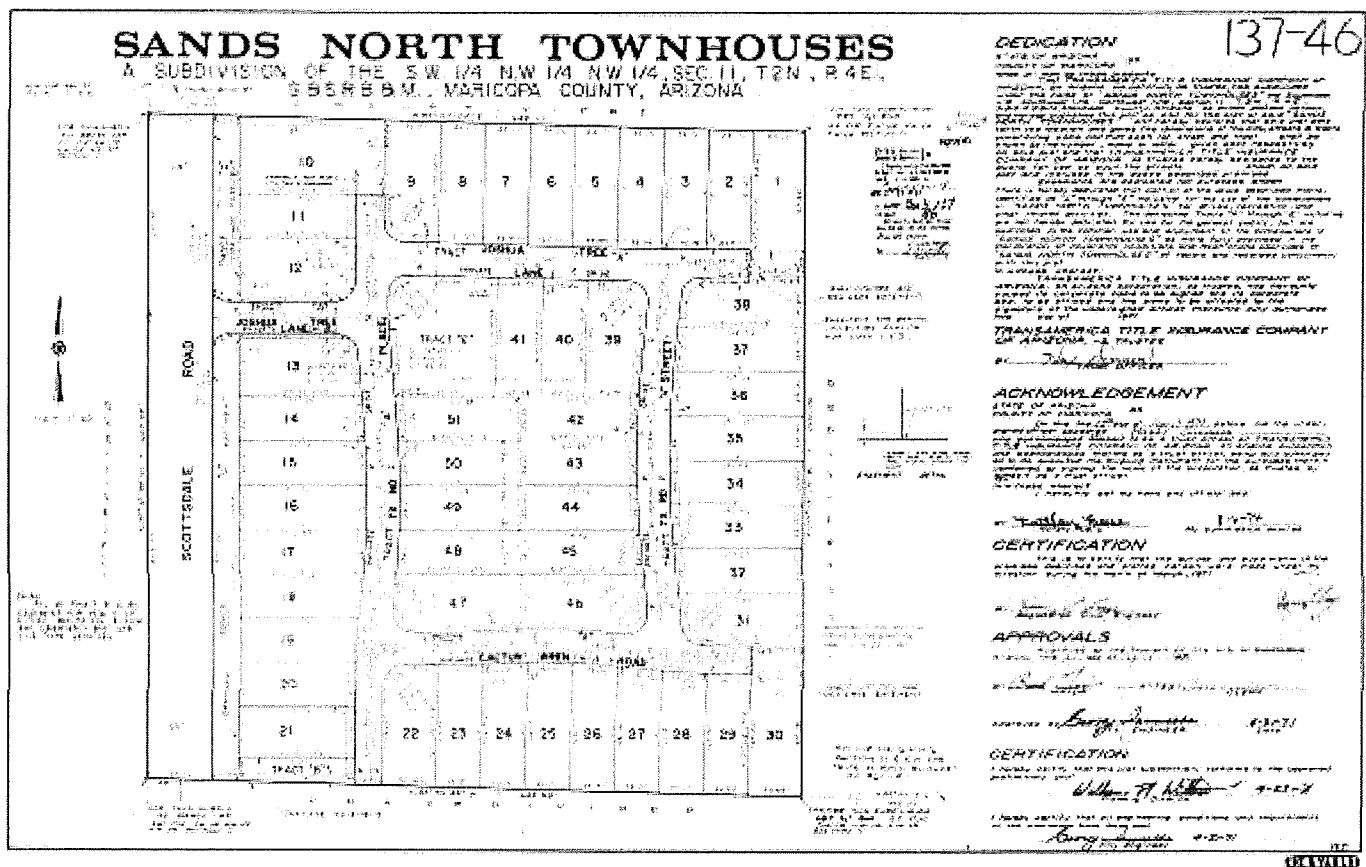
The Sands North Townhouses are located at 7233 E. Joshua Tree Lane, which is the address of the community facilities and common areas. The home sites include 7230-7310 East Joshua Tree Lane, 6802-6550 North 72nd Place, 7231-7309 East Cactus Wren Road, and 6811-6839 North 73rd Street, inclusive. The district totals 31 single family parcels plus the common parcel, the private drive, and common tracts. Collectively, these comprise a majority of the Sands North Townhouses plat, which is recorded in Book 137 of Maps, Page 46, in the records of the Maricopa County Recorder.

### Historical Background

E. T. White, as President of Security Development Co., Inc. and American Builders, Inc., was a prolific developer and builder in the Phoenix area. His residential building companies were active in the late 1950s through 1970s, a time of great expansion across the Valley. By the time he constructed the Sands







North Townhouses in 1972, he had nearly 20 years of building experience, producing numerous single-family subdivisions and townhouse communities.

Emron Thomas Wright was born in 1917 in Cedar City, Utah of Thomas and Anna Wright. The family, including two sisters, moved to Casa Grande when Emron was just a boy, and was resident there in 1930. Emron moved to Phoenix prior to 1940. There he met his wife, Mildred Hughes. In that year they purchased a home in Phoenix's Story neighborhood. Wright worked in the lumber trade as sales representative for the Foxworth-McCalla Lumber Co. and later managed the Valley Lumber Company.

Wright resigned from the lumber business in 1956 to go into development. One of his first ventures was a 10-acre ranch house subdivision, Sun Valley Estates, located in the Arcadia area at 56th Street & Lafayette.

Wright's companies developed several communities under the "Sands" brand, both single-family subdivisions and townhouses. Sands West (units 1, 2, and 3; 1959-63) was a single-family subdivision of Ranch homes near 35th Avenue and Northern Avenue. Later townhouse developments included:

- Sands East Townhouses (1969)
- Sands East Townhouses II (1969)
- Sands North Townhouses (1972)
- Sands Scottsdale Townhouses One (1974)

Each of these were similar in form; centered around a pool and clubhouse, with Modern-styled units of 1 and 2 stories. Each community was developed at a density of 5-6 DUA.

All of E. T. Wright's known townhouse developments fall within the historical context section "Rise of Single Family Attached (SFA) Housing" identified in Historic Context for Scottsdale's Postwar Townhouses (Caproni, Abele, & Meserve, 2009). As identified in this study, such developments were driven by the need to economize on both land costs and building costs (through the use of shared facilities and building elements). While feeling like single family homes, these communities achieved far greater development densities while providing high-quality design and construction. Townhouses appealed to retirees and dual-income families who appreciated the reduced

maintenance responsibilities. With the enhancement of VA/FHA financing in the late 1960s, this housing form achieved its greatest popularity. As a proportion of the total annual housing development in Scottsdale, the form peaked in about 1975.

With a development date of 1972, Sands North falls squarely in the middle of the Townhouse trend in Scottsdale; while the form was well-established by this time, it is an intact and fairly typical example of the time and a particularly good example of Modern architectural mores applied to townhouse development.

After the Sands developments were completed, Wright moved on to industrial property development for the remainder of his business career. He lived in the Sands North Townhouses development until his death in 2001.

## Preservation Objectives

The intent of this Preservation Plan is to achieve long-term preservation of the subject area as an Historic District. With the architectural and historical integrity of the district preserved, the area is eligible to the Scottsdale Historic Register and could be eligible to the National Register of Historic Places as well as the State Register after 2022, when the district has achieved an age of at least 50 years. Recognition of historic districts has been shown to preserve and improve property values over time. In addition,

certain benefits may accrue to property owners as a result of the three levels of listing (local, state, and national) such as eligibility for grants, preferential tax rates, and other assistance available to historic properties.

## Public Access and Visitation

While the Sands North Townhouses district is entirely private property, the district is in a highly visible location on Scottsdale Road. The private drives are in fact publicly accessible and the community is not gated.

## District Characteristics

The Sands North Townhouses district is an internalized, although not gated, planned development of single-family attached residences. Homes have fairly small front and rear yards, but all have access to the Community Building and pool located to be the focus of the entry driveway (Joshua Tree Lane). The architectural character of the district is distinctly Modernist but retaining a Southwestern feel.

The Contemporary subtype of the Modern style as employed in Sands North is expressed as a subdued material palette and architectural features such as exposed wood beams and roof structure, metal and wood screens, stucco walls, decorative geometric



metal screens and grilles, open colonnaded entry walkways, and interior patio courtyards lighted by roof apertures.

The color and material palette is likewise limited. Exterior walls are finished in stucco of a uniform off-white color. The beams are all painted dark brown. Steel gates, insets, and screens are painted black and implement simple geometric designs. The same metal design is carried out on the townhouse, usually. These are common elements to most if not all of the buildings in this community, yet subtle changes and slight permutations make each home unique.

At Sands North, five basic floor plans were used repetitively while two are unique to just one building: the community clubhouse and House 4 are unique building types. For the purposes of this plan, the five basic building types were arbitrarily assigned letters A through E. Within each basic group, there are three to four subgroups. The differences between the subgroups are mostly stylistic.

Four of the basic house models are one-story designs, and all are organized around the same planning elements. The street front of each model is composed of an open carport and sparsely fenestrated or windowless room, separated by an entry path to the front door. The one-story townhouses all have deeply recessed entries.

The two-story townhouses are variations of a single model. All have a front courtyard adjacent to the open carport. The recessed entry is accented by a paneled extension of the entry door to a two-story height. The front elevation at each level has a large fixed glass/slider combination window on one side of the entry and a recessed patio at the far end of the other.

On following pages are general descriptions of the types and subtypes. Where possible, the key architectural elements are highlighted. In most cases, there is no exact match in the subtypes. While the types exhibit many common features, there are still differences between the units even within the subtypes due to purposeful variation of key design elements, alterations, renovations, and post-construction changes.

# Sands North Townhouses

## Map of Lots with Model Types



**KEY**  
Lot Number  
(Model Type)





# Chapter 3: Resource Types

## House Type A

This house type is generally U-shaped, with an open carport at the front. A continuous roofline extends across carport and front of house. The roof structure includes continuous wood beams; wood rafters are exposed on some homes, and concealed on others. The single entry door is located beyond the carport front entry walkway. The original doors are paneled carved wood and most are still in place. Windows are limited at the front of the home, but common for this type is a fixed glass/sliding combination window at the front courtyard.

### Subtype A1:

Five townhouses:

SN-23, SN-30, SN-37, SN-40, SN-51

Features include:

- Continuous exposed wood beams at front of house /carport
- Exposed roof rafters above beams
- Street-front low wall with partial wood post screening and wrought iron gate
- Wood post screen on stucco wall at interior courtyard
- Side alley access with metal gate located beyond carport; metal gate in most cases mimics front metal ornamentation
- Stucco columns between carport and walkway
- Front patio with roof aperture (unglazed roof opening) above
- Interior courtyard lit by roof aperture above

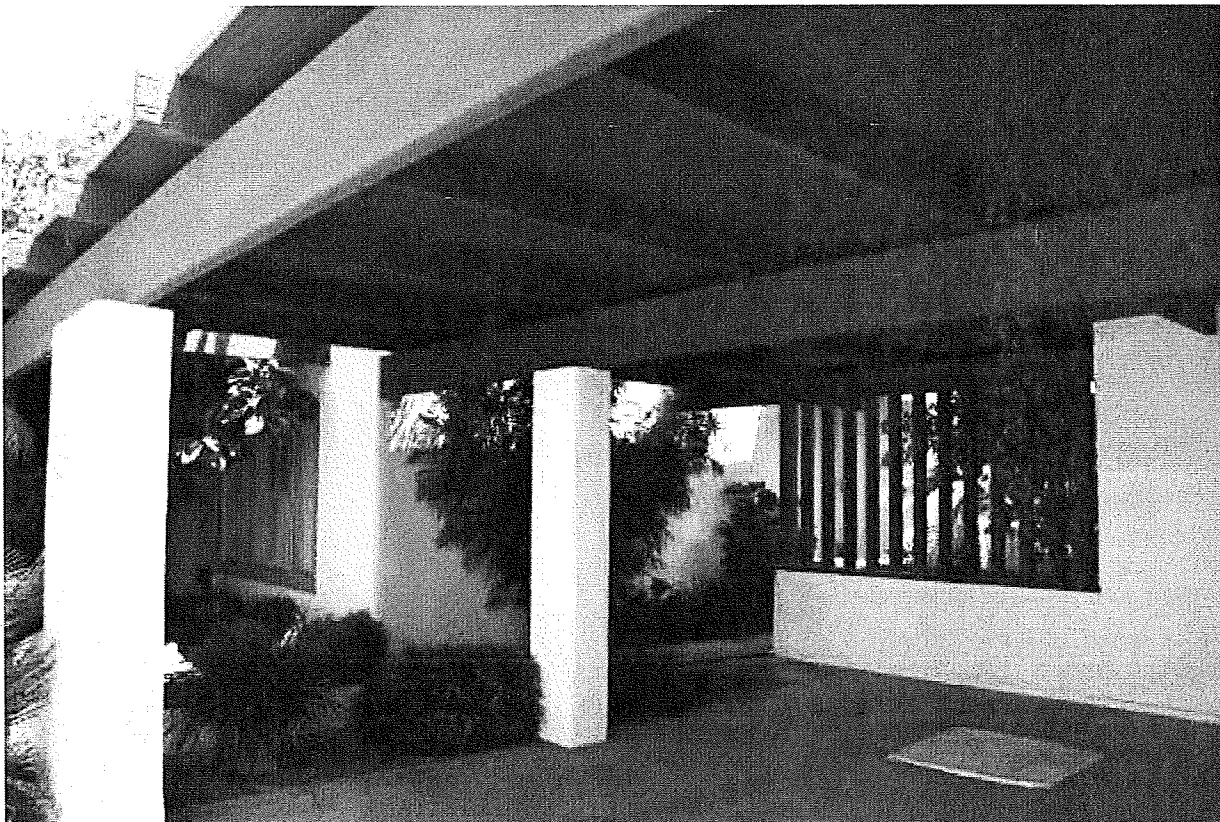


Lot 23, Type A1 - Wood post screen on stucco wall and wrought iron gate

Historic Preservation Plan Guidelines for Sands North Townhouses Historic District



Lot 30, Type A - Low wall with wood post screening and wrought iron gate



Lot 51, Type A1 - Wood beams and exposed rafters

## Subtype A2:

Four townhouses: SN-8, SN-19, SN-26, SN-32

Features include:

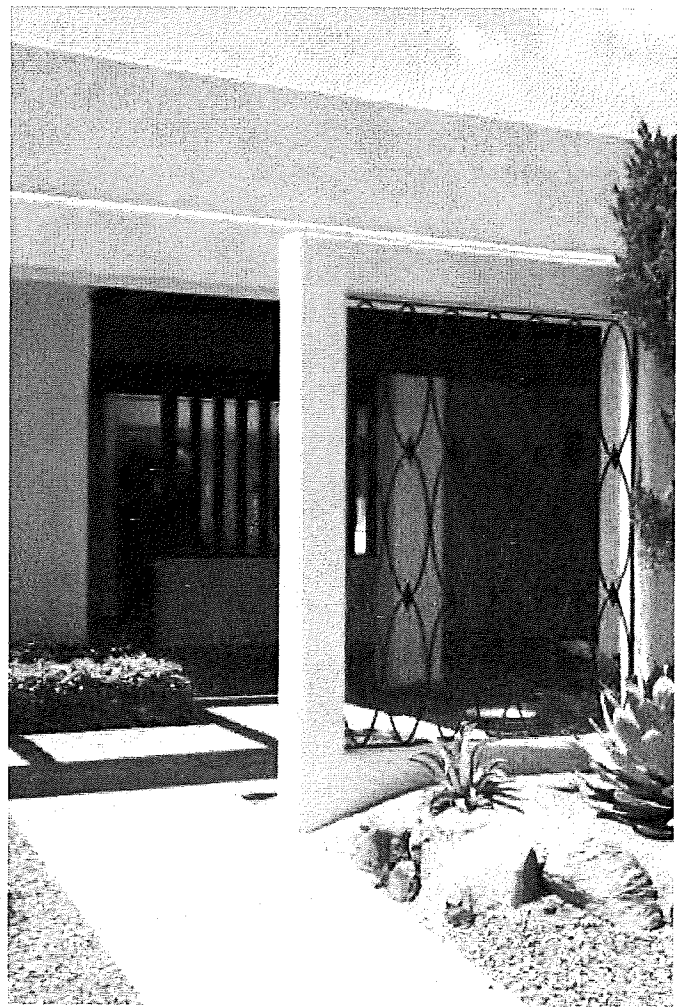
- Front wall across patio and open carport, accented with raked band at top of wall sometimes decorated; has three attached projections.
- Wall projection at front patio with three narrow vertical openings, infilled with metal grille
- Attached to the front patio projection, there is a square arched entry with a stucco planter/metal gate and a narrow vertical opening off to one side infilled with decorative metal; this opening offsets the path to main door
- Small bump-out around carport opening
- Exposed beams on carport interior
- Wood Screen at rear of carport rear with various designs
- Side alley access with metal gate located beyond carport; metal gate in most cases mimics front metal ornamentation
- Stucco columns between carport and walkway
- Front patio/central courtyard beyond carport

## Subtype A3:

Three townhouses: SN-3, SN-28, SN-43

Features include:

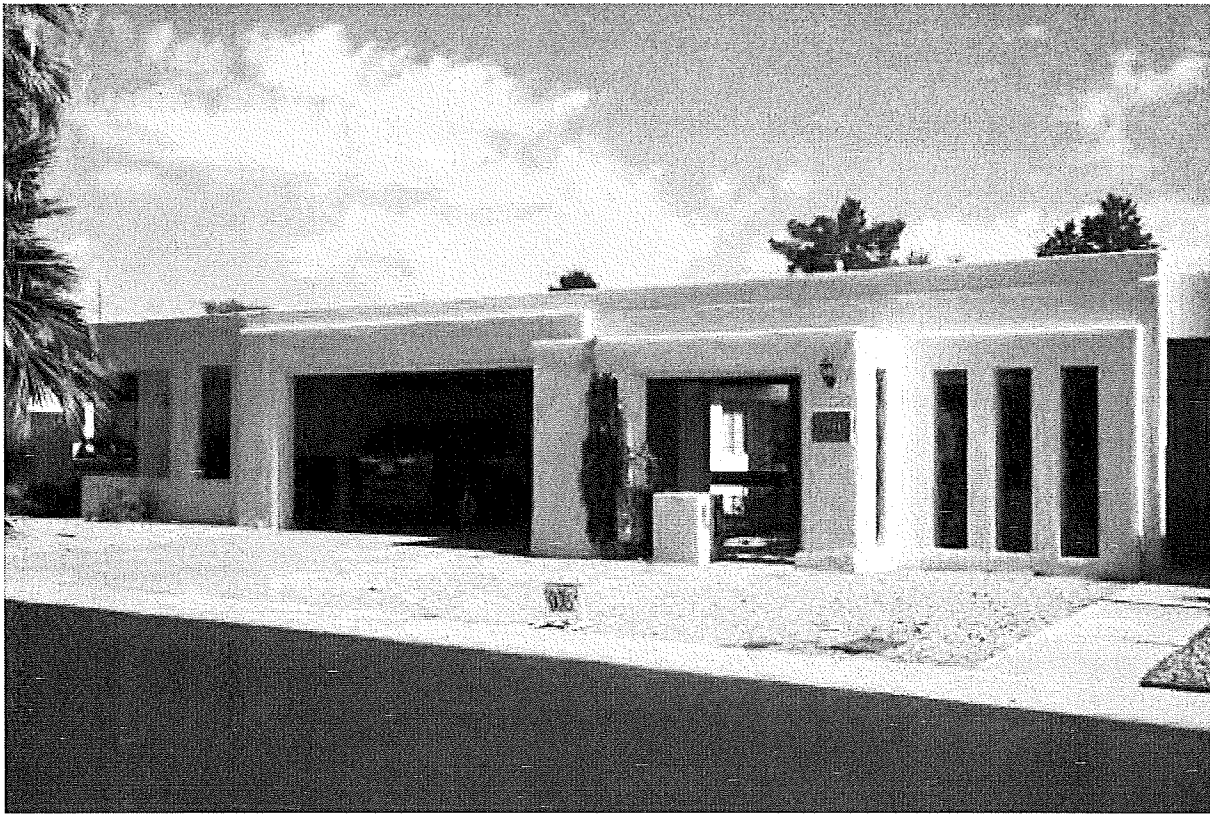
- Front wall continuous across front patio and open carport
- Pop out of wall at front patio, partial height with four narrow vertical openings and main square opening at entry walkway
- Front-most, free standing partial height wall with infilled screen



Lot 28, Type A3 - Screens at entry

- Exposed wood beam interior of carport
- Stucco columns between carport and walkway
- Screen between carport/ inner courtyard – stucco/ wood
- Side alley access with metal gate located beyond carport; metal gate in most cases mimics front metal ornamentation





Lot 8, Type A2



Lot 19, Type A2



## House Type B

Twelve townhouses:

SN-4, SN-5, SN-6, SN-16, SN-17, SN-18, SN-34,

SN-35, SN-36, SN-48, SN-49, SN-50

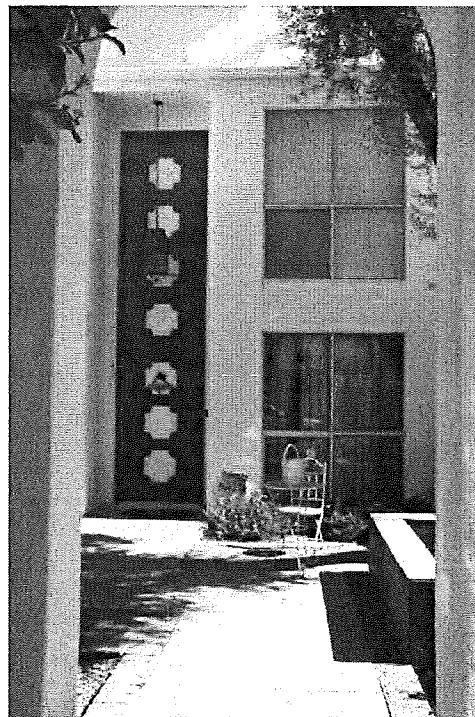
This house type is a two-story townhouse that sits beyond a front courtyard/open carport. The main house as a rectangular footprint, with a stacked recessed patio on both floors just beyond the carport. The open carport is one-story with a flat roof accented by an exposed beam at front in some cases.

Notable architectural features include:

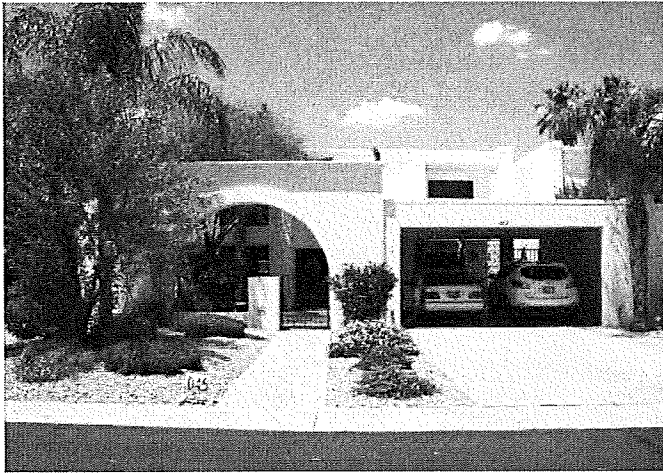
- Full double-height recessed entry; decorated wood panel matching entry door extends full height
- Side alley to the rear yard; entrance within carport
- Screen between carport and front courtyard/entry; original screen likely the low stucco wall with wood post screen at rear - (SN-49)
- Infilled metal rail above at carport roof edge option
- Decorated front wall between patio and entry; wall decorated with one central or multiple vertical recessed panels
- Front courtyards show owner preferred pavings and designs, landscaping, screens at front floor
- Front courtyard wall at street has a variety of openings (arched, rectilinear and paneled recesses) stucco walls which define five subgroups, some with metal partial or full decorative metal infill
- Arched opening at entry walkway; partial height arched opening centered at courtyard
- Full height arched opening with two flanking block pedestals; curvilinear or flat
- Full-height Triple arched opening; central walkway
- Full height arched opening with low wall and pedestal return terminating at entry walkway; metal infill at low wall.
- Modified key-hole arch, entry walkway width only



Lot 4, Type B



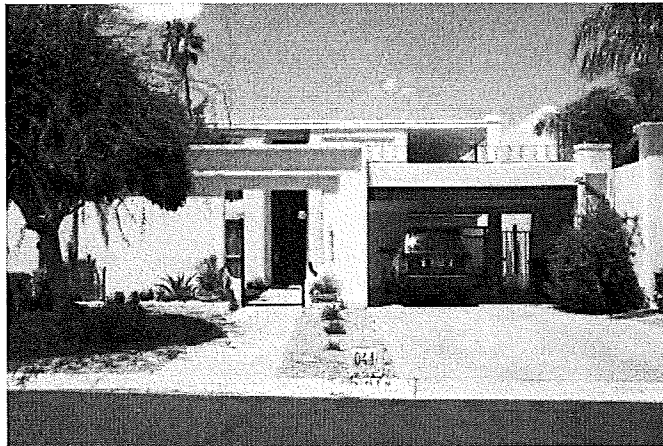
Lot 5, Type B



Lot 17, Type B



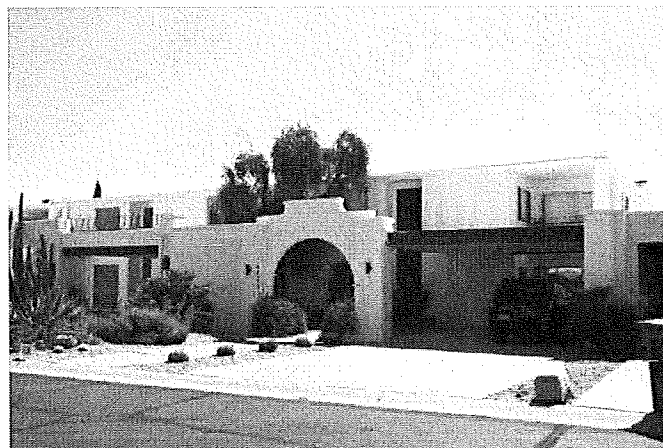
Lot 35, Type B



Lot 18, Type B



Lot 36, Type B



Lot 34, Type B



Lot 48, Type B

## House Type C

This house type has a J-shaped footprint, with an open carport at the street front. There is a flat roof over main house; the carport and entryway share one continuous roof, lower than main roof. This roof section is distinguished by exposed wood beams segregated from main roof, and finishes slightly lower than the main roof and front wall parapet. One type – C3 – has a small wall at the roof of carport and the exposed beams are on interior only. One roof aperture runs the length of walkway. The remaining section of entry walkway is sometimes covered; sometimes only trellised with open wood beams.

The carved wood double-door entry is located just beyond the carport. A large fixed/slider combination window accents the house wall facing the carport, separated by a screen wall. Differences in the three subtypes lie in the treatments of the carport screens and the front façade. Below are the highlighted distinctions.

### Subtype C1

Four townhouses:

SN-2, SN-12, SN-14, SN-44



Lot 27, Type C2

Features include:

- Continuous stucco wall across façade and entry walkway; this wall varies in position slightly. Some units have this wall attached to room façade; others have this wall approx. 1-2 feet in front of the front room wall
- Full-height opening at entry walkway and three narrow vertical fixed windows at front room
- Full-height screen at rear of carport is wood posts on a low stucco wall

### Subtype C2

Three townhouses:

SN-11, SN-27, SN-45, SN-47

Features include:

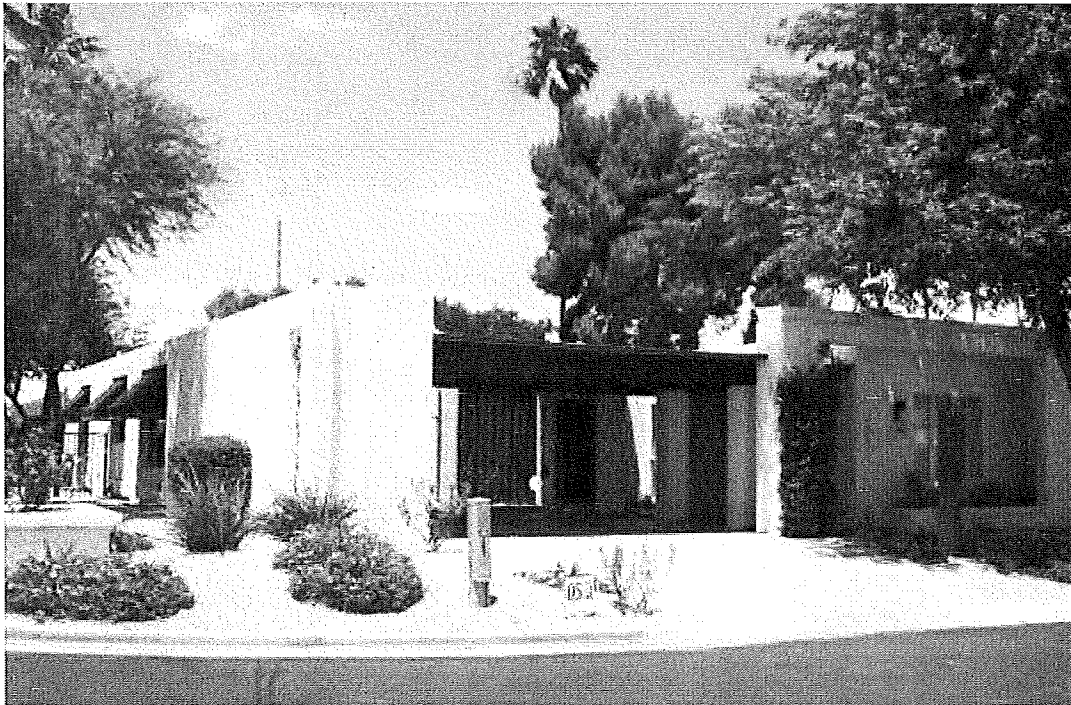
- Front room wall has large dominant window fixed/slider combination, in recess. One townhouse has the window on un-recessed portion of wall
- Partial height stucco wall – I-shaped in plan – between carport and entry walkway
- Metal gate to entry walkway
- Full-height screen at rear of carport is low stucco wall with wood posts

### Subtype C3

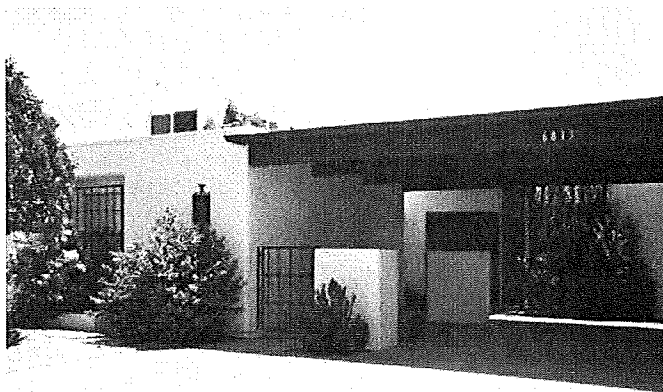
Four townhouses: SN-9, SN-20, SN-25, SN-46

Features include:

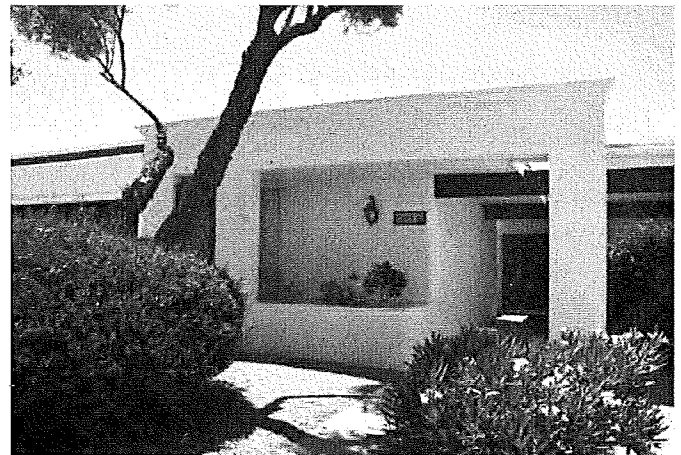
- Front wall has an integrated partial-height planter and large rectangular opening at entry walkway; the house wall is setback the depth of the planter
- Additional opening in the front wall was originally infilled with decorative metal
- Partial-height stucco wall between carport and entry walkway
- None show any screen at rear of carport



Lot 12, Type C1



Lot 47, Type C2



Lot 25, Type C3



## House Type D

This house type has an L-shaped footprint, infilled at the front by an open carport. The townhouse and carport are covered with a continuous flat roof; the entry walkway is uncovered except in some cases it is covered with a trellis/pergola. Both the front elevation wall and carport wall are set back same distance from the street. In a few cases, the two are connected via a continuous wall with a central opening. A few of these central openings have metal gates. A partial-height stucco wall or decorative metal screen/wood lattice screen is located between carport and entry walkway. A gated entrance to the side alley to the rear yard is at front of the house.

Beyond the carport, there is a solid wall; this house wall lies in front of the entry door wall. The return wall to the front door has a fixed/slider combination window, with a roof aperture located just above. The only other window at the front of the house is one high window (slider) along entry walkway near the front door.

The house type is mostly devoid of embellishments. The front wall has either a recessed band or a wide projecting band at the parapet edge. This band and the shape of the wall distinguish the subtypes:

### Subtype D1

Four townhouses: SN-1, SN-21, SN-33, SN-38

Features include:

- Front wall is solid with pop-outs at carport, entry walkway and front room



Lot 38, Type D1

- Pop-outs decorated with a raked band at top

### Subtype D2

Two townhouses: SN-7, SN-15

Features include:

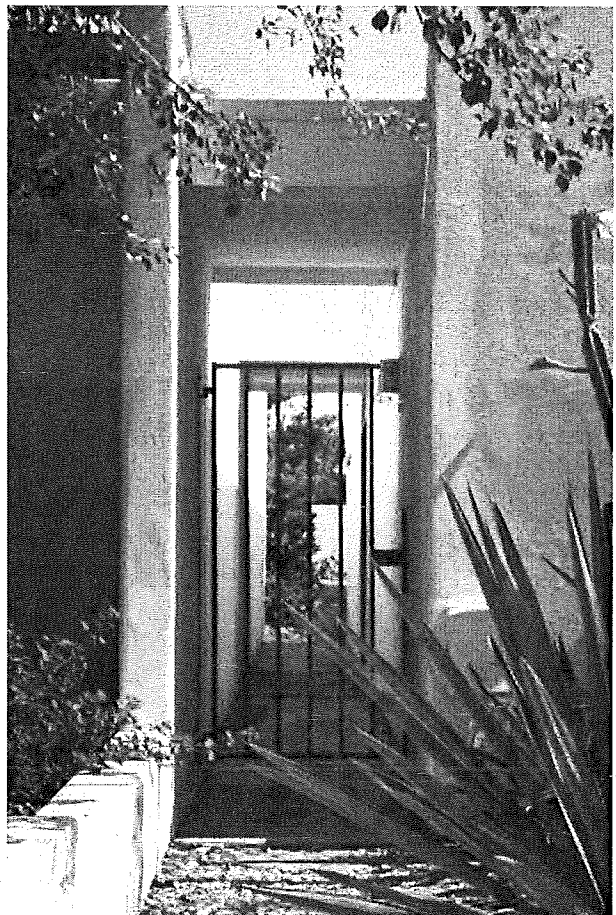
- Partial wall projecting from main wall across all front elevation including carport
- Opening at the entry walkway

### Subtype D3

Two townhouses: SN-10, SN-24

Features include:

- Front wall is solid and decorated with grid block, centered and recessed on wall
- Low-wall planter at front



Lot 1, Type D1



Lot 38, Type D1



Lot 7, Type D2



Lot 10, Type D3

Historic Preservation Plan Guidelines for Sands North Townhouses Historic District

## House Type E

Six townhouses are of this type: SN-13, SN-22, SN-29, SN-31, SN-41, SN-42.

This house type has an L-shaped footprint, infilled at the front by an open carport. The main house has its own flat roof; the carport and entryway are under a separate roof supported by a continuation of wood beams. A roof aperture runs the length of walkway. The entry walkway can be completely covered or be partially covered with wood beams. A secondary trellis structure occurs over the entry walkway, which also continues around the front elevation of house; the top of the trellis is just below the level of the main roof.

Rectangular columns, narrowed at bottom and top, flank a centered window (fixed/slider) on the front elevation and line 4 deep along the entry walkway/carport.

A centered front window features a decorative metal screen. A second screen for this house type is located at rear of carport and is a low stucco wall with wood posts.

This type has no additional subtypes; only minor cosmetic differences or alterations occur among the group.

## House 39 (SN-39)

The builder's house is similar in form to a few of the types, but still had additional contributions that made this one a stand-alone type.

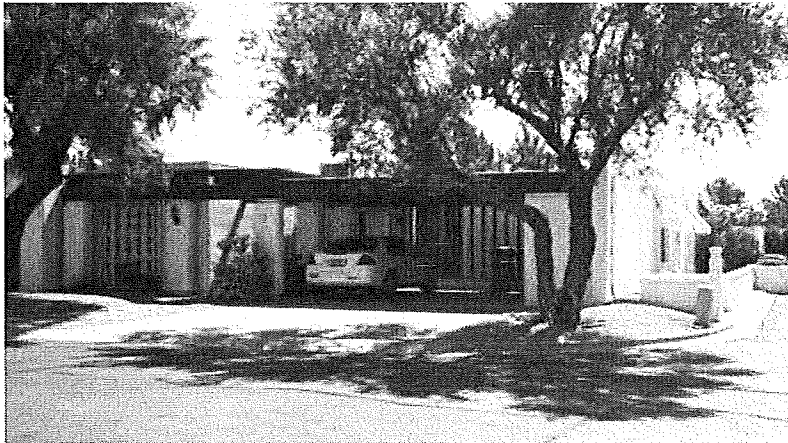
This is a one-story, L-shaped home with an open carport. A semi-engaged wall on the façade has a large square arch for an entry walkway and a smaller opening infilled with decorative metal. The main opening/entry has a freestanding partial wall covered with original aqua tile. Exposed rafters meet this front element. Exposed rafter tails occur at the side elevation as well. The rear section of the townhouse has clerestory windows; a narrow rectangular front patio lies beyond. A concrete column divides the carport from the entry. Exposed beams/rafters occur at the entry. Exposed beams also are found on the interior of the carport, with also has a stucco wall with a wide opening. The entry is a double wood door. Roof apertures occur above the entry walkway and front courtyard.



Lot 39



Lot 13, Type E



Lot 31, Type E



Lot 41, Type E



## Common Area Tracts

The areas of the Sands North plat that are held in common by the homeowner's association include the private driveway, drainage ways and the Community Building.

TRACT A includes the asphalt-paved private driveways of Joshua Tree Lane, Cactus Wren Road, 72nd Place, and 73rd Street. The drives have a rolled concrete curb and gutter on each side, and in places have concrete valley gutters to conduct the drainage to the retention areas in other tracts. This tract does not contain any planting or design features.

TRACT B is an asphalt paved drainage way connecting the outfall from the driveway system in Tract A to the retention area at Tract C. Tract B is bounded by a concrete block fence on the south and by a low retaining wall on the north. The decorative concrete block fence separating Tract B from Tract C is designed as a continuation of the perimeter fence facing Scottsdale Road and has drainage spillways built into the base.

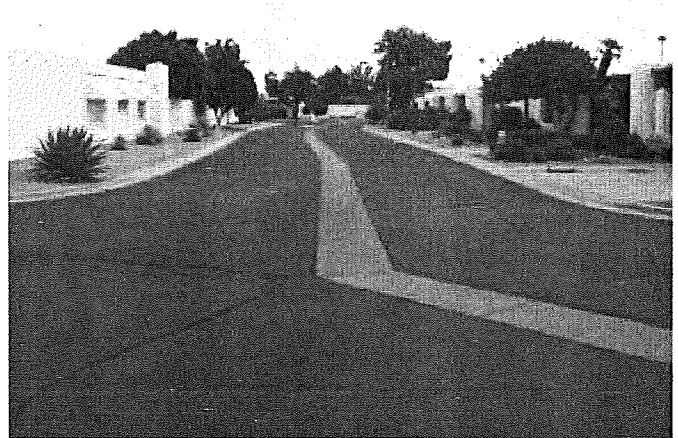
TRACT C and TRACT D include the 25-foot-wide landscaped setback and retention areas along Scottsdale Road, south and north of the main entry drive, respectively. The tracts are depressed several feet and landscaped with turf, olive trees, and Mexican Fan Palms, spaced regularly. The tracts are separated from the back yards of the adjacent townhomes by a decorative concrete block fence with a stucco finish. Tracts C and D include the entry features that flank the driveway at Joshua Tree Lane. These consist of a series of three stuccoed masonry piers topped by landscape lights and connected by swags of iron chain. These lead to low walls on each side of the drive set behind raised planters and featuring the "SANDS NORTH" development signs in individual metal letters. The entry features continue back in a narrow planting strip on each side of the drive with regularly spaced shrubs and neatly trimmed citrus trees.

## Tract E (Community Building )

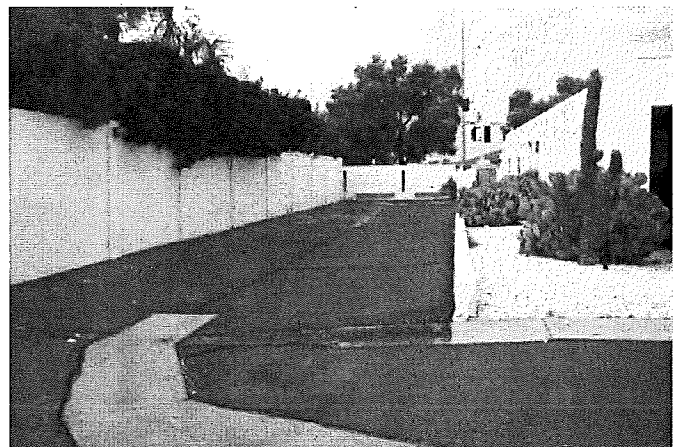
The building sits on a raised platform approximately 18 inches above grade. The main building has a rectangular footprint. It is partially open on the north

end, with a large roof aperture over the open space. A flat roof with a generous overhang covers the enclosed and unenclosed areas of the building. Wide central steps lead to an entry canopy with a thickened flat roof, supported on a stucco post and beam with exposed wood rafters. The top of the canopy is several feet higher than the main building roofline and is the focus of the design. The exterior walls are painted white stucco; all exposed wood elements are painted dark brown. Globe pendant lights provide an additional accent to the exterior.

On the front and sides of the building, there is a five-foot tall stucco wall with an engaged planter at the entry front and decorative metal insets. Additionally, on site is an outdoor pool on the south side of the building.



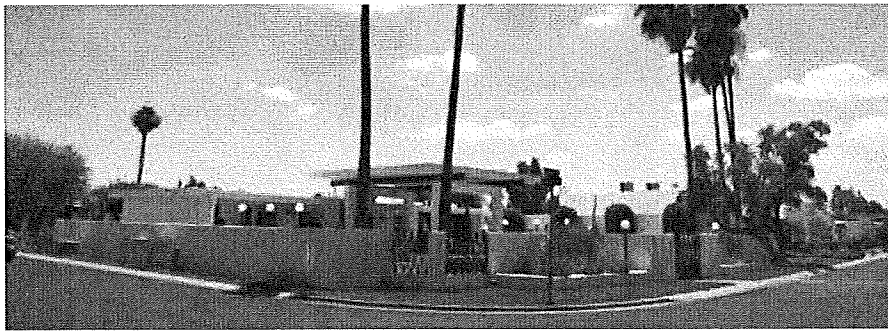
Typical driveway in Tract A



Tract B drainage way



Tract C entry feature



Community Building (Tract E)

# Chapter 4: Design Guidelines

## General Zoning Limitations

Base Zoning: R-4R (Resort/Townhouse Residential District)

Height Limit – 35 ft.

Min. Property Size – 8000 sf

Max. Density – 4100 sf/dwelling unit per guest room and 5770 sf/dwelling unit

## 4.1 Massing

### Main Building Shape and Size

While the survey identified five basic model types for the community, each model type carries a unique identity. The model type denotes the general massing of the townhouses, but each home expresses the type differently using a palette of elements that provide architectural cohesion. Within the five basic model types, there are typically three to four subgroups, and these tend to have very similar exterior appearances. Please refer to the general type descriptions for the main architectural components.

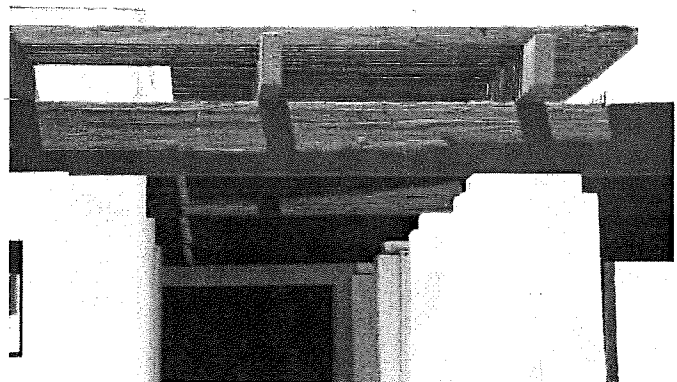
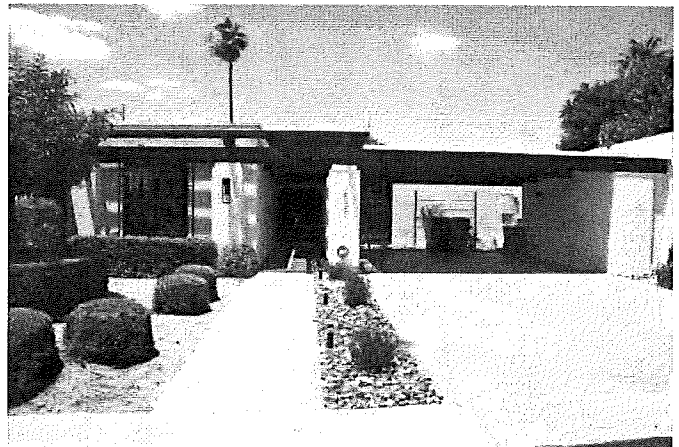
Guideline 4.1.a: Massing of the front or side elevations should not be altered; semi-private transition spaces should not be enclosed. The historic character of the townhouses is embodied in the balance of the outside space and interior space with various degrees of privacy moderated by the front patios and the permeability of the carport. These semi-private spaces include, but are not limited to the following:

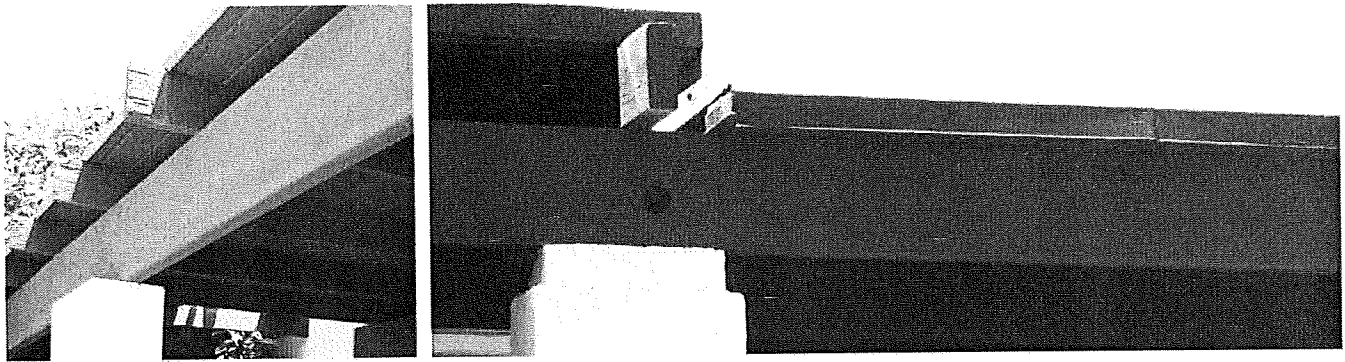
- front courtyard/patio
- carport
- entry walk
- side alley
- front patio/balcony on the 2-story townhomes

Total enclosure of these elements would greatly alter the community character. Alterations to the rear of the property are permitted as they would not

directly impact the historic massing of the community, provided additions or alterations are limited to one story. Two-story additions are appropriate for two-story units only.

