

Community & Economic Development Division
Planning and Development Services

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

Historic Preservation Commission Meeting Memorandum

Topic: Sands North Townhouses National Register Nomination

Action Requested: Discussion and comments on this agenda item on June 3, 2021 Historic Preservation meeting

Meeting Date: June 3, 2021

From: Doris McClay, Interim Historic Preservation Officer *DM*

A National Register application has been submitted for Sands North Townhouses Historic district. State Historic Preservation Office (SHPO) has requested comments from the Historic Preservation Commission on this application. State Historic Preservation Office will have a hearing on this National Register application on July 9, 2021. The Historic Preservation Commission comments will be sent to the State Historic Preservation office.

Attachments:

1. Sands North Townhouses National Register Application
2. Letter from State Historic Preservation Office
3. July 9, 2021 Arizona Historic Sites Review Committee agenda

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Sands North Townhouses Historic District

Other names/site number: N/A

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 7230-7310 E. Joshua Tree Ln, 6802-6550 N. 72nd Pl., 7231-7309 E. Cactus Wren Rd., and 6811-6839 N. 73rd St.

City or town: Scottsdale State: Arizona County: Maricopa

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>52</u>	<u> </u>	buildings
<u>1</u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>53</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / Single Dwelling
SOCIAL / Clubhouse
LANDSCAPE

Current Functions

(Enter categories from instructions.)

DOMESTIC / Single Dwelling
SOCIAL / Clubhouse
LANDSCAPE

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stucco, wood, iron

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Sands North Townhouses Historic District is located on a nine-acre tract, roughly square, 2-1/2 miles north of the downtown central business district of Scottsdale, Arizona. It is a compact, internalized enclave comprised of 51 attached single-family residences of one and two stories and a community clubhouse with swimming pool. The townhouses are arranged around a loop driveway system with one entry drive from Scottsdale Road, the main north-south thoroughfare in the city. Completed in 1972, the architecture of the homes reflects a southwestern adaptation of the Modern Movement design aesthetic. The individual townhomes display wide variety and uniqueness of design, despite being part of a unified development executed in a consistent material palette of stucco, painted wood, and decorative ironwork. Due to deed restrictions and homeowner association design review standards, all homes retain a remarkable degree of integrity and the district as a whole strongly represents its original appearance.

Narrative Description

The Sands North Townhouses Historic District is located 2-1/2 miles north of the downtown central business district of Scottsdale, Arizona. The district was developed on a nine-acre tract

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measuring roughly 660 feet by 580 feet lying along the east side of Scottsdale Road, the city's main north-south thoroughfare. The tract is defined as the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 11, Township 2 north, Range 4 east, Gila and Salt River Base and Meridian, minus 65 feet along the west boundary for the Scottsdale Road right-of-way. The site is bounded on the north and east by McCormick Stillman Railroad Park, a city park. A gated, medium density residential development borders the south.

The district takes the form of an internalized, although not gated, planned development of single-family attached residences. The home sites are arranged around a rectangular loop drive 32 feet in width. The four legs of the loop include Joshua Tree Lane on the north, Cactus Wren Road on the south, and 72nd Place and 73rd Street on the west and east, respectively. Home sites lying in the corners of the development are accessed by short extensions of these driveways. The district is entered by a short driveway from Scottsdale Road 190 feet from the north extents of the subdivision, or about the $\frac{1}{3}$ point from the north to the south. This entrance driveway is designated Joshua Tree Lane (although it does not align with the part of the interior loop by that name).

The district is subdivided into 51 single family parcels plus commonly held tracts containing the roadways, the clubhouse and pool, and a 25-foot landscaped drainage easement along Scottsdale Road. 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 typical homesite measures about 44 feet along the driveway frontage by about 120 feet deep, although the depth varies due to the gentle curves of the driveways. Corner and end parcels are slightly larger to provide side setbacks for these units.

The homes are most easily identified by lot number, and this number was used in surveying the district. Numbers were assigned with an SN- prefix (SN-1 through SN-51). These numbers are used in the discussion below and are noted on the district map. As a cross-reference, addresses for each home are provided in the contributing property summary at the end of this Section 7.

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 Clubhouse.

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. There are 6 streetlight poles, 20 feet in height, with lantern type luminaires spaced along the streets. This tract does not contain any other planting or design features.

TRACT B is an asphalt-paved drainage way connecting the outfall from the driveway system in Tract A to the stormwater retention area in 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

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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 entry features that flank the driveway at Joshua Tree Lane. These consist of a series of three stuccoed masonry piers on each side of the driveway, which follow the curved corners at the intersection with Scottsdale Road, 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 a "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 a continuation of the stucco wall behind regularly spaced shrubs and neatly trimmed citrus trees.

TRACT E contains the Clubhouse (or community building) and pool. The Clubhouse is sited at the terminus of the Joshua Tree Lane entry drive and is the focus of those entering the development. The site is surrounded by a five-foot tall stucco wall with decorative metal insets and an engaged planter at the entry front. The building is located nearest the street corner and set upon a podium raised approximately 18 inches above grade. The community swimming pool lies adjacent to the south side of the Clubhouse. The enclosed area of the Clubhouse has a rectangular footprint with covered patios at the front entry and north side. 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 north patio roof has a large aperture over the open space. The exterior walls are off-white painted stucco; all exposed wooden elements are painted dark brown. Globe pendant lights accent the exterior.

Private Townhomes

The Sands North Townhouses have fairly small front and rear yards, and except for end units, are engaged with the townhomes on either side. 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, but varied, geometric designs. These are common elements to most if not all of the buildings in the district, yet subtle changes and slight permutations make each home unique.

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These subtle changes are manifested in the smallest of details – such as house numbering, lighting fixtures, ironwork accents, and ceramic tile facings. Every townhouse appears to have a unique style, material, or finish to the four-digit house numbers, which may be of hand-painted ceramic tile with a Spanish character, individual metal numbers executed in a distinctly modern typeface, or anything in between. Lighting fixtures may be traditional or modern, but are always unique to the home. Ironwork may also be modern and geometric or have a more handcrafted traditional character. Within any one unit, the finishes and design character of all of these features remains consistent – if the ironwork is clean, simple, geometric and modern, the lights, numbers, and tilework will be complimentary, and likewise if it is a more traditional design.

Each unit within Sands North Townhouses is in some way unique. Five basic floor plans, arbitrarily designated types A through E for purposes of this study, were used repetitively while one plan (type F) is unique to just one building. Within each plan group, there are generally three or four subtypes. The differences between the subtypes are mostly stylistic. Then even within any one subtype, there are variations in detail that distinguish each individual home.

Five of the six house plans (all but type B) are one-story designs. The street fronts of all