Guideline 4.1.b: Carports should not be partially or completely enclosed; avoid altering the appearance of prominent carport beams. Each of the style types has a unique approach to the carport appearance. For most, the structure of the carport is celebrated with exposed beams and rafters and is painted dark brown – contrasting with the off-white building elements. In some model types, the carport structure is more concealed by the stucco façade, with exposed beams only on the interior with finished ceiling between. This original treatment of the carport is a pivotal element to the streetscape. The addition of weatherproofing flashing across the top of beams is acceptable, provided it is painted to blend with the beam. Beams should not be entirely replaced with a metal beam, nor be enclosed with metal.





Roof extension and flashing modifications to protect exposed wood members

Guideline 4.1.c: Connecting elements between the carport/entry walkway and screening elements at the rear of the carport should not be altered or removed. Removal of wood or metal decorative elements is not permitted. These are distinct architectural features that unify the public presence of the carport throughout the community. See Architectural Screens for more details.

Guideline 4.1.d: New storage spaces or extension of existing storage spaces in carport areas should be designed for compatibility with the carport; unwanted storage spaces may be removed. Many of the units have a storage area in the carport along the common wall. It is approximately three feet deep and is nearly as long as the carport. As this is already an option on some of the units, addition of a new enclosed storage area or demolition of an existing storage area in the carport would not have an impact on the integrity of the unit and is permitted as long as new walls have a stucco sand finish and are painted to match the house walls.



## 4.2 Roof

Another unique feature of Sands North is the multi-leveled roofing of the model types. All roofs in the community are flat with low-slope roofing over wood framing. Some models have discontinuous roofs, i.e. over the main living space and carport. Others have continuous roofing over carport and main living spaces. The models are further distinguished by location and sizing of various openings in the roof. These various elements include new or original skylights for the interior spaces and original apertures in the roof for exterior spaces.

Guideline 4.2.a: Repairs or replacement of visible roofing should duplicate the original material and appearance. However, protecting exposed carport beams may necessitate the extension of the roof line forward. This alteration of the roof is permitted. See additional discussion of flashing and water protection in Architectural Exterior Features-Wood Elements, below.

Guideline 4.2.b: Original external space roof apertures (unglazed roof openings) should not be altered. These are original and unique features to the townhouse and allow natural light into exterior spaces and window openings for the deeply recessed entry.

Guideline 4.2.c: Hidden or unobtrusive glazed skylights servicing the interior of homes may be altered or added. New skylights shall be nearly flush with the plane of the roof when located within the front half of the building envelope. In the rear half of the roof, skylights may be of greater height as they will be less visible from the street side.



Guideline 4.2.d: Avoid alteration roof lines.

Rooftop equipment should be low profile type and should be placed within the rear half of the roof area to reduce the visual impact from the street. Low parapet walls on the roof for equipment screening may be added, but must be no taller than 30 inches in height above the roof surface. The wall screen must be set back from original parapets and of simple design with a stucco sand finish to match the existing exterior house walls, and painted/color-matched to the exterior house walls, not the color of the roof.

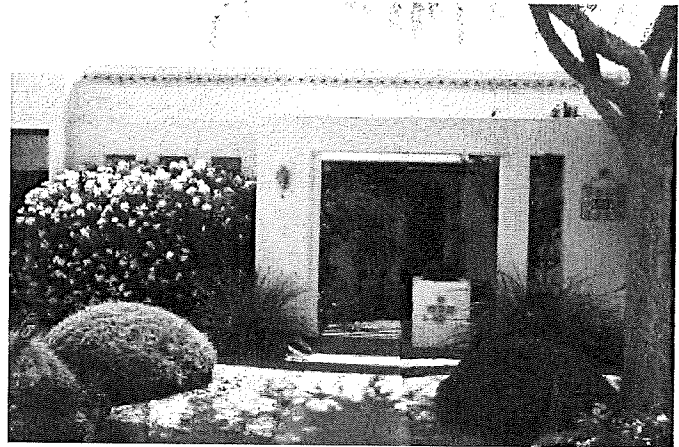
### 4.3 Exterior Wall

The austerity and simplicity of the exterior walls are key characteristics of the district. The reserved character of design elements on the walls is a primary attribute of the style of the community, including the exterior walls of the townhouse as well as freestanding walls and partial walls that create street presence for each model type. All walls are fine sand finish painted stucco.

Guideline 4.3.a: Repairs or replacement of exterior walls or wall surfaces should replicate the existing walls in style and finish. The subtle ornamentation including reliefs, copings, bands, recessed panels, and pop-outs as window accents should also be recreated on any repaired or replaced walls or columns.

Guideline 4.3.b: Limit new penetrations in the exterior walls for venting (laundry, cooking hoods) to private 'alley' side walls (when possible) or rear exterior walls.

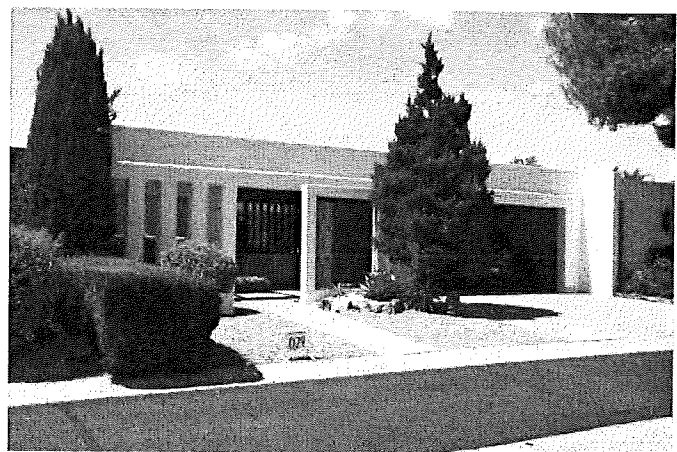
Guideline 4.3.c: Existing masonry columns and piers should not be altered or removed. There are two types of squared column in the community: a simple straight type with no cap or base (Type A and C), and a square column with a recessed base and cap (Type E). Where necessary, columns should be repaired or replaced according to the existing design of the model type. Column designs are specific to particular model types. Replacement or repair should replicate materials in size, shape, and workmanship.



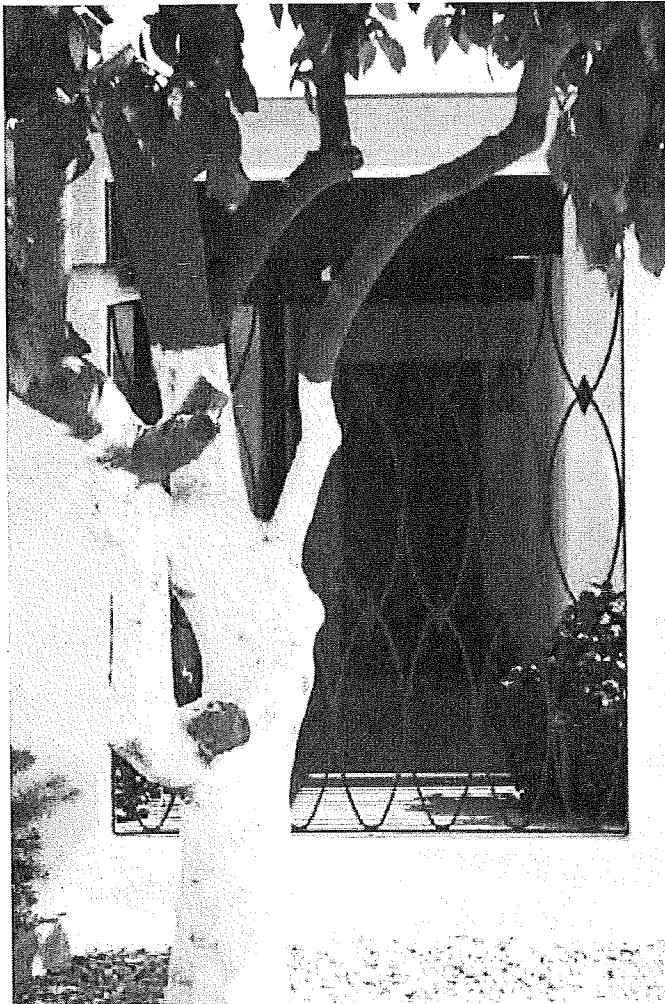
### 4.4 Exterior Architectural Features

Guideline 4.4.a: Preserve and maintain the appearance of decorative exterior wooden elements such as posts, beams, and rafters. These elements are generally darkly colored to contrast the near-white stucco walls. The exposed beams are common in many carports and as covers for entry walkways. They are prominently featured at the community building at the free standing main entry canopy. The size and color of the beams, posts and rafters are uniform; locations and occurrence vary dependent on model type. If damaged, these wooden elements should be replaced to match the existing in size, configuration, and detail.

Due to the original roof eave designs, some beam or joist ends have been exposed to the elements and may deteriorate. It is acceptable to add weather protection to these elements in the form of painted metal flashing over the tops of the beams. Such an addition is permitted provided the flashing has a simple profile and that it is painted to match the



beam color. Replacement of wooden beams with metal beams or wrapping of wood beams with metal sheeting is not appropriate. See additional discussion of flashing and water protection in the Roof section above.



## 4.5 Decorative Wall Accents – Exterior Tile/Wall Molding

Guideline 4.5.a: Preserve and maintain details of the exterior walls such as bump-outs, panels, insets, roof line coping and tile work. In general, exterior walls are unadorned except for these details that give the walls visual interest. Currently some facades have reserved tile decoration at the roof line, on planters, or on a partial front wall. The tile provides an accent without overshadowing the simplicity of the design. Occurrences of the tile are few; wherever it does occur, it should not be removed. Ornamentation may be added to the walls as long as it is not permanent, such as a sign or affixed artwork. The method of attachment should permit removal without damage to the walls.

## 4.6 Decorative Screening

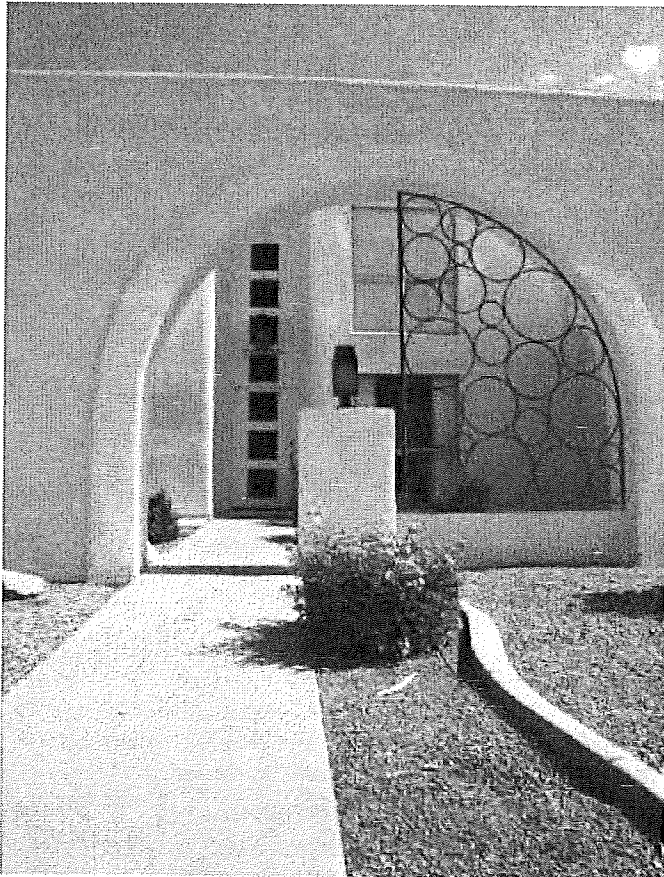
Guideline 4.6.a: Decorative screen work, as original unifying elements of the community, should not be removed or altered. In the community there are several types of screens:

- Metal/wood
- Metal infill in stucco wall
- Low stucco wall –vertical wood above
- Low and mid-height planters w/ stucco walls

The townhouses' design creates a sense of permeability to allow an indoor/outdoor connection with varying degrees of privacy. This is one of the significant unifying qualities of the community; one not specific to a concrete architectural physical element but accomplished in several different ways. This includes the use of low and partial walls, colonnaded walkways, and wood or metal screens. These elements allow for the circulation of air and for extended view for security, while delineating space and function. Where damaged, replacement decorative screens should replicate the original design and materials.

## 4.7 Decorative Insets

Guideline 4.7.a: preserve inset metal work details occurring on corner units. Decorative metal insets at the corner units are unique to these units and



help unify the streetscape. Where these have been removed in past alterations, installation of replica metalwork is encouraged.

Guideline 4.7.b: Avoid adding new design elements that detract from the cohesion of the original design or introduce competing design elements in the streetscape. Additional objects that are not part of the original design palette should not be added at the front yard or open carport areas. Exterior site elements such as statuary, trellis, and other built elements can be placed beyond carport screening (within courtyard/patio) or within the front courtyard if not visible from the street.

## 4.8 Entry Doors/Security/Screen Doors

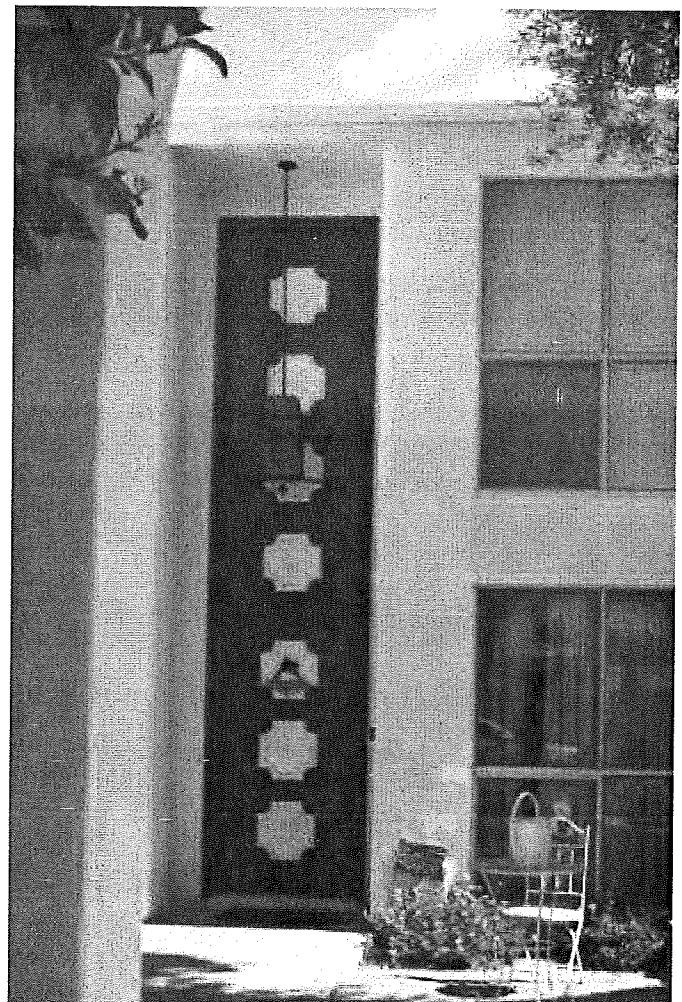
Guideline 4.8.a: Preserve or replicate original wood entry door designs. The original wood doors are decorative with raised or recessed multi-paneled wood doors.

In the case of the two-story townhouse, the two-story entry door/panel design is a particularly important feature. The door and above-door panel

are designed to appear as one continuous pattern. Replacement or repair of the door is permitted as long as it replicates the original and matches the panel above the door. The decorative raised elements on the doors and panels above door should not be removed.

The entry on the one-story townhouses is located beyond the carport. Both single and double wood doors are found; door designs vary. While exact duplication is not required given the lack of similarity, it is recommended where it is known that the door is original. Replacements should replicate the level of simplicity and style of the door if not the details. Replacement doors of an identifiable style other than Mid-Century Modern, such as Victorian or Craftsman, should not be used.

Guideline 4.8.b: If security screen doors are installed, they should be as transparent as possible, permitting a view of the entry door



particularly where a homeowner has an original carved wood door, and should be consistent with the design details of the home. Screen materials that present an opaque appearance, such as perforated sheet metal, should not be used. Original metalwork for the screen door, where one existed, matched that of the other decorative metal work on the home. Replacement or new metal work for a screen door should be fabricated with a pattern to match original metalwork used for the particular model type. Screen or security doors should be of dark colors of black or dark brown to minimize their visual impact.

## 4.9 Windows

Guideline 4.9.a: Original windows should be preserved and maintained; where they must be replaced due to damage, deterioration, or the need for energy efficiency improvements, new windows should be of the same material, pattern, and finish and glazed with glass with a clear and colorless appearance. The windows used in the development of Sands North were consistent throughout the community. A variety of types and

proportions were used, always rectangular, combining fixed lights with sliding vent panels. All appear to have been mill finish or clear anodized aluminum with single glazing. This was typical for builder construction in the 1960s and 1970s. About 15% of the units have had the windows replaced as of 2015. In most cases they have followed the original patterns or styles but in different finishes, such as white paint or dark/black anodizing; the replacements are a noticeable departure from original appearance, particularly the darker frames.

It is preferred to maintain the existing original windows. Despite the claims of many window manufacturers, the payback period of upgrading to double glazed/insulated windows can be 20 years or more and may not be worth the expense. If windows must be replaced, windows that are visible from the common areas should be replaced only with units that follow the original locations, shapes, patterns, material, and finish. Windows with divided light patterns (muntins) should not be used. New windows may be thermally improved aluminum incorporating a thermal break, of clear anodized finish, appear silver in color like the original windows, and have glass of neutral color. The glazing should have a clear appearance (not be tinted or colored) with a visual transmittance (VTR) of at least 65%.

## 4.10 Exterior Window Treatments

Guideline 4.10.a: The addition of exterior window treatments such as awnings and shutters is discouraged except in special circumstances such as for secondary south and west windows completely unprotected by overhangs or landscaping. Originally, none of the windows were provided with exterior shading or protection such as awnings, shade screens, hinged or rolling shutters. A small number of units have added these as a practical measure particularly on unprotected east, west, and south exposures.

Interior protection (draperies, blinds, or shutters) is preferred over an exterior addition. Exterior treatments should be used on secondary (side and rear) building elevations, with the exception of sunscreens.

Sunscreens may be added to windows. The preferred sunscreen fabric color is a light shade





blending with the exterior walls of the building; fabric color of beige, gray or black are acceptable. Sunscreen metal frames should match the aluminum color surrounding the windows. Avoid exterior blinds of solid material, such as wood, bamboo, or plastic.

Fabric awnings that are rectangular in shape and closely fitted to the window opening are an appropriate and reversible alteration. The color of the fabric should be off-white matching the standard wall color or dark brown matching the standard wood color; edges may be square or scalloped. Alterations that change the architectural statement or appear unduly utilitarian, such as applied decorative shutters and rigid rolling shutters, are considered inappropriate since these change the architectural character of the townhouse.

## 4.11 Other Exterior Decoration

Guideline 4.11.a: The style of the exterior elements, the house numbers and the exterior lighting should be of the same style or at least complementary in style and color. Overly detailed elements, even in the Mid-Century Modern style, should be avoided.

## 4.12 Exterior Lighting Fixtures

Guideline 4.12.a: Preserve and maintain original decorative lighting fixtures where possible; if replacement is required, new fixtures should match the style of existing and be coordinated with the details and finish of other exterior elements present on the home.

Most one-story townhouses have three wall-mounted exterior lights: one on the front façade at the

entry path; one on the interior of the carport, midway along the side wall; and one by the front door. These are predominantly wall-mounted although there are ceiling-mounted fixtures in some carports. In some cases, lights have been removed but remain pre-wired with a painted cover plate. Fixture style and complexity varies widely within the community but are always consistent within a single townhouse. Typically, the style of the lighting fixtures and the house numbers is also consistent within a single townhouse.

The two-story townhouses have three to five exterior lights visible from the street. These are predominately wall and ceiling mounted in the carport, but it is common to have an exterior pendant at the entry.

For replacement lighting, the color of the metal should be matte black or dark gray to match the original color palette of the lights. Brass or copper is typically not appropriate.

Decorative lighting fixtures should not be replaced with utilitarian security lighting. To avoid replacing original exterior lights for reasons of energy efficiency or bulb availability, LED replacement bulbs can be installed in the fixture. Security lighting may be added to supplement existing lighting for security. Additional lighting should be located as unobtrusively as possible, preferably hidden from street view.

Guideline 4.12.b: The addition of site/path lights along the walkways should be unobtrusive. New lights should maintain a low profile (under 24 inches) and have a finish in a dark neutral color, such as matte gray/black or dark brown, or darker rubbed bronze finish. No bright colors or metals (copper, brass, gold) should be used. Additionally, site/path lights should not introduce competing design elements; simple modern design or basic forms are preferred.

## 4.13 House Numbers

Guideline 4.13.a: House numbers should not be replaced unless they have been damaged or if in the future the numbering is changed; and if replaced, should reflect the type and style of the originals. Like the exterior lighting fixtures, by design there are a variety of house number styles present. These range from ceramic tile house



number plaques to metal letters of different styles and sizes. Typically, the style of the house numbers and the lighting fixtures is consistent within a single townhouse. The range of colors for the metal numbers is limited to brushed steel/aluminum, black or dark bronze. The ceramic tile house numbers – present in 25% of homes in 2015 – are plaques varying in detail, but often consistent with other tile detailing on the townhouse. The majority of the house number/number plaques are located on one side of the entry walkway on an available wall. Some townhouses have numbers/plaques above the carport opening. If numbers must be replaced, the new numbers should be consistent with the finish and style of other features on the townhouse such as the light fixtures.

## 4.14 Site

Guideline 4.14.a: The driveway, carport and entry walkway should remain exposed concrete between the curb and the building façade or entry portal.

If repairs or replacement are required in these areas due to damage or excessive cracking, concrete should be replaced or repaired replicating the general color and finish of the original. Concrete surfaces should not be tinted or painted.

Tile finish on concrete may be used only on the entry walkway from the house façade or portal to the main door. Tile should be solid color or homogenous pattern such as speckled or flashed that appears solid from street distance. Color shall be a light neutral color, grays or beiges to eliminate obvious visual transition from the original concrete.

Guideline 4.14.b: Limit the use of brick or stone pavers and other accent paving materials to inner front courtyards of the two-story homes and in semi-private courtyard areas. Limited use of pavers as borders or curbs, 12 inches or less in width, in front landscaped areas as part of a landscape design, is acceptable.

Guideline 4.14.c: Plantings should be arid, low-water-use plants characteristic of the site and should not obscure the architectural elements of the building facades. Front yards typically feature low water use landscaping, including cacti, low shrubs and a few trees.

Non-native deciduous trees, except for citrus or olive trees, and artificial flowers or plants are not considered appropriate.

Guideline 4.14.d: Any new or replaced ground cover should be of natural stone, neutral colors, graded  $\frac{3}{4}$ "-minus or  $\frac{1}{2}$ "-minus. Decomposed granite or gravel/stone ground cover is widely used across the community site. For most landscapes, the gravels are light to medium neutral in color and generally small size. White or non-neutral colored stone, dark brown volcanic-type stone, and artificially colored stone or gravel should be avoided. River rock or smaller smooth stones may be appropriate in gray or black tones as an accent ground cover but should not cover more than 50% of the front landscape visible from the street.

Turf is discouraged in the front yard area. If turf is to be used, it should cover 50% or less of the front yard landscape area and should be natural grass turf.

No hardscape, other than the original paving or its replacement, should be used in the front yard areas visible from the street. Any additional paving shall be confined to front courtyards or any courtyard/patio beyond the front walls of the townhouse.

Guideline 4.14.e: Preserve and maintain the small planters integrated with portions of the stucco front walls in the façade design of some homes. Some planters are delineated by small curbs or low walls at the front of the townhouses. Additional free-standing plant pots may be used at concrete walkways and entries.

Guideline 4.14.f: Fencing should not be added at the street sides of properties except for the back yards of corner units. Front-yard property boundaries are typically delineated at ground level through changes in material or concrete/tile paving or a low single-brick row. In some cases there is no visual distinction in the landscaping at the property line. End lots and corner lots are the exception; they have undecorated low stucco walls. There are additional walls at the rear of these corner units to conceal the rear yard area.

## Design Guidelines - Summary Table

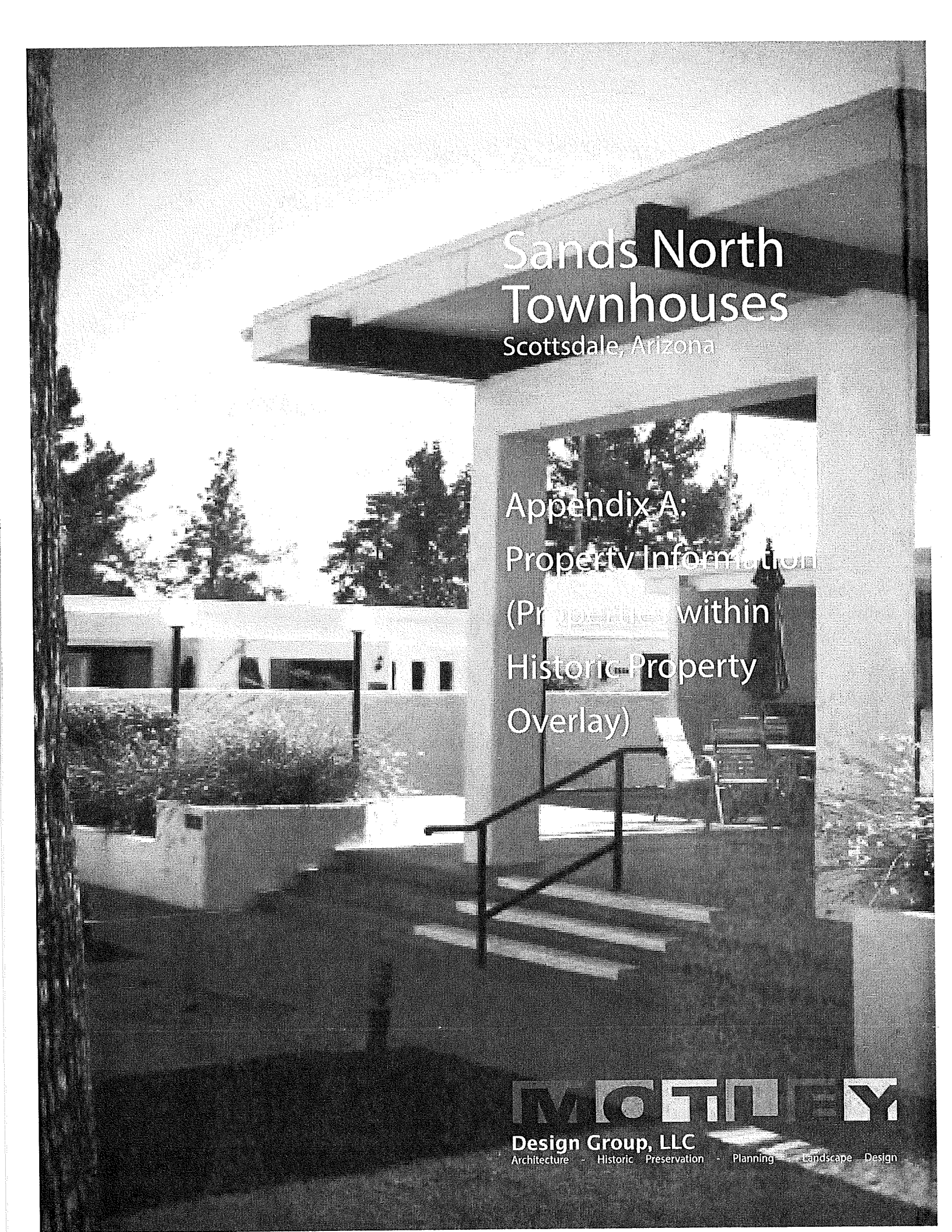
|                                 |                                                                  | Permitted                                                                                                                                                                                                              | Not Permitted                                                                                                                         |
|---------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| General Building Shape/Form     | Carport                                                          | Side storage - New construction or removal of existing, sand stucco and painted to match house                                                                                                                         | Infill or enclosure of carport                                                                                                        |
|                                 | Additions                                                        | Changes or additions to rear elevation                                                                                                                                                                                 | Changes or additions to front or side elevations                                                                                      |
|                                 | Roof                                                             | General repairs and replacement. Removal or infilling of skylights. Addition of roof equipment screening of 30 inches in height on rear area of building. Extension of roofing/deck to protect carport beam structure. | Additions, removal or infilling of apertures (unglazed openings)                                                                      |
|                                 | Exterior Walls                                                   | Replacement or repair of exterior wall in kind. New or altered openings on rear wall.                                                                                                                                  | Additions to exterior walls. New or altered openings in exterior walls on front and sides. Removal of existing walls or partial walls |
| Exterior Architectural Features | Wood Beams, Rafters Posts                                        | Replace with same or repair                                                                                                                                                                                            | Removal or replacement with different. Complete or partial concealment of original exposed elements                                   |
|                                 | Wall Accents – Tile                                              | Repair of original tile surfaces with same or reproduction to match original                                                                                                                                           | Removal of original tile                                                                                                              |
|                                 | Wall Accents – Stucco Features                                   | Repair of original stucco features                                                                                                                                                                                     | Removal of any original stucco feature                                                                                                |
|                                 | Decorative Screens (Wood, Metal) Wrought Iron Metal Insets/Gates | Repair/ replacement to match original. Installation of missing metal or wood with matching.                                                                                                                            | Removal of original. Replacement with different design or type.                                                                       |
|                                 | Entry Doors                                                      | Repair or replacement with replica                                                                                                                                                                                     | Removal and replacement with inappropriate style                                                                                      |
|                                 | Screen Doors                                                     | Repair or replacement: Installation of doors matching decorative black metal work on the home. Use black or dark brown                                                                                                 | Removal of an original screen door matching other metalwork. Installation of doors of light color or opaque appearance.               |

|                                        |                   | Permitted                                                                                                                                                                                                               | Not Permitted                                                                                                                                                                                                                      |
|----------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Architectural Features, cont. | Windows           | Replacement to match existing patterns, of approved type. New or infilled window openings on rear elevation. Awnings on unprotected side elevation windows. Sunscreens.                                                 | Additional windows added to the front or side elevations. Infilling front or side window openings. Replacement with unapproved window type. Installation of shutters and exterior rolling shades. Wood or plastic exterior blinds. |
| Exterior Decoration                    | Lights            | Maintain and repair original light fixtures. Replace only when unrepairable, replace with similar style and finish. Installing unobtrusive site/ path lighting. Installing supplemental, unobtrusive security lighting. | Replacement of original lighting fixtures when avoidable. Replacement with different styles or finishes or with security lighting. Installation of security lighting fixtures visible from other properties.                       |
|                                        | House Numbering   | Maintain original. Replace only when unavoidable, with approved style, size and color.                                                                                                                                  | Replacement with inappropriate size, color or style.                                                                                                                                                                               |
| Site                                   | Driveway/Entryway | Repairs or replacement of damaged front concrete walks and driveways in kind. Addition of unobtrusive tile to entry walk behind building façade.                                                                        | Replacement or covering of concrete in driveway, carport or entry walkway with other material                                                                                                                                      |
|                                        | Courtyards        | Adding paving, plantings and statuary of owners selection.                                                                                                                                                              | Infill or enclosure                                                                                                                                                                                                                |
|                                        | Landscaping       | Desert landscaping with neutral gravel/stone and arid desert plantings. Gray/black stone as accent.                                                                                                                     | White gravel, non-neutral colored gravel. More than 50% turf ground cover; artificial turf. Non-native deciduous trees, artificial plants/ flowers.                                                                                |
|                                        | Hardscaping       | Paving in courtyards, patios or rear yards, of any desired material.                                                                                                                                                    | Paving such as brick or pavers in front landscape areas other than landscape curbs or strips.                                                                                                                                      |
|                                        | Fencing/Curbs     | Repairs or replacement of existing low walls. Fences at side yards of corner/end properties that maintain common community palette.                                                                                     | Removal of original low walls/ fences. Adding low walls or fences around or between properties' front yards. Addition of opening or gate on rear property wall.                                                                    |





## Sands North Townhouses Historic District



# Sands North Townhouses

Scottsdale, Arizona

Appendix A:  
Property Information  
(Properties within  
Historic Property  
Overlay)

**MCTILLEY**

Design Group, LLC

Architecture - Historic Preservation - Planning - Landscape Design

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# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 3 Address: 7302 E Joshua Tree Lane

House Model Type (assigned in 2015): A3

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-007

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 3 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS

 Describe how the property has been used over time, beginning with the original use:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest





# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 3 Address: 7302 E Joshua Tree Lane

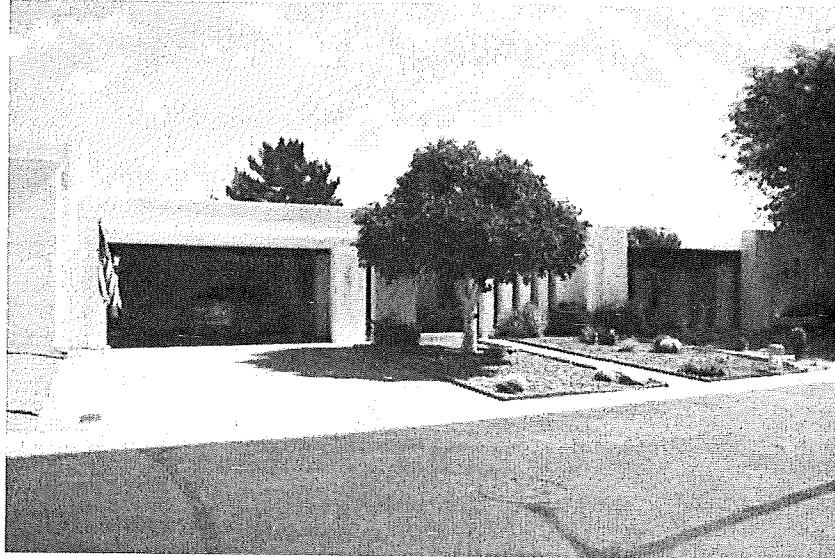
House Model Type (assigned in 2015): A3

## PHOTO INFORMATION

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View: **Northeast**

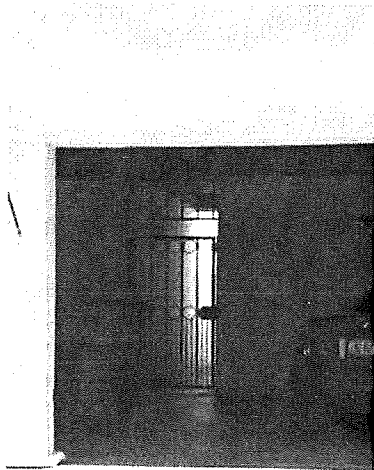
(looking towards)



Date: **2015**

View: **North**

(looking towards)



Date: **2015**

View: **North**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 4 Address: 7250 E Joshua Tree Lane

House Model Type (assigned in 2015): B4

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-008

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 4 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use:

Uses: Single-family residential

Sources:     

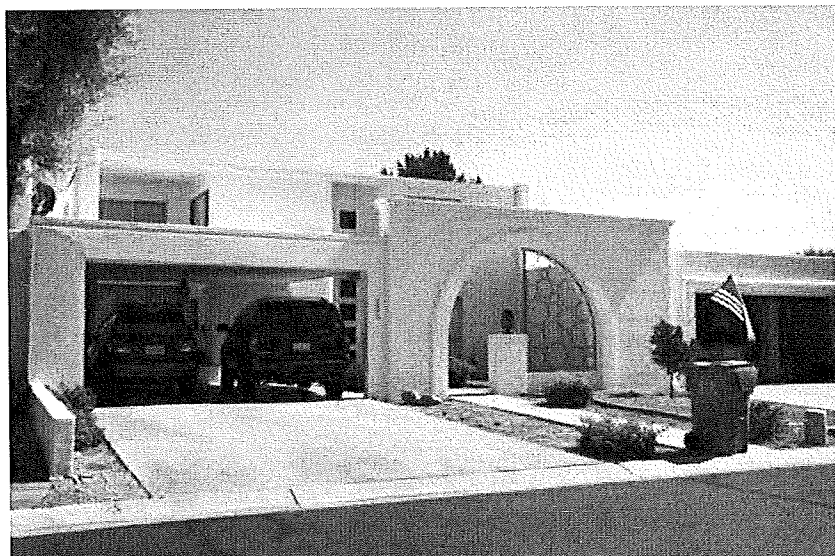
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 4 Address: 7250 E Joshua Tree Lane

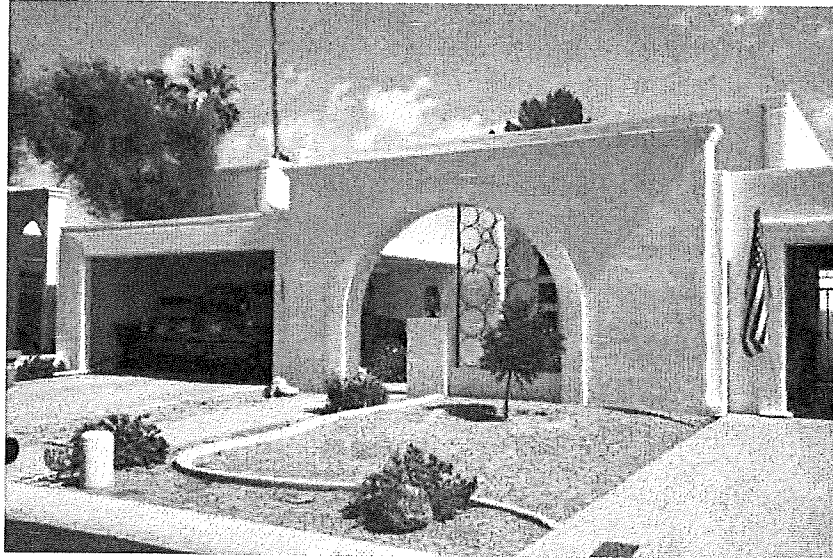
House Model Type (assigned in 2015): B4

## PHOTO INFORMATION

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View: **Northwest**

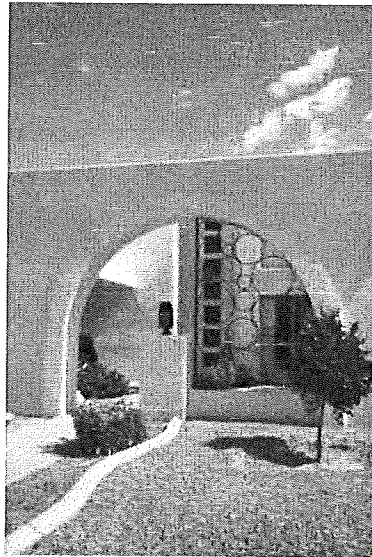
(looking towards)



Date: **2015**

View: **North**

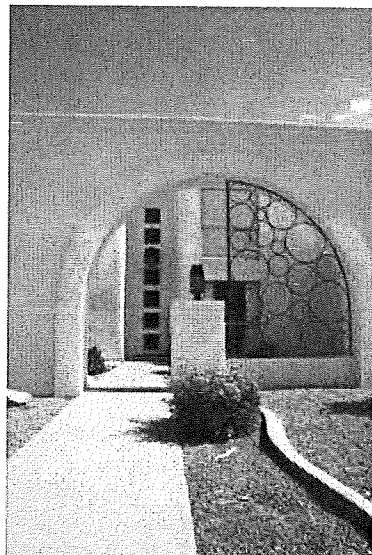
(looking towards)



Date: **2015**

View: **North**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 6 Address: 7242 E Joshua Tree Lane

House Model Type (assigned in 2015): B2

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-010

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 6 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

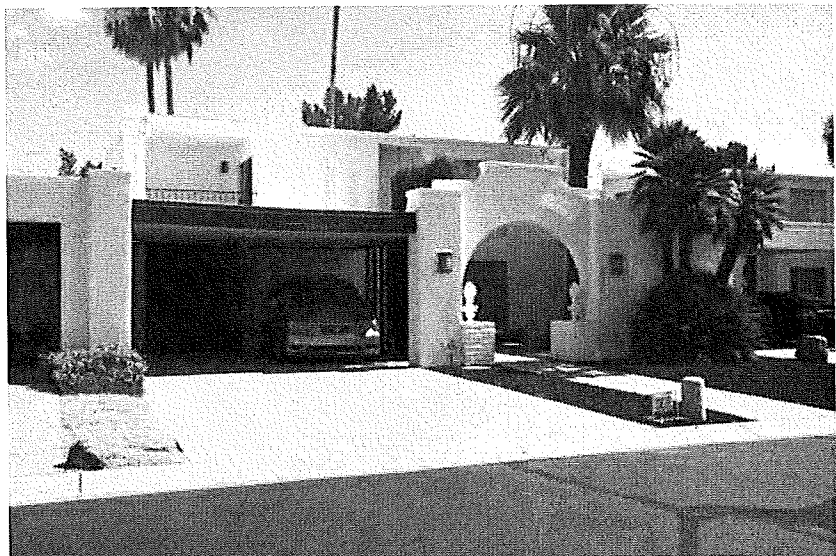
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast





# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 6 Address: 7242 E Joshua Tree Lane

House Model Type (assigned in 2015): B2

## PHOTO INFORMATION

Date: **2015**

View: **Northwest**

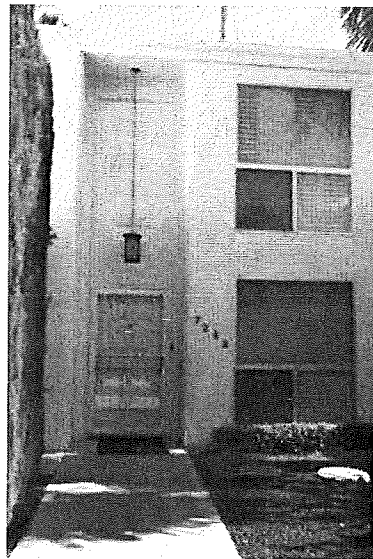
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Date: **2015**

View: **North**

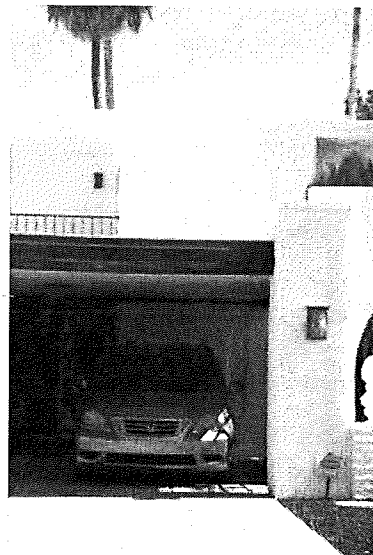
(looking towards)



Date: **2015**

View: **North**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 8 Address: 7234 E Joshua Tree Lane

House Model Type (assigned in 2015): A2

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-012

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 8 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

- ☒ **GOOD** (well maintained; no serious problems apparent)
- ☐ **FAIR** (some problems apparent     )
- ☐ **POOR** (major prob.; imminent threat)
- ☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

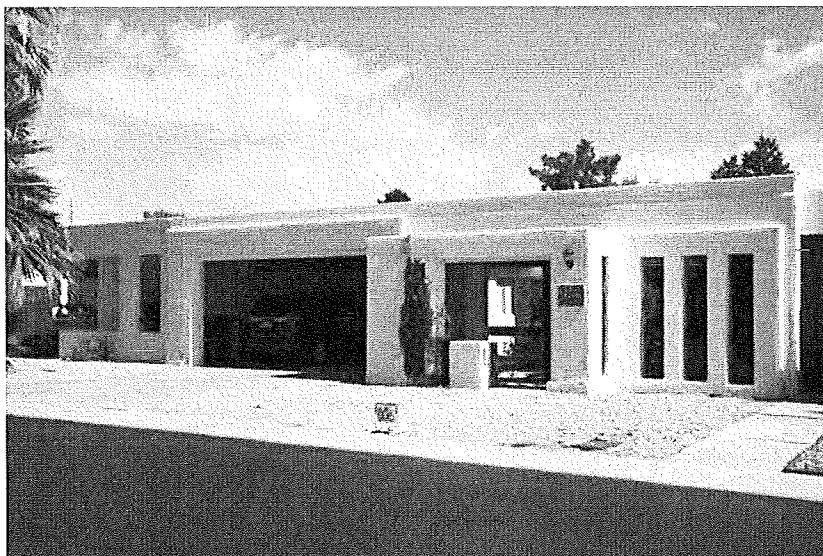
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 8 Address: 7234 E Joshua Tree Lane

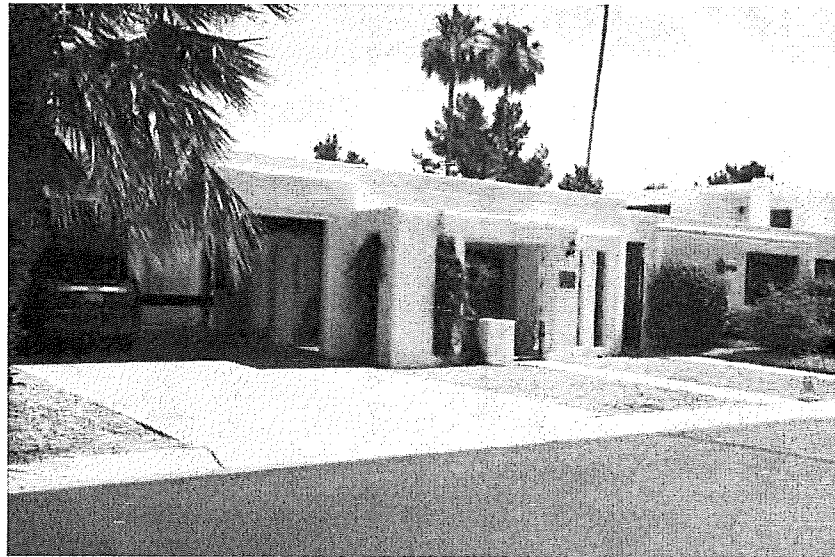
House Model Type (assigned in 2015): A2

## PHOTO INFORMATION

Date: **2015**

View: **Northeast**

(looking towards)



Date: **2015**

View: **North**

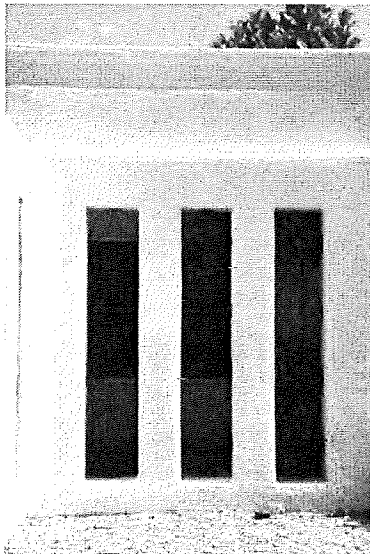
(looking towards)



Date: **2015**

View: **North**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 9 Address: 7230 E Joshua Tree Lane

House Model Type (assigned in 2015): C3

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-013

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 9 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast





# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 9 Address: 7230 E Joshua Tree Lane

---

House Model Type (assigned in 2015): C3

## **PHOTO INFORMATION**

Date: **2015**

View: **Northwest**

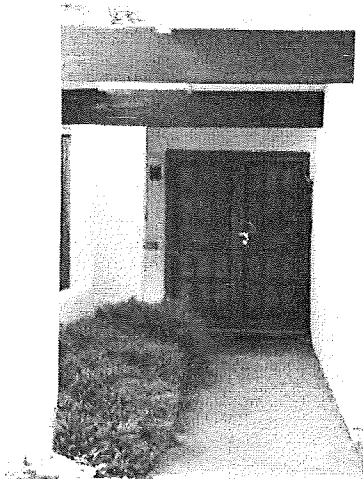
(looking towards)



Date: **2015**

View: **North**

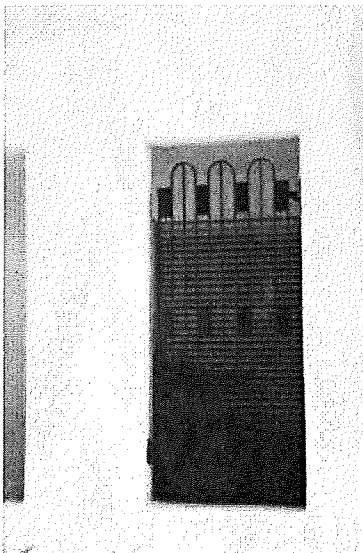
(looking towards)



Date: **2015**

View: **North**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 14 Address: 6830 N 72nd Place

House Model Type (assigned in 2015): CI

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-018

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 14 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

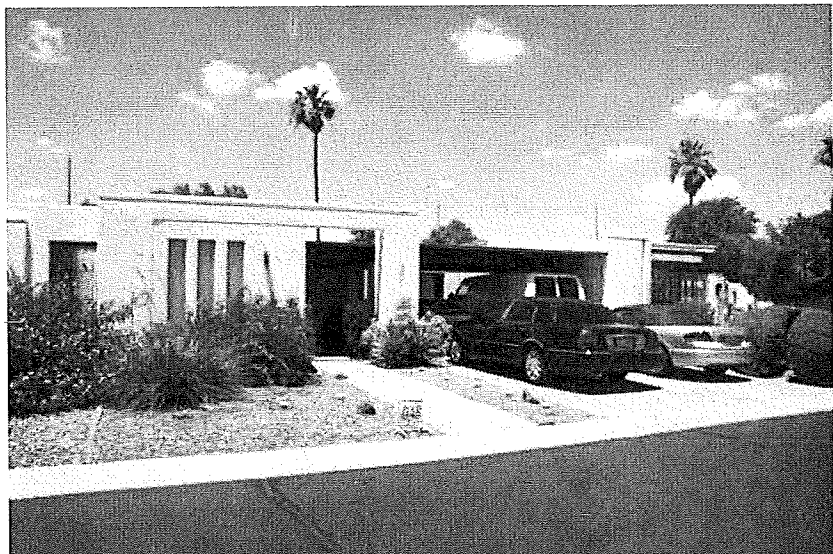
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 14 Address: 6830 N 72nd Place

House Model Type (assigned in 2015): CI

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)



Date: **2015**

View: **West**

(looking towards)



Date:

View:

(looking towards)

# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 15 Address: 6826 N 72nd Place

House Model Type (assigned in 2015): D2

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-019

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 15 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: **15** Address: **6826 N 72nd Place**

House Model Type (assigned in 2015): **D2**

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)



Date: **2015**

View: **West**

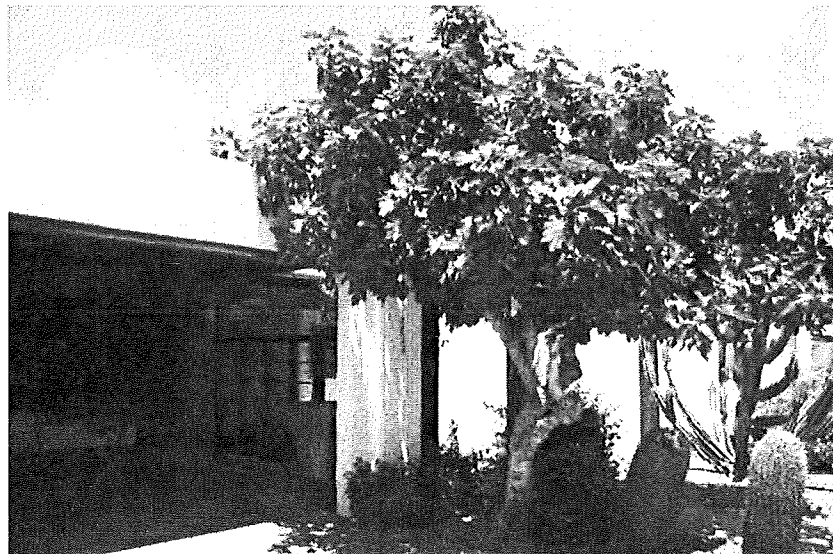
(looking towards)



Date: **2015**

View: **Northwest**

(looking towards)





# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 19 Address: 6810 N 72nd Place

House Model Type (assigned in 2015): A2

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-023

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 19 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 19 Address: 6810 N 72nd Place

House Model Type (assigned in 2015): A2

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

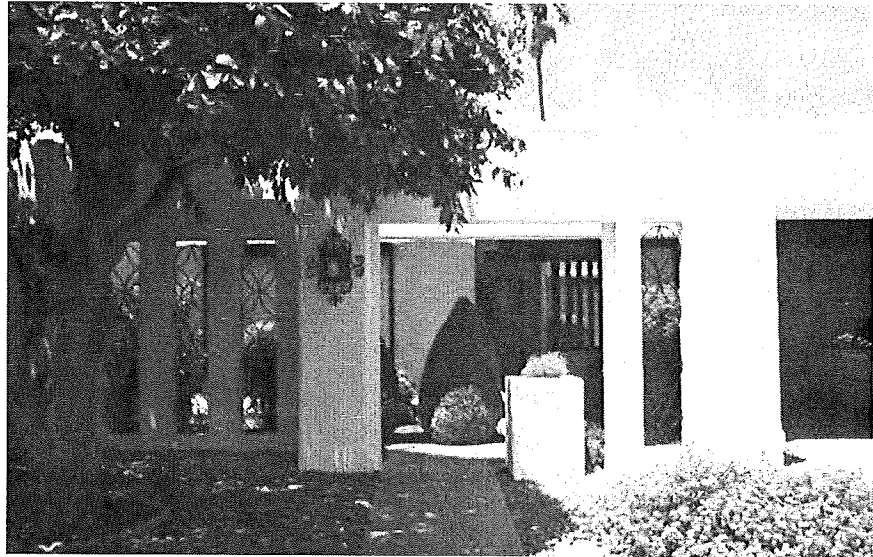
(looking towards)



Date: **2015**

View: **West**

(looking towards)



Date:

View:

(looking towards)

# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 22 Address: 7231 E Cactus Wren Road

House Model Type (assigned in 2015): E

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-026

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 22 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 22 Address: 7231 E Cactus Wren Road

House Model Type (assigned in 2015): E

## **PHOTO INFORMATION**

Date: **2015**

View: **Southeast**

(looking towards)



Date: **2015**

View: **Southwest**

(looking towards)



Date: **2015**

View: **South**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 23 Address: 7235 E Cactus Wren Road

House Model Type (assigned in 2015): AI

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-027

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 23 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast





# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 23 Address: 7235 E Cactus Wren Road

House Model Type (assigned in 2015): AI

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)



Date: **2015**

View: **South**

(looking towards)



Date: **2015**

View: **South**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 24 Address: 7239 E Cactus Wren Road

House Model Type (assigned in 2015): D3

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-028

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 24 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent)

☐ **POOR** (major prob.; imminent threat)

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

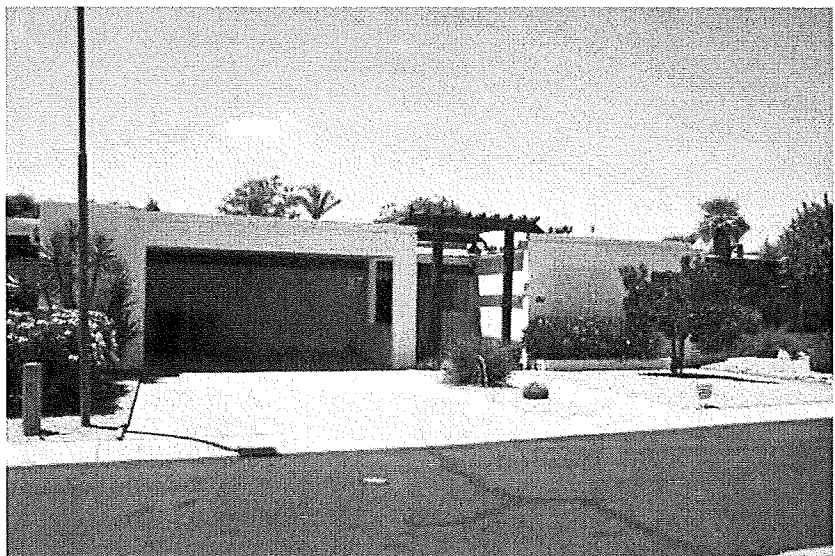
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 24 Address: 7239 E Cactus Wren Road

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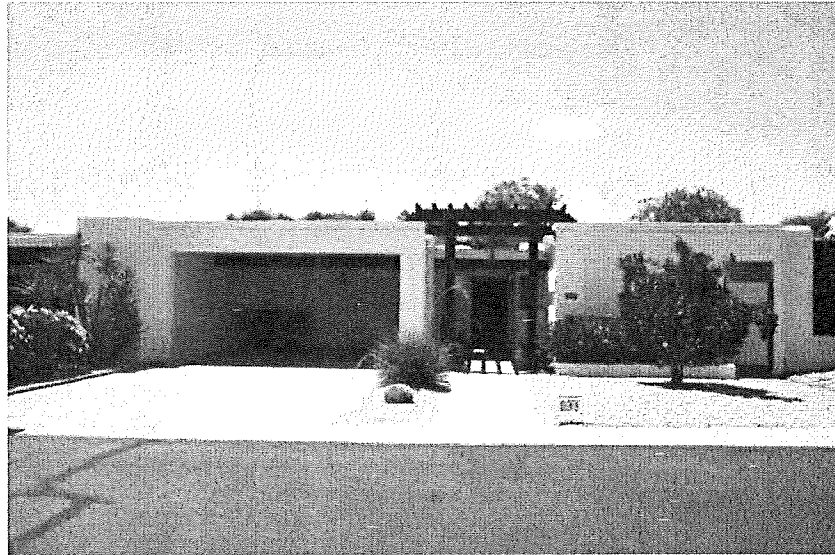
House Model Type (assigned in 2015): D3

## PHOTO INFORMATION

Date: **2015**

View: **South**

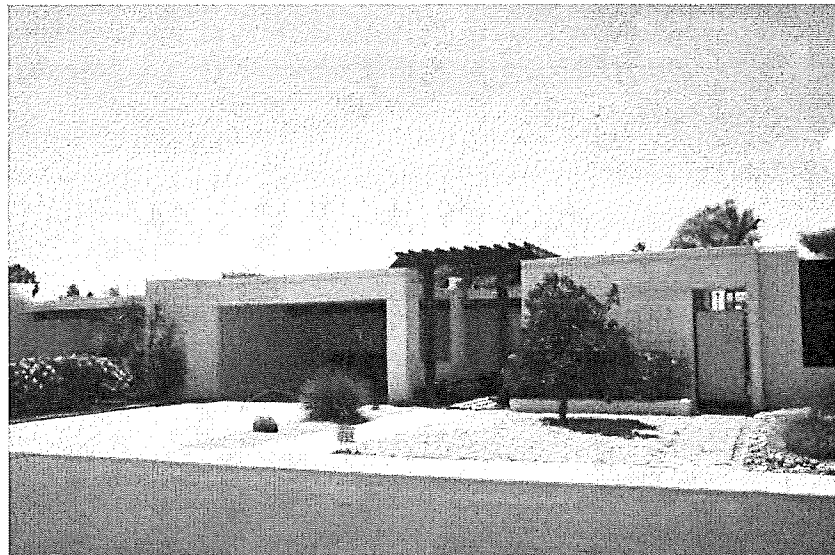
(looking towards)



Date: **2015**

View: **Southeast**

(looking towards)



Date:

View:

(looking towards)

# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 27 Address: 7251 E Cactus Wren Road

House Model Type (assigned in 2015): C2

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-031

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 27 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent)

☐ **POOR** (major prob.; imminent threat)

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

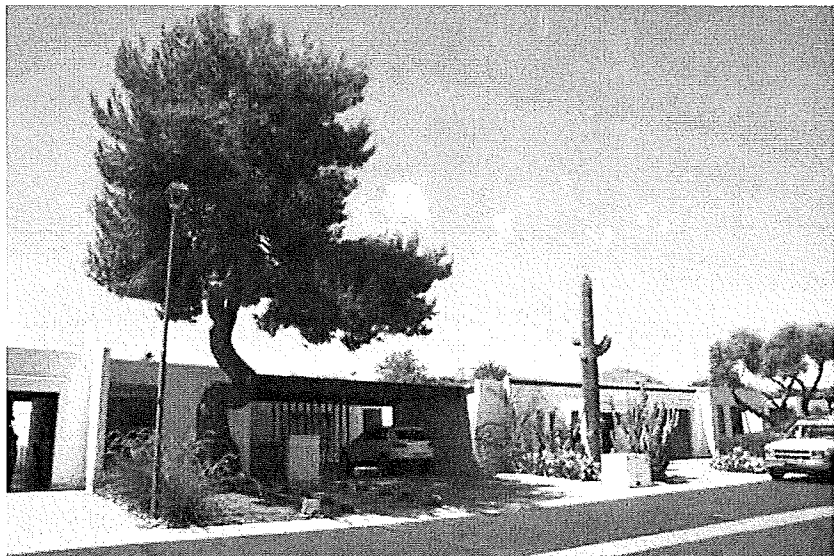
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 27 Address: 7251 E Cactus Wren Road

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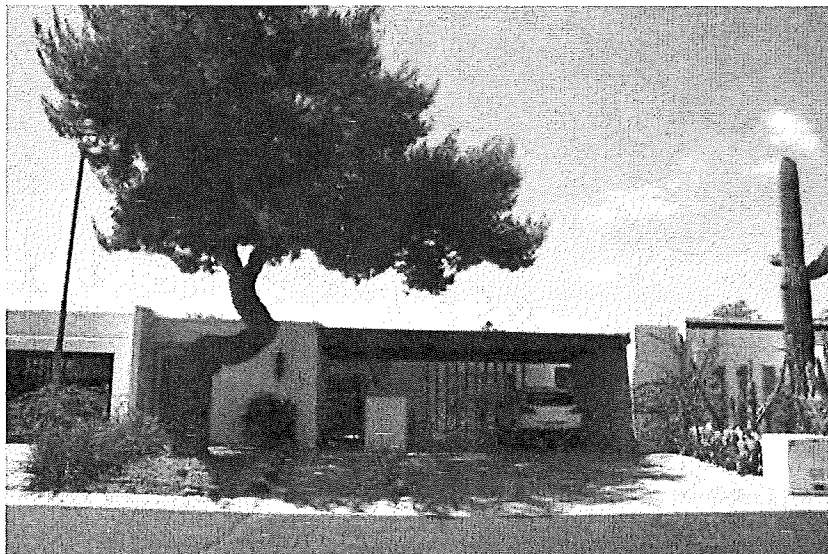
House Model Type (assigned in 2015): C2

## PHOTO INFORMATION

Date: **2015**

View: **South**

(looking towards)



Date: **2015**

View: **Southeast**

(looking towards)



Date: **2015**

View: **South**

(looking towards)





# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 28 Address: 7301 E Cactus Wren Road

House Model Type (assigned in 2015): A3

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-032

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 28 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS

 Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

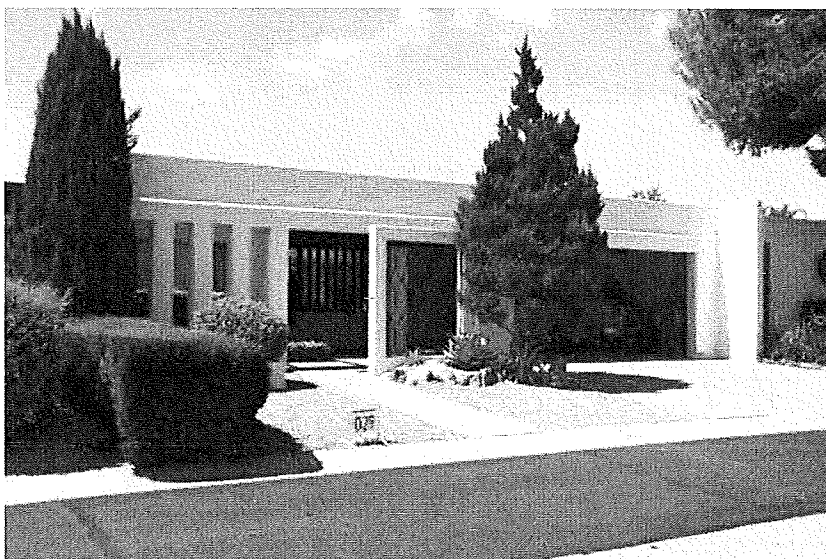
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 28 Address: 7301 E Cactus Wren Road

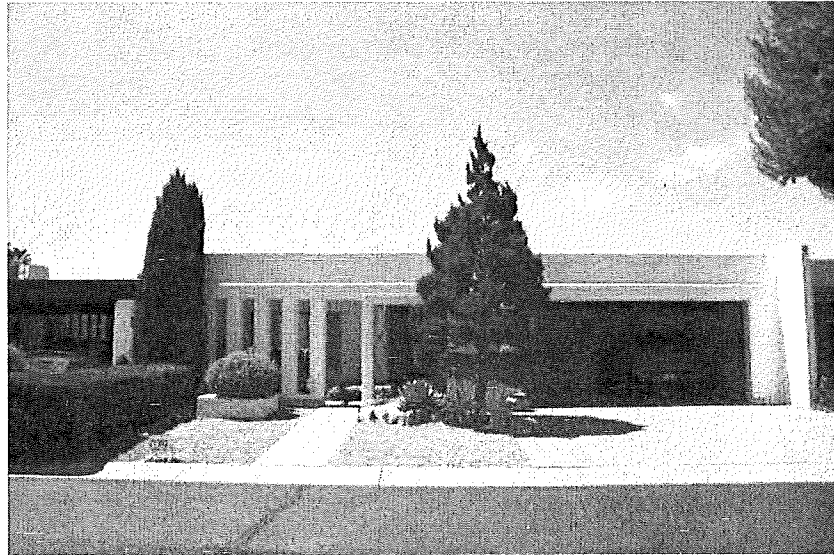
House Model Type (assigned in 2015): A3

## PHOTO INFORMATION

Date: **2015**

View: **South**

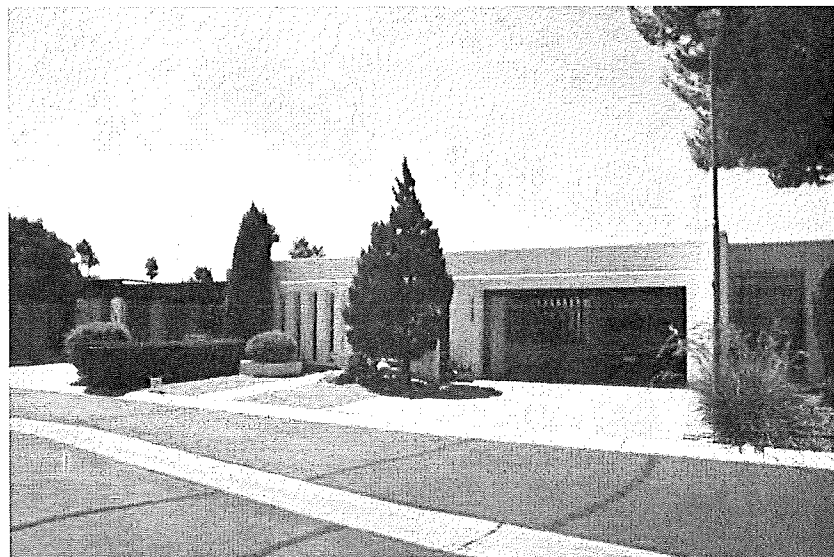
(looking towards)



Date: **2015**

View: **Southeast**

(looking towards)



Date: **2015**

View: **South**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 29 Address: 7305 E Cactus Wren Road

House Model Type (assigned in 2015): E

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-033

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 29 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

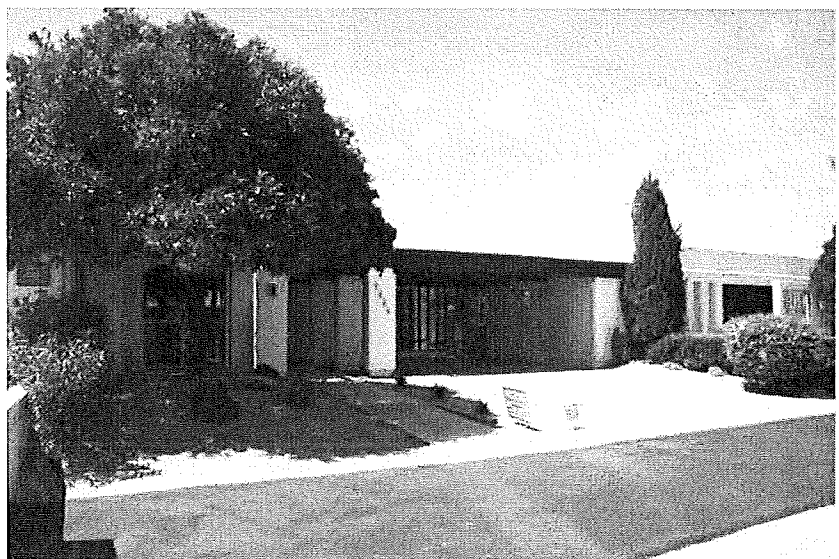
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 29 Address: 7305 E Cactus Wren Road

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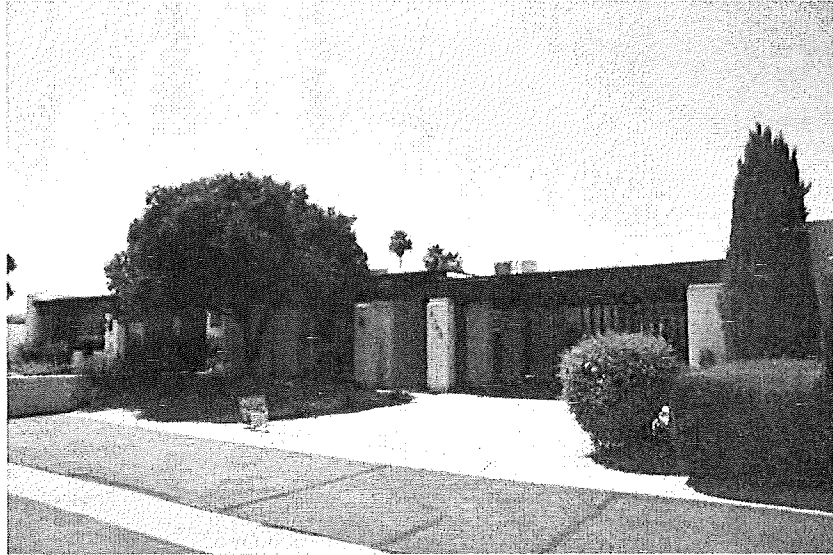
House Model Type (assigned in 2015): E

## PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)



Date: **2015**

View: **South**

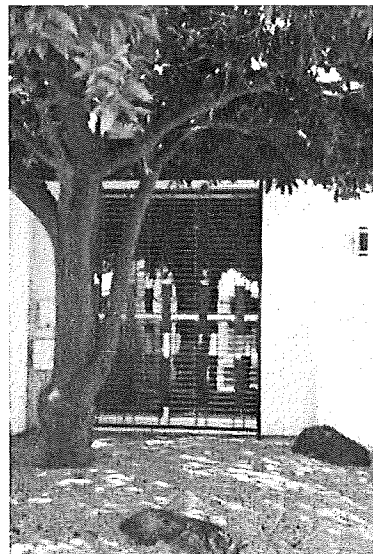
(looking towards)



Date: **2015**

View: **South**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 30 Address: 7309 E Cactus Wren Road

House Model Type (assigned in 2015): AI

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-034

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 30 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

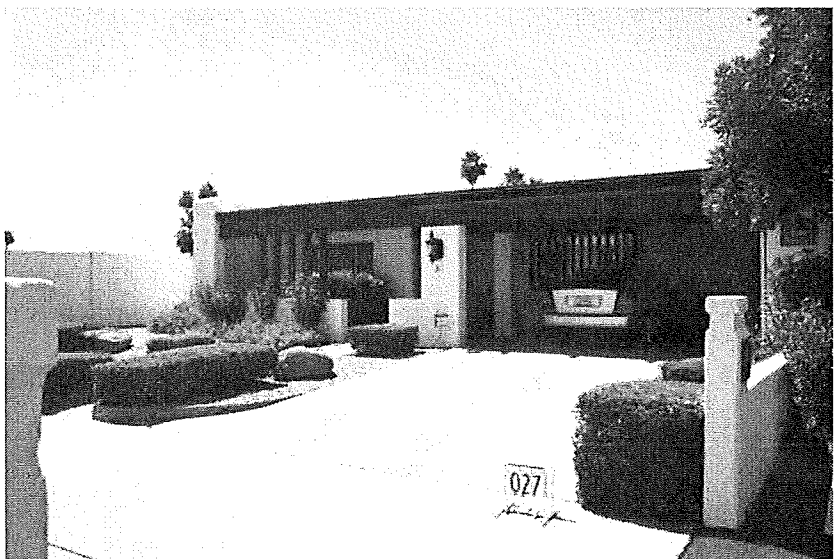
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast





# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 30 Address: 7309 E Cactus Wren Road

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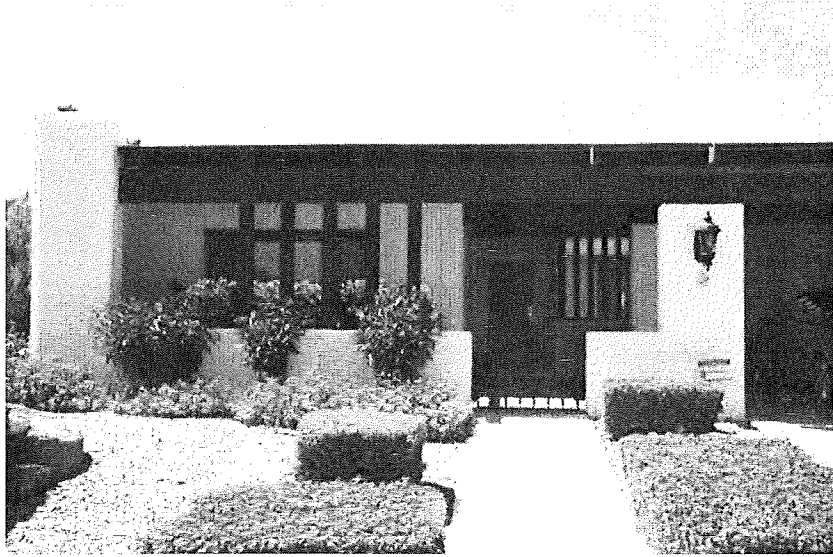
House Model Type (assigned in 2015): AI

## PHOTO INFORMATION

Date: **2015**

View: **South**

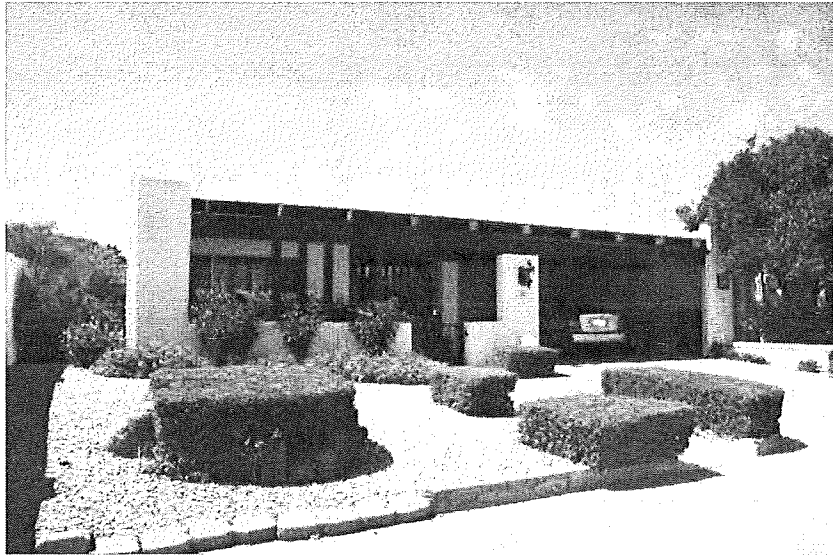
(looking towards)



Date: **2015**

View: **Southwest**

(looking towards)



Date:

View:

(looking towards)

# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 31 Address: 6811 N 73rd Street

House Model Type (assigned in 2015): E

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-035

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 31 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 31 Address: 6811 N 73rd Street

House Model Type (assigned in 2015): E

## PHOTO INFORMATION

Date: **2015**

View: **Southeast**

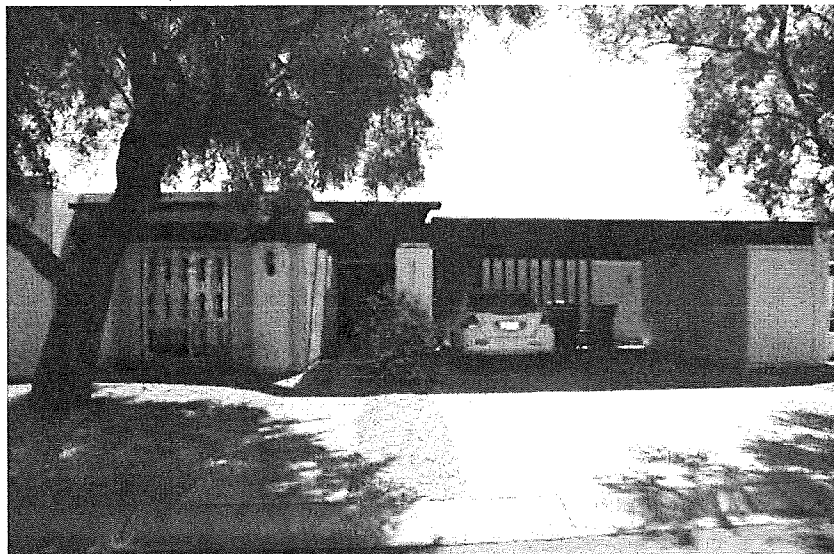
(looking towards)



Date: **2015**

View: **East**

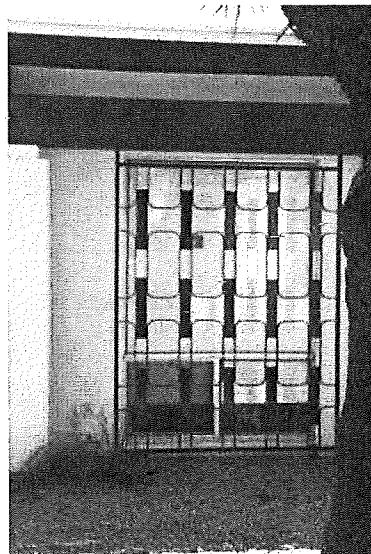
(looking towards)



Date: **2015**

View: **East**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 32 Address: 6815 N 73rd Street

House Model Type (assigned in 2015): A2

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-036

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 32 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

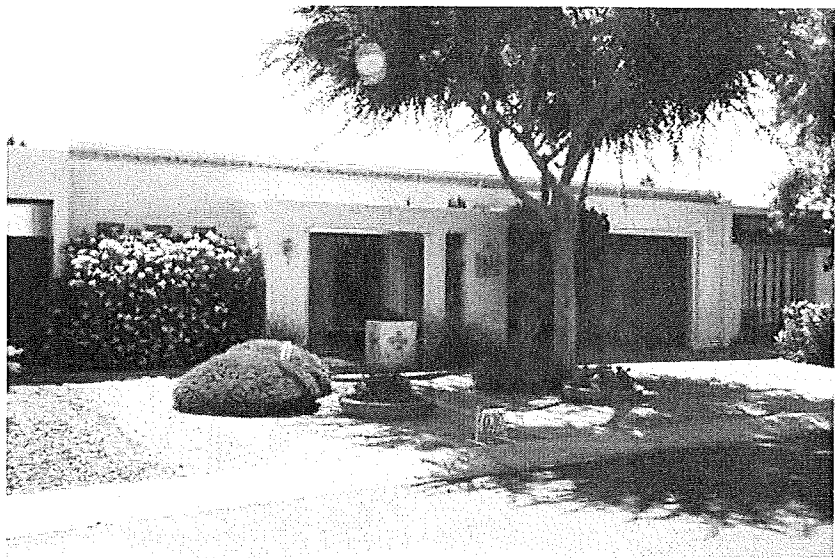
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 32 Address: 6815 N 73rd Street

House Model Type (assigned in 2015): A2

## PHOTO INFORMATION

Date: **2015**

View: **Northeast**

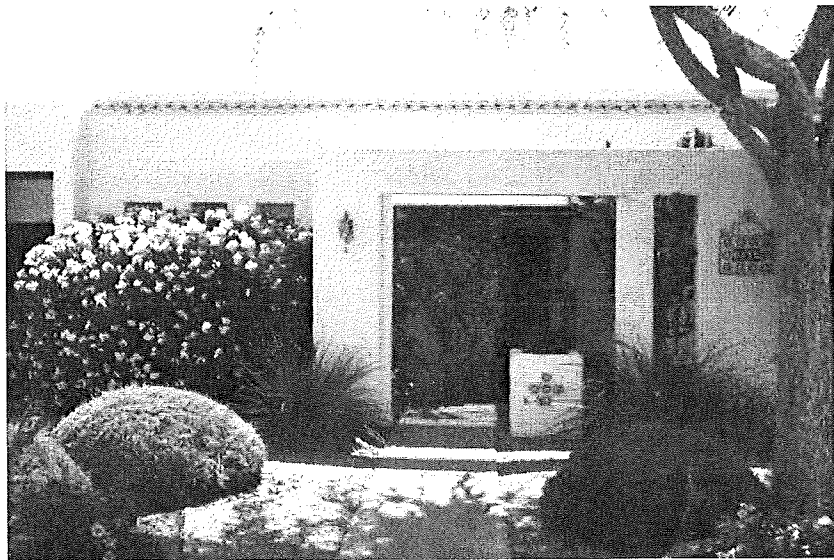
(looking towards)



Date: **2015**

View: **East**

(looking towards)



Date:

View:

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 35 Address: 6827 N 73rd Street

House Model Type (assigned in 2015): B2

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-039

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 35 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 35 Address: 6827 N 73rd Street

House Model Type (assigned in 2015): B2

## PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)



Date: **2015**

View: **East**

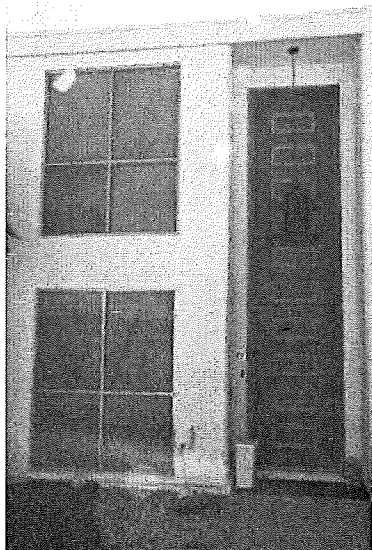
(looking towards)



Date: **2015**

View: **East**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 36 Address: 6831 N 73rd Street

House Model Type (assigned in 2015): B3

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-040

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 36 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ GOOD (well maintained; no serious problems apparent

☐ FAIR (some problems apparent     

☐ POOR (major prob.; imminent threat)     

☐ RUIN / Uninhabitable     

## USES / FUNCTIONS

 Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

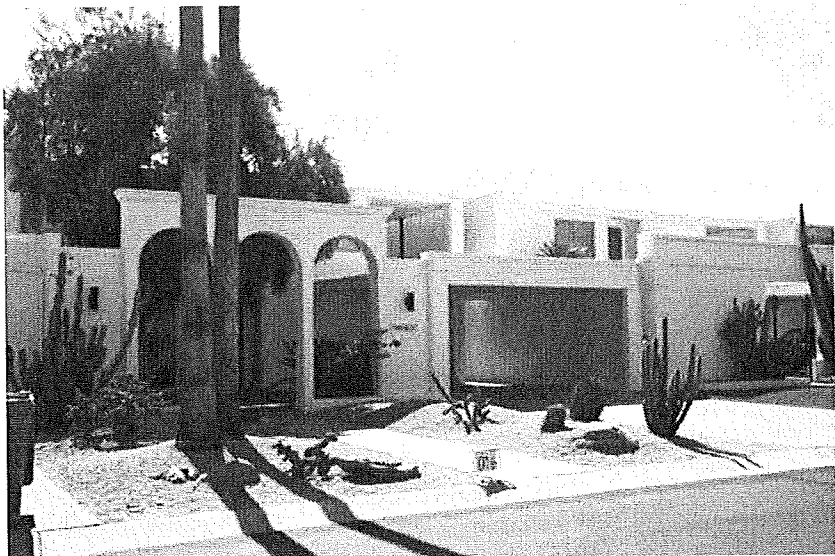
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 36 Address: 6831 N 73rd Street

House Model Type (assigned in 2015): B3

## PHOTO INFORMATION

Date: **2015**

View: **Northeast**

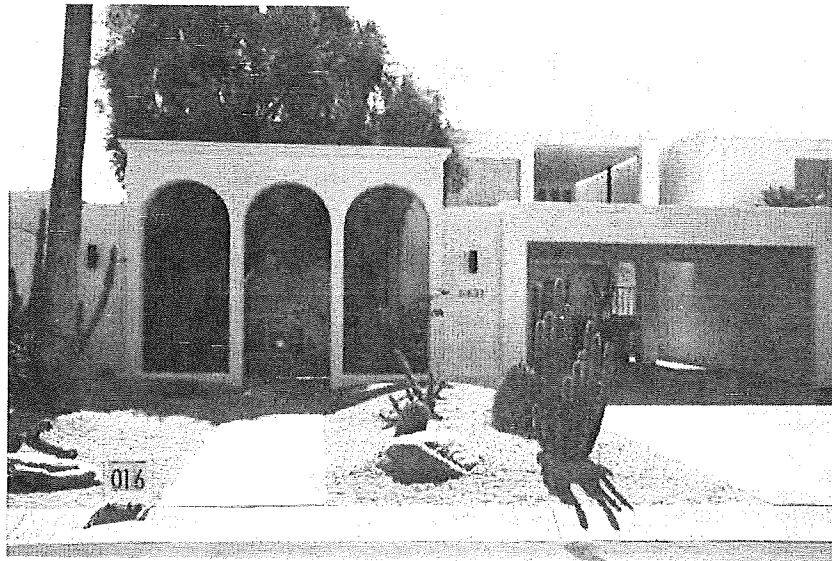
(looking towards)



Date: **2015**

View: **East**

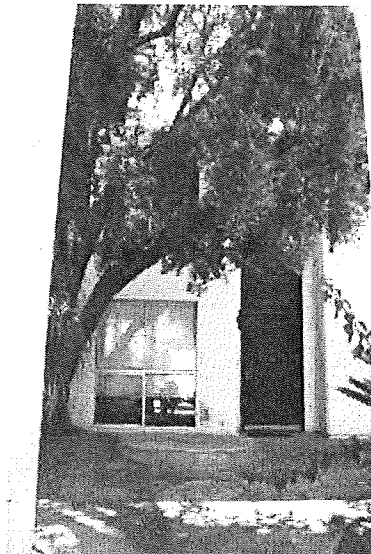
(looking towards)



Date: **2015**

View: **East**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 37 Address: 6835 N 73rd Street

House Model Type (assigned in 2015): AI

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-041

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 37 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**     

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast





# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 37 Address: 6835 N 73rd Street

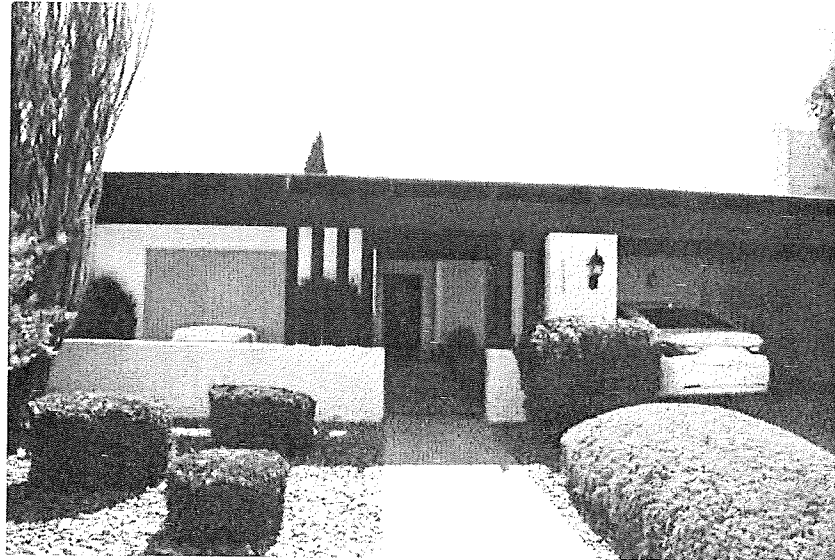
House Model Type (assigned in 2015): AI

## PHOTO INFORMATION

Date: **2015**

View: **East**

(looking towards)



Date: **2015**

View: **Northeast**

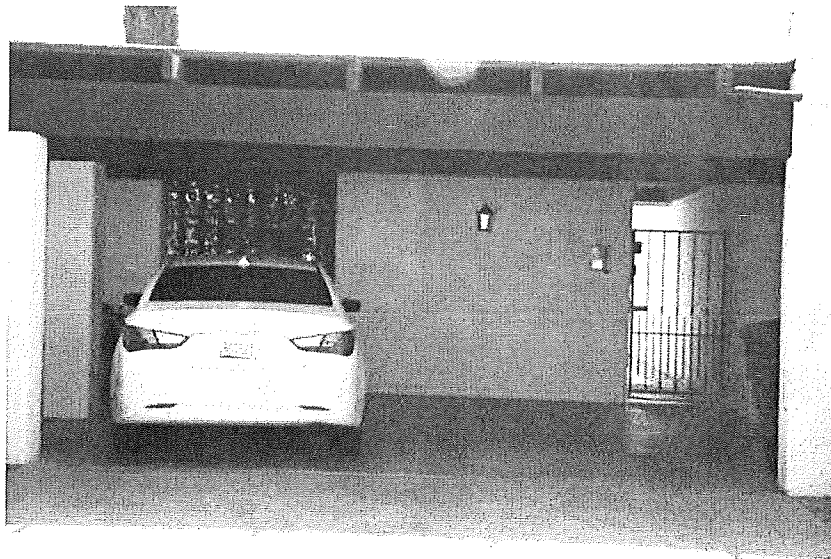
(looking towards)



Date: **2015**

View: **East**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 39 Address: 7249 E Joshua Tree Lane

House Model Type (assigned in 2015): 39\*

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-043

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 39 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ GOOD (well maintained; no serious problems apparent

☐ FAIR (some problems apparent     

☐ POOR (major prob.; imminent threat)     

☐ RUIN / Uninhabitable

## USES / FUNCTIONS

 Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 39 Address: 7249 E Joshua Tree Lane

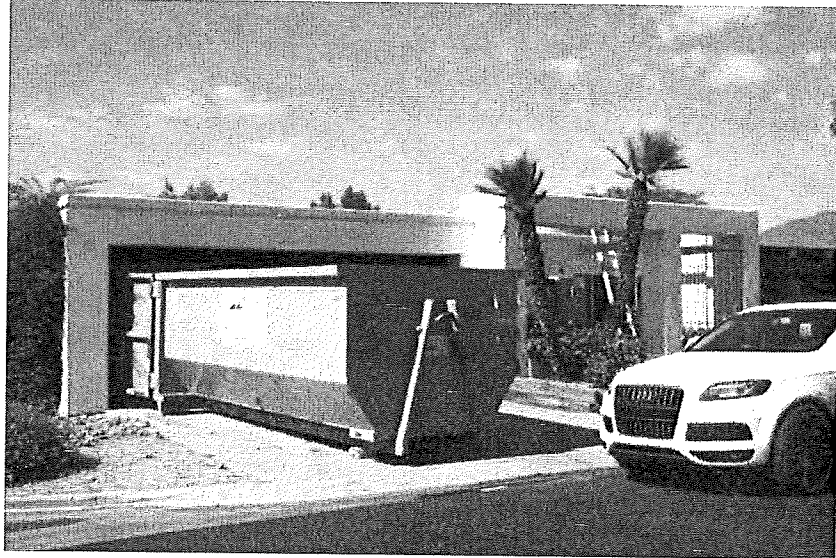
House Model Type (assigned in 2015): 39\*

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)



Date:

View:

(looking towards)

Date:

View:

(looking towards)

# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 40 Address: 7245 E Joshua Tree Lane

House Model Type (assigned in 2015): AI

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-044

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 40 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ GOOD (well maintained; no serious problems apparent

☐ FAIR (some problems apparent     

☐ POOR (major prob.; imminent threat)     

☐ RUIN / Uninhabitable     

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

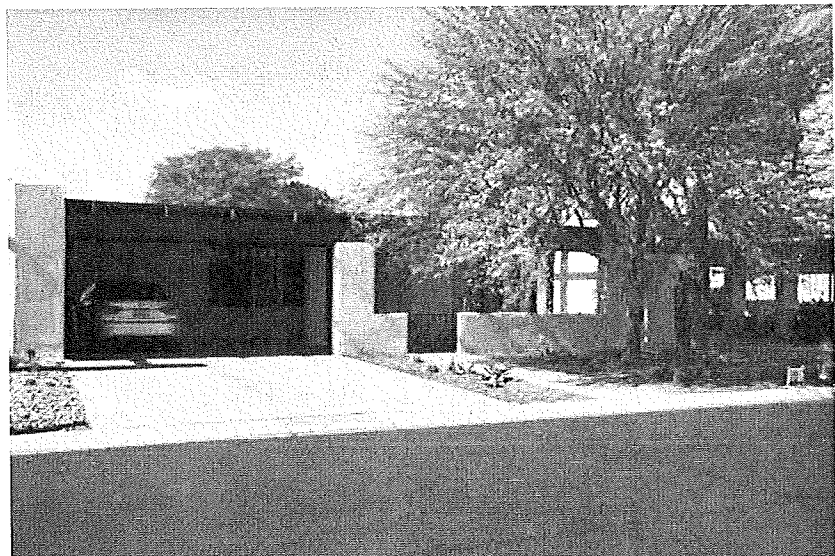
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 40 Address: 7245 E Joshua Tree Lane

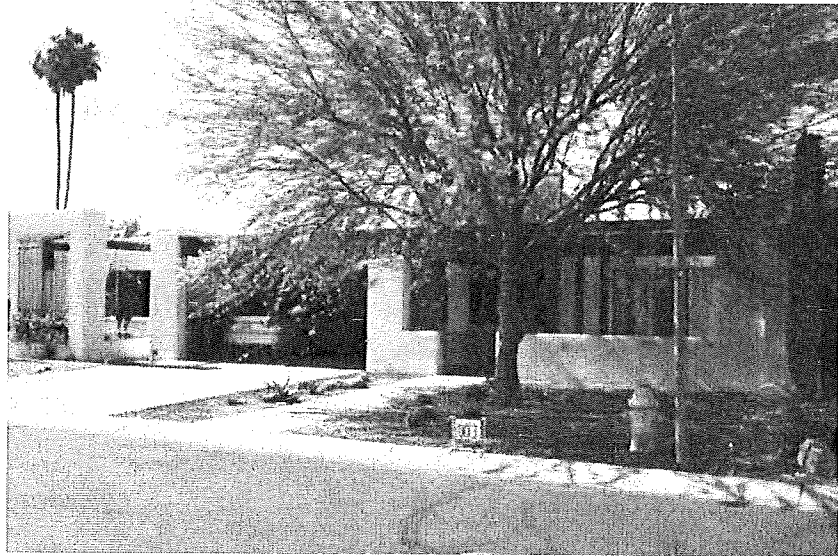
House Model Type (assigned in 2015): AI

## PHOTO INFORMATION

Date: **2015**

View: **Southeast**

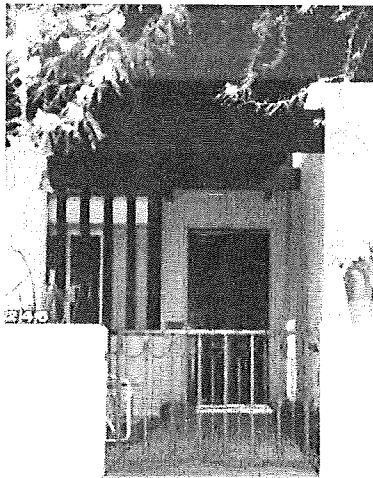
(looking towards)



Date: **2015**

View: **South**

(looking towards)



Date:

View:

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 42 Address: 6828 N 73rd Street

House Model Type (assigned in 2015): E

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-046

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 42 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

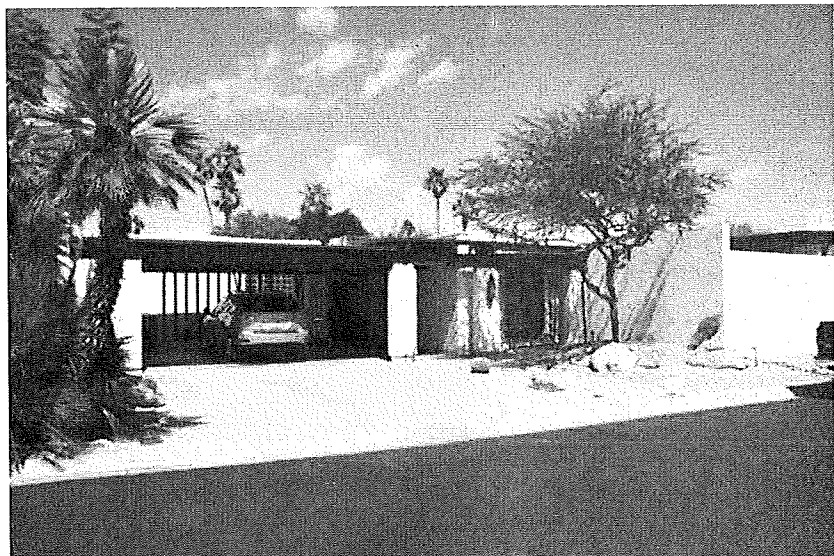
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 42 Address: 6828 N 73rd Street

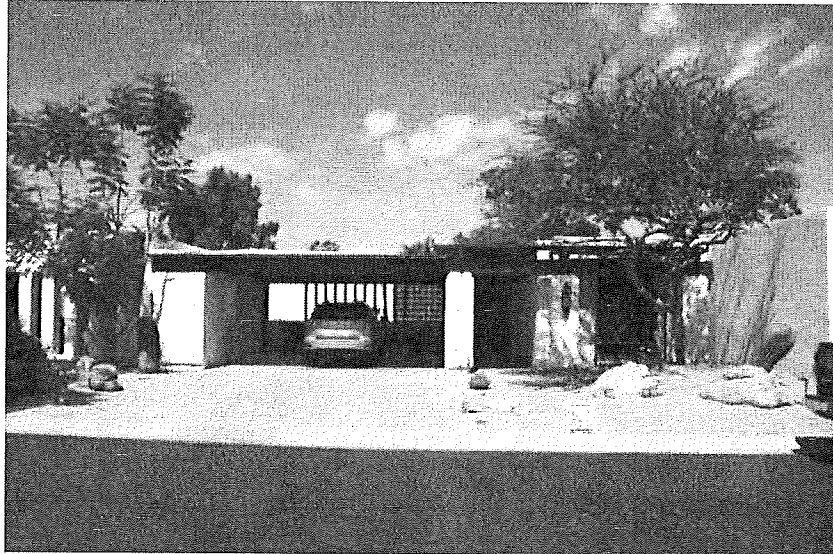
House Model Type (assigned in 2015): E

## PHOTO INFORMATION

Date: **2015**

View: **West**

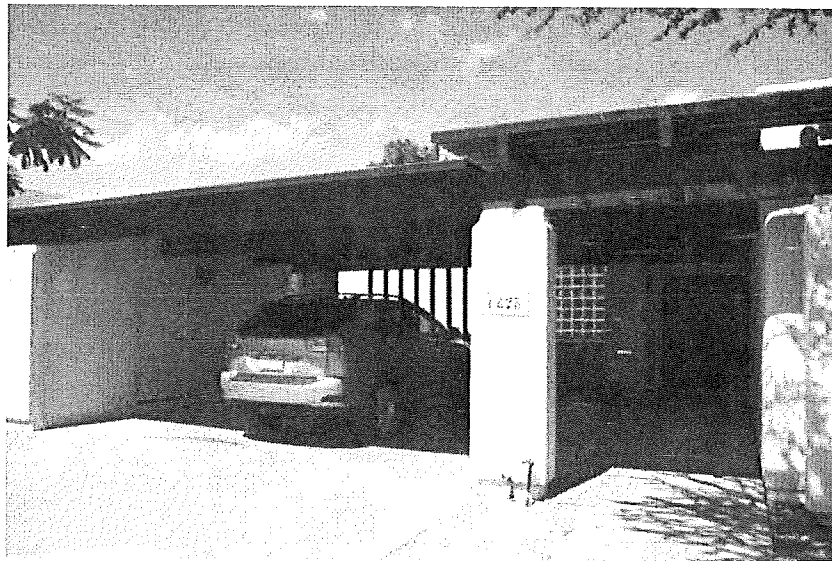
(looking towards)



Date: **2015**

View: **Southwest**

(looking towards)



Date: **2015**

View: **West**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 44 Address: 6820 N 73rd Street

House Model Type (assigned in 2015): CI

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-048

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 44 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use:

Uses: Single-family residential

Sources:     

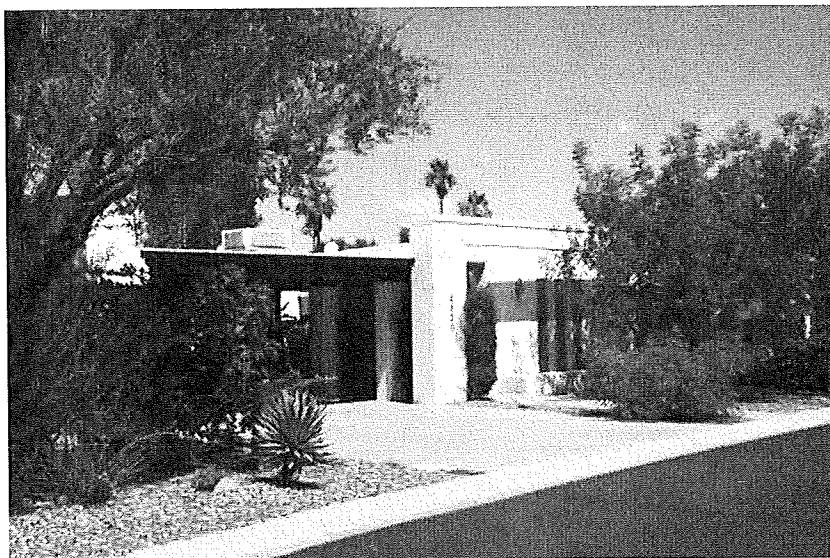
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 44 Address: 6820 N 73rd Street

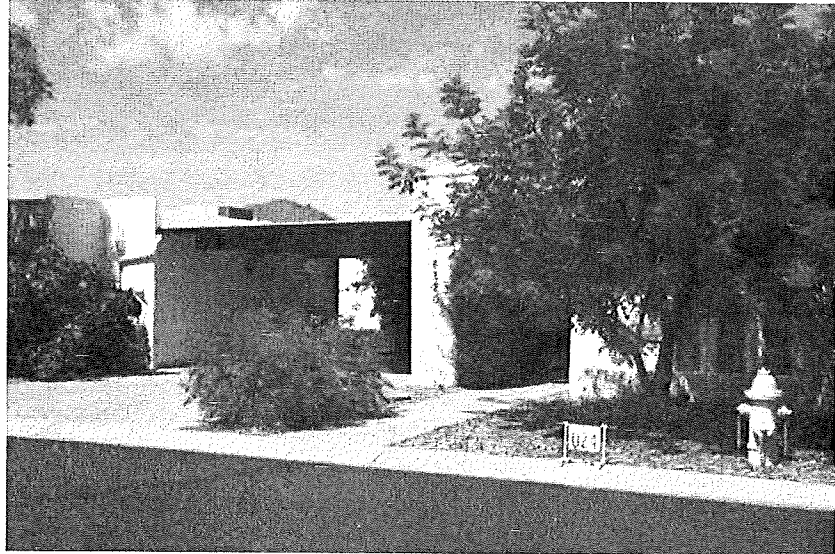
House Model Type (assigned in 2015): CI

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

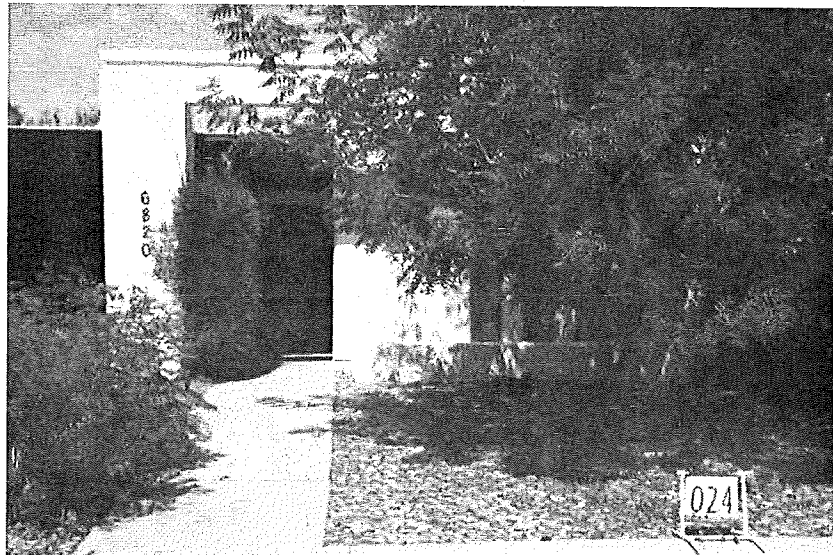
(looking towards)



Date: **2015**

View: **West**

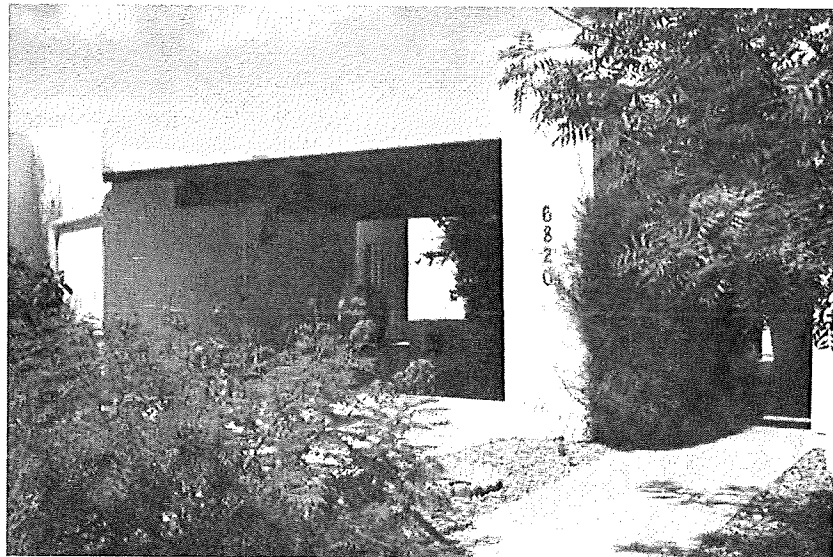
(looking towards)



Date: **2015**

View: **Southwest**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 45 Address: 6816 N 73rd Street

House Model Type (assigned in 2015): C2

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-049

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 45 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

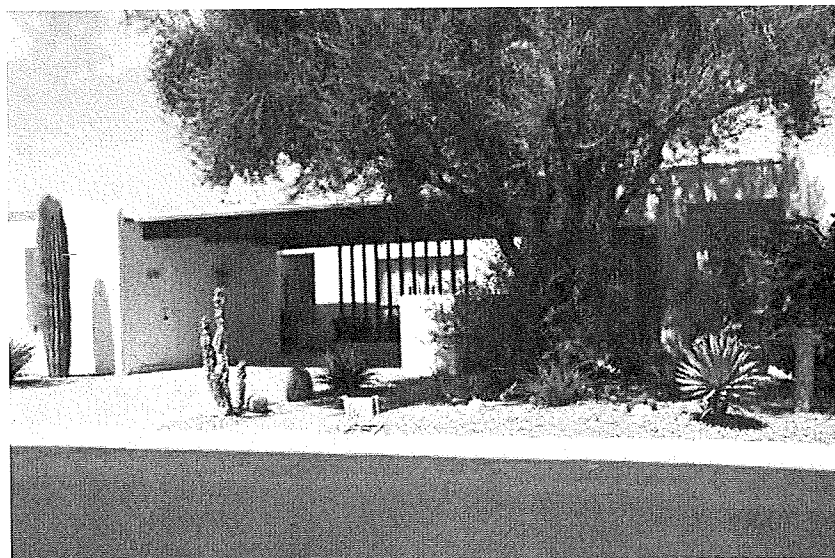
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest





# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 45 Address: 6816 N 73rd Street

House Model Type (assigned in 2015): C2

## PHOTO INFORMATION

Date: **2015**

View: **Northwest**

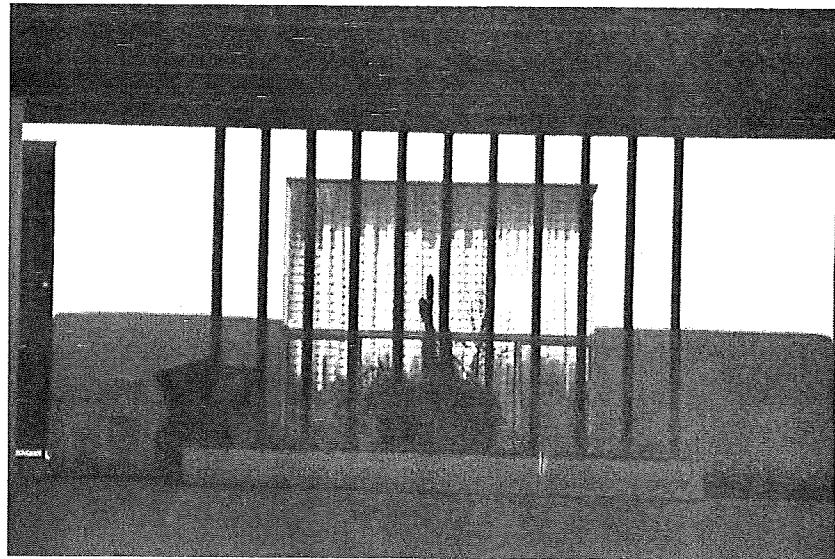
(looking towards)



Date: **2015**

View: **West**

(looking towards)



Date: **2015**

View: **West**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 46 Address: 6812 N 73rd Street

House Model Type (assigned in 2015): C3

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-050

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 46 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**     

## USES / FUNCTIONS

 Describe how the property has been used over time, beginning with the original use:

Uses: Single-family residential

Sources:     

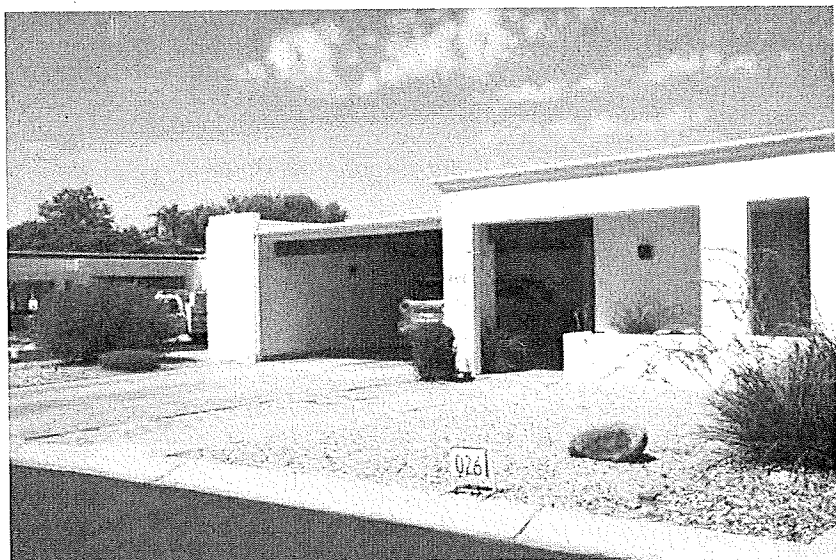
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: **46** Address: **6812 N 73rd Street**

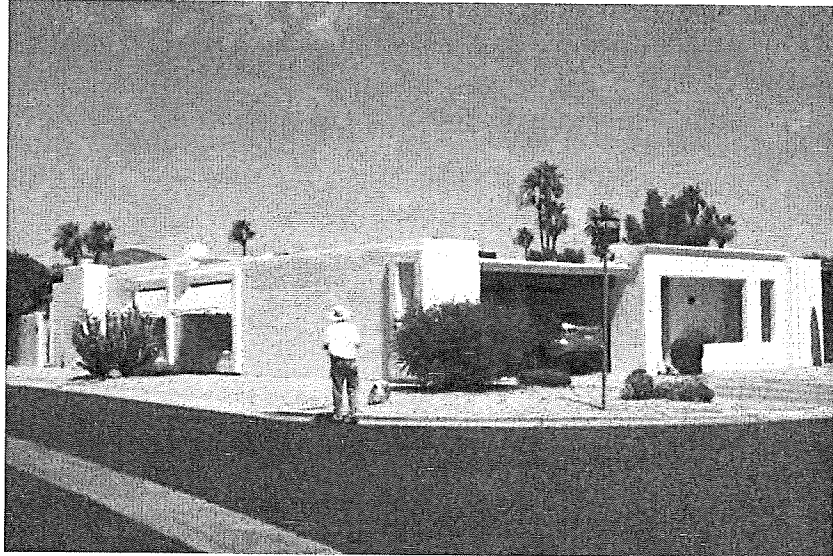
House Model Type (assigned in 2015): **C3**

## PHOTO INFORMATION

Date: **2015**

View: **Northwest**

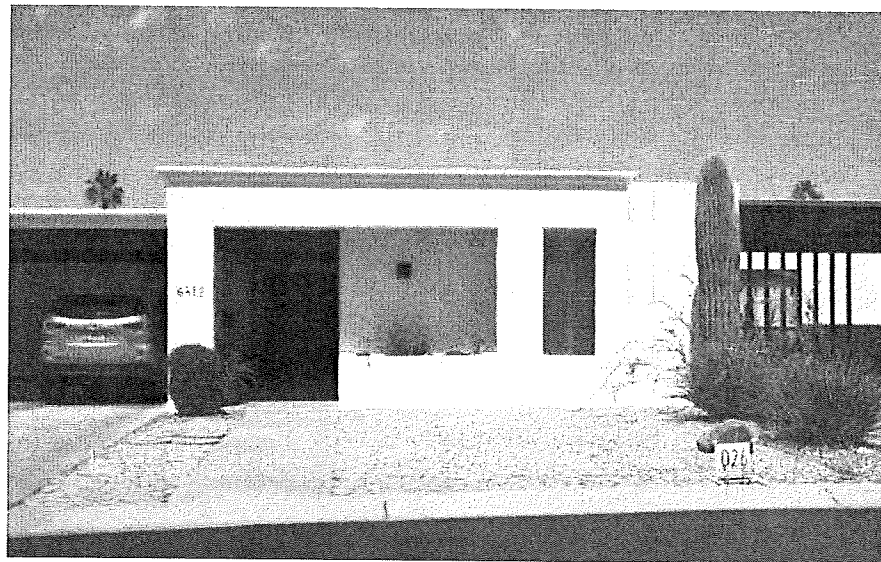
(looking towards)



Date: **2015**

View: **West**

(looking towards)



Date:

View:

(looking towards)

# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 47 Address: 6813 N 72nd Place

House Model Type (assigned in 2015): C2

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-051

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 47 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

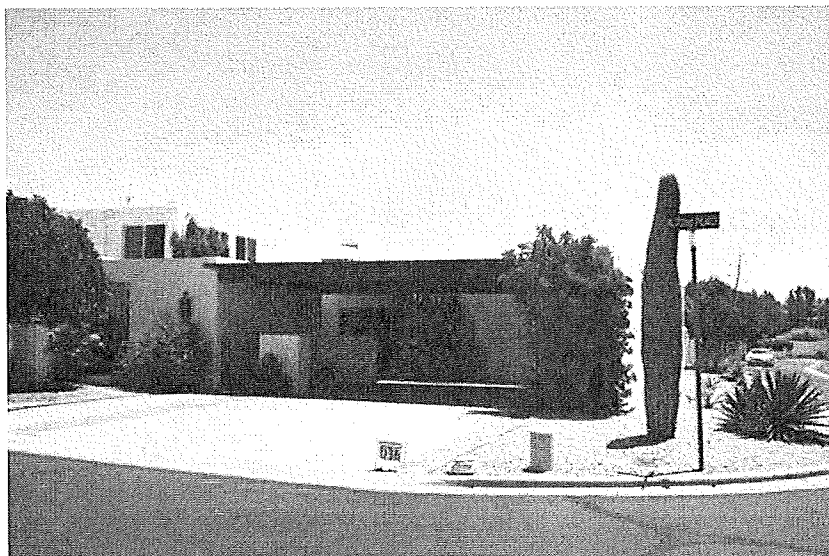
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 47 Address: 6813 N 72nd Place

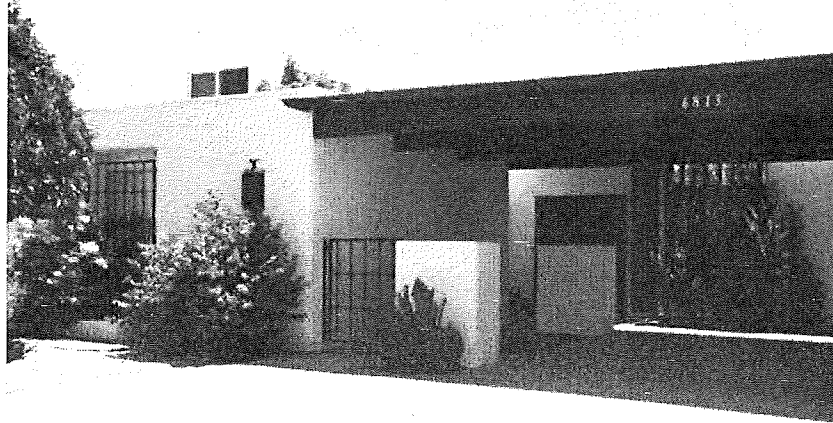
House Model Type (assigned in 2015): C2

## PHOTO INFORMATION

Date: **2015**

View: **Northeast**

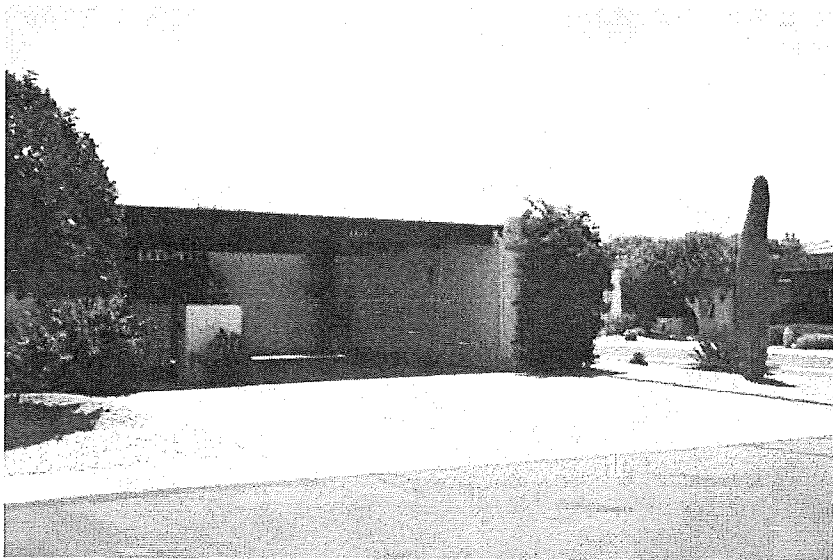
(looking towards)



Date: **2015**

View: **Southeast**

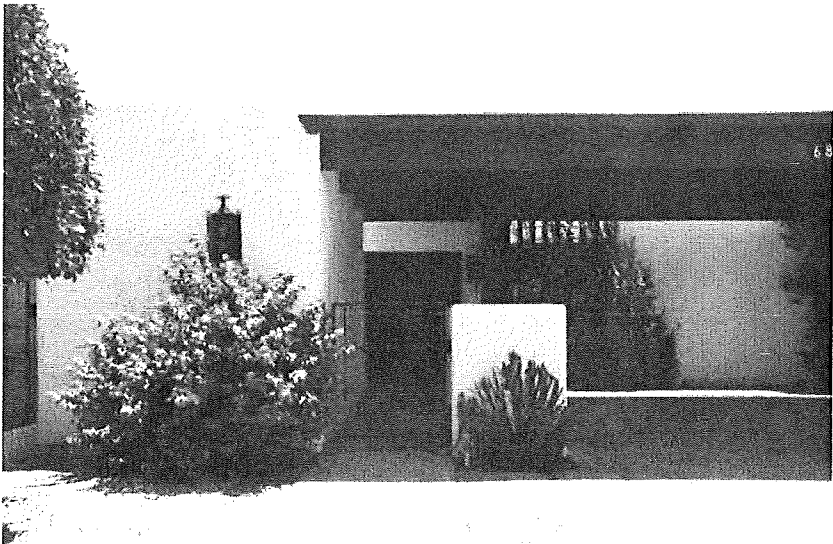
(looking towards)



Date: **2015**

View: **East**

(looking towards)





# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 48 Address: 6817 N 72nd Place

House Model Type (assigned in 2015): BI

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-052

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 48 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: **48** Address: **6817 N 72nd Place**

House Model Type (assigned in 2015): **BI**

## **PHOTO INFORMATION**

Date: **2015**

View: **Southeast**

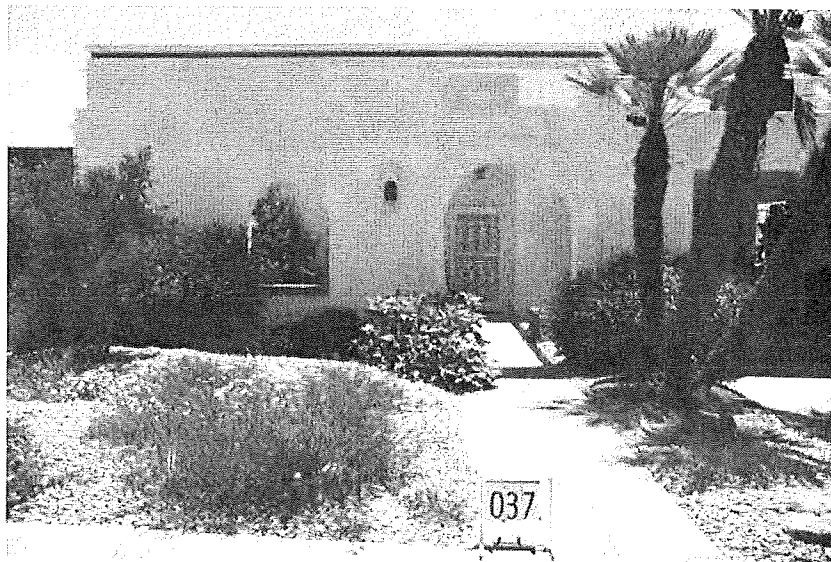
(looking towards)



Date: **2015**

View: **East**

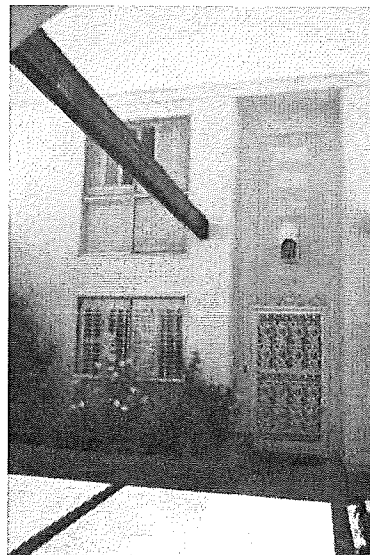
(looking towards)



Date: **2015**

View: **East**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 49 Address: 6821 N 72nd Place

House Model Type (assigned in 2015): B2

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-053

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 49 Plat (Addition) Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent)

☐ **POOR** (major prob.; imminent threat)

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

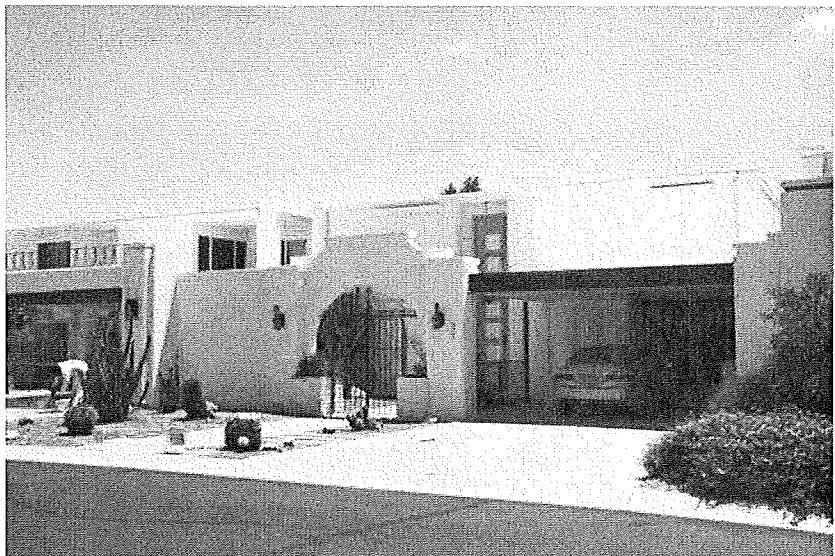
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 49 Address: 6821 N 72nd Place

House Model Type (assigned in 2015): B2

## PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)



Date: **2015**

View: **East**

(looking towards)



Date: **2015**

View: **East**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 50 Address: 6825 N 72nd Place

House Model Type (assigned in 2015): B5

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-054

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 50 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast





# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 50 Address: 6825 N 72nd Place

House Model Type (assigned in 2015): B5

## PHOTO INFORMATION

Date: **2015**

View: **Northeast**

(looking towards)



Date:

View:

(looking towards)

Date:

View:

(looking towards)

# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: 51 Address: 6829 N 72nd Place

House Model Type (assigned in 2015): AI

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-055

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 51 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: 51 Address: 6829 N 72nd Place

House Model Type (assigned in 2015): AI

## PHOTO INFORMATION

Date: **2015**

View: **Northeast**

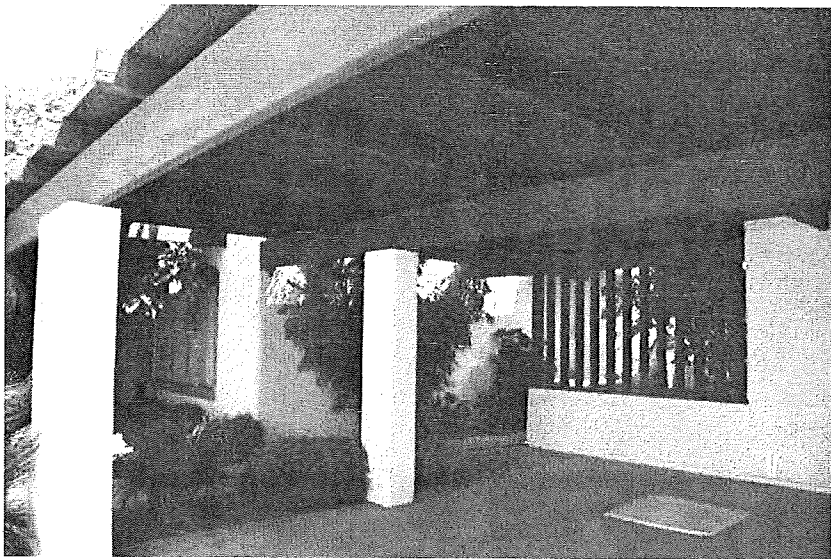
(looking towards)



Date: **2015**

View: **Northeast**

(looking towards)



Date: **2015**

View: **East**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: Tract A Address: n/a

House Model Type (assigned in 2015): N/A

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: Tract A

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: A Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT UNKNOWN ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent):     

☐ **POOR** (major prob.; imminent threat):     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Private drives

Sources:     

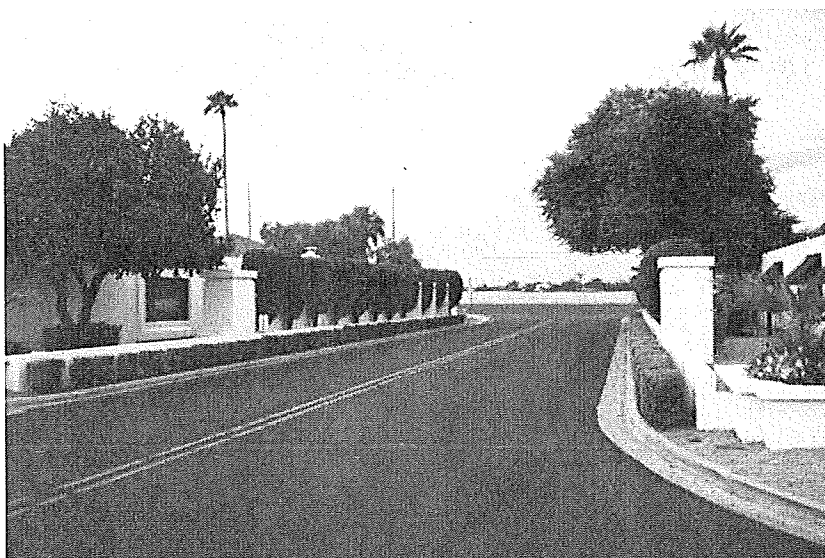
## PHOTO INFORMATION

Date of Photo:

9/30/2018

View Direction (looking towards):

Joshua Tree at  
entry to West



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: **Tract A** Address: **n/a**

House Model Type (assigned in 2015): **N/A**

## PHOTO INFORMATION

Date: **9/30/2018**

View: **Joshua Tree to East**

(looking towards)



Date: **9/30/2018**

View: **73rd St to North**

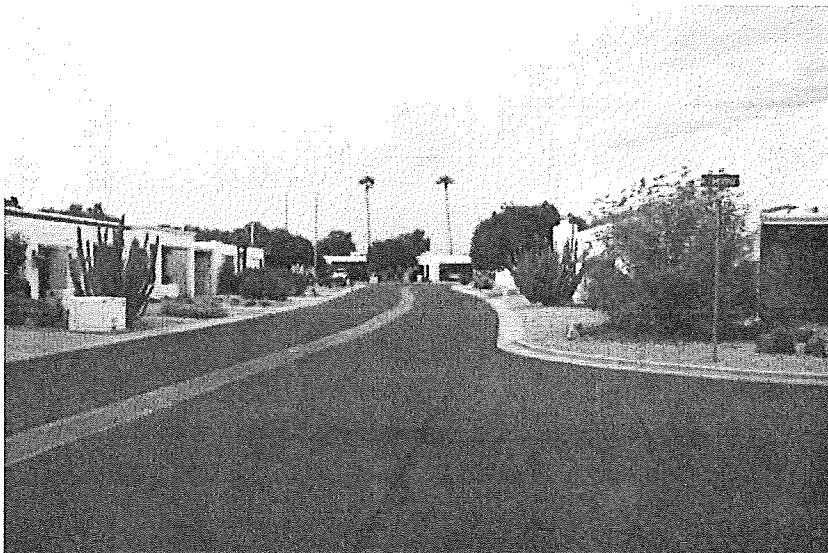
(looking towards)



Date: **9/30/2018**

View: **Cactus Wren to West**

(looking towards)





# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: Tract B Address: n/a

House Model Type (assigned in 2015): N/A

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: Tract B

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: B Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT UNKNOWN ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent):     

☐ **POOR** (major prob.; imminent threat):     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Drainage easement, partially paved

Sources:     

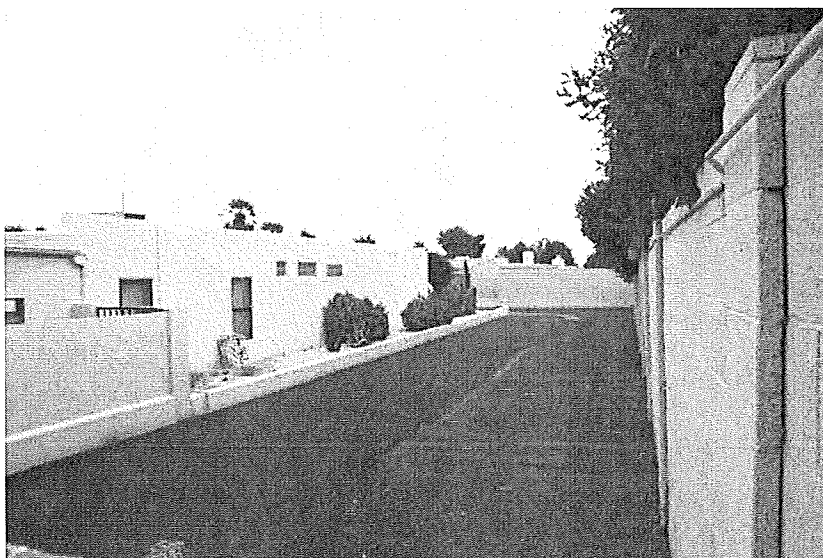
## PHOTO INFORMATION

Date of Photo:

9/30/2018

View Direction (looking towards):

East



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: **Tract B**

Address: **n/a**

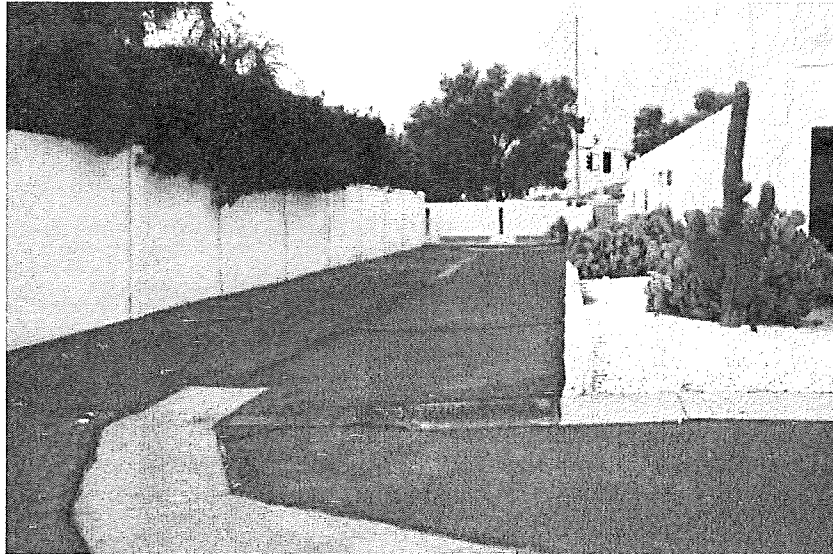
House Model Type (assigned in 2015): **N/A**

## **PHOTO INFORMATION**

Date: **9/30/2018**

View: **West**

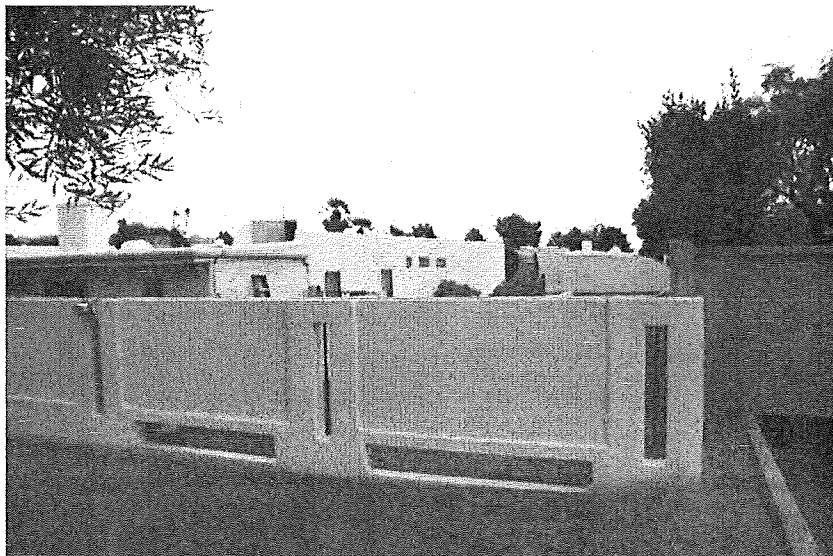
(looking towards)



Date: **9/30/2018**

View: **West wall  
openings to East**

(looking towards)



Date:

View:

(looking towards)

# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: **Tract C** Address: **n/a**

House Model Type (assigned in 2015): **N/A**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** Tract C

Township: 2N Range 4E Section: 11 Quarter:        Acreage       

Block:        Lot: C Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:        Northing       

USGS 7.5' Quadrangle Map:       

ARCHITECT UNKNOWN ☒ not determined ☐ known Source:       

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:       

CON. DATE: 1972 ☐ known ☐ estimate, source:       

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent):       

☐ **POOR** (major prob.; imminent threat):       

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Landscaped drainage easement - south of entry

Sources:       

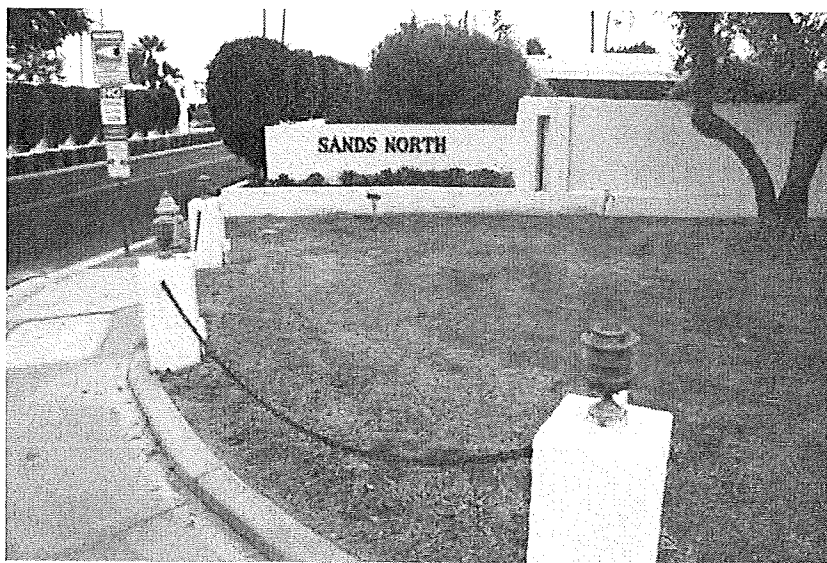
## PHOTO INFORMATION

Date of Photo:

**9/30/2018**

View Direction (looking towards):

**East at entry**



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: **Tract C** Address: **n/a**

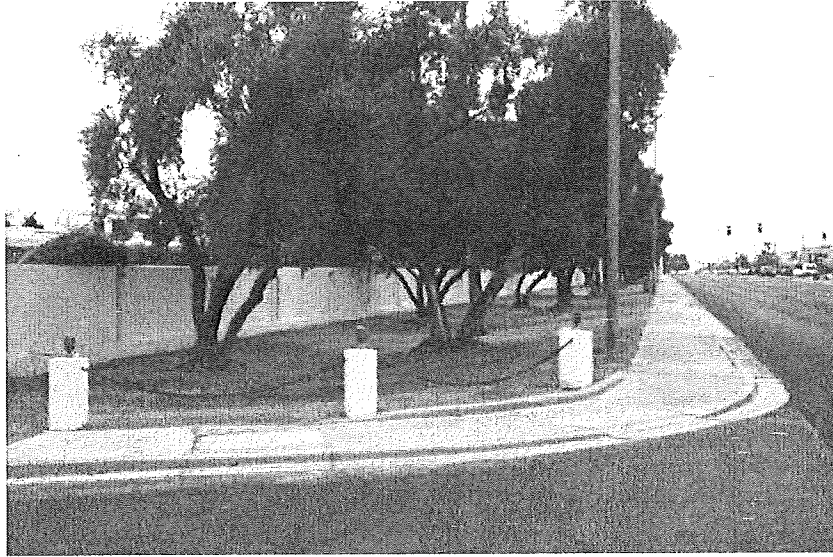
House Model Type (assigned in 2015): **N/A**

## PHOTO INFORMATION

Date: **9/30/2018**

View: **South**

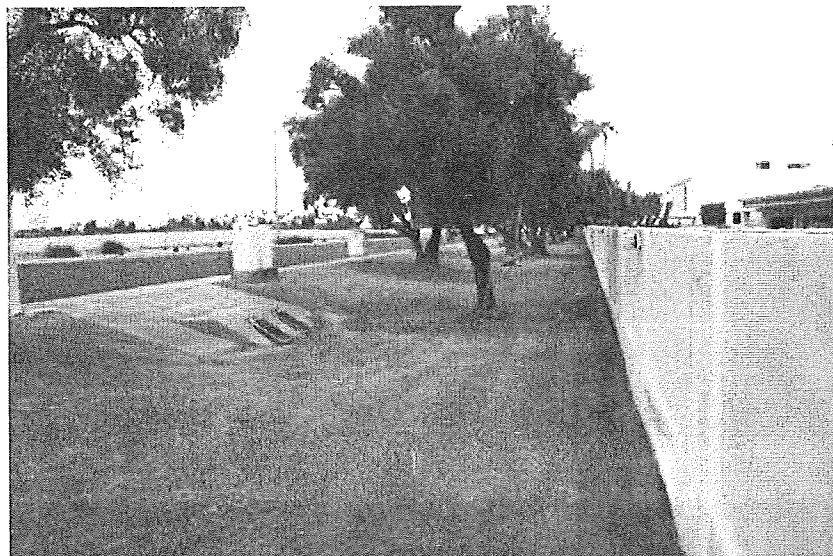
(looking towards)



Date: **9/30/2018**

View: **North**

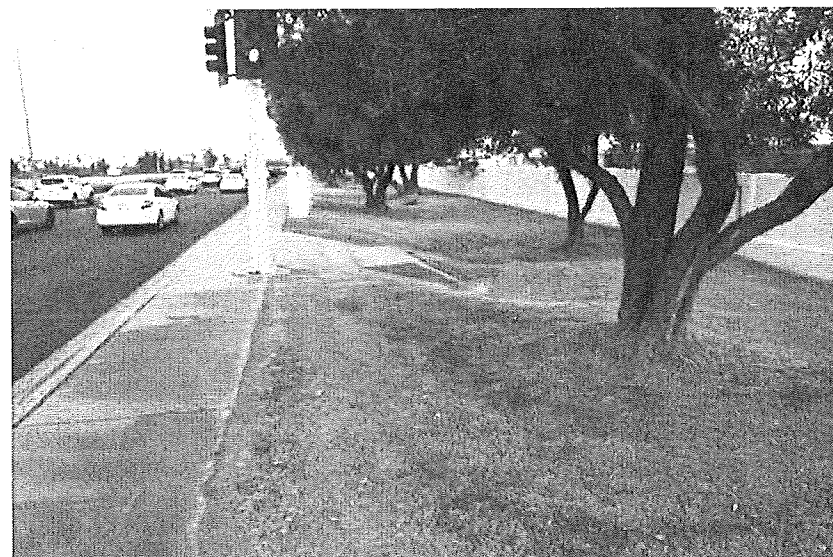
(looking towards)



Date: **9/30/2018**

View: **North at ROW**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: **Tract D** Address: **n/a**

House Model Type (assigned in 2015): **N/A**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** Tract D

**Township:** 2N **Range** 4E **Section:** 11 **Quarter:**      **Acreage**     

**Block:**      **Lot:** D **Plat (Addition)** Sands North Townhouses **Platted in:** 1971

**UTM reference: Zone:** 11 **Easting:**      **Northing**     

**USGS 7.5' Quadrangle Map:**     

**ARCHITECT** UNKNOWN ☒ not determined ☐ known Source:     

**BUILDER** Emron Thomas Wright ☐ not determined ☒ known Source:     

**CON. DATE:** 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent):     

☐ **POOR** (major prob.; imminent threat):     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

**Uses:** Landscaped drainage easement - north of entry

**Sources:**

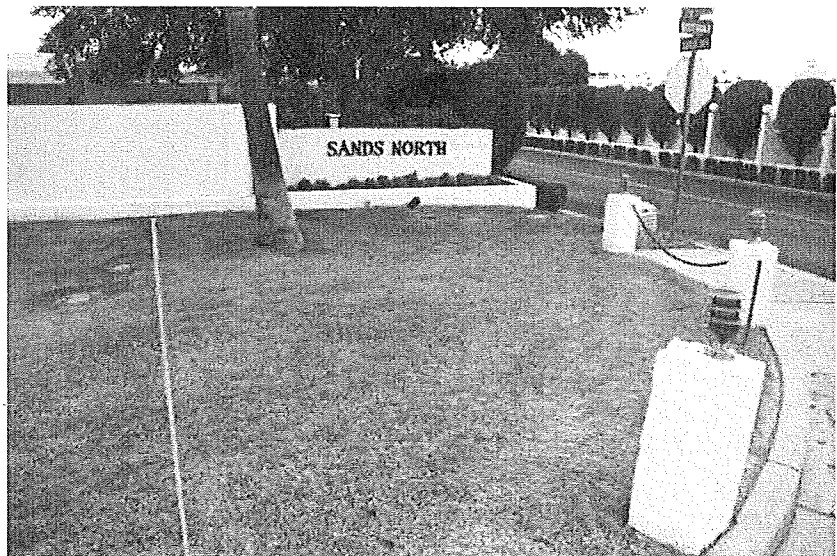
## PHOTO INFORMATION

Date of Photo:

**9/30/2018**

View Direction (looking towards):

**East at entry**





# Sands North Townhouses - Property Information Appendix A

Site No./Lot: **Tract D** Address: **n/a**

House Model Type (assigned in 2015): **N/A**

## PHOTO INFORMATION

Date: **9/30/2018**

View: **North**

(looking towards)



Date: **9/30/2018**

View: **South**

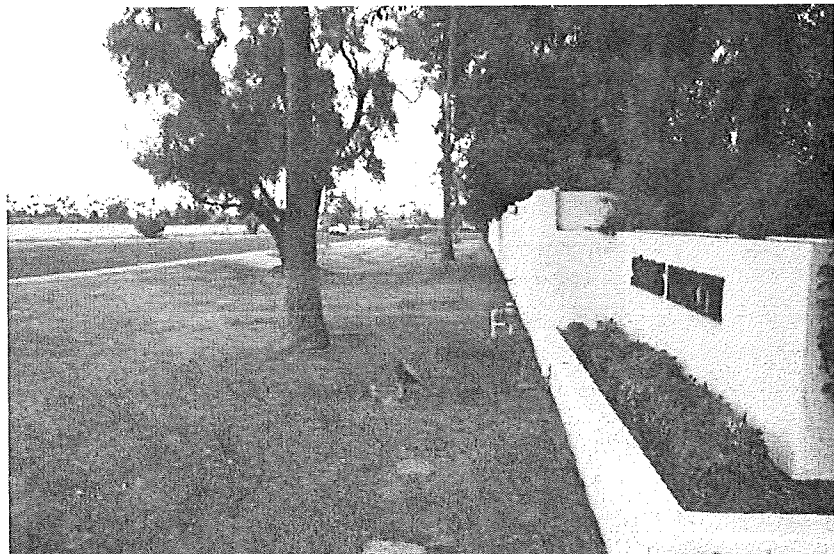
(looking towards)



Date: **9/30/2018**

View: **North**

(looking towards)



# Sands North Townhouses - Property Information Appendix A

## PROPERTY IDENTIFICATION

Site No./Lot: Tract E Address: 7233 E. Joshua Tree Lane

House Model Type (assigned in 2015): N/A

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: Tract E

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: E Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT UNKNOWN ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent):     

☐ **POOR** (major prob.; imminent threat):     

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Community building

Sources:     

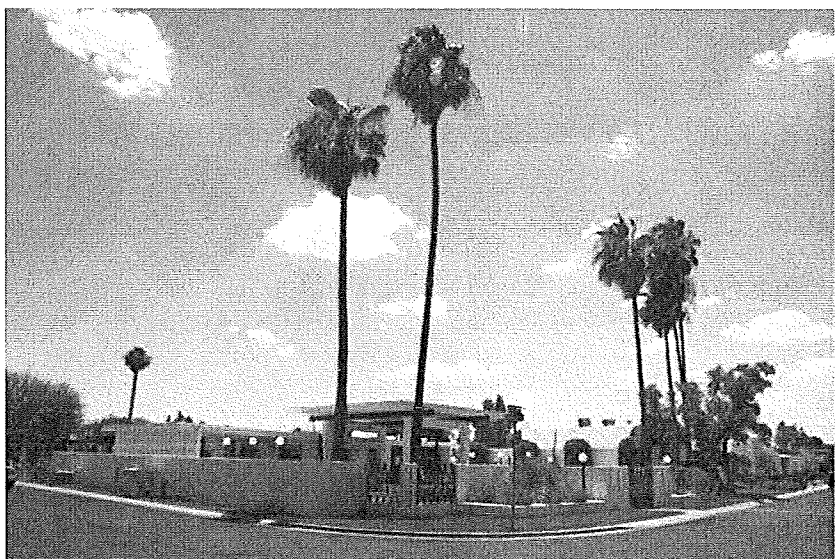
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast



# Sands North Townhouses - Property Information Appendix A

Site No./Lot: **Tract E**

Address: **n/a**

House Model Type (assigned in 2015): **N/A**

## PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)



Date: **9/30/2018**

View: **South**

(looking towards)



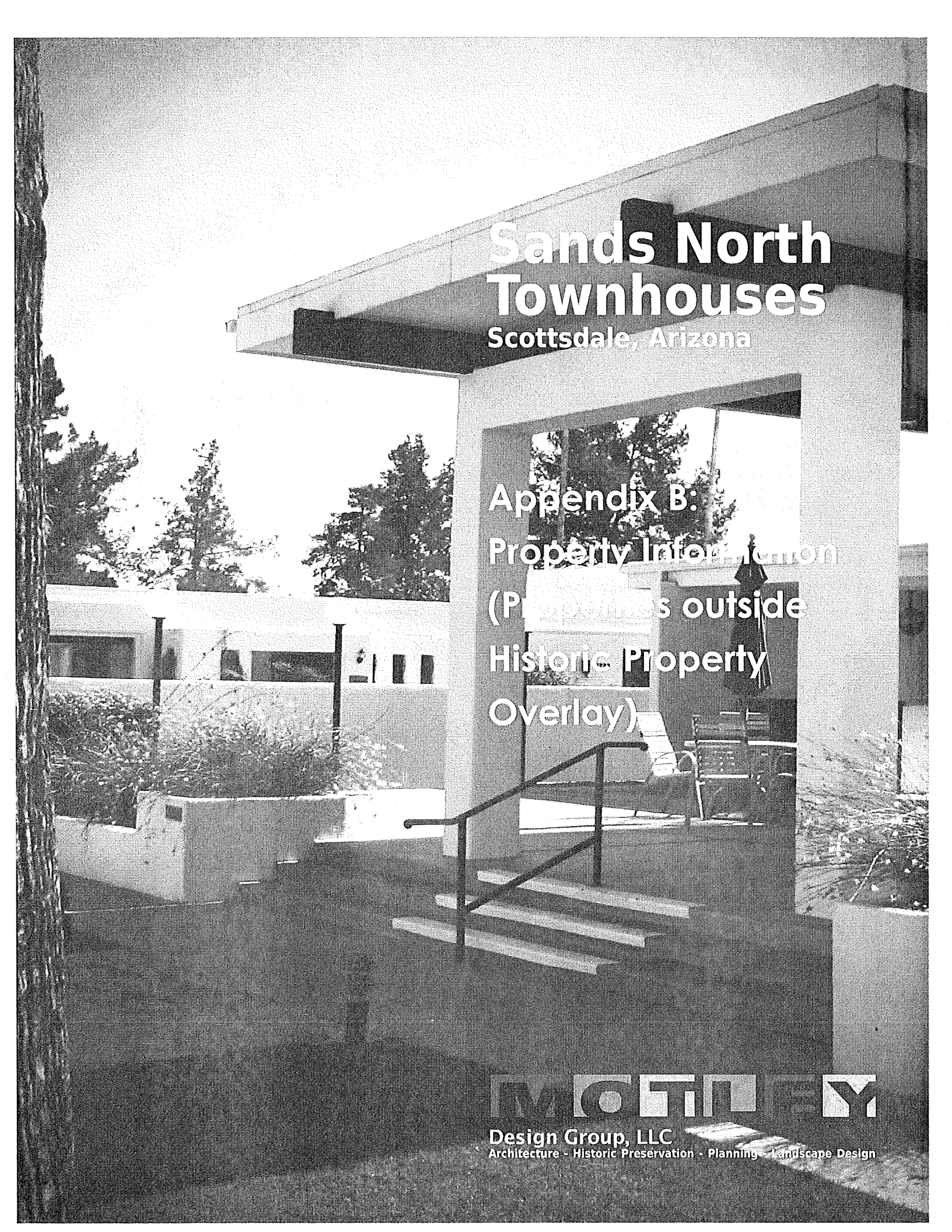
Date: **9/30/2018**

View: **North**

(looking towards)







# Sands North Townhouses

Scottsdale, Arizona

Appendix B:  
Property Information  
(Properties outside  
Historic Property  
Overlay)

**MCTILLEY**

Design Group, LLC

Architecture - Historic Preservation - Planning - Landscape Design

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# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: I Address: 7310 E Joshua Tree Lane

House Model Type (assigned in 2015): DI

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-005

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: I Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: I Address: 7310 E Joshua Tree Lane

---

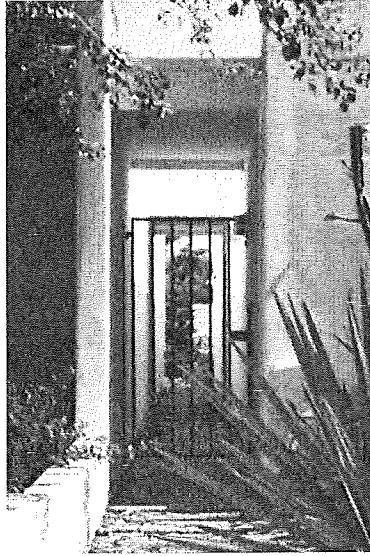
House Model Type (assigned in 2015): DI

## PHOTO INFORMATION

Date: **2015**

View: **North**

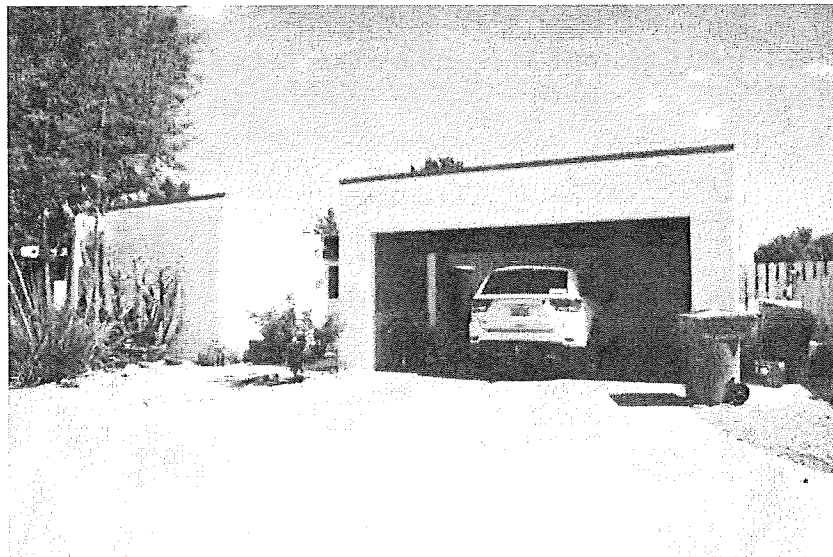
(looking towards)



Date: **2015**

View: **North**

(looking towards)



Date:

View:

(looking towards)

# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 2 Address: 7306 E Joshua Tree Lane

House Model Type (assigned in 2015): CI

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-006

Township: 2N Range 4E Section: 11 Quarter:        Acreage       

Block:        Lot: 2 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:        Northing       

USGS 7.5' Quadrangle Map:       

ARCHITECT        ☒ not determined ☐ known Source:       

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:       

CON. DATE: 1972 ☐ known ☐ estimate, source:       

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent       

☐ **POOR** (major prob.; imminent threat)       

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:       

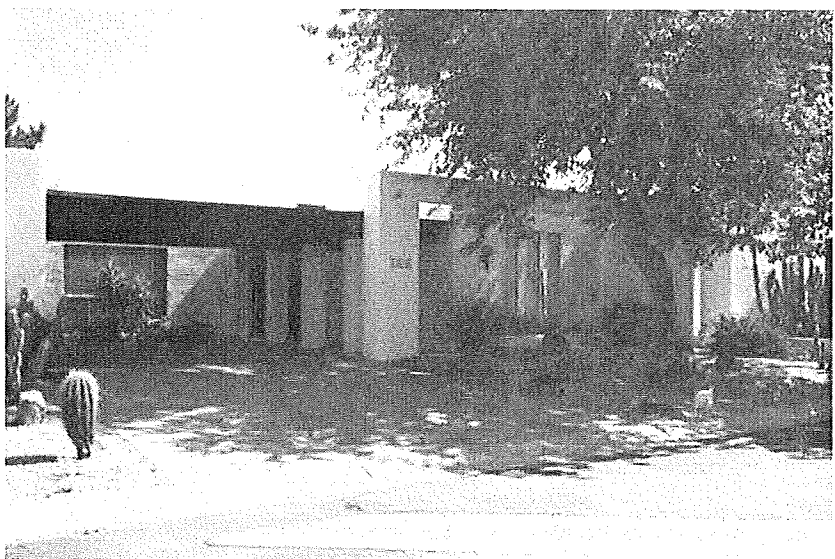
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 2 Address: 7306 E Joshua Tree Lane

House Model Type (assigned in 2015): CI

## PHOTO INFORMATION

Date: **2015**

View: **North**

(looking towards)



Date: **2015**

View: **North**

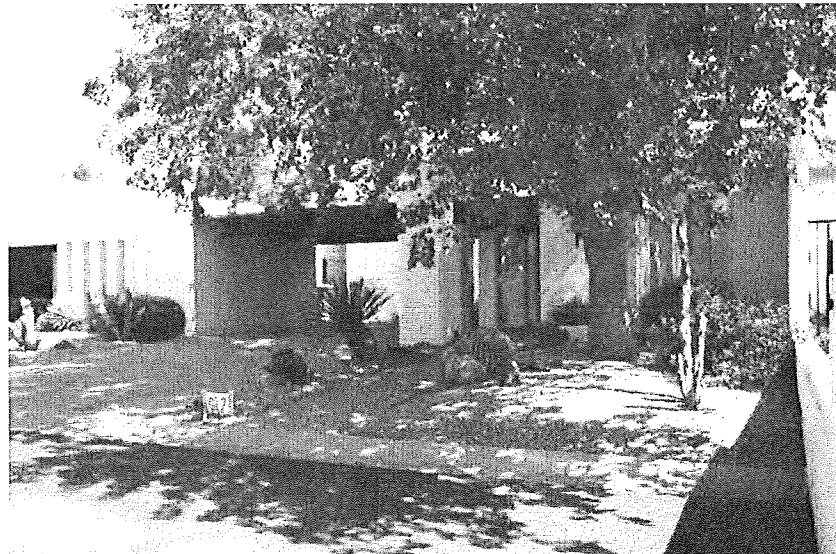
(looking towards)



Date: **2015**

View: **Northwest**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 5 Address: 7246 E Joshua Tree Lane

House Model Type (assigned in 2015): B3

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-009

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 5 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast





# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 5 Address: 7246 E Joshua Tree Lane

House Model Type (assigned in 2015): B3

## PHOTO INFORMATION

Date: **2015**

View: **Northwest**

(looking towards)



Date: **2015**

View: **North**

(looking towards)



Date: **2015**

View: **North**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 7 Address: 7238 E Joshua Tree Lane

House Model Type (assigned in 2015): D2

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-011

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 7 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

- ☒ **GOOD** (well maintained; no serious problems apparent)
- ☐ **FAIR** (some problems apparent     )
- ☐ **POOR** (major prob.; imminent threat)
- ☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 7 Address: 7238 E Joshua Tree Lane

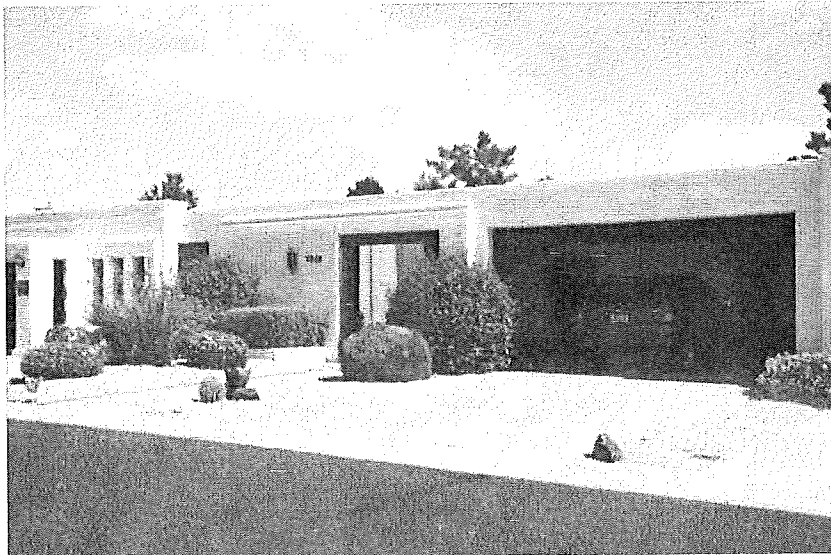
House Model Type (assigned in 2015): D2

## PHOTO INFORMATION

Date: **2015**

View: **Northwest**

(looking towards)



Date: **2015**

View: **North**

(looking towards)



Date: **2015**

View: **North**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 10 Address: 6850 N 72nd Place

House Model Type (assigned in 2015): D3

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-014

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 10 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

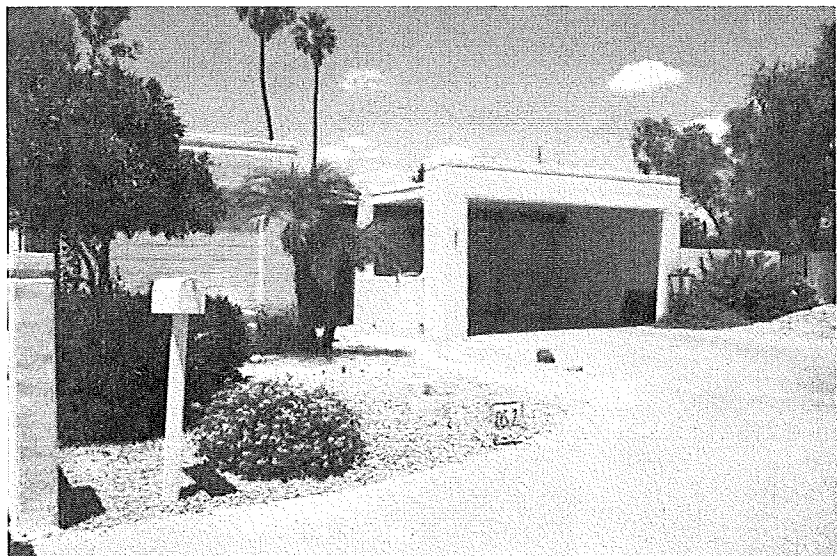
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 10 Address: 6850 N 72nd Place

House Model Type (assigned in 2015): D3

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)



Date: **2015**

View: **West**

(looking towards)



Date:

View:

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 11 Address: 6846 N 72nd Place

House Model Type (assigned in 2015): C2

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-015

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 11 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

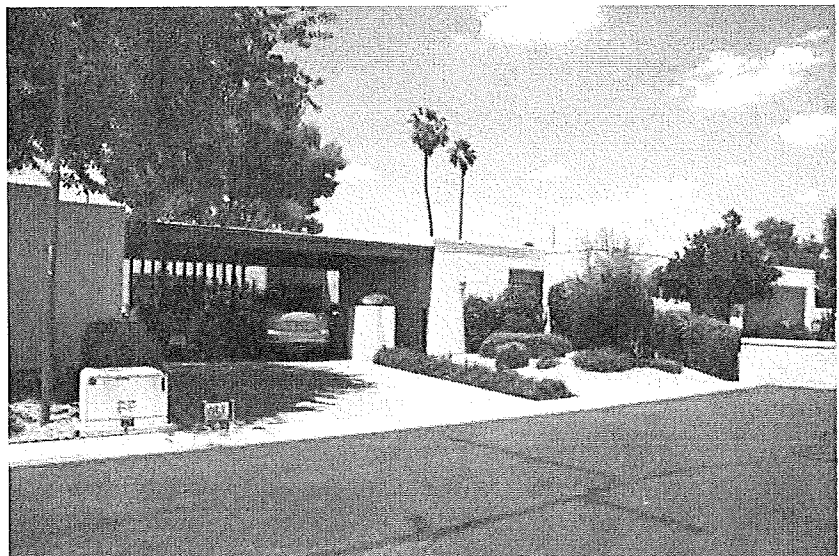
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 11 Address: 6846 N 72nd Place

House Model Type (assigned in 2015): C2

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

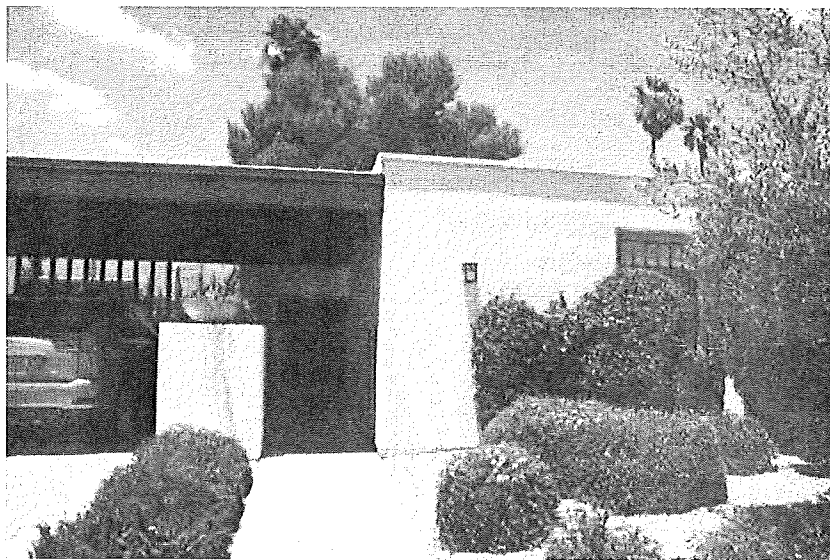
(looking towards)



Date: **2015**

View: **West**

(looking towards)



Date: **2015**

View: **Southwest**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 12 Address: 6842 N 72nd Place

House Model Type (assigned in 2015): CI

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-016

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 12 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**     

## USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Uses: Single-family residential

Sources:     

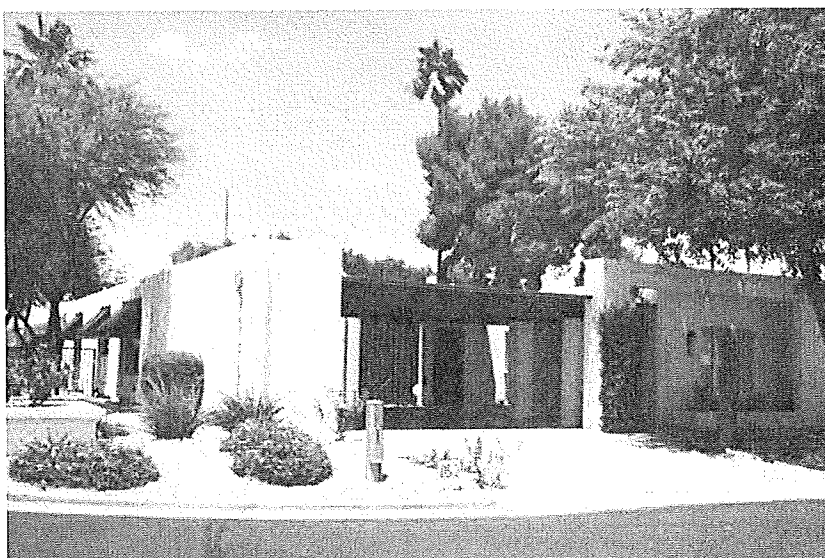
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 12 Address: 6842 N 72nd Place

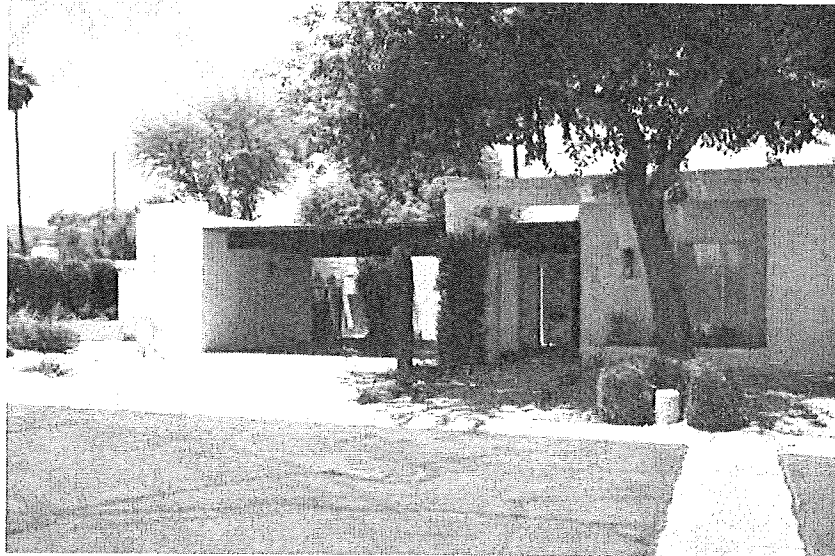
House Model Type (assigned in 2015): CI

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

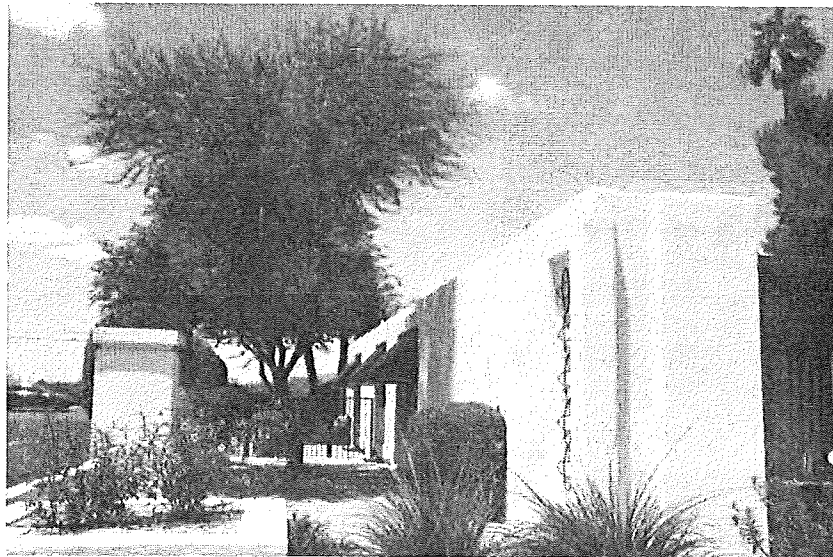
(looking towards)



Date: **2015**

View: **Northwest**

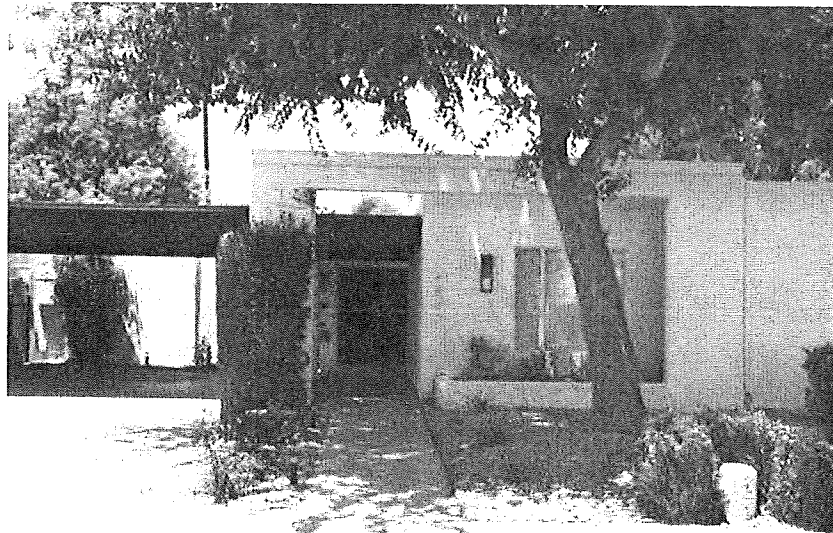
(looking towards)



Date: **2015**

View: **West**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 13 Address: 6834 N 72nd Place

House Model Type (assigned in 2015): E

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-017

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 13 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

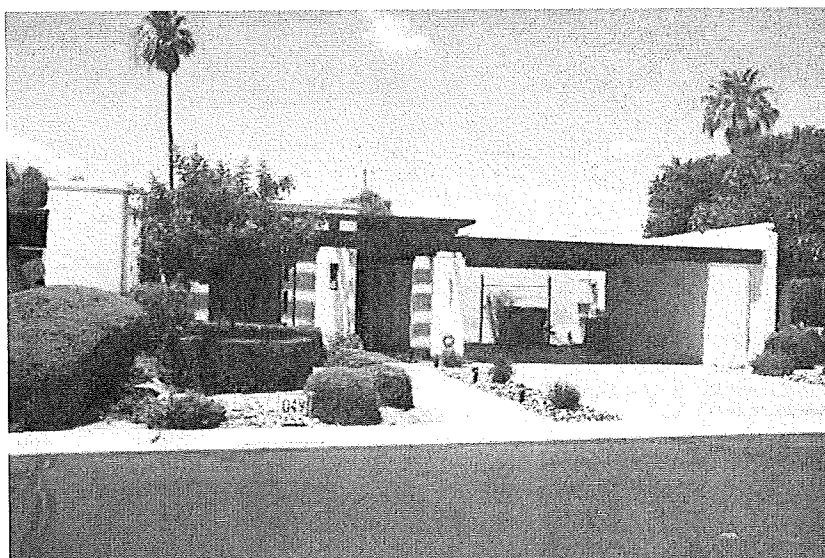
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest





# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 13 Address: 6834 N 72nd Place

House Model Type (assigned in 2015): E

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

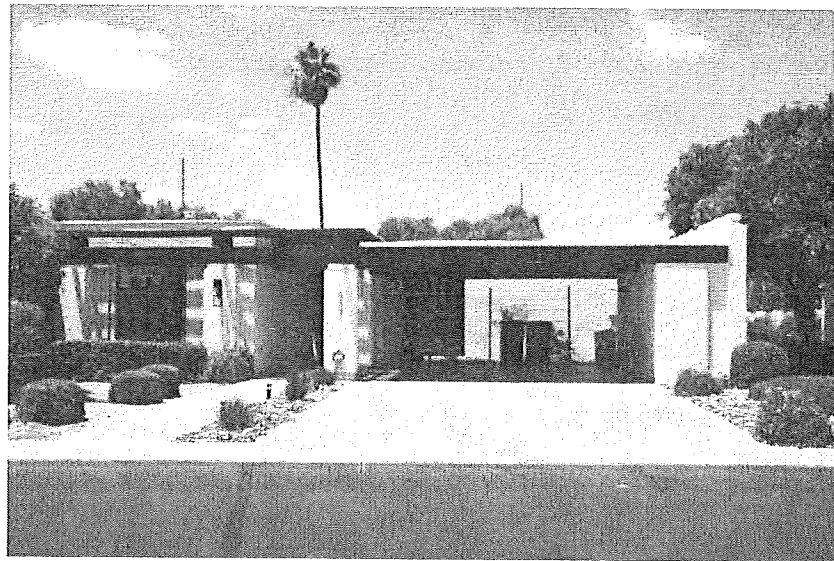
(looking towards)



Date: **2015**

View: **West**

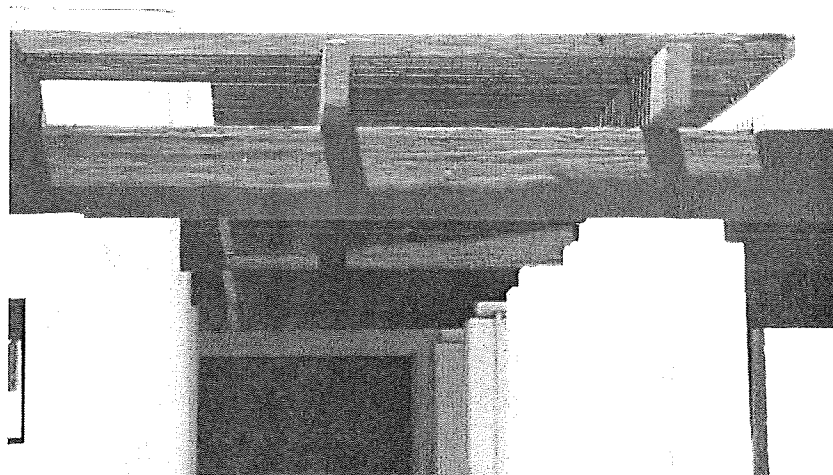
(looking towards)



Date: **2015**

View: **West**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 16 Address: 6822 N 72nd Place

House Model Type (assigned in 2015): B3

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-020

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 16 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ GOOD (well maintained; no serious problems apparent)

☐ FAIR (some problems apparent     

☐ POOR (major prob.; imminent threat)     

☐ RUIN / Uninhabitable

## USES / FUNCTIONS

 Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

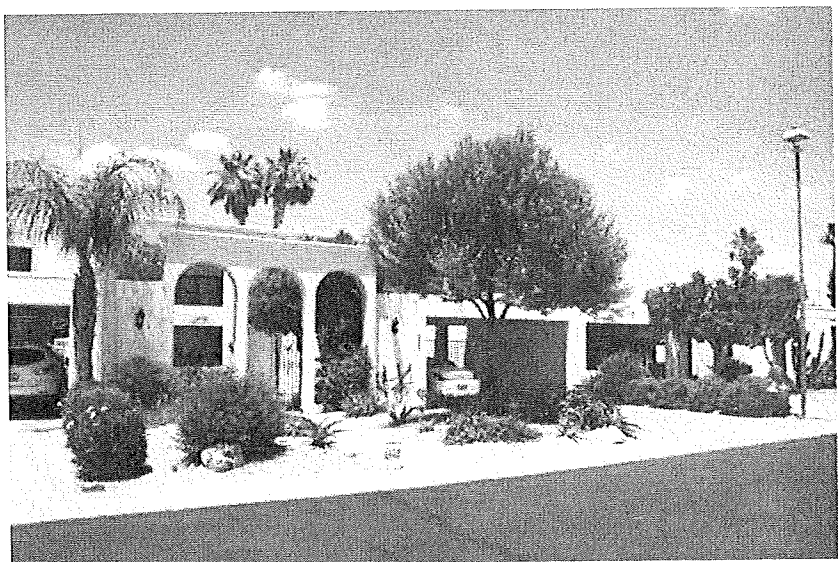
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 16 Address: 6822 N 72nd Place

House Model Type (assigned in 2015): B3

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

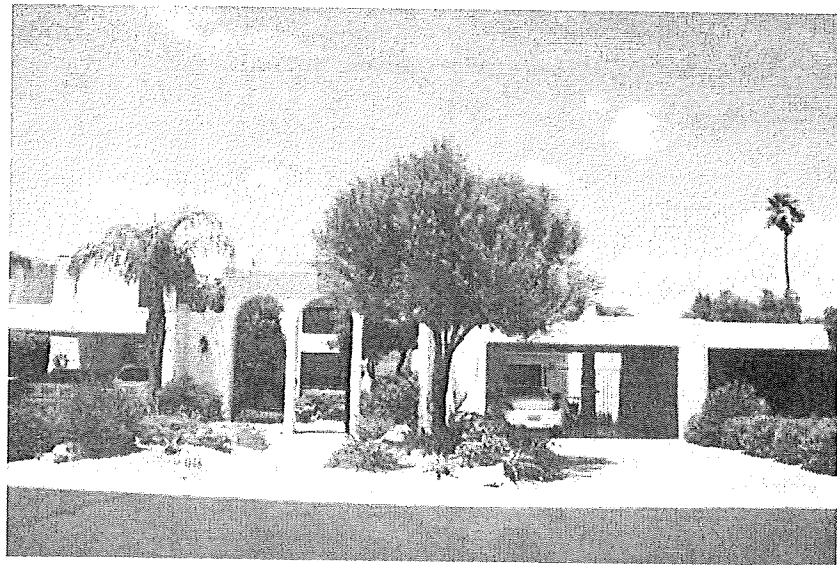
(looking towards)



Date: **2015**

View: **West**

(looking towards)



Date: **2015**

View: **West**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 17 Address: 6818 N 72nd Place

House Model Type (assigned in 2015): B4

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-021

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 17 Plat (Addition) Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     )

☐ **POOR** (major prob.; imminent threat     )

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

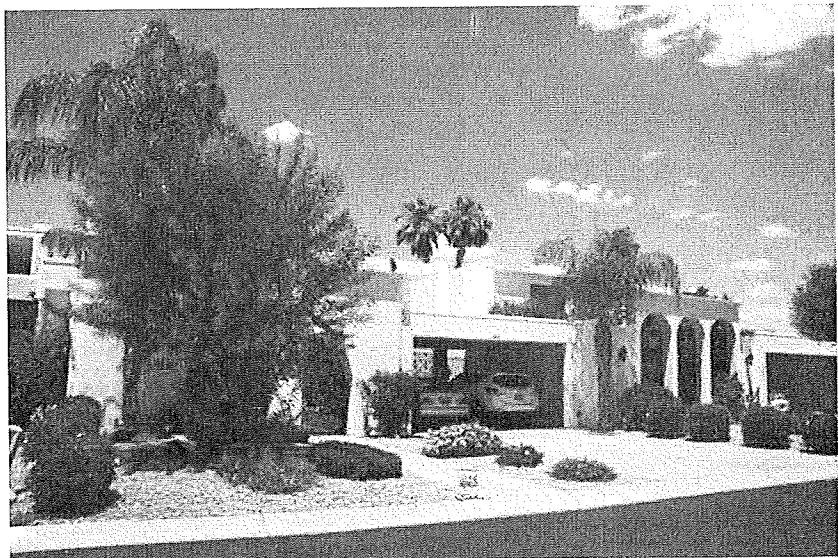
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 17 Address: 6818 N 72nd Place

House Model Type (assigned in 2015): B4

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

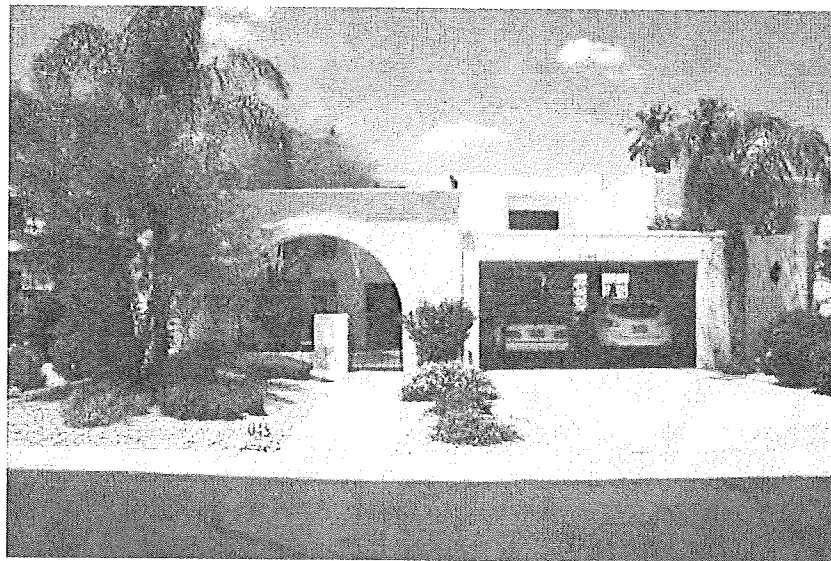
(looking towards)



Date: **2015**

View: **West**

(looking towards)



Date: **2015**

View: **West**

(looking towards)





# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 18 Address: 6814 N 72nd Place

House Model Type (assigned in 2015): B5

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-022

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 18 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ GOOD (well maintained; no serious problems apparent

☐ FAIR (some problems apparent     

☐ POOR (major prob.; imminent threat)     

☐ RUIN / Uninhabitable

## USES / FUNCTIONS

 Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

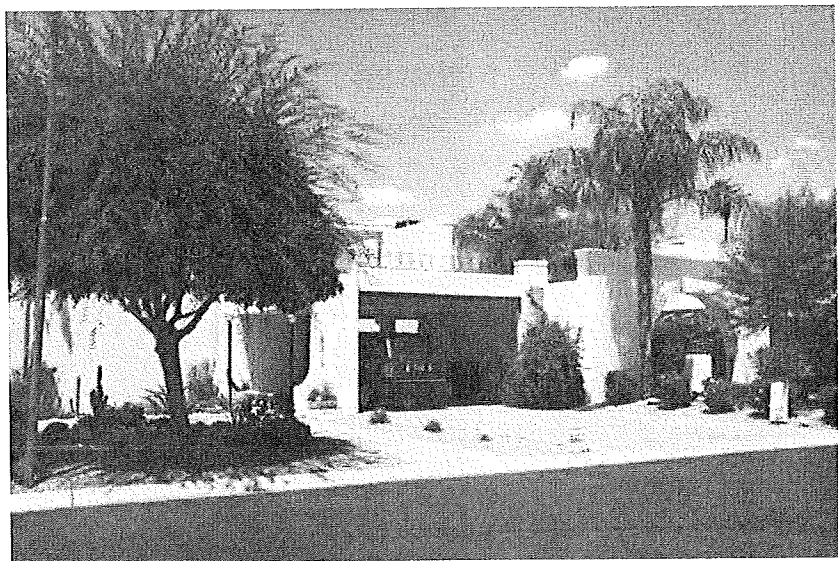
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 18 Address: 6814 N 72nd Place

House Model Type (assigned in 2015): B5

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)



Date: **2015**

View: **West**

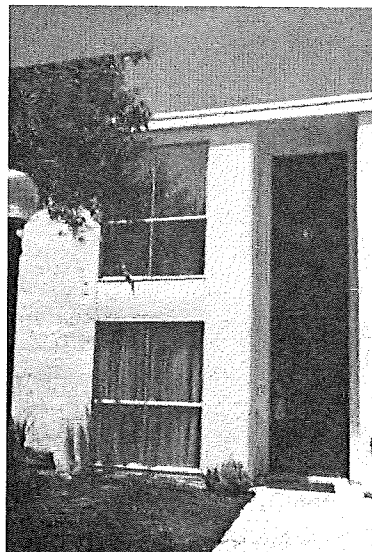
(looking towards)



Date: **2015**

View: **West**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 20 Address: 6806 N 72nd Place

House Model Type (assigned in 2015): C3

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-024

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 20 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ GOOD (well maintained; no serious problems apparent

☐ FAIR (some problems apparent     

☐ POOR (major prob.; imminent threat)     

☐ RUIN / Uninhabitable

## USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

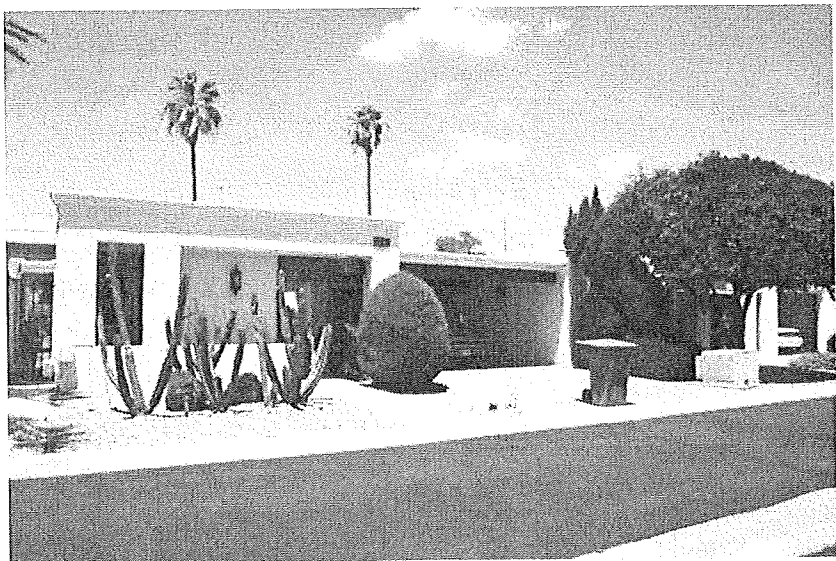
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 20 Address: 6806 N 72nd Place

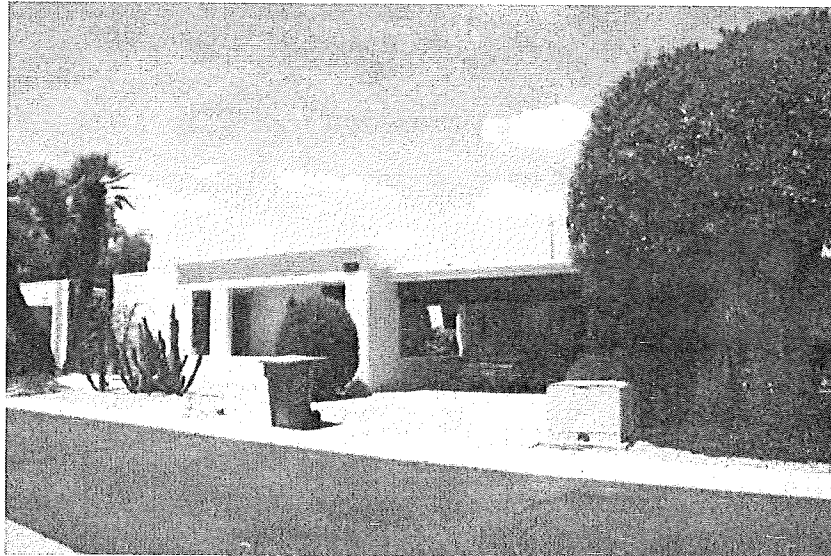
House Model Type (assigned in 2015): C3

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

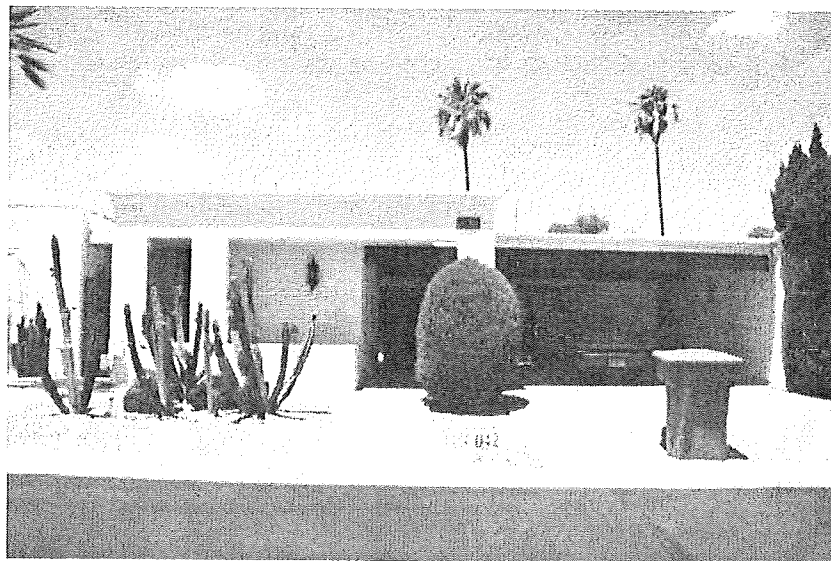
(looking towards)



Date: **2015**

View: **West**

(looking towards)



Date: **2015**

View: **West**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 21 Address: 6802 N 72nd Place

House Model Type (assigned in 2015): DI

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-025

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 21 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use:

Uses: Single-family residential

Sources:     

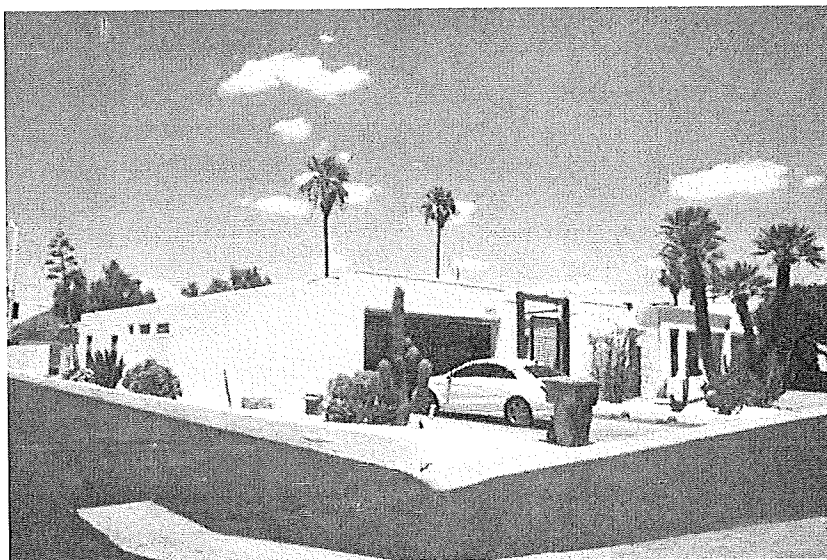
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest





# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 21 Address: 6802 N 72nd Place

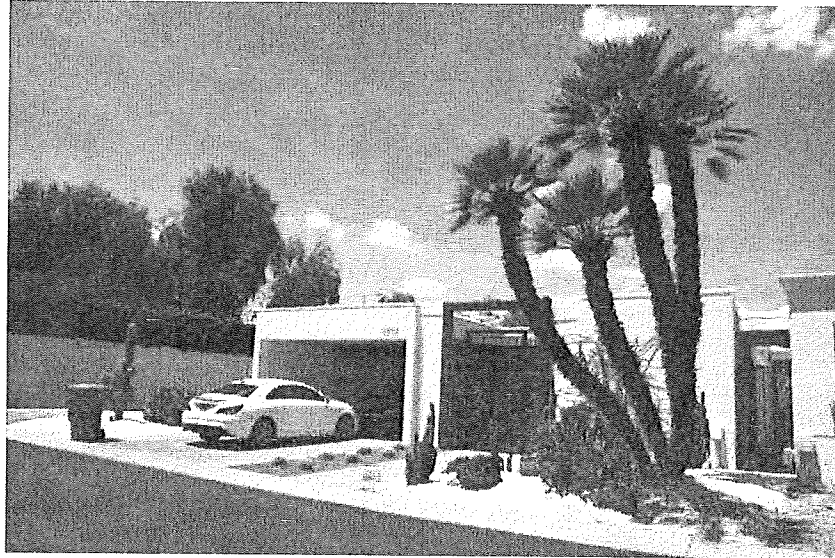
House Model Type (assigned in 2015): D1

## PHOTO INFORMATION

Date: **2015**

View: **Southwest**

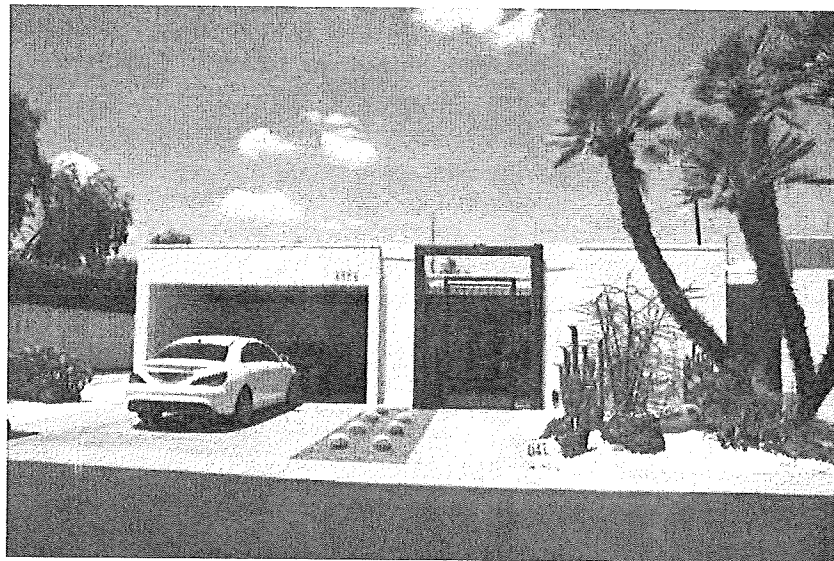
(looking towards)



Date: **2015**

View: **West**

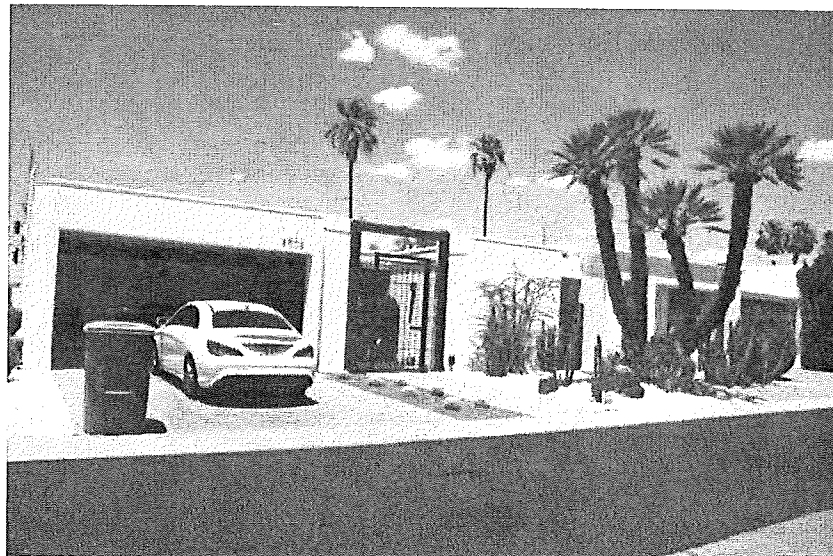
(looking towards)



Date: **2015**

View: **Northwest**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 25 Address: 7243 E Cactus Wren Road

House Model Type (assigned in 2015): C3

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-029

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 25 Plat (Addition) Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     )

☐ **POOR** (major prob.; imminent threat     )

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

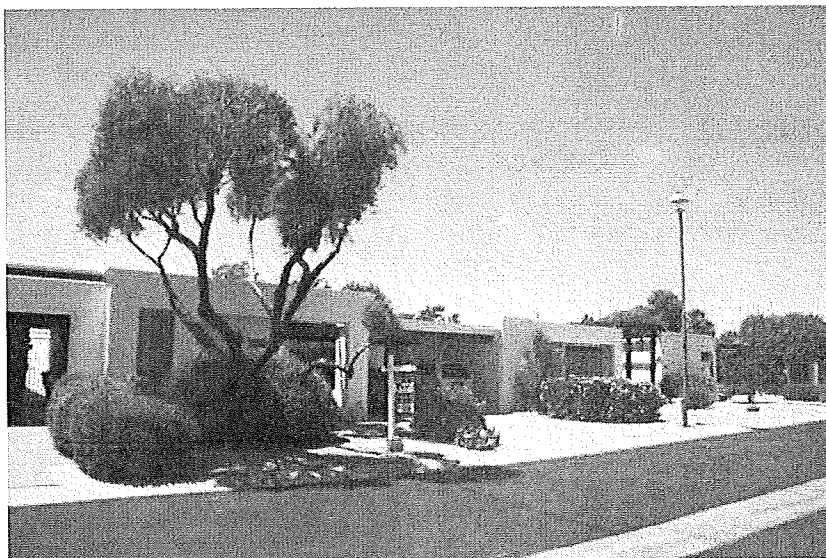
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 25 Address: 7243 E Cactus Wren Road

House Model Type (assigned in 2015): C3

## PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)



Date: **2015**

View: **South**

(looking towards)



Date: **2015**

View: **Southeast**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 26 Address: 7247 E Cactus Wren Road

House Model Type (assigned in 2015): A2

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-030

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 26 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:     

View Direction (looking towards):

Southwest



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 26 Address: 7247 E Cactus Wren Road

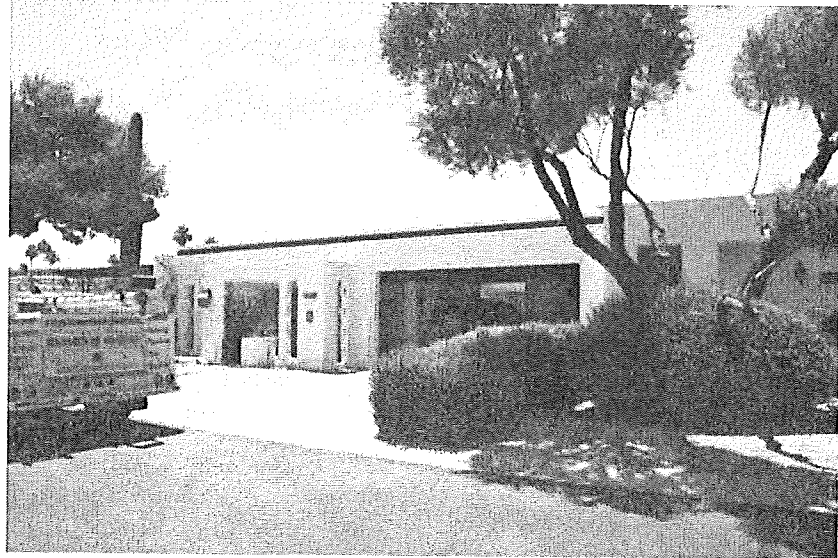
House Model Type (assigned in 2015): A2

## PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)



Date: **2015**

View: **South**

(looking towards)



Date: **2015**

View: **South**

(looking towards)





# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 33 Address: 6819 N 73rd Street

House Model Type (assigned in 2015): DI

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-037

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 33 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

## USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 33 Address: 6819 N 73rd Street

House Model Type (assigned in 2015): DI

## PHOTO INFORMATION

Date: **2015**

View: **Northeast**

(looking towards)



Date: **2015**

View: **East**

(looking towards)



Date: **2015**

View: **East**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 34 Address: 6823 N 73rd Street

House Model Type (assigned in 2015): B4

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-038

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 34 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 34 Address: 6823 N 73rd Street

House Model Type (assigned in 2015): B4

## PHOTO INFORMATION

Date: **2015**

View: **Southeast**

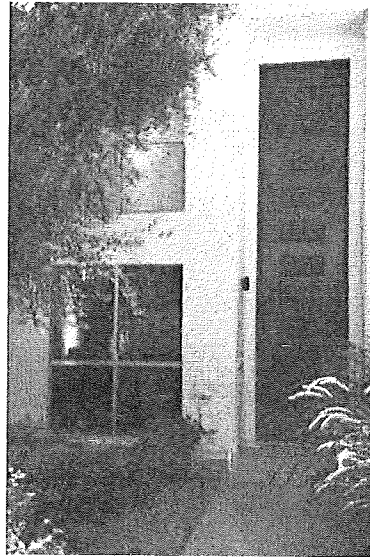
(looking towards)



Date: **2015**

View: **East**

(looking towards)



Date: **2015**

View: **East**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 38 Address: 6839 N 73rd Street

House Model Type (assigned in 2015): DI

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-042

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 38 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast





# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 38 Address: 6839 N 73rd Street

House Model Type (assigned in 2015): D1

## PHOTO INFORMATION

Date: **2015**

View: **East**

(looking towards)



Date: **2015**

View: **Northeast**

(looking towards)



Date: **2015**

View: **Northeast**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 41 Address: 7241 E Joshua Tree Lane

House Model Type (assigned in 2015): E

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-045

Township: 2N Range 4E Section: 11 Quarter:      Acreage     

Block:      Lot: 41 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:      Northing     

USGS 7.5' Quadrangle Map:     

ARCHITECT      ☒ not determined ☐ known Source:     

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:     

CON. DATE: 1972 ☐ known ☐ estimate, source:     

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent     

☐ **POOR** (major prob.; imminent threat)     

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use:

Uses: Single-family residential

Sources:     

## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 41 Address: 7241 E Joshua Tree Lane

House Model Type (assigned in 2015): E

## PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)



Date: **2015**

View: **South**

(looking towards)



Date: **2015**

View: **South**

(looking towards)



# Sands North Townhouses - Property Information Appendix B

## PROPERTY IDENTIFICATION

Site No./Lot: 43 Address: 6824 N 73rd Street

House Model Type (assigned in 2015): A3

City / Town Scottsdale ☐ Vicinity County Maricopa Tax Parcel No.: 174-19-047

Township: 2N Range 4E Section: 11 Quarter:        Acreage       

Block:        Lot: 43 Plat (Addition Sands North Townhouses Platted in: 1971

UTM reference: Zone: 11 Easting:        Northing       

USGS 7.5' Quadrangle Map:       

ARCHITECT        ☒ not determined ☐ known Source:       

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:       

CON. DATE: 1972 ☐ known ☐ estimate, source:       

## STRUCTURAL CONDITION

☒ **GOOD** (well maintained; no serious problems apparent)

☐ **FAIR** (some problems apparent       

☐ **POOR** (major prob.; imminent threat)       

☐ **RUIN / Uninhabitable**

**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use:

Uses: Single-family residential

Sources:       

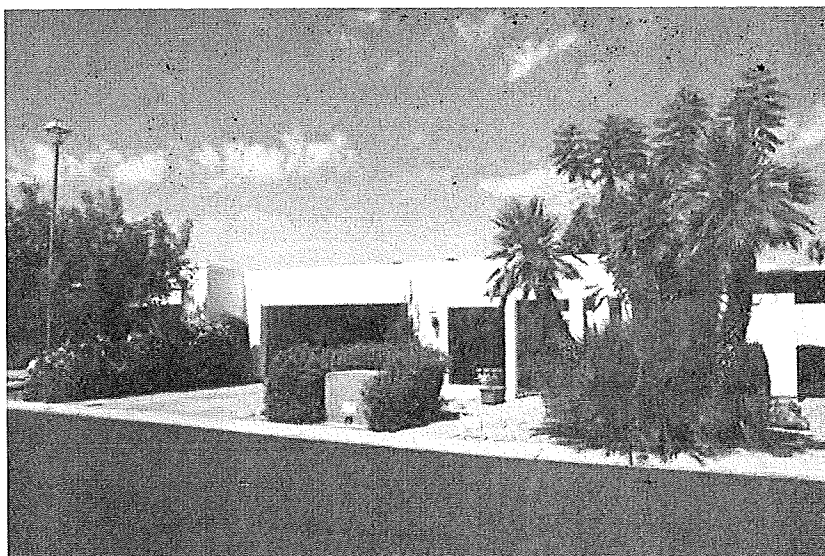
## PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest



# Sands North Townhouses - Property Information Appendix B

Site No./Lot: 43 Address: 6824 N 73rd Street

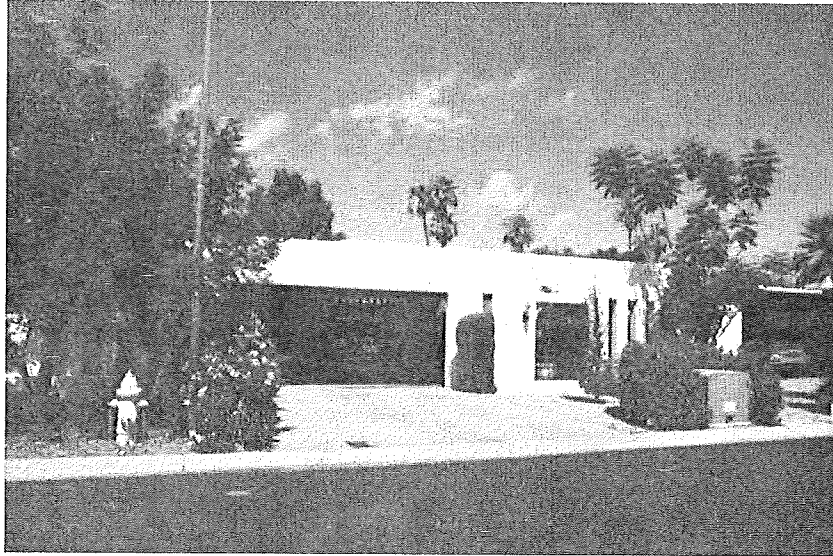
House Model Type (assigned in 2015): A3

## PHOTO INFORMATION

Date: **2015**

View: **Northwest**

(looking towards)



Date: **2015**

View: **West**

(looking towards)



Date: **2015**

View: **West**

(looking towards)





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## Sands North Historic District Overlay Zoning #2

### Application Narrative

This application will result in the placement of an (HP) Historic Property zoning overlay of an additional 4 properties to the 31 historic properties in the Sands North Townhouse Historic District established in October 2019. The combined 4 properties represent approximately .6 of an acre of the 10-acre gross area of Sands North.

Please see the attached Application Narrative submitted June 13, 2018 for the first group of 31 properties.

# Sands North Historic District Overlay Zoning Application Narrative

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This application will result in the placement of an (HP) Historic Property zoning overlay on the parcel platted as Sands North Townhouses, approximately 10 acres gross area.

The proposal broadly supports Character and Lifestyle Goal No. 3, to "Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation." Enactment of the overlay will provide recognition to the historic nature of the subdivision and cultivate an appreciation for its place in Scottsdale's history. Further, it will encourage respectful rehabilitation and maintenance of the neighborhood and its existing historic character. Designation will make these historic townhomes eligible for incentives offered by the city to support its historic resources as outlined in the General Plan.

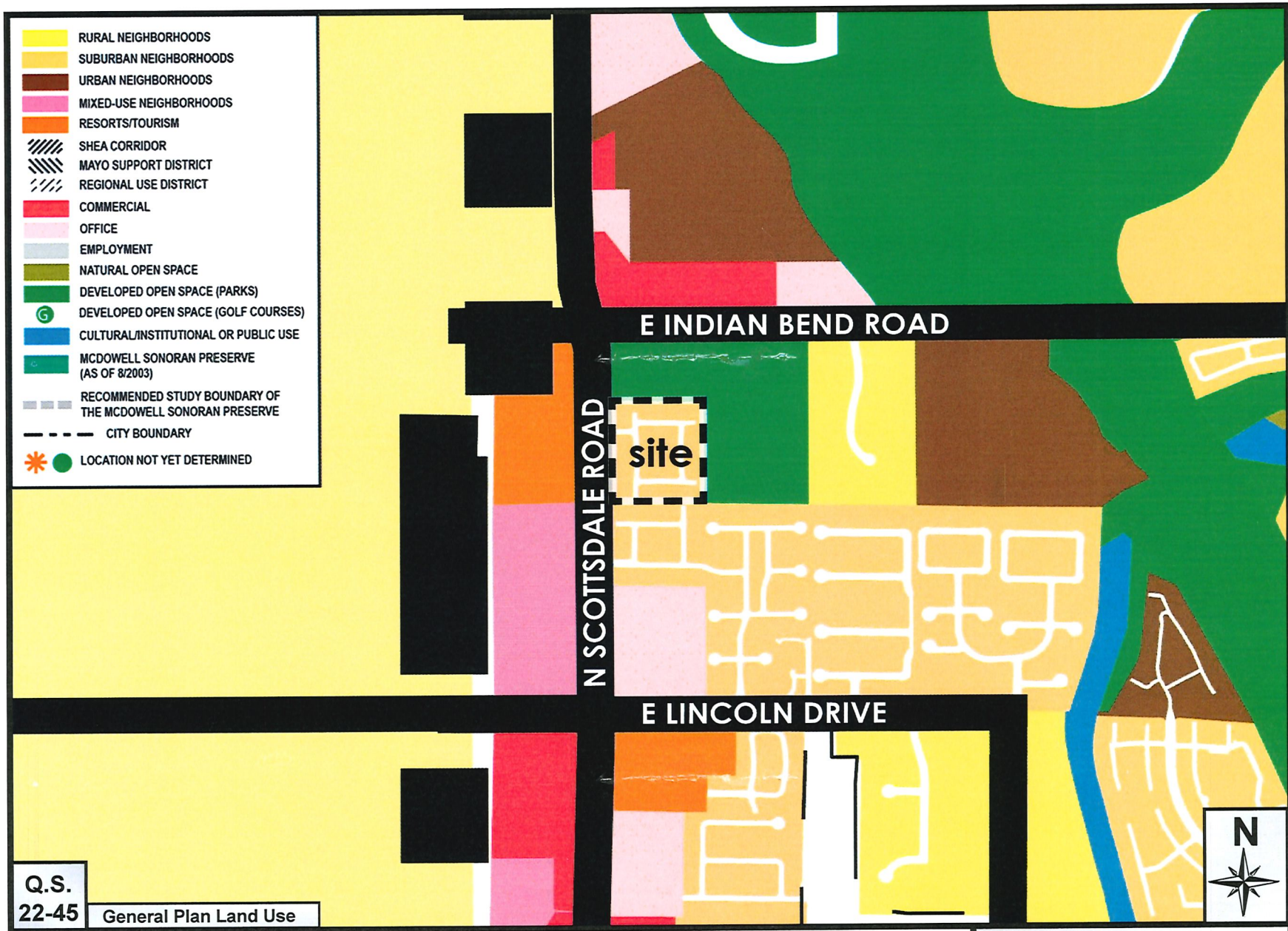
Sands North lies in the Southern Scottsdale Character Area. It is part of the Resort Corridor and Resort Villages Character Types. Scottsdale Road, which abuts the western edge of Sands North, is designated a Visually Important Roadway. Designation of Sands North as historic, and enactment of the related Preservation Plan and Design Guidelines, will reinforce a number of goals and policies specific to the Character Area:

- Goal NR1, "Enhance Current Residential Neighborhoods Within Southern Scottsdale," and specifically
  - Policy NR 1.4, "Support the evaluation and placement of significant historic resources on federal, state, and/or local registries to take advantage of incentives associated with such historic designations" and
  - Policy NR5, "Continue to support the designation of residential and neighborhood historic properties and districts, which protect and enhance property values through appropriate restoration, preservation, and promotion of significant historic resources."
- Goal H3, "Encouraging Reinvestment in Existing Residential Properties" and specifically
  - Policy H 3.1 "Encourage housing revitalization or reinvestment that will advance Southern Scottsdale's design, character and economy" and
  - Policy H 3.2 to "Support and enhance the existing single and multi-family housing mix located in Southern Scottsdale."
- Policy PE 1.2 to "Respect the character of historically designated properties when undertaking energy-efficient residential improvements."

This proposal will have the effect of preserving the historic character of the Sands North Townhouses by making alterations and additions that require building permits subject to the Design Guidelines contained in the Preservation Plan. The Design Guidelines are carefully constructed to comply with the Secretary of the Interior's Standards for Rehabilitation, the nationally recognized standards that define the circumstances under which alterations from existing conditions are acceptable, when they are not, and in what manner they should be achieved.

9-ZN-2018  
06/13/18

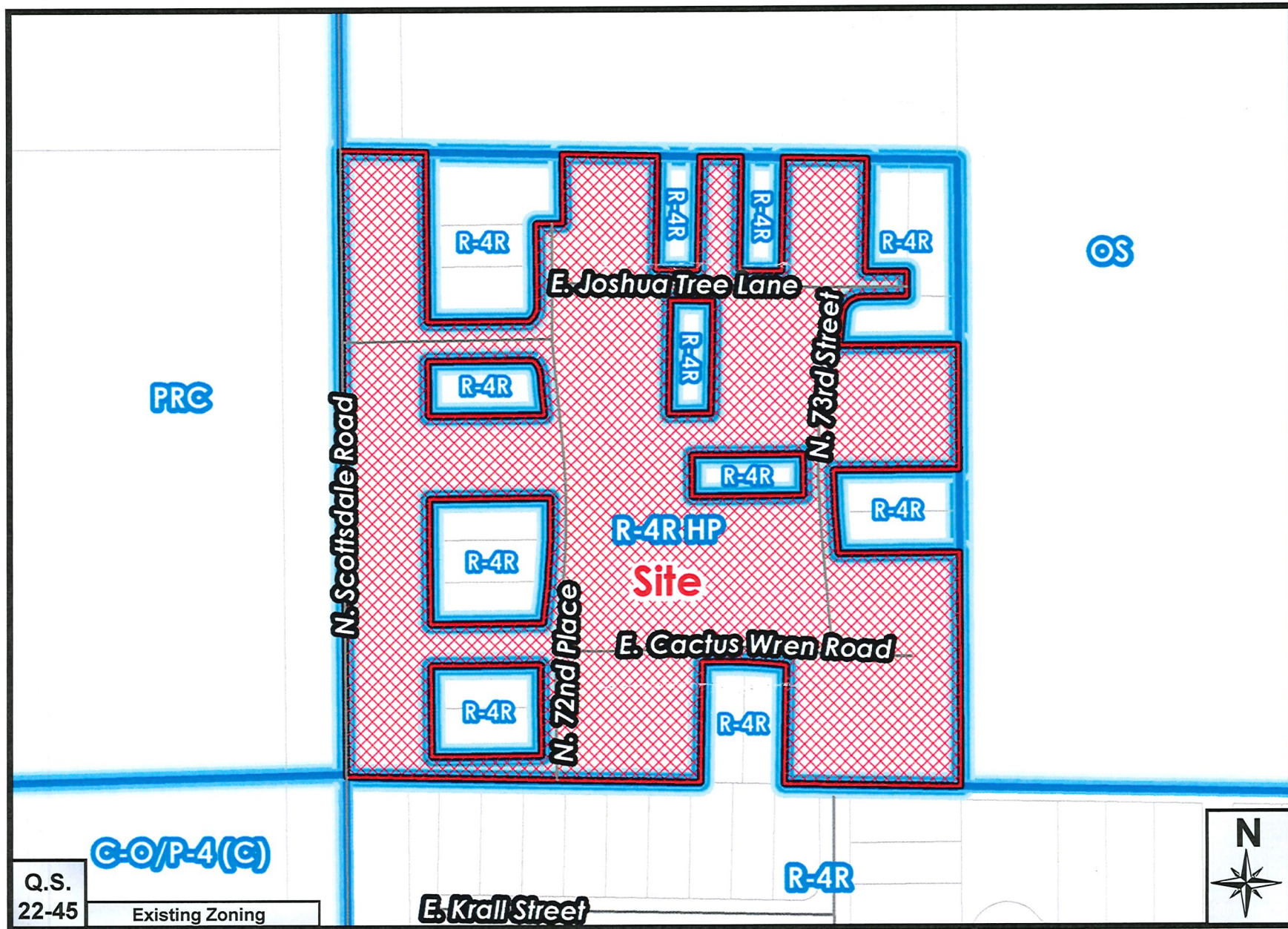
9-ZN-2018#2  
03/02/20



## Sands North Historic District Request

9-ZN-2018#2



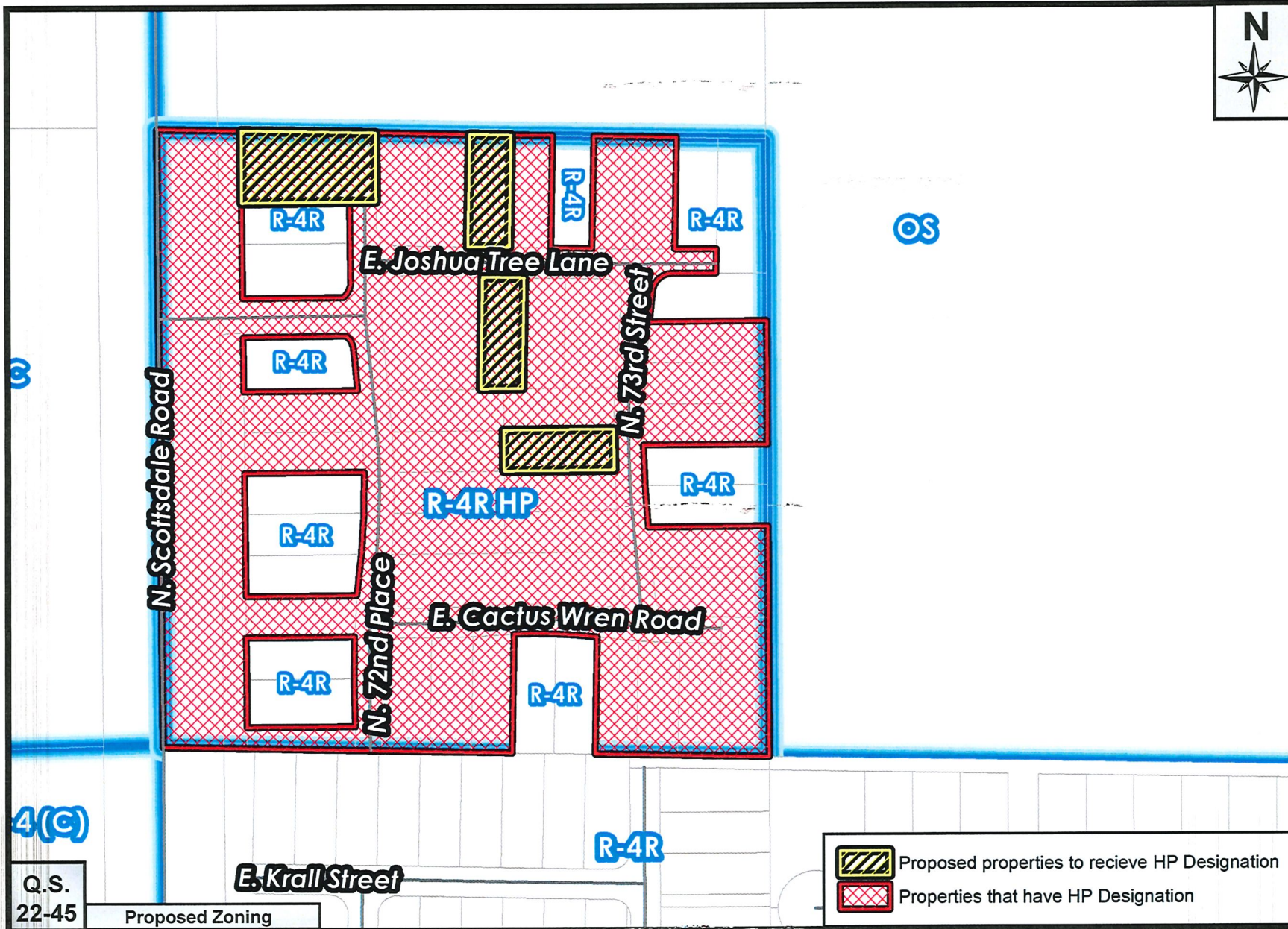


Sands North Historic District Request

9-ZN-2018#2

ATTACHMENT 6





Sands North Historic District Request

9-ZN-2018#2

# Historic Context for Scottsdale's Postwar Townhouses

Prepared by Linnea Caproni, Debbie Abele and Don Meserve

Revised: December 8, 2009

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

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

## Introduction

### *Goals and Purpose*

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

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

### *Methodology*

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

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

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

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

### *Definitions and Terminology*

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

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

An SFA is a residential dwelling unit that:

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

Variations on SFA homes in Scottsdale are below:

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

### *Works Consulted*

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

### **National Historic Context**

#### *Postwar United States Residential Housing Trends\**

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

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

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

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

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

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

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

#### *Growth of New Communities*

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

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



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

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

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

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

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

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

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

#### *Rise of Single Family Attached (SFA) Housing*

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

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

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

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

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

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

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

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

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

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

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

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

## Regional and Local Historic Context

### *Townhouse Designs in the West: the California prototype*

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

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

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

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

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

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

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

#### *Scottsdale Postwar Townhouse Development, 1960-1974*

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

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

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

#### *Impact of Indian Bend Wash Greenbelt on Townhouses*

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



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

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

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

#### *Cluster Development as Conservation*

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

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

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

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

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

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

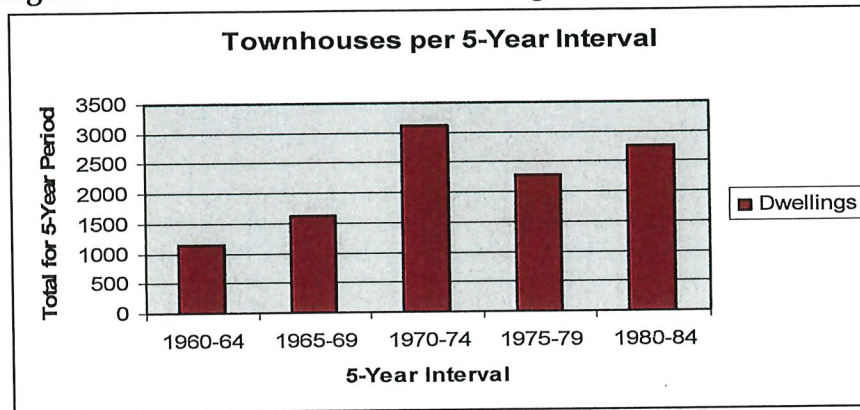
The history of Indian Bend Wash flood control and residential zoning exhibits this national interplay of planned housing and land conservation at the local level. It also demonstrates an early local case of the planned use of natural greenbelts in townhouse development: Friedman's Villa Monterey incorporated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

### **Scottsdale Postwar Townhouse Characteristics**

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

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

**Figure 1. Numbers of Townhouses Being Built**



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

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

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

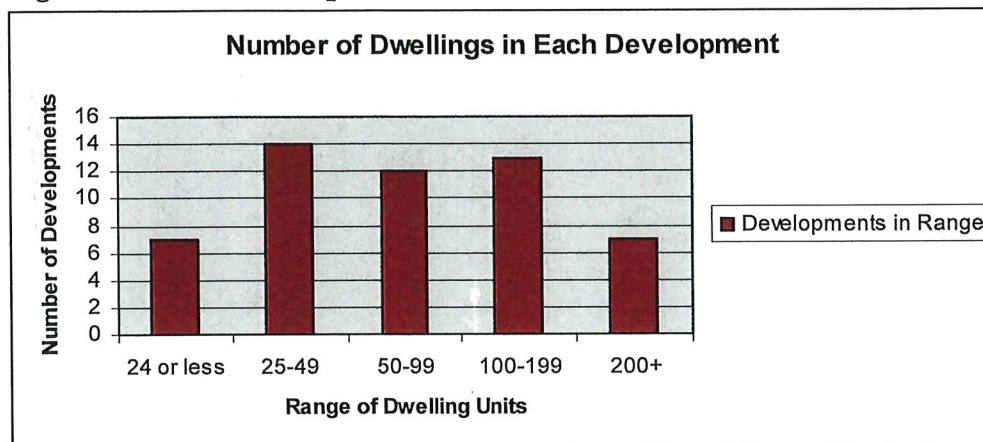
Townhouse builders could provide diverse layouts for prospective homebuyers by rearranging a few variables in each development, such as the location and type of parking provided, the number of homes in a group, and how each home related to adjacent units, streets or driveways. Other SFA variables included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



### *Size and Density of Developments and Home Sizes*

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

**Figure 3. Size of Developments**



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

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

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

Figure 4. Density Ranges

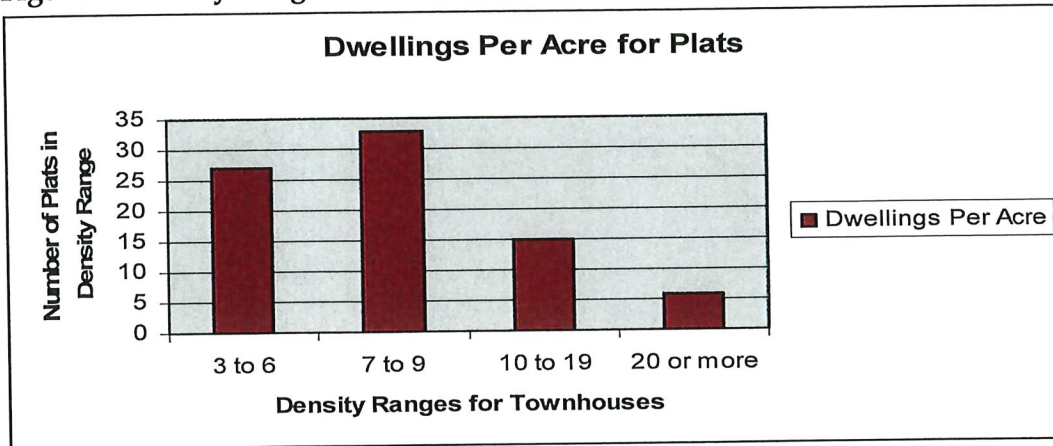
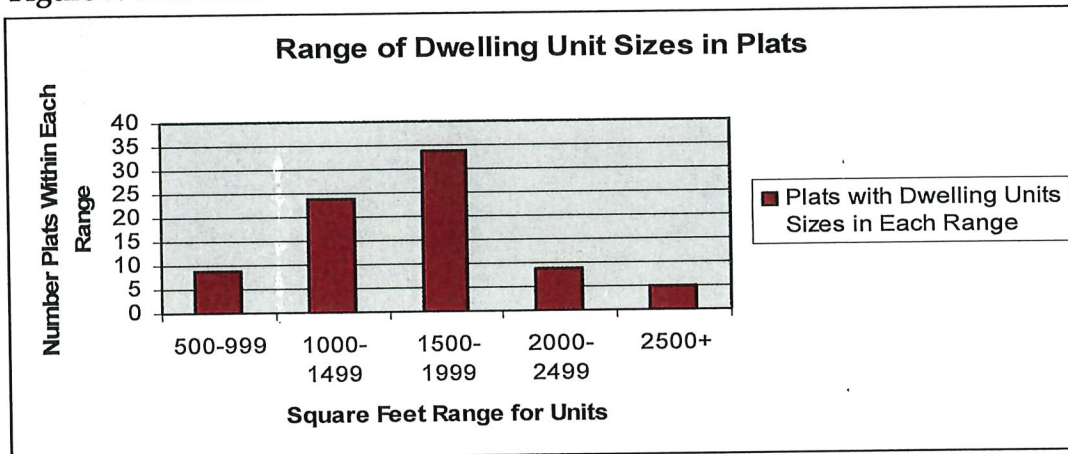
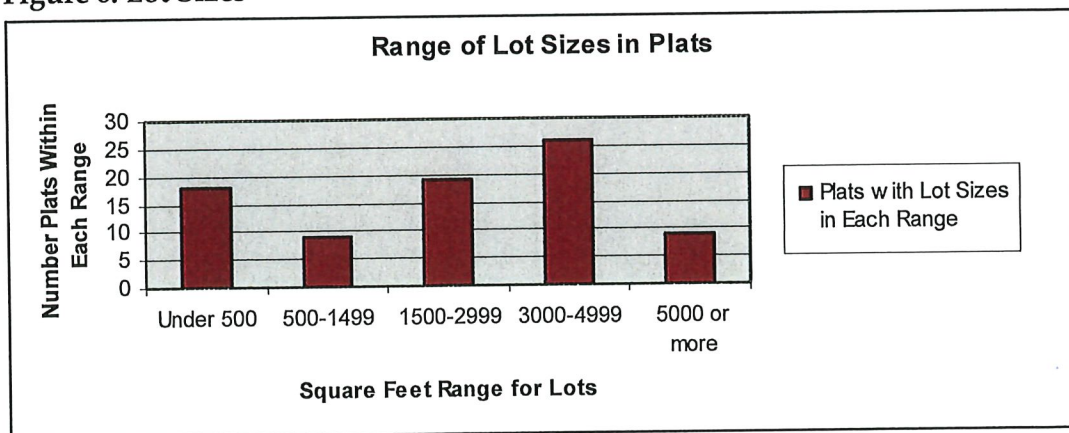


Figure 5. Unit Sizes



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

Figure 6. Lot Sizes



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



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

#### *Other Design and Construction Characteristics*

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

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

| Parking              | Number    | Percent   |
|----------------------|-----------|-----------|
| 1-Car Carport        | 21        | 26        |
| <b>2-Car Carport</b> | <b>37</b> | <b>46</b> |
| 2-Car Garage         | 21        | 26        |
| None                 | 2         | 2         |
| <b>Total</b>         | <b>81</b> |           |

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

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

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

### Site Layouts

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

**Figure 9. Layouts: Numbers of Plats by Layout Type**

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

Note\* - Some plats have two types of layouts

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

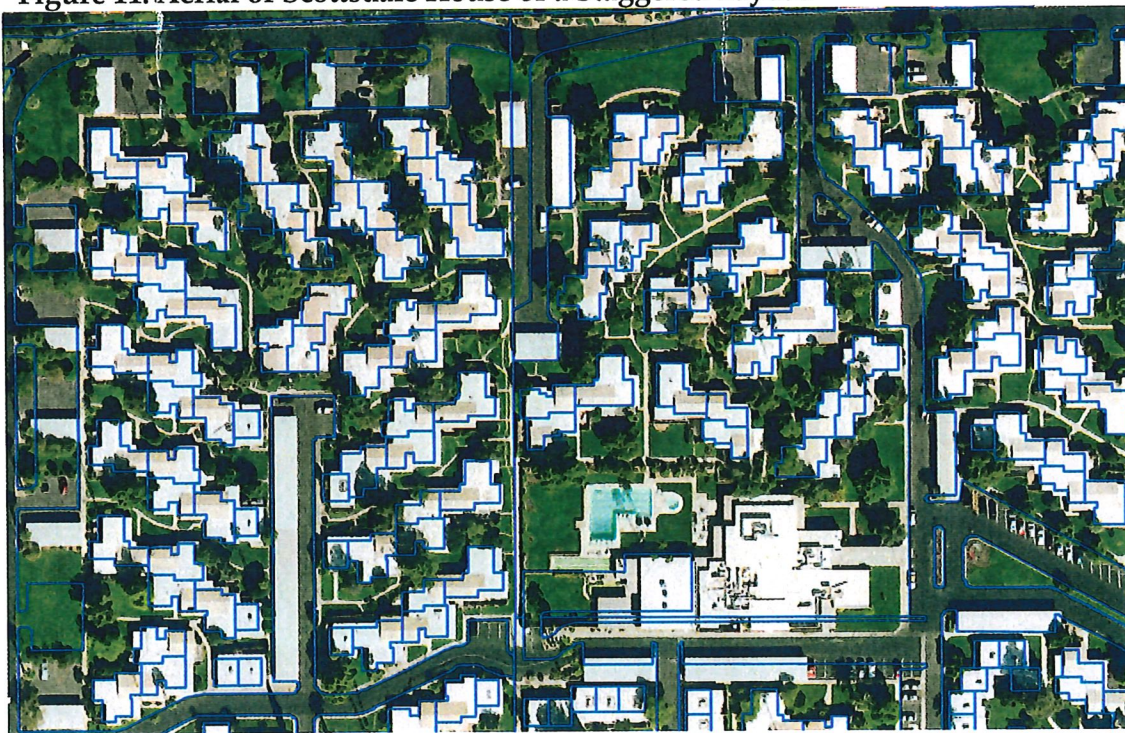
The attached home with *curvilinear* street layouts have front entries and parking facing the street, sometimes including open space in the rear or between buildings. Curving streets can be found in Golden Keys, Briarwood and Sandpiper developments and in portions of Villa Monterey. Another variation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



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



Figure 11. Aerial of Scottsdale House of a Staggered Layout





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

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



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

#### *Architectural Styles*

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

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

**Figure 13. Scottsdale Townhouse Typology**

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

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

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

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



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

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

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

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

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

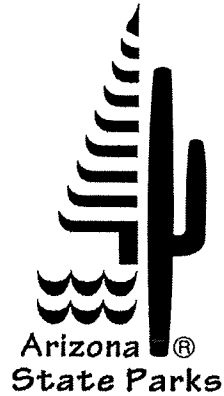
**Appendix C. Classification of Townhouse/Attached Housing Site Layouts**

**State and Municipal Historic Preservation Incentive Programs  
and Residential Property Values: A Case Study of Phoenix,  
Arizona (2007)**

and

**2013 Update**

**William S. Collins  
State Historic Preservation Office  
Arizona State Parks**



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# State and Municipal Historic Preservation Incentive Programs and Residential Property Values: A Case Study of Phoenix, Arizona

**Summary.** Economic analyses of the effects of historic preservation programs on property values have generally focused on neighborhoods designated as historic districts at the federal, state, and/or local levels. Such designations, however, serve as proxies for a variety of governmental activities—incentive programs and property restrictions—each of which may have differing effects. This study expands upon the existing literature by disaggregating a number of historic preservation programs at work in the case study of Phoenix, Arizona. While the general conclusion is consistent with previous studies in other locales that historic designation has no negative impact on property values and is often associated with accelerating values versus comparable properties, the disaggregating of the historic property data into particular neighborhoods and specific programs leads to conclusions sometimes counter to naïve attributions of cause and effect. Factors such as property tax reductions and rehabilitation grants are found to have a larger impact over time than merely designating a neighborhood as a historic district. The accelerated rise in property values observable here and in other studies is better explained by an examination of tangible actions and programs directly affecting individual property and neighborhoods.

## 1. Introduction

The effect of historic preservation (HP) programs on private property values has been a major concern since the inception of the preservation movement. Agencies of the federal, state, and local governments charged with administration of HP programs have tried to satisfy this concern by sponsoring economic studies of these effects. Their cumulative conclusion over the past two decades has generally been positive, that is, HP activities have been found to be associated with property value increases at least no less than that of comparable property in the same locale, and sometimes considerably accelerated. These findings have been widely circulated among HP advocates and are accessible in popular publication formats [e.g., Rypkema, (1994, 2<sup>nd</sup> Ed. 2005); Listokin *et al* (2002); Lennox and Revels (n.d.); Washington Department of Archaeology and Historic Preservation (2006)]. The current state of the literature on the economic impact of HP programs is evaluated in The Brookings Institution report “Economics and Historic Preservation: A Guide and Review of the Literature” (Mason, 2005). That report cites property value studies as one of the largest categories of economic analyses, reflecting the broad concern over the question repeatedly posed by HP skeptics.

Many studies focus on the single factor of official designation of properties as historic, especially the designation of neighborhoods as residential historic districts. An early study by Ford (1989) found a positive correlation between designation and house values in Baltimore, with the qualification that there was weak evidence of the neighborhood already having a relatively higher value prior to designation. A study of municipally designated districts in Alabama, for instance, found that the event of district designation had an immediate and large positive effect on property values in Montgomery, Decatur, and Birmingham (Deravi, 2002). A widely cited New Jersey study calculated that approximately 5 percent of the value of historic property could be attributed to “the value-enhancing effect of historic designation” (New Jersey Historic Trust, 1998, p. 6). A comparative study of nine cities in Texas concluded “historic designation is associated with average property value increases ranging between 5 per cent and 20 per cent of the total property value” (Leichenko *et al*, 2001, p. 1984). The report on a study of four communities in South Carolina was also positive, with house prices in historic districts in Columbia, for example, reported to have increased 26 percent faster than the general market, that is, 7.3 percent compared with 5.8 percent for the whole of Columbia (South Carolina Dept. of Archives & History, 2000). One of the most recent studies in the State of Washington found a “slightly faster” rate of appreciation in historic districts in Bellingham and Tacoma and rough equivalence to comparable non-designated property in Ellensburg and Spokane (Dadswell and Beyers, 2006, p. 13).

There is no single, uniform program of historic designation. Such designations can be made by federal, state, and/or local officials, and many historic districts have multiple levels of designation. Each level of designation has unique implications in terms of regulatory control over private property and the availability of incentives for the preservation of historic property. The federal National Register of Historic Places (NRHP), administered by the National Park Service, provides the only designation with nationally standardized criteria of eligibility. Many state and local registers have their own criteria, and even when they adopt the NRHP criteria, they lack the uniformity imposed by a single administering body. The NRHP imposes no restrictions or requirements on property owners. Such protection as it affords derives from the regulatory provisions of the National Historic Preservation Act of 1966, as amended, that requires federal agencies to take into account in their planning the effects of their undertakings on NRHP listed or eligible properties, including districts. A federal rehabilitation tax credit program affects only commercial properties, which are not our present concern. State registers generally also do not directly affect private property owners except through linked incentive programs. Listing in a state register may be an eligibility requirement for a grant or tax benefit, but no control is imposed on a property owner, for example in the form of an easement, unless the owner first chooses to take advantage of the benefit. It is cities and towns, through their zoning powers, that may impose restrictions on owners of historic property. Typically, such controls come into play when an owner applies for a building or demolition permit. The provisions of local HP zoning regulations vary considerably. Furthermore, there are tax, grant, and other benefits available in some communities and not others, important factors to bear in mind in comparing economic impact studies.

As a distinct field of study, historic preservation economics has not attracted wide attention from urban economists. The existing studies are nearly all sponsored by HP advocacy organizations working with contract economists. The State Historic Preservation Offices are common patrons of such work, providing much of the data, determining the research questions examined, and publishing the results. As yet there is no general, disinterested evaluation of findings and methodology, a task not undertaken in The Brookings Institution study. Because sponsoring HP organizations, whose staffs are not trained in economic analysis, typically focus on summary 'popular publications,' there is a danger of over-generalized and optimistic conclusions being given wide circulation while the more guarded and circumspect conclusions of technical reports are neglected. Only a small portion of HP economic studies appear in academic journals and so undergo systematic peer review. Property values studies (as in the present case) generally employ similar methods, e.g., hedonic modeling, event analysis, and trend analysis, but vary considerably in the nature of their data sets and choices by the researchers.

The study of historic districts in four communities in Washington used a nonrandom selection of comparison neighborhoods, treated as alike in all relevant characteristics except their historic designation (Dadswell and Beyers 2006, pp. 12-13). The study of eight communities in Florida likewise compared historic districts with non-randomly selected property (Listokin *et al.*, (2002). Yet because HP designations are supposed to be selective of the 'best' properties of their type, both in terms of architectural significance and physical integrity, the results were, *a priori*, likely be biased in favor of the historic district. In the designation event study of the Garden District of Montgomery, Alabama, data from the year prior to the district's designation was ignored on the claim that it represented speculation, a data point which, had it been included, would have reversed the study's conclusion (Deravi, 2002, p. 8). A problem in resale studies is the failure to identify whether a subject property was rehabilitated in the interim between first and second sale. Very small sample sizes, typical in HP economics studies, can also be a problem leading to erratic patterns of sales prices from year to year or large standard errors in hedonic models, statistical qualifications rarely reported in popular publications.

Less cited in advocacy publications are studies that report ambiguous or negative relationships between property values and designation or, even more important, suggest alternative relationships that may have a greater explanatory power than the factor of designation. Asabere and Huffman (1991) examined the effects of district designation on the value of vacant lots and found a strongly positive correlation between price and NRHP designation and only weak evidence of a positive effect associated with local designation. Schaeffer and Millerick (1991) found a positive relationship between house price and NRHP designation and a negative association with local



designation. A study of apartment buildings in Philadelphia by Asabere *et al* (1994) concluded that local designation had a strongly negative influence on property values. Two important, though neglected studies suggest that the focus on historic designation obscures underlying real factors that are more influential in affecting house price. Lockhard and Hinds (1983) examined the incidence of historic property rehabilitations in Charleston, South Carolina, and found a greater correlation between house values and architectural qualities such as fashionable historic styles than with historic designation. This finding was amplified by Asabere *et al* (1989) in a study of Newburyport, Massachusetts, in which the variable for historic district dropped out of statistical significance after controlling for the influence of different style types. These findings suggest that it is the particular qualities of houses that appeal to home buyers, not a nominal designation as historic that is influencing value.<sup>1</sup>

A significant problem, a trap even, awaiting naïve application of economic methods to historic preservation questions is the sponsoring agency's lack of familiarity with economic and statistical methods (economists' lack of familiarity with the subtleties of HP programs is another). In particular, when regression analyses of property values indicates a correlation between historic designation and higher market value, the implication is too quickly made that the designation *causes* higher prices. Whether consultants provide adequate warning to their clients about this potential problem is unknown, but certainly advocates are unlikely to deeply probe superficially positive results (a notable exception is New York Independent Budget Office [2003]).

At the risk of oversimplification, it can be said that historic district designations are sought after for two reasons. The first is as a means to stabilize and revitalize residential neighborhoods that have suffered from many years of disinvestment. Preservation is an alternative to the 'clean slate' method of urban renewal characterized by demolition and new construction that has come under increasing criticism. The rehabilitation of existing buildings can be a cost effective means of conserving housing resources and removing blight, while at the same time preserving structures of historic or architectural significance that are valued by their communities for other than economic reasons. The second reason is to prevent already highly valued neighborhoods from sliding into a pattern of abandonment and disinvestment or to protect them from a particular threat. In the first case, property values will likely be below the community's average, initially. In the second this may not be the case. Aggregating data for historic districts will tend to hide the experiences of particular neighborhoods.

Taking first the case of the decayed neighborhood, virtually all HP economic studies fail to take into consideration other factors that might affect revitalization efforts. These might include special tax benefits, grants—some bearing the title of historic preservation others funded by programs such as HUD Community Development Block Grants—and design review for new construction and rehabilitation. In addition to formally HP programs other factors at play might include the activities of law enforcement, anti-blight ordinances, non-governmental organizations, neighborhood activism, and private investment. Many of these factors represent programs or interests that are just as likely, perhaps justifiably, to claim the neighborhood's improvement as the result of their actions as historic preservationists. In addition, little notice is paid to the fact that historic designation in and of itself does nothing physically to properties that might enhance their value. The designation does little other than announce that a place has importance and is worthy of preservation. Review of new construction and demolition is not a factor until a property owner actually proposes to do something. There may be psychological value deriving from designation such as pride among residents or anticipation of future gains, but there is little *a priori* reason to expect such factors to greatly affect market values as compared to real activities such as those listed above. The focus on district designation assigns that factor a disproportionate weight of implications that are properly attributable elsewhere.

This study does not pretend to give all potential factors relating to residential neighborhood revitalization their due. Rather, it tries to demonstrate the value of disaggregating different programs associated with historic preservation in order to distinguish the relative contribution of each. Phoenix, Arizona is particularly useful as a case study because it has an active HP program that includes local district designations with their accompanying HP zoning overlay, a local exterior rehabilitation grant program, NRHP designation of historic districts, and a substantial state property tax (SPT) reclassification program. Unlike most other HP economic studies, this

case study takes advantage of a very large pool of data and so avoids the ambiguities resulting from small samples.

## **2. Data**

The data for this study was gathered from a number of sources. The Maricopa County Assessor's Office provided information related to the physical characteristics of the property, including the square footage of interior space, the size of the lot in square feet, the presence or absence of a swimming pool, and the property's classification (Class ####). The class variable represents an evaluation by the Assessor on the property's overall quality. The largest class is 131 and in this model is omitted as a separate variable so that all other class coefficients represent differences compared with that base. The first digit indicates a single family dwelling and the last that it is in an urban, subdivided parcel. The middle digit indicates the property's quality. In general, properties of class 111 and 121 are very small or substandard housing, while 151 and above are custom houses. Classes 131 and 141 are typical tract housing. There were no properties of class 171 and because there were only two cases of class 191 out of a sample of  $n=12033$  for 2006 they were omitted. The Assessor's database and maps also provided information on sales prices going back to 1993 and on location attributes such as whether the property was located on a corner, in a gated community, or located adjacent to an amenity such as a green belt, golf course, lake, or mountain preserve. From the U.S. Census of 2000 was taken data on the median commute time to work in minutes by census block groups and other demographic data. The City of Phoenix historic preservation office provided information on properties that had received funds from its exterior rehabilitation grant program and on the boundaries of its municipally designated historic districts. Information on properties within NRHP-listed districts and on properties receiving the state's property tax reduction for historic properties was gathered from the State Historic Preservation Office.

The data set is a very large sample of annual sales from 30 zip code areas within the boundary of the City of Phoenix. The data on sales prices is from Information Source at [azcentral.com](http://azcentral.com), a real estate information website sponsored by *The Arizona Republic*, the state's largest newspaper. These zip code areas represent nearly all of the developed area within Phoenix at the time of the federal census of 2000. Omitted areas were largely undeveloped agricultural or recently annexed regions of anticipated development. Although many houses existed in these areas by 2006, most are in areas that did not have census tract data. The data falls short of the complete population of sales within the study area because of a small number of cases where certain property characteristic data was missing or where accuracy was ambiguous.

## **3. Hedonic Modeling**

### *Aggregated factor OLS model*

Hedonic modeling has been for some three decades a standards method of evaluating residential property values and needs little explanation here. Residential properties have proven especially amenable to this method because the psychological aspects of housing demand are more easily disaggregated into a set of attributes for which purchasers seem able to express particular demand. Hedonic models include a variety of physical and location factors as independent variables. Thus, the application of multiple regression techniques for market price on various housing characteristics has yielded satisfying results, both practically and theoretically.<sup>2</sup> The primary purpose of this study is to demonstrate the value of extending this technique beyond its common application in the HP literature. This is done by disaggregating the term for HP designation into more meaningful, individualized property characteristics. This suggests that HP designation can be considered a proxy for other, perhaps more "real" factors affecting property value.

To appreciate the value of disaggregating the HP designation variable it will be useful to apply the common method, i.e., the aggregate factor model to the Phoenix case study data. The common model takes market sales price (some studies use assessed value if market data is unavailability) as the independent variable, which is regressed using Ordinary Least Square (OLS) on a number of independent attribute variables. These independent variables include physical features of the

property, such as square footage of the house, number of bathrooms, number of car spaces, lot size, etc., the choice depending on what data is readily available. Location attributes are sometimes included, e.g., distance to downtown. Historic designation is treated as an indicator variable for whether the property is inside or outside a designated historic district.

In this study, the dependent variable is natural log of market price for house sales recorded in 2006. Independent variables include the following physical features: natural log of the house square footage, natural log of the lot size, the age of the property, and indicator variables for the Assessor's classification and the presence of a swimming pool. Location attributes are the mean time to work in minutes, an indicator variable for whether the property is located on a corner, and a categorical variable of cumulative special location attributes, such as a gated community or being adjacent to a golf course, green belt, mountain preserve, etc.<sup>3</sup> Historic designation is another indicator variable. The results are displayed in Table 1. All independent variable coefficients had p values of 0+ except those for a Corner location (p=0.023) and Class111 (p=.002).

The coefficient for historic designation, 0.320 can be converted to an approximate percentage effect using the formula  $100(e^b-1)$ , which yields a value of 37.7 percent, which is to say that properties within historic districts area are associated with a sales price approximately 37.7 percent higher than comparable properties outside historic districts. This does not imply that HP designation *causes* the higher value. The question of causation is investigated further below.

#### *Disaggregated factors OLS model*

The historic district variable can be broken down into a number of more specific HP-related variables. This requires a detailed explanation of the different HP programs at work in the Phoenix context, some of which are common to other communities, others unique. First, as described previously, there are two levels of designation potentially at work, federal and local. Most studies

Table 1.

|               | Aggregated Model (2006 Data) |       |         |       | Disaggregated Model (2006 data) |       |         |       | (2003 Data) |       |         |       |
|---------------|------------------------------|-------|---------|-------|---------------------------------|-------|---------|-------|-------------|-------|---------|-------|
|               | B                            | se    | t       | Sig.  | B                               | se    | t       | Sig.  | B           | se    | t       | Sig.  |
| (Constant)    | 6.734                        | 0.083 | 81.309  | 0.000 | 6.737                           | 0.083 | 81.656  | 0.000 | 6.080       | 0.070 | 86.305  | 0.000 |
| LnSqFoot      | 0.555                        | 0.010 | 57.143  | 0.000 | 0.552                           | 0.010 | 56.970  | 0.000 | 0.624       | 0.009 | 72.951  | 0.000 |
| LnLotSize     | 0.232                        | 0.008 | 30.444  | 0.000 | 0.234                           | 0.008 | 30.788  | 0.000 | 0.189       | 0.006 | 30.326  | 0.000 |
| Pool          | 0.055                        | 0.006 | 9.509   | 0.000 | 0.055                           | 0.006 | 9.521   | 0.000 | 0.072       | 0.005 | 14.854  | 0.000 |
| Age           | -0.003                       | 0.000 | -19.443 | 0.000 | -0.003                          | 0.000 | -19.896 | 0.000 | -0.004      | 0.000 | -28.620 | 0.000 |
| Corner        | -0.014                       | 0.006 | -2.276  | 0.023 | -0.014                          | 0.006 | -2.207  | 0.027 | -0.016      | 0.005 | -3.117  | 0.002 |
| LocFeat       | 0.111                        | 0.012 | 9.171   | 0.000 | 0.111                           | 0.012 | 9.199   | 0.000 | 0.115       | 0.008 | 14.371  | 0.000 |
| Class 111     | -0.104                       | 0.034 | -3.056  | 0.002 | -0.103                          | 0.034 | -3.038  | 0.002 | -0.211      | 0.035 | -6.083  | 0.000 |
| Class 121     | -0.153                       | 0.013 | -11.341 | 0.000 | -0.152                          | 0.013 | -11.319 | 0.000 | -0.127      | 0.013 | -9.776  | 0.000 |
| Class 141     | 0.326                        | 0.008 | 40.346  | 0.000 | 0.326                           | 0.008 | 40.443  | 0.000 | 0.277       | 0.006 | 44.446  | 0.000 |
| Class 151     | 0.606                        | 0.020 | 30.906  | 0.000 | 0.605                           | 0.020 | 30.953  | 0.000 | 0.610       | 0.014 | 42.280  | 0.000 |
| Class 161     | 0.778                        | 0.063 | 12.435  | 0.000 | 0.778                           | 0.062 | 12.479  | 0.000 | 0.985       | 0.054 | 18.322  | 0.000 |
| Class 181     | 0.154                        | 0.019 | 8.029   | 0.000 | 0.159                           | 0.019 | 8.293   | 0.000 | 0.224       | 0.019 | 11.822  | 0.000 |
| Time_work     | -0.014                       | 0.001 | -27.555 | 0.000 | -0.014                          | 0.001 | -27.304 | 0.000 | -0.015      | 0.000 | -34.025 | 0.000 |
| Hist_district | 0.320                        | 0.015 | 21.964  | 0.000 |                                 |       |         |       |             |       |         |       |
| Con_spt       |                              |       |         |       | 0.451                           | 0.025 | 18.375  | 0.000 | 0.531       | 0.020 | 26.625  | 0.000 |
| Con_no_spt    |                              |       |         |       | 0.340                           | 0.028 | 12.330  | 0.000 | 0.332       | 0.021 | 16.076  | 0.000 |
| Noncon        |                              |       |         |       | 0.281                           | 0.044 | 6.334   | 0.000 | 0.188       | 0.036 | 5.289   | 0.000 |
| Phx_district  |                              |       |         |       | 0.169                           | 0.024 | 7.043   | 0.000 | 0.117       | 0.022 | 5.454   | 0.000 |
| Phx_grant     |                              |       |         |       | 0.122                           | 0.069 | 1.753   | 0.080 | 0.107       | 0.062 | 1.737   | 0.082 |

ignore the federal designation because it is perceived as largely an honorary status lacking a real regulatory effect (an exception can be found in Rypkema 1997). Arizona, however, links its SPT reduction incentive to National Register, but not local register listing. This means that properties listed in the National Register qualify for a property tax reduction of up to 50 percent.<sup>4</sup> This makes the federal designation a potentially important variable to consider. Economic theory would suggest that the market should to some extent capitalize the value of this lower tax rate in the value of the property. There are a total of 35 local historic districts, of which 18 are also NRHP listed. Because of the large sample size of sales ( $N = 12033$ , of which 351 are within historic districts), the model here sustains much finer distinctions of variables than are possible in more common, small sample studies.

The disaggregation can be carried further than simply distinguishing NRHP from local designation. Local designation applies the zoning overlay regulations on all properties within the district's boundary, regardless of whether the property is genuinely considered historic. The federal designation on the other hand distinguishes between what are termed "contributors" and "noncontributors." The former meet the age and integrity criteria of the NRHP, while the latter are either not yet old enough or have been so altered that they no longer convey their historic character. Only properties with contributing status qualify for the SPT reduction. Furthermore, because the SPT program is voluntary there are some contributors receiving the tax advantage and others not.<sup>5</sup> Additionally, the City of Phoenix has its own incentive program of grants of up to \$10,000 for exterior repair available for properties within its historic districts.

Instead of a single variable for HP designation, this model uses five to distinguish the various HP programs.<sup>6</sup> There are indicator variables for contributing properties receiving the lower tax rate, contributing properties not receiving the lower tax rate, noncontributing properties (properties within NRHP districts that do not qualify for the tax program), location within a city, but not a NRHP district, and, finally, for whether the property has received a grant. The use of an indicator variable for the grant program factor rather than a dollar amount is justified because while the amount of the grant is known, the grant typically represents only a portion, and sometimes a very small portion of a larger rehabilitation project. This variable does not so much find the dollar-for-dollar effect of a grant as it proxies the fact that a property has undergone rehabilitation.

The coefficient signs present no surprises. Market value is positively associated with physical features such as the size of the house and lot and the presence of a pool. The special location features have a significant positive relationship. The coefficient of 0.111, which corresponds to a percentage value of approximately 11.7 percent, implies, for example, that a property located within a gated community would have a value premium of that amount over a house with the same characteristics located outside a gated community. The coefficients for the quality classes are negative for the two substandard classifications (Class 111 and 121) and positive for the remainder (with Class 131 being the standard). Age, time to work, and a corner location have negative coefficients, although the latter has a relatively lower level of significance ( $p = 0.027$ ).<sup>7</sup>

The coefficients for the five HP factors are all positive, but with distinctive values that follow a pattern. Expressed as percentages, they say that, first, a house that is a contributor in a NRHP historic district that is receiving the state's property tax benefit (**Con\_spt**) is associated with a price premium of approximately 57.0 percent over comparable property outside any historic district and not receiving the lower property tax rate. A contributing property within a district, but whose owner has not entered the tax program (**Con\_no\_spt**) also has a price premium over comparable non-historic property, but of only approximately 40.5 percent. A property within a NRHP district that is classified as noncontributing (**Noncon**) and so is ineligible for the lower tax rate is associated with a price premium of about 32.4 percent. Houses within a locally, but not NRHP designated historic district (**Phx\_district**) have a price premium of about 18.4 percent. The final factor, receipt of a city exterior rehabilitation grant (**Phx\_grant**), which can be for a property in either a locally or NRHP districts has a market value of approximately 13.0 percent, although with a relatively high standards error and subsequently wider confidence interval. Again, this factor proxies a property having undergone a rehabilitation, but one of unknown extent.

In 2004 and 2005, the metro Phoenix housing market experienced an unprecedented inflation in housing prices. Within the 30 zip code areas sample of this study, the median per square foot house price increased from \$100 in 2003 to \$175 in 2006. Given the scope of this upheaval, it is

useful to compare the above findings with what characterized the market previously. Therefore, the model was also applied to 2003 data.

The magnitudes of the factor coefficients in 2003 differ little from those in 2006 and all signs are consistent. Among the non-historic factors the elasticity of price on square footage declined from 0.624 in 2003 to 0.552 in 2006. The factor for quality class 111 increased from -0.211 in 2003 to only -0.103 in 2006, which implies a closing of the gap between the values of the most substandard housing and the typical house. This is compatible with the commentary of real estate analysts that the housing price rise beginning in 2004 was driven by an influx of investment funds that purchased first the lowest end housing, in effect drying up the bargain housing supply, which subsequently in 2005 spread to near panic buying among all classes of housing.<sup>8</sup>

While the values of the HP variables changed somewhat, the overall pattern and magnitude remained the same. Again, converting the coefficients to percentages, houses within NRHP districts receiving the lower property tax had a price premium of about 70.1 percent in 2003. Houses in NRHP districts not receiving the tax break had a premium of 39.4 percent. Within city districts the price premium was 12.4 percent. Finally, the premium associated with the Phoenix grant program was 11.3 percent. The differences in the coefficients and percentage premiums for HP variables between 2003 and 2006 was largest for houses in NRHP district and receiving the tax benefit, a decline from 70.1 percent to 57.0 percent. For contributing houses not receiving the tax benefit, the premium remained virtually unchanged, increasing slightly from 39.4 to 40.5 percent. For city districts, the advantage increased from 12.4 to 18.4 percent. The benefit of the rehabilitation grant was little changed, rising from 11.3 to 13.0 percent, although, again, this factor has a much wider confidence interval than the others.

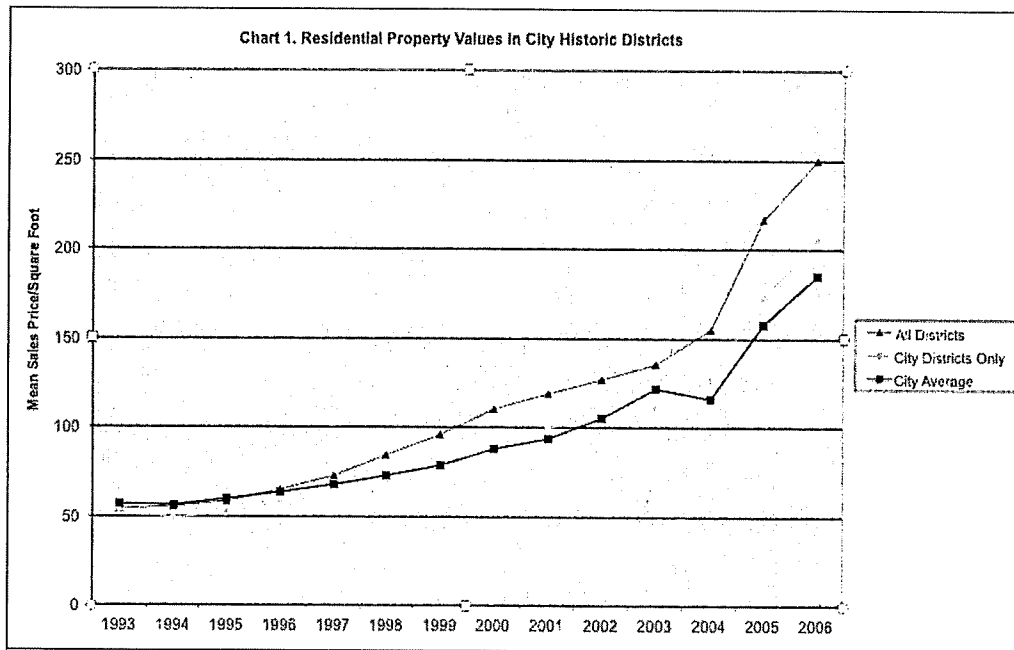
The disaggregated variables model provides more relevant information than the aggregated model, particularly, evidence of a difference between NRHP-listed districts and those listed only locally, even apart from the impact of the property tax reduction. Noncontributing properties in NRHP districts, i.e., those that do not qualify for the tax break, have a price premium well above that of only locally designated properties (20.7 percent in 2003 and 32.4 percent in 2006).<sup>9</sup> The property tax reduction appears to have a major effect. Those houses that have the lower property tax have significantly higher prices than those with normal tax rates, and this is a controlled finding between property both eligible and ineligible for the benefit. This is strong evidence that the value of the property tax reduction is capitalized into the sales price of the house. We have not, however, arrived at a point where definitive statements of cause and effect can be made. The next section will examine sales values across a larger period of time and further disaggregate the data to analyze additional differences between historic neighborhoods.

#### 4. Trend Analysis

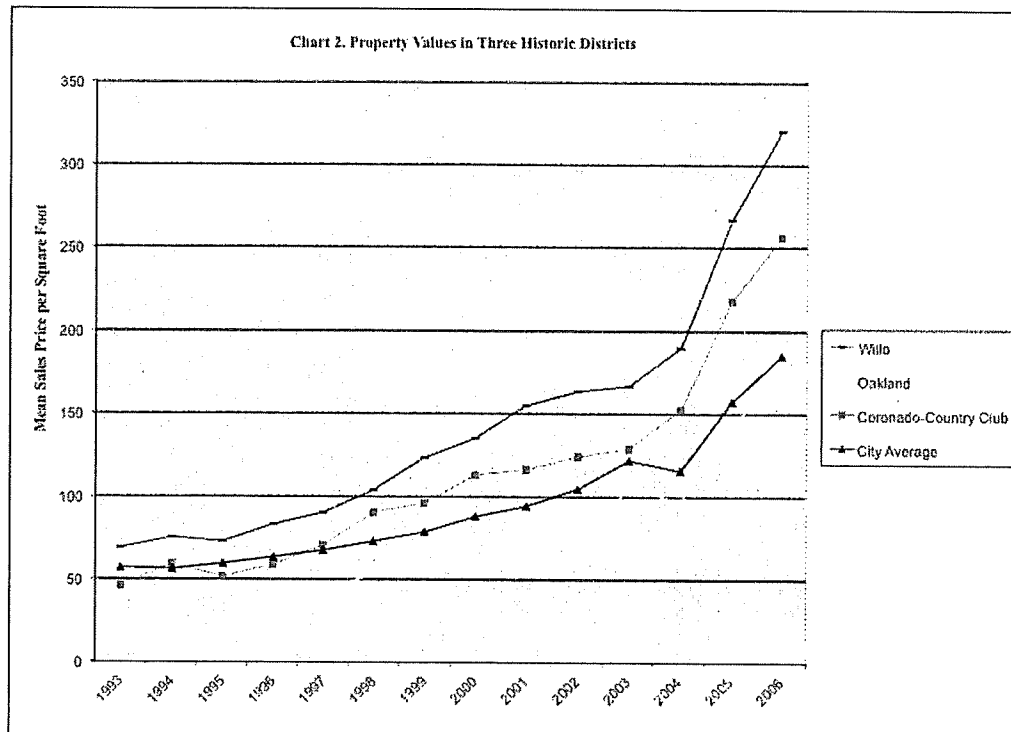
##### *General patterns among local historic districts*

The further disaggregating of historic property data reveals even more complex patterns that are hidden when all factors are considered only by the simplistic proxy of historic designation. The urban fabric contained in Phoenix's historic districts varies considerably in terms of physical characteristics, demographic attributes, and economic conditions. Among the 35 historic districts are poor neighborhoods where housing is often dilapidated and there are a higher proportion of rentals. The Woodland, Oakland, and Garfield historic districts, for example, are areas with a higher proportion of black and Hispanic residents than the metropolitan average, where household income is well below the median, and where schools are underperforming. Yet not too distant from these are the Encanto-Palmcroft and Willo historic districts both with precisely the opposite characteristics. In the 1970s and eighties, historic designation was sought by neighborhoods because residents felt threatened by potentially devastating projects, such as the Papago Freeway (Interstate 10) that was carried through the heart of the residential areas that had been built from the 1910s and twenties, or by the general spread of urban decay in an era prior to the downtown's full revival. More recently, neighborhoods have actively sought historic designation in order to gain access to the state's property tax reduction program. One result has been the designation of a number of isolated neighborhoods at some distance from the area immediately north of the downtown where the largest numbers of historic properties are located.<sup>10</sup>



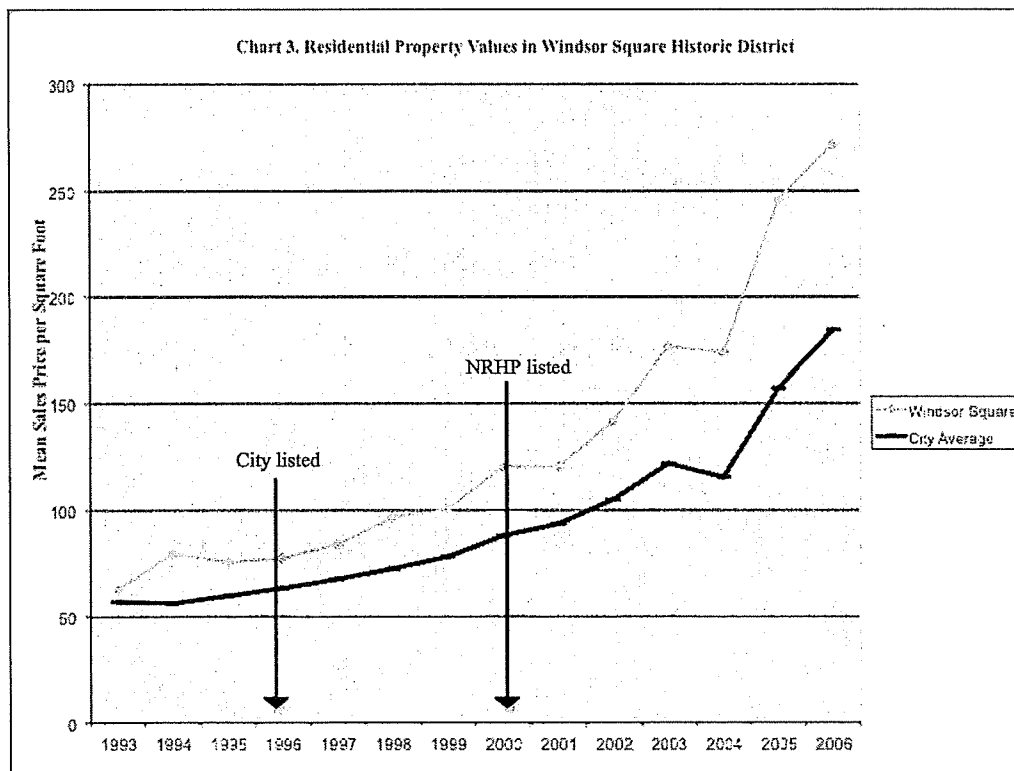


The information in Chart 1 can serve as a baseline for the detailed investigation in this section. The notable trends from 1993 to 2006, the period under investigation, are the rise in the median and average sales prices of single-family houses (per square foot). These are citywide trends against which the performance of property values in historic districts may be compared. There are two anomalies visually apparent in Chart 1. First, as described above, there was a large upswing in the rate of increase in the median housing price during 2004 and 2005. The trends slowed greatly during 2006 and have shared in the larger cooling of the housing market found nationwide in 2007. The second anomaly requires more explanation. The line of the average sales price per

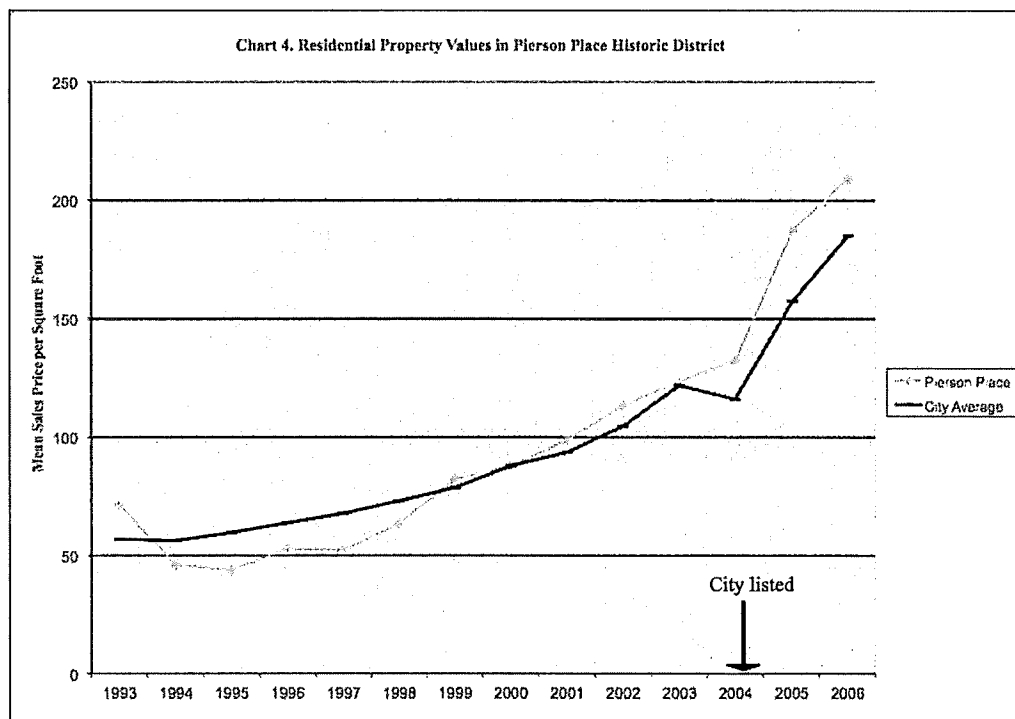


square foot of house interior space dips in 2004 despite the rise in the median price. The reason for this was the disproportionately voluminous purchase of smaller, bargain-priced housing at the lower end of the market that marked the starting phase of the housing boom. The remaining two trends lines in Chart 1 are the aggregate average sales price for housing in all historic districts and for those in city districts only. Both are above the lines for the city average with the city-only designated districts below the line of the aggregate of all historic districts. This illustrates that the pattern revealed in the hedonic models appears to carry through the entire period 1993 to 2006.

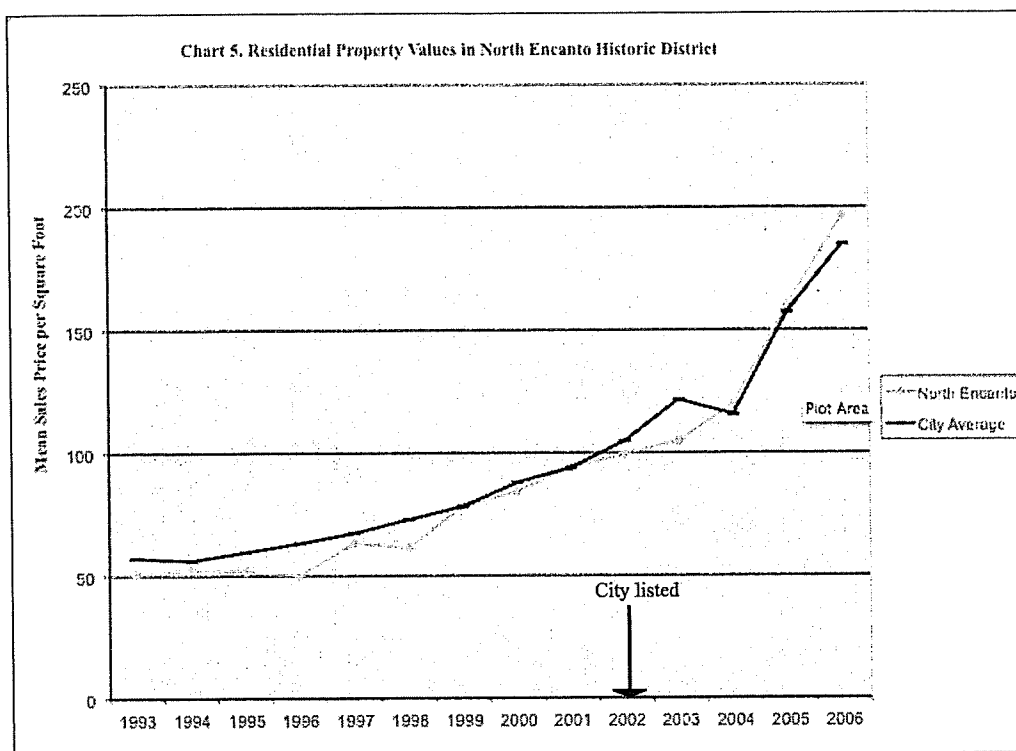
The trend lines in Chart 2 illustrate the wide variation in sales prices between historic districts. The Coronado-Country Club area, two adjacent historic districts within a well-defined neighborhood has a trend line very nearly identical to the average of all historic districts (not shown in Chart 2). The trend line for this area has risen fairly steadily, from at or below the city average until about 1997 to well above the city average afterwards. The Willo Historic District is one of the showcase neighborhoods of historic preservation. Located between one and two miles of downtown, this neighborhood has seen a remarkable turnaround in the past two decades from an area threatened by the spread of high rise commercial development and residential disinvestment to one of the most desirable areas in the urban area. Not only has the market price of houses in Willo risen steadily, it has done so at a rate faster than the city average. At the other end of the spectrum is the Oakland neighborhoods, located northwest of the downtown and for many decades an area of poverty and physical decay. Its sales price trend line is persistently below the city average, but with some evidence of convergence in recent years. All of these districts share similar status, being on both the local and federal registers. Owner-occupied houses classified as contributors qualify for reduced property taxes. Participation rates in the tax program vary widely, reflecting the relative proportions of owner-occupied to rental housing. In Willo, 97.9 percent of the eligible houses were receiving the tax benefit in 2006. The rate in Coronado-Country Club was 38.4 percent and only 2.1 percent in Oakland. This reflects the proportion of owner-occupied (eligible) housing, which was 79.4, 60.8, and 28.4 percent, respectively, and the relative value of houses and so the incentive to join the tax program. Mean sales price per square foot was \$320 in Willo, \$256 in Coronado-Country Club Park, and \$166 in Oakland in 2006.



In Chart 3 is shown the price trend for the Windsor Square Historic District, which is located approximately 4.5 miles north of downtown Phoenix. Throughout the period, the neighborhood displayed a higher than average market value and no significant adjustment occurred at the time of the neighborhood's designation on the city register. However, a slight acceleration of the rising price trend followed the designation on the National Register after which homeowners would have been eligible for the SPT benefit. The trends in Charts 4 and 5 illustrate two other distinct patterns. The Pierson Place Historic District, located about four miles north of downtown, was designated on the city's historic register in 2004 and has not yet been placed on the NRHP, therefore there is no influence from the property tax program. The house price trend line is clearly upward and at a rate higher than that of the city average. Also apparent is that this accelerated rate within the Pierson Place neighborhood dates back to at least 1998 or six years prior to the city designation and while the rate of increase has risen after 2004, the rate is roughly equivalent to the rate of rise citywide. The North Encanto Historic District was listed by the city near the end of 2002. As with Pierson Place, the average sales price prior to the listing hovered somewhat below the city average and since the listing has moved slightly above the average. Again, no influence from the property tax program has been felt, as the district was only NRHP listed at the beginning of 2007.

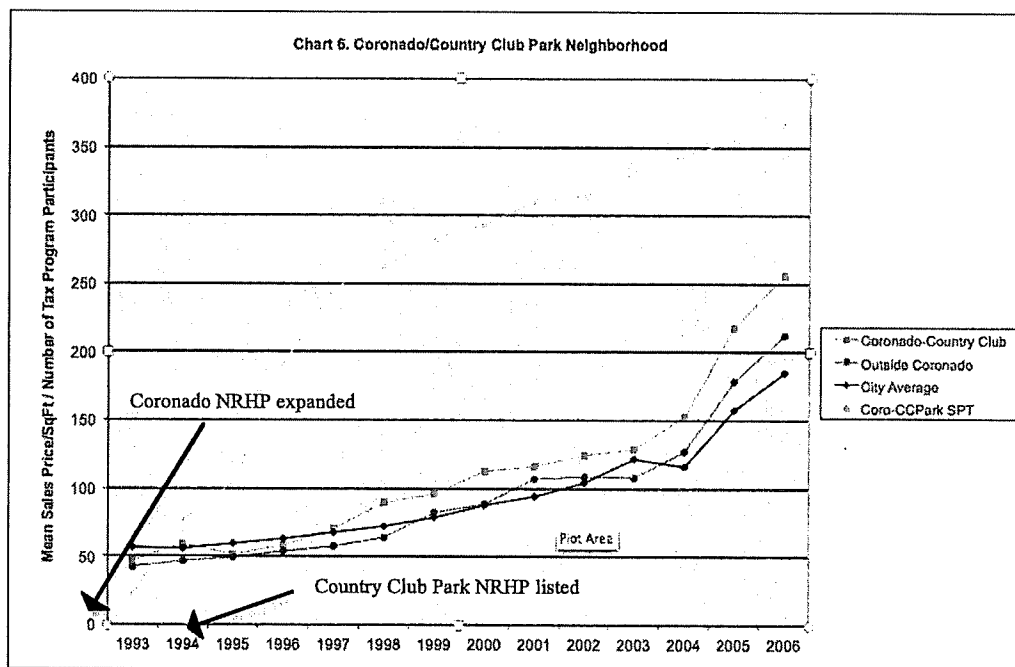


The three types of trend lines illustrated in Charts 3 to 5 are typical of the locally designated historic districts of Phoenix. These historic districts have as a whole and individually performed at least as well as the city average and sometimes better. Districts also NRHP listed have performed even better as homeowners have signed on to the property tax program and the tax reduction has been capitalized into the market value of the house. We can reasonably conclude that the local designation at the very least does no harm to residential property values. While the HP zoning overlay does impose some restrictions on the development of properties, the market appears to value the benefits of stabilized and more aesthetically pleasing neighborhoods above the cost. Furthermore, in recent years the average sales price per square foot of living space of houses in historic districts have been significantly above the city's average, this having been demonstrated in the hedonic models and visually illustrated in Chart 1. However, it cannot be definitively claimed



that local historic designation is a cause of this higher performance. In some instances, the neighborhoods selected for historic designation already had superior average market values or a pattern of improvement was already apparent prior to the designation. Other influential factors seem to be at work in these neighborhoods. Local historic designation is a benign factor, perhaps positive to a small degree, but at least not detrimental. National Register listing, with its associated reward of a significant property tax reduction appears to be a strongly positive influence.

The hedonic model revealed the association of higher market value with participation in the state property tax program, the conjecture being that the market capitalizes some portion of the value of the tax benefit in the current sales price of the house. If this conjecture holds then there should also be a time trend between the rate of participation and the mean sales price of houses in a district. This is seen in Chart 6 in which the mean sales price of properties within the Coronado and Country Club Park Historic Districts are graphed along with the mean for the city and for properties within the larger neighborhood, but outside the district boundaries. An additional line charts the number of properties certified for the SPT program. The Coronado Historic District was initially listed in the National Register in 1986 and its boundaries expanded in 1992. Participation in the SPT program gained slowly, being only 23 in 1993. At the end of 1994, the Country Club Park Historic District was listed and a special effort to publicize the tax benefits of the listing resulted in a rapid rise in participation, to 247 (in both districts) in 1997 and to 366 in 2006. The mean sales price of houses in the districts was generally below the city average through 1996 and then accelerated upwards thereafter. Since the rapid rise in SPT participation preceded the start of the rise in market value, there is evidence that it played to some degree a causal role in that rise. This conclusion is supported by the pace of the rise in values for properties outside the district. These houses, being ineligible for the tax benefit, saw a discernable rise in property values only with a delay of approximately three years. These neighboring properties rose in value above the city mean only in 1999 and the lag continued throughout the period. It is further conjectured that this lagging rise owes to the externality of being adjacent to the more desirable area within the districts.



#### *Case study of the Garfield Neighborhood*

The Garfield neighborhood is a highly complex case of HP program intervention in a revitalization effort. The neighborhood is located within about a mile northeast of the downtown commercial complex in an area of approximately 0.70 square miles. Most, but not all of this area is within the boundaries of two adjacent locally registered historic districts, Garfield and North Garfield. Non-historic properties are scattered around the edges of the districts and in a large donut hole-like area within. Although an analytical challenge, it is revealing of the factors that contribute to successful urban revitalization. To understand its dynamics one must draw from a number of sources beyond the historic qualities of its housing stock, including social and economic history and an examination of a wider range of factors that affected the decline and revival of the neighborhood over several decades.

The early history of what is now referred to as the Garfield neighborhood dates to 1883 when the Dennis Addition to the Phoenix Townsite was platted. The area later included the city's first well and pumping plant and the repair and storage facilities of the Phoenix Street Railway, at a site that is now Verde Park. Additional small subdivisions were platted up until the Schultz Place subdivision rounded out the neighborhood in 1923. Houses were built individually as lots were purchased and owners hired architects or contractors, or were built by speculative builders. Construction accelerated in the aftermath of the economic boom spurred by the completion of the Theodore Roosevelt Dam on the Salt River in 1911, slowed during the First World War, and revived during the building boom of the 1920s. The Great Depression again slowed construction, which revived to largely fill out the neighborhood in the late 1930s prior to the start of the Second World War. Ethnically, the area was white since black and Hispanic residents of the city were excluded by legal and cultural practices of segregation, and most households represented working and middle class occupations. Rapid changes followed the end of the war starting first with the dramatic introduction of families of Hispanic veterans in a public housing project near the area in



the later 1940s. This project roused bitter complaints among white residents and started the process of ethnic transformation that resulted in its currently dominant Hispanic character.

The Garfield neighborhood suffered severe disinvestment in the decades following the Second World War. Middle class families abandoned it as employment and retail facilities moved into the rapidly growing suburban regions. By 2000 area residents were 86.0 percent Hispanic, compared to the metropolitan area proportion of 25.1 percent. In the three census tracts constituting the neighborhood the median household income in 1999 ranged from \$17,101 to \$26,689, compared to the metropolitan area median of \$44,752. The proportion of owner-occupied housing was only 32.5 percent; the metropolitan area proportion was 68.0 percent. The nadir of the neighborhood's experience may have been in the 1970s, just prior to the start of significant public and private efforts to stabilize and revitalize inner city neighborhoods. Fortunately for the stock of historic buildings of which residents are now proud, Phoenix largely failed to take part in the urban renewal movement that began with the passage of the Housing Act of 1954 and which often followed a model of wiping the urban slate clean of blighted properties in order to build anew. It was not until 1970, when the city amended its building code to include minimum standards for existing housing, that federal program funds became available. Only a few programs and activities can be mentioned here, but they convey the type of improvement efforts that have gradually had a visible effect. One of the earliest efforts was the city's Home Improvement Program, which evolved into Neighborhood Housing Services of Phoenix, Inc., a non-profit formed in 1975 that works in partnership with the city, banks, and National NeighborWorks Partners to construct new houses and promotes homeownership. According to NHS Phoenix publicity, the organization has constructed 45 houses in the Garfield neighborhood since 1993. Phoenix's one major urban renewal effort, starting after 1973, was the clearing of the even more blighted Booker T. Washington neighborhood, immediately south of Garfield. By the late 1990s this area had been largely redeveloped with condominium housing. The Garfield neighborhood is within the boundaries of the central Phoenix Redevelopment Area, is an Enterprise Community, and is one of five Neighborhoods Initiative Areas, all of which indicate that Garfield is one the most targeted areas for city assistance of any place in Phoenix. Innovative efforts to control crime in Phoenix date to the initiation of Crime Stop in 1968 and continue to this day. Most recently, the Garfield neighborhood has not suffered disproportionately from crime. This is in no small measure the result of special efforts by the Phoenix Police Department in the central city precinct, which includes the Garfield neighborhood. The precinct as a whole was targeted for special attention by the Auto Theft Reduction Squad, the Burglary Reduction Program, and the Walking Beat Squad. Outstanding warrant round-ups cleared the streets of repeat offenders. With some 8,599 adults and 781 juvenile arrests during 2006 alone, this area saw a drop in crime of 2.8 percent. The department took credit for a much improved sense of security among precinct residents.

The earliest historic preservation-related activity centered on the NRHP designation of the Victoria Place Historic District in 1988. This pocket neighborhood contains thirty houses built mainly during the period from 1915 to 1930. Very little action followed the listing and of the district's 28 contributing properties only one has been certified for the SPT reduction. On the other hand, the city was aggressively pursuing blight reduction through federally-funded programs such as HUD Community Development Block Grants. These projects ranged from simple repairs of coolers and heaters to substantial rehabilitations involving lead paint abatement, water and sewer system repairs, replacement of substandard electrical systems, window and door replacement, and other work from foundation to roof. There were also many acquisition and demolition projects as well as construction of infill housing on vacant lots. Neighborhood residents expressed concerns over the loss of the area's historic character and included a historic preservation initiative in their 1992 Garfield Neighborhood Plan. Also, concerned that alterations to historic buildings threatened to erase the neighborhood's historic character, the State Historic Preservation Office gave a grant to fund a historic building survey that would be the catalyst for further HP efforts. The rate of loss of historic fabric was so severe that even during the course of the survey work two nineteenth century houses, a very rare asset in Phoenix, and two other historic houses were destroyed in arson-caused fires. Designations of four small districts followed the survey only after several years delay (see Chart 7). These were consolidated and expanded in 2005 into the current Garfield and North Garfield Historic Districts.

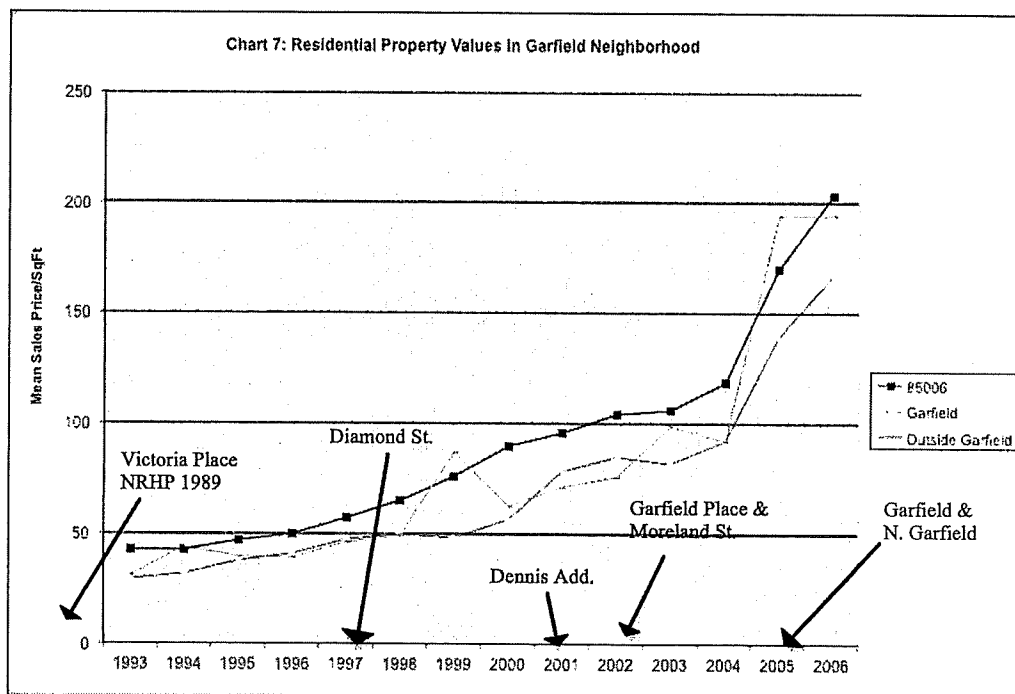


Chart 7 displays three price trend lines for properties within the two Garfield historic districts, properties in the neighborhood but outside the district boundaries, and, as a reference, the average sales prices of houses within the zip code area encompassing the neighborhood. The trend line for the zip code area is somewhat accelerated over the city average (not shown) and includes three other historic districts. Nothing can be said about the impact of the NRHP listing of the Victoria Place Historic District because it occurred prior to the data available. There was a significant rise in average prices at the time the Dennis Addition was designated, although it might also be looked at as a restoration of the earlier trend line after a temporary two-year dip. A second dip occurred immediately after the designation of the Garfield Place and Moreland Street districts. The trend around the time of the consolidation and enlargement of the current Garfield and North Garfield districts is indistinguishable from the trend of the zip code area. It can be seen that the Garfield neighborhood is maintaining its values relative to the larger zip code area, which as noted, is rising faster than the city average. The trend line for properties outside the districts is more erratic due to the small sample size, but can be seen in most years to be at or above that of the historic properties. It appears safe to conclude that the historic designations have had no negative impact on the ability of property values to rise. The events of district designation had no apparent impact on sales prices. The overall price rise has been faster than the city average but how much historic designation has influenced this performance is difficult to gauge. Given the evidence of the superior performance of properties outside the districts it would appear to be very little.

It can be added that the other two HP programs considered in this study can have had only negligible impact as only a single property receives the state's lower property tax rate for historic properties and only one other has received a city exterior rehabilitation grants, in the amount of \$6,465. On the other hand, far more has occurred in the neighborhood than is covered by these HP programs. As mentioned above, the Garfield neighborhood has been for several years a target area for several inner city revitalization programs. This includes numerous grants from federal and local funds. The records of the State Historic Preservation Office include 117 federally-funded

grant projects between 2000 and 2005, such as demolitions of over forty blighted properties, construction of new housing, major and minor rehabilitation projects, and general improvements such as installation of speed bumps on the streets.<sup>11</sup> Furthermore, such projects have been occurring in the Garfield area for several years prior to this period. The sum total of funds invested in the Garfield neighborhood is unknown, but given the cost of new construction at the least must have amounted to several million dollars. Although these projects did not carry a HP program label, many of them were done on historic properties. It is theoretically possible, although was beyond the scope of this study, to further disaggregate the factors influencing historic property values to take these additional programs into account.

## 5. Summary

The evidence of this study is unequivocal that properties with national or city historic designation are associated with higher market value than other comparable property within the city of Phoenix. The examination of trends over time indicates that this divergence has occurred largely within the period 1993 to 2006. Furthermore, this superior performance is generally shared between both poorer and more affluent historic districts, although with the latter demonstrating a somewhat faster rate of increase than the former. At the very least it is clear that historic designations at either governmental level have had no negative affect hindering the rise of residential property values. This answers one of the most persistent questions from the public regarding proposals to designate properties as historic. These findings are consistent with previous studies of the impact of historic designation on property values.

Whether designation itself is a significant causal factor in the improved performance of sales values in historic districts is problematic. Apart from the SPT program benefit, there is little that NRHP designation does that ought (theoretically speaking) to affect property values, yet even ineligible and nonparticipating properties within NRHP districts enjoy a large price premium. Furthermore, the premium is higher than might have been predicted from the results of Man and Bell (1996), whose study of the Phoenix housing market suggested that a 50 percent reduction in property taxes would result in a higher sales price more on the order of 5 percent. Consideration of several historic districts leaves ambiguous any firm conclusion about the effect of local designation as well. While the hedonic model revealed an important price premium, trend analysis showed few observable fluctuations in price immediately before and after designations indicating a pattern of influence. While there are cases where the long-term price trend improved following designation, there are also cases where that trend was already observable well before the designation. This finding contradicts that of most historic designation studies which claim to have found evidence of historic designation as a cause of an accelerated rise in property values. The opening section of this paper discussed certain methodological aspects of HP economics studies that leave some open to questioning, including very small sample sizes, potentially biased selection of comparison properties, and choices by researchers whose justification are not always indisputable. There is, furthermore, little consideration of the theoretical aspect of designation as a "real" factor that might influence property values. Designation does nothing to a property physically and does not affect property owners until there is an application for a building or demolition permit, which is a very small percentage of properties in the short term. What influences designation in itself may have are typically conjectures regarding psychological effects such as neighborhood pride or a spur to real estate speculators.

The resolution of this contradiction with previous literature lies in disaggregating the factor of historic designation into a number of real factors that have a more satisfying relationship with economic theory. In the first place, there is a state property tax program that gives a substantial property tax reduction to properties listed in the National Register of Historic Places. The city also offers small grants to property owners undertaking exterior rehabilitations of their historic properties. Hedonic models taking these factors into account indicate that they strongly affect the market value of historic homes, to the subsequent diminishment of the designation factor alone. There is evidence suggesting that a portion of the rise in historic district house values has followed the rise in participation of home owners in the tax program. A detailed case study of one particular historic neighborhood indicates that the rising property values owe less, if not very little, to

historic designation than to the effects of major investments from the public sector in neighborhood renewal from federal grants, law enforcement, and other real factors. It is true, however, that much of this investment went into historic properties, just not through programs that carry a historic preservation label. The active neighborhood organization proudly displays restored historic homes to entice new residents and investment and it is commonly felt—and probably justifiably so—that historic preservation, including designation, has been positive influences in the neighborhood’s revitalization. There are also cases in the literature indicating that architectural qualities, rather than historic status, are real factors influencing price that are masked by focus on the designation variable alone. The final conclusion of this study is that historic district designation should be considered only one factor influencing the value of historic property and that if the field of historic preservation economics is to every rise above the realm of advocacy literature, it will require closer attention to best practices methodology and to a wider consideration of the factors influencing market values, including cultural values, externalities, and public goods.

#### Endnotes

<sup>1</sup> Although not directly related to the issue of historic designation, Asabere and Huffman (1994) examined the impact of historic preservation easements on residential condominium values in a case study of Philadelphia and found a negative correlation.

<sup>2</sup> For example, Man and Bell (1996) used an extensive hedonic model based on Phoenix data to determine that differences in sales taxes between municipalities affected residential housing prices.

<sup>3</sup> The special location features variable might have been treated as another indicator variable, but because properties may possess more than one of these features it was decided in this study to create a metric from zero to three according to the number of such features. This implicitly treats all such features as equivalent.

<sup>4</sup> The property tax reduction can be somewhat less than 50 percent depending on the presence or absence of special assessment districts.

<sup>5</sup> The NRHP does not itself apply regulatory oversight on what property owners may do with their property. Owners wishing to take advantage of the tax program must agree to allow the State Historic Preservation Office to review and approve substantial projects affecting the character of the house. Owners of contributing properties not participating in the program are usually either unaware of the program or choose not to accept this additional “string” attached to the benefit.

<sup>6</sup> Clark and Herrin (1997) attempted a similar disaggregation in a case study of Sacramento, which has two property tax incentive programs for designated historic buildings. Their indicator variables coded for NRHP and local designation and participation in the tax benefits, but failed to meet specifications for statistical significance. This was likely due to a sample size too small to sustain so many distinctions and because of an oversight in not defining the variables so as to specify mutually exclusive categories.

<sup>7</sup> Goodman and Thibodeau (1995) described how use of age as an independent variable can contribute to heteroskedasticity in the error term. Diagnostics of the hedonic model in this study, however, indicated no such difficulty.

<sup>8</sup> The Phoenix-Mesa market had the highest rate of increase among all U.S. cities in the widespread housing price bubble in the third quarter of 2005. The median house price increase 55 percent from the previous year to \$268,000. Associated Press, “Home Price Increases in U.S. Led by Phoenix, Orlando,” Nov. 15, 2005, [azcentral.com](http://azcentral.com).

<sup>9</sup> There is a potentially biasing factor built in the data, which includes only owner-occupied houses. Renter-occupied houses occur in somewhat higher proportion in the poorest districts and so the districts with a relatively lower average value are likely to be somewhat underrepresented. An examination of the data confirmed that cases from these poorer districts did occur, however.

<sup>10</sup> The City of Phoenix has had an active designation program since the 1980s. However, there is typically a long delay, sometimes of many years between the time when local district zoning overlay is applied and when a district is eventually listed in the National Register of Historic Places. The reason is that the processes are separate and require different types of supporting documentation. While city staff has actively assisted neighborhoods onto its local register, placing

them on the National Register has had a far lower priority. This has meant that there are usually many more local districts than NRHP districts, an analytical advantage for this study.

<sup>11</sup> State Historic Preservation Office records of federally funding project in Phoenix are of proposals only and not of what finally occurred or the amounts spent. There are cases of contradictory project proposals, for example, both demolition and rehabilitation of the same property. It was beyond the ability of this project to determine what actually occurred.

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## 2013 Update to Phoenix Historic Residential Property Values Study

### INTRODUCTION

The 2007 study ended at approximately the peak of the residential housing boom when residential property values in Phoenix, as in most of the rest of the United States, rose to unprecedented and unsustainable heights. The collapse of the housing bubble between 2007 and 2011 greatly reduced property sales values and, with some delay, reduced assessed property values, thus contributing to a substantial decline in tax revenues. This event, dubbed the Great Recession, marked the greatest and longest reversal of residential property values that Arizona has experienced since the Great Depression of the 1930s. This update examines the impact of the Great Recession on sales value of historic houses to determine whether recent economic trends have had a disproportionate impact on historic property, either positively or negatively, compared with price changes in the market as a whole.

This update does not reproduce the hedonic modeling used previously. Neither does it examine trends district by district. Factors identified previously as significant and their signs (positive or negative) are presumed to remain relevant although their magnitude may have varied. In this update data on sales values are tracked in order to compare the trend in the average price of houses to that of historically designated property. The study area remains the same thirty zip code areas of the City of Phoenix and covers the period from 2006 to 2012. Although foregoing regression analysis tools, this study makes two simplifications in order to make data more comparable. First, the results presented here consider only those properties classified by the Maricopa County Assessor as Class 131 single-family residential.<sup>1</sup> Second, sale and assessed values are calculated per square foot.

Through analysis of assessed property values, this update investigates the additional question of whether the Arizona historic state property tax (SPT) program has had a substantial effect on the total property taxes paid by homeowners in historic districts.

### SUMMARY

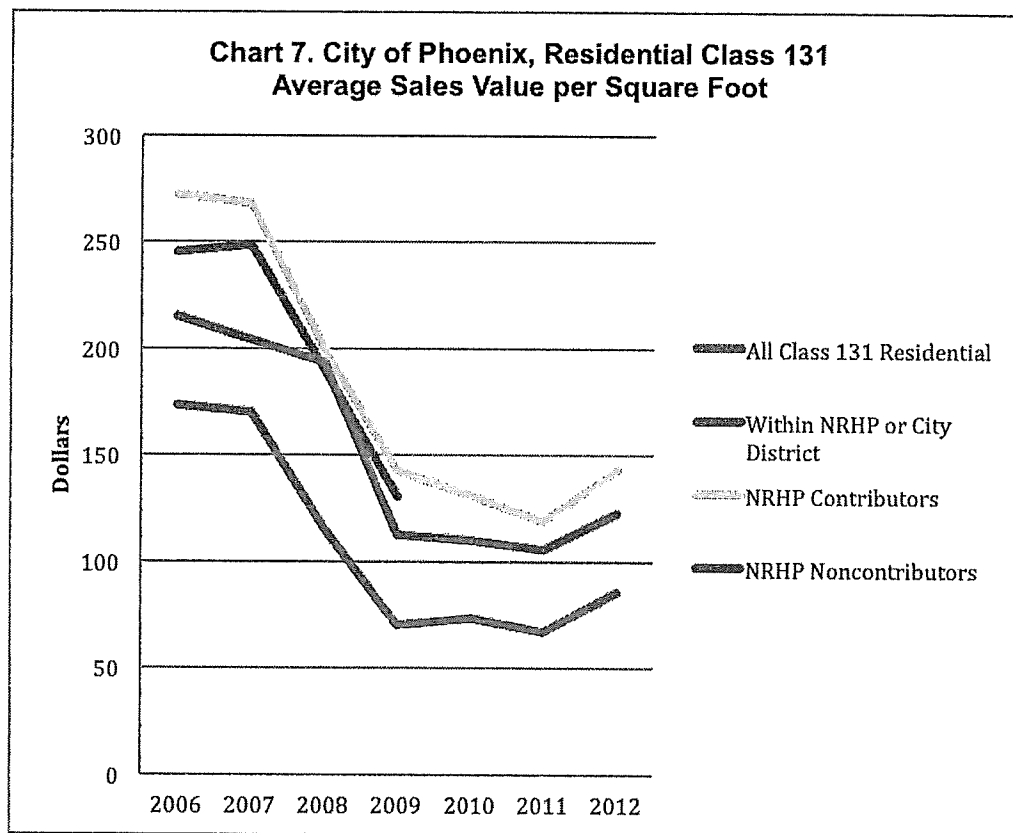
Between 2006 and 2011, the sale price of single-family, detached houses in the City of Phoenix declined from \$173.71 per square foot to a low of \$67.21, a decline of 61.3 percent. Prices recovered to \$86.08 in 2012 and have continued to rise during the first half of 2013 (not included in this update). Chart 1 illustrates this trend and also shows trend lines for properties in City and National Register of Historic Places (NRHP) listed districts.<sup>2</sup>

The trend line for properties within NRHP districts follows very closely the trend of Class 131 property, apart from a temporary rise that occurred in 2010. Sale prices of houses within NRHP districts declined from a high of \$265.35 (per square foot) in 2006 to a low of \$118.85 in 2011, a decline of 55.2 percent. At the end of the period in 2012,

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<sup>1</sup> This study was limited to Class 131 for pedagogical purposes. Data on all single-family, owner-occupied housing, Classes 111, 121, 131, 141, 151, 161, and 181 was compiled and analyzed. The trend lines for the larger body of residential housing is nearly identical that that of the Class 131 housing alone, which is unsurprising since Class 131 constitutes nearly eighty percent of the total sample. See the 2007 study for discussion of the influence of these classifications as independent factors.

<sup>2</sup> The separate trend line for properties in City historic districts ends in 2010. Between 2007 and 2010, the remaining City districts not yet listed in the NRHP were so listed, ending the anomaly of districts being locally designated but not nationally.



following a notable rise in housing prices, Class 131 housing sold at an average of \$86.08 and property within historic districts at an average of \$139.76. This means that between 2006 and 2012, all Class 131 housing declined 50.5 percent, compared to a decline of 47.3 percent for historic districts. Comparing these trends with those of Chart 1 (2007: 8) indicates that through the 1990s and up to the Great Recession the sale value of property designated historic diverged positively from the Phoenix average. Just prior to the Great Recession, property within historic districts had a price premium of just under 53 percent during 2006 and 2007. Between 2008 and 2012, this premium generally increased to over 70 percent in 2008, 2010, and 2011, with 2009 exhibiting an unusual 36.7 percent, before settling at 62.3 percent in 2012.

Using the results from the 2007 study, we may venture some explanatory statements regarding these observations. Between 2007 and 2010, fifteen City districts were listed in the NRHP, with eleven listed in 2010 alone. Following listing, property classified as Contributing qualified and began receiving certification to the historic SPT reclassification program. Over time, as more properties enter the program the reduced property tax rate should be capitalized into the price of the house, raising the premium for historic designation. Since that time, the City of Phoenix has ceased designation of new historic districts and at the present there are no neighborhoods actively pursuing NRHP

listing.<sup>3</sup> We may speculate that within a few years, most of the qualifying property will receive the tax benefit and the price premium should stabilize.<sup>4</sup>

Properties within NRHP districts are further classified as either Contributing or Noncontributing, with only the former qualifying for the property tax benefit. Chart 7 includes separate trend lines for each of these and, consistent with the 2007 findings, Contributors enjoys a substantial sales price premium above Noncontributors.

Throughout the study period, the proportion of sales of property within NRHP districts was remarkably stable at between 86 and 88 percent Contributing with the remainder Noncontributing. With this high proportion, the Contributing trend line matches very closely the overall trend of all properties within NRHP district. The Noncontributing trend line diverges somewhat as a result of the relatively small number of such properties sold each year, but overall follows the general trend.

## ANALYSIS OF ASSESSED VALUES AND TAX REVENUE EFFECTS

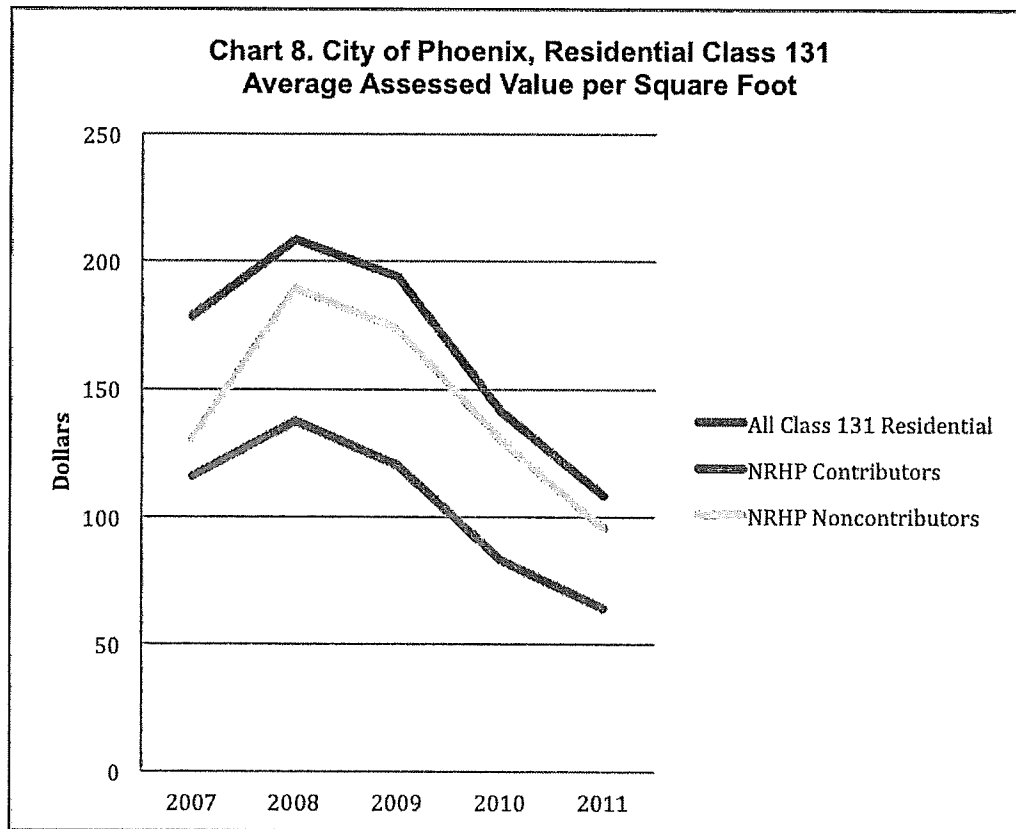
The 2007 study examined only the relationship between sales value and various independent variables. The 2013 update also examines the trend lines of assessed valuation from which we may estimate the total effect on property tax revenues resulting from the historic property tax reclassification program. These are illustrated in Chart 8. Assessed value is established by the Maricopa County Assessor's Office based on a formula that includes the sales value of comparable housing. Assessed values lag behind changes in sales value, as shown in Chart 8 where the peak occurs in 2008, two years after the peak in sales prices. The trend line falls through 2011, where the data set ends, but will presumably rise again following the general rise in house prices in 2012 and 2013.

Over the period 2006 to 2011, Contributing property averaged about 60 percent higher assessed value than the Class 131 average. Noncontributing property had a premium of about 40 percent. By itself and without the SPT program, these higher assessed values would mean proportionately higher taxes. Noncontributors do in fact pay more because, again, they do not qualify for the tax break. Noncontributors and non-participating Contributors paid approximately 40 and 60 percent more, respectively, in property taxes than the Class 131 average. The enhanced assessed value of all property in NRHP districts implies higher total tax revenues. Given the steady 87:13 percent proportion of Contributors to Noncontributors, the 40 percent higher assessed value for

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<sup>3</sup> Since Arizona voters approved Proposition 207 in 2006, no city or town has created a new locally designated historic district. The proposition requires compensation to private property owners should a government regulation result in a reduced the value for the property. Despite consistent evidence that historic designation results in higher property values, public policy has been ruled by the common belief that such designation will reduce property values.

<sup>4</sup> The historic property tax reclassification program is voluntary on the part of homeowners and not an automatically granted entitlement. Homeowners must agree to keep the house according to minimum maintenance standards and allow the State Historic Preservation Office to review alterations that might affect the historic character of the property. One hundred percent participation has never and likely will never be reached because some owners are unaware of the benefit and other object on ideological grounds. Also, because rental property does not qualify, some houses may come into or leave the program as their use status changes. The participation rate in the Encanto-Palmcroft and Willo historic districts is about 85 and 83 percent of potentially qualifying property, respectively. These being among the oldest districts in Phoenix and among those with the highest property values (and thus greatest potential tax saving), these participation rates may represent a stable maximum.



Noncontributors should result, *ceteris paribus*, in approximately 5.2 percent greater property tax revenue to the government.

Calculating tax revenue from Contributors is complicated by three factors. First, such property as stated above averaged about 60 percent higher in assessed value than the Class 131 average during the study period. At the same time, the property tax rate paid by participating Contributors is substantially lower, but unfortunately for ease of calculation, not fixed. Property tax on single-family, detached, owner-occupied housing in Arizona is normally calculated on 10 percent of assessed value. For participants in the SPT program the rate is only 5 percent. The total tax payment is not, however, cut in half because of a third factor. Most Arizona homeowners receive an educational tax credit rebated from their property taxes. This credit is proportional to the assessed value of the home and is capped at \$300. This credit is unavailable to historic property in the reclassification program. As a result, the total tax savings homeowners enjoy is somewhat less than the 50 percent the lower rate would imply. Further, because the credit is capped the total savings rate approaches 50 percent as a limit as the value of the house increases. In other words, the more valuable the historic house, the higher the rate of tax savings. As a general rule of thumb, typical owners of historic property may see tax savings in the mid-40s percent.

The 50 percent rate cut can serve as the upper limit of the tax reduction which, when applied to the average 60 percent premium, calculates to a 20 percent discount from what average Class 131 property owners paid during the period. Given 87 percent as the upper limit of potentially qualifying properties, this means that total tax revenues from



Contributors could be reduced by a maximum of 17.4 percent.<sup>5</sup> Taken in sum with the additional 5.2 percent paid by the Noncontributors implies a total potential tax revenue decline from historic districts of 12.2 percent. To restate the point, if every potential Contributor to Phoenix historic districts joined the SPT program, and given the 87:13 proportion of Contributors to Noncontributors, and using the 60 percent/40 percent average assessed value premium derived for Contributors and Noncontributors, respectively, total tax revenue received by the state from these districts should be no more than 12.2 percent less than if they were valued and taxed at the average rate for their class.

For the reasons stated above, the effective tax rate enjoyed by reclassified historic property will be greater than 5 percent. No study has yet determined the precise average rate, but for illustrative purposes, a rate of 5.5 percent can be used as a reasonable estimate. This would be a 45 percent reduction in rate from the standard rate paid by typical Class 131 houses. Using the same method as in the paragraph above, this rate suggests a tax revenue reduction, Contributors and Noncontributors combined, of only 5.2 percent. These calculations presume full participation by all potentially qualifying Contributing property, but as noted not every property that qualifies actually participates. Qualifying but non-participating property not only continues to pay at the higher 10 percent rate, but applies that rate to the enhanced assessed value. If we indulge in a presumption that, say, 80 percent of qualifying property actually participates in the program, the range for tax revenue reduction would fall from 5.2 to 12.2 percent to a range of 3.2 to 8.7 percent.

The above calculations are important because the common perception among the public policy makers and even most preservationists is that the historic property tax reclassification program cuts property taxes in half. It is then commonly, though naïvely extrapolated that total tax revenues from historic properties would also be cut in half, raising concerns about significant loss in tax revenue. But as these studies have demonstrated, the lower tax rate paid by program participants is to a large measure compensated for by much higher assessed values. Add to this the fact that Noncontributors and non-participating Contributors continue to pay at the higher rate on the higher assessed base and total reduction in tax revenue is largely mitigated. A fairly simple, yet economically safe summary statement is that property tax revenue paid by the historic districts of Phoenix is likely less than 10 percent below what would have been paid if the property were assessed and valued at the average of their class.

The 2007 study demonstrated that the enhanced value of historic districts owes to a number of factors, some of which relate to historic designation and programs intended to incentivize historic preservation, while some relate to other physical, locational, and demographic variables. Historic preservation factors, especially the property tax reduction available to certain NRHP-listed property, have been determined to have a large impact on value. The 2013 update found that the price premium has not only continued, it slightly expanded during the course of the Great Recession. There is no known reason why this pattern should not continue into the near future. There is also no reason why, if this pattern continues, that the negative tax revenue effect could not be cancelled out altogether, yielding no net change in property tax revenue, or even a net gain in tax revenue. Given the above method of calculation this could be approached if the premium for Contributors was to exceed 70 percent and that for Noncontributors

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<sup>5</sup> The 2007 study disaggregated among Contributors participating and not participating in the property tax program, with the former enjoying a substantial sale price premium as well as all of the tax benefit. However, for this update all Contributors are aggregated and the tax effect averaged between both participants and nonparticipants.

remained no less than 40 percent. Notably, this nearly occurred during the course of the Great Recession during 2010 and 2011.

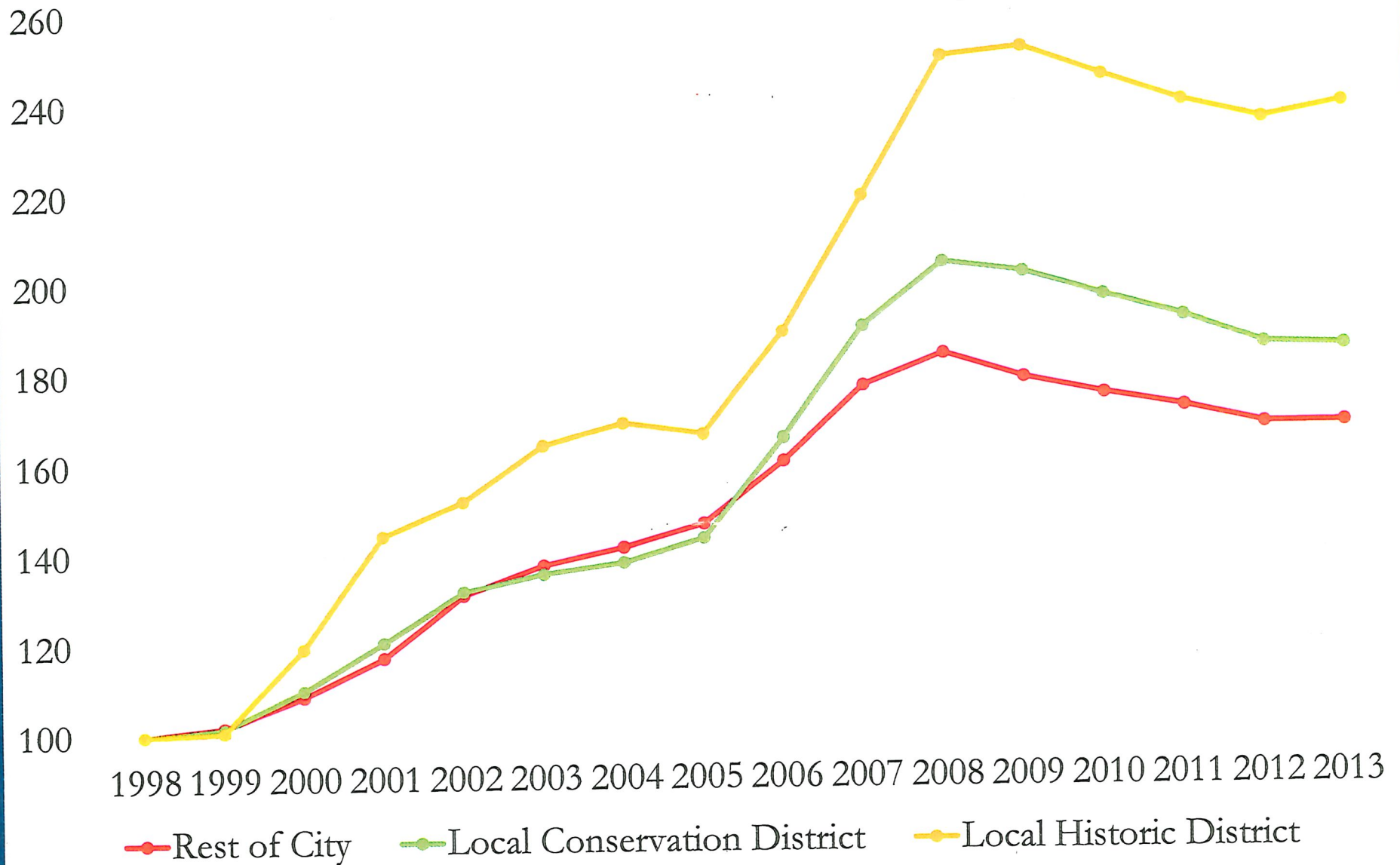
## CONCLUSION

The 2013 update demonstrates that the generally positive effects of historic designation found in the 2007 study have continued through the Great Recession of 2008-2011. Although the market value of all homes suffered greatly by the deflation of the housing market, property within historic districts continues to command a significant price premium over comparable non-historic property. There is some evidence to suggest that the premium may continue to grow into the future, although it is suggested here that this is likely to, or perhaps already has, stabilized, at least as far as historic preservation incentives like the property tax reduction program can influence. Although the historic districts in Phoenix are not equally successful, on average they appear poised to emerge from the Great Recession as desirable places to live and to invest.

The question of the tax revenue effects of the property tax reclassification program is important for public policy because state and local governments, schools, and other public institutions dependent on tax revenue suffered greatly from the budget crises induced by the Great Recession. It has been suggested that the state cannot afford the loss of revenue due to bestowing a special tax break for historic homes. This study suggests that the net loss in total tax revenue generated by the historic districts of Phoenix is likely less than 10 percent and perhaps approaching breakeven. This is a result of the success of the property tax program, city grants for historic preservation, and other benefits associated with historic designation in driving and maintaining the value of historic properties significantly above comparable non-historic property.

## Annual Change in Value San Antonio 1998 - 2013

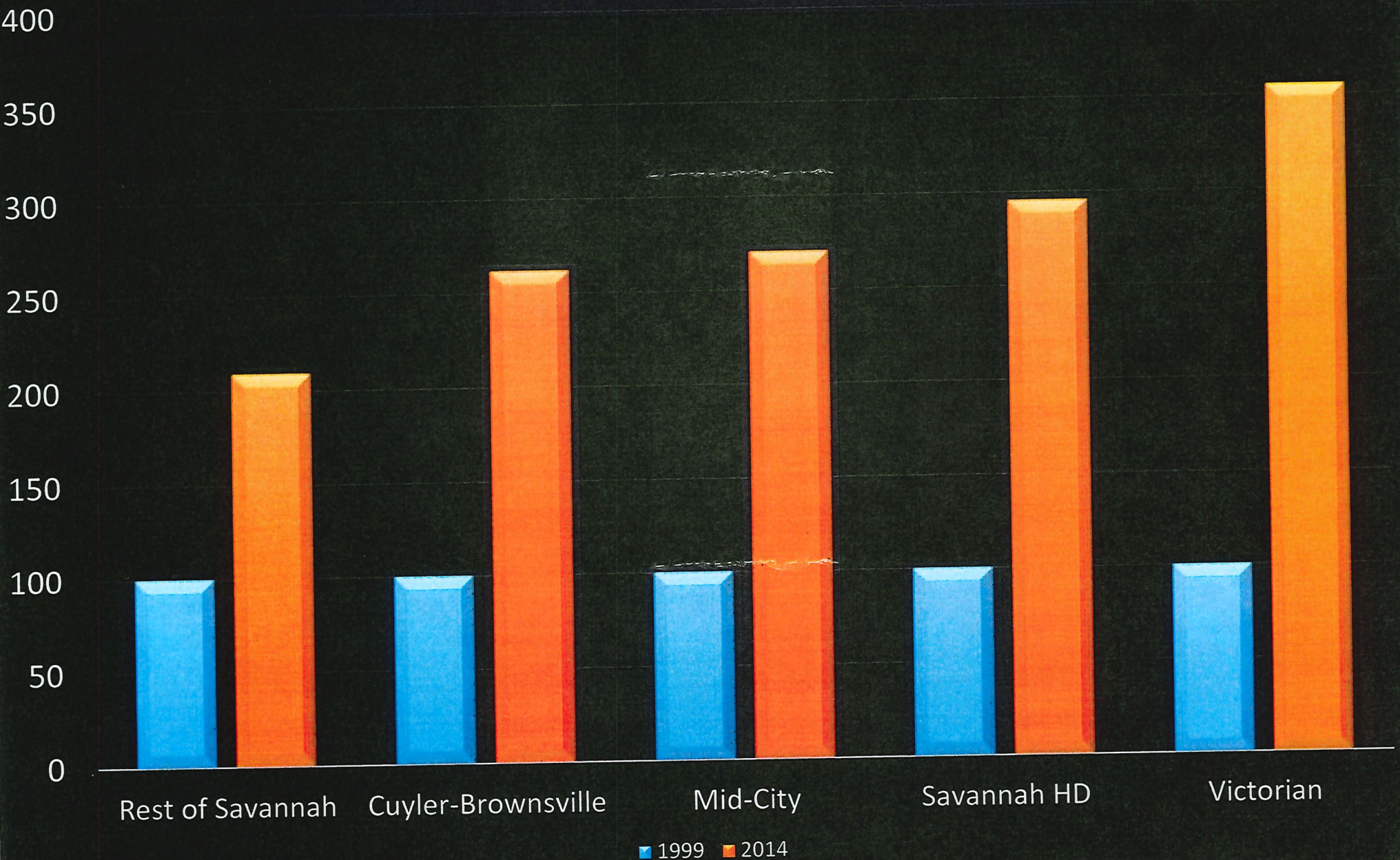
1998 = 100





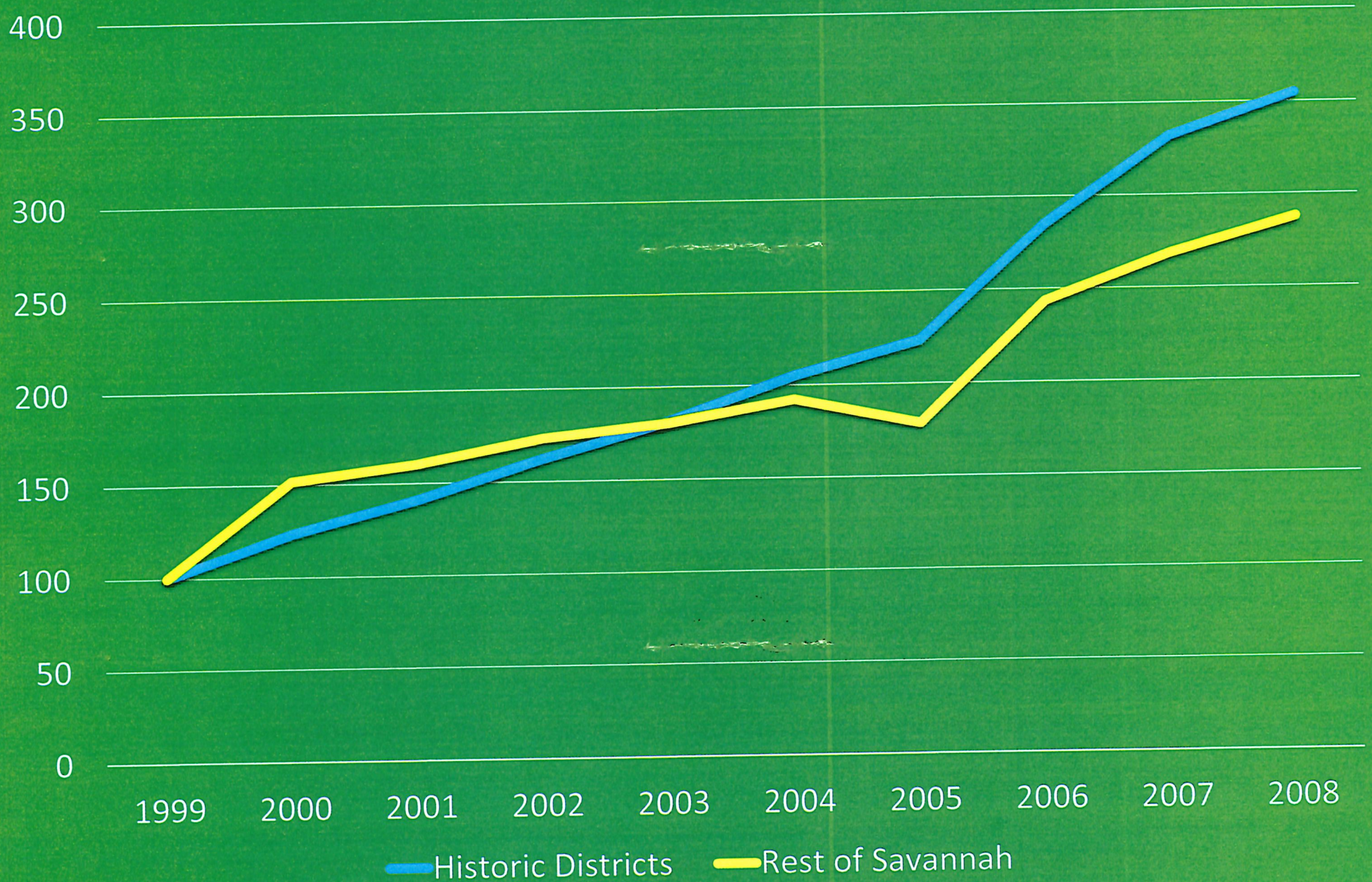
# Value Change 1999 - 2014

## Savannah Local Historic Districts





# Real Estate Values in Up Years





# Real Estate Values in Down Years



February 28<sup>th</sup>, 2020

To: Doris McClay

From: Sandra Price, President, Sands North HOA

Re: Case #ZA-2018-#2, **Open House Report**

The large public sign for the Open House was posted along Scottsdale Road south of the entrance to Sands North on Friday, February 14<sup>th</sup>, 2020.

The affidavit from Sign-A-Rama was sent to your office.

The Open House neighborhood invitation was mailed by the office of architect Bob Graham on February 14<sup>th</sup>, 2020. A copy of the notice was sent to your office. Bob mailed the invitation using the list of neighbors in the file your office provided.

The Open House was held on Thursday, February 27<sup>th</sup>, 2020, from 5:00-^;00 PM, at the Sands North clubhouse. I was in attendance.

There were no neighbors in attendance.



*Notes / Information*

## Sands North Historic District Overlay Zoning Citizen Review Open House

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**You are invited to attend an OPEN HOUSE:** To be held at 5 PM Thursday, February 27<sup>th</sup>, 2020 at the Sands North Clubhouse, 7233 E. Joshua Tree Lane, Scottsdale, Arizona 85250

|                           |                                                                                |                       |                                                                        |
|---------------------------|--------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------|
| <b>Applicant/Contact:</b> | Karen Benson                                                                   | <b>City Contact:</b>  | Doris McClay                                                           |
| <b>Phone Number:</b>      | (623) 748-7595                                                                 | <b>Phone Number:</b>  | (480) 312-4214                                                         |
| <b>Email Address:</b>     | <a href="mailto:KBenson@IntegrityFirstpm.com">KBenson@IntegrityFirstpm.com</a> | <b>Email Address:</b> | <a href="mailto:dmcclay@scottsdaleaz.gov">dmcclay@scottsdaleaz.gov</a> |

**Pre-Application #** 64 - PA - 2020 **Available at City of Scottsdale:**  
480-312-7000

**Project information may be researched at:**  
<https://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

**APPLICATION TYPE:** Rezoning (Historic Preservation Zoning Overlay)

**EXISTING ZONING:** R-4R **PROPOSED ZONING:** R-4R-HP

**PROJECT LOCATION:** Sands North Townhouses, 7233 E. Joshua Tree Lane, Scottsdale AZ 85250

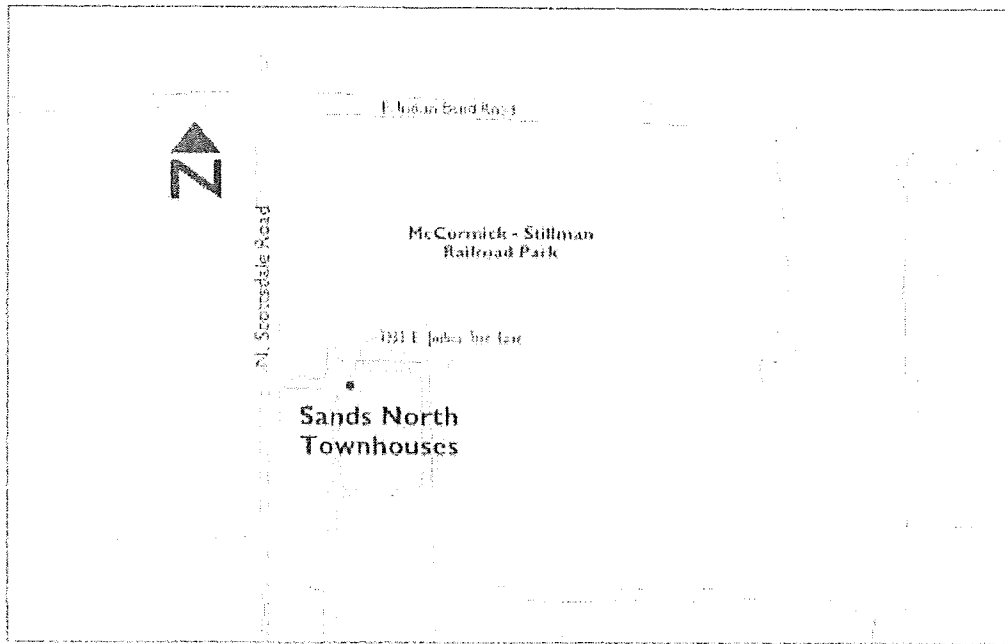
**SUBJECT PROPERTY/BACKGROUND INFORMATION:**

The Sands North Townhouses community was built in 1972 by noted Phoenix builder E. T. Wright. Architecturally and historically, this subdivision is significant as a unique community of mid-century modern townhomes of understated architectural elegance. The Sands North homeowners association desires to preserve the unique architecture and original design elements that contribute to their neighborhood character. Much of the community was rezoned with an historic preservation overlay in 2019. In this current re-zoning, six additional properties will have the historic preservation overlay added.

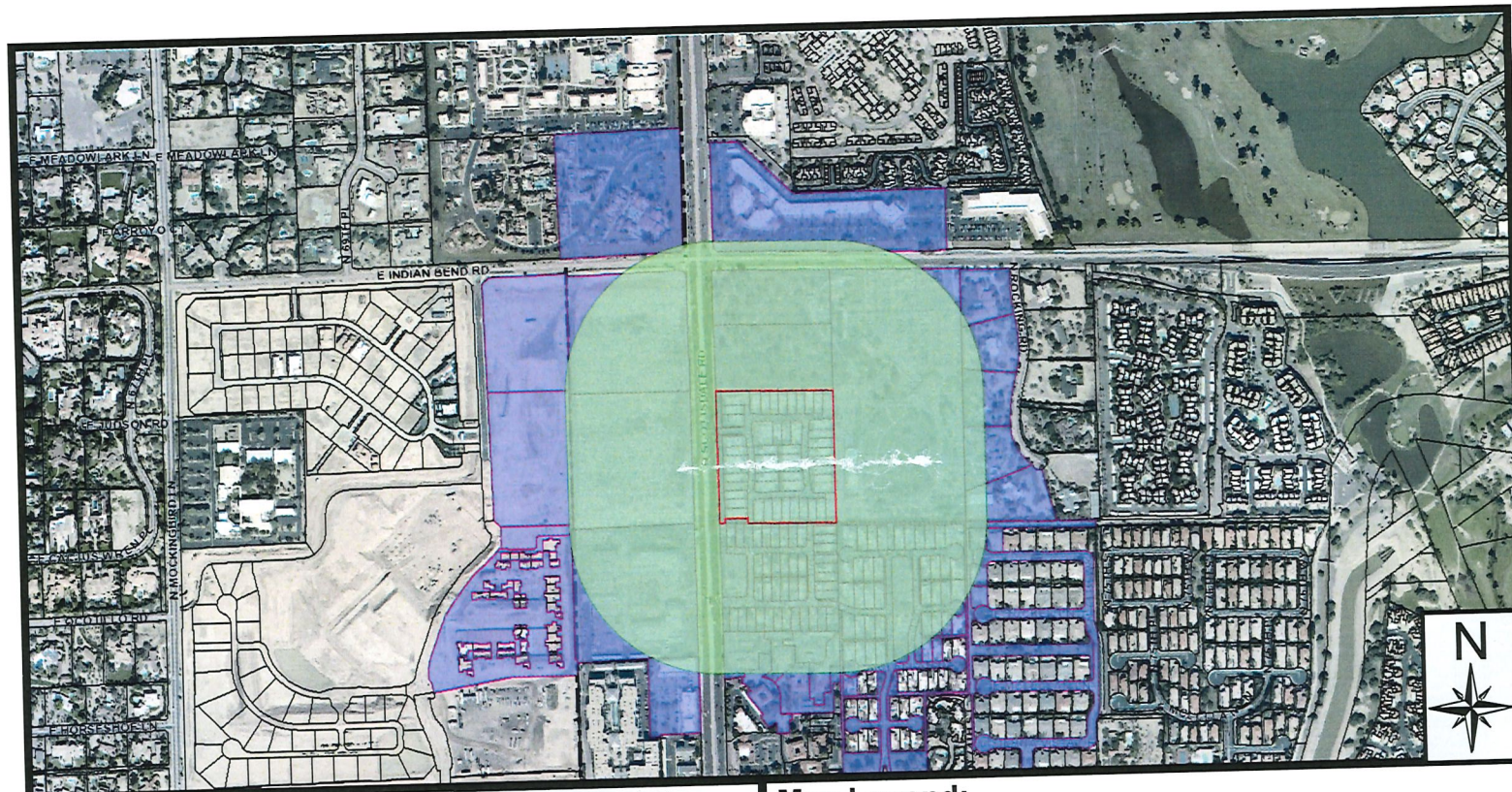
**PROJECT DESCRIPTION:**

The rezoning of 6 Sands North townhome properties currently zoned Resort/Townhouse Residential (R-4R) to Resort/Townhouse Residential Historic Property (4R-R HP) on +/- ten acre site located on the east side of N. Scottsdale Road approx 660 feet south of the intersection of E. Indian Bend and N. Scottsdale Road.

**PROJECT LOCATION MAP:**



**City Notifications – Mailing List Selection Map**  
**Sands North Historic District Phase 2**



**Additional Notifications:**

Interested Parties List  
Adjacent HOA's  
P&Z E-Newsletter  
Facebook  
Nextdoor.com  
City Website-Projects in the hearing process

Pulled Labels  
March 2, 2020

### Map Legend:

## Site Boundary

### Properties within 750-feet

Postcards: 222

9-ZN-2018#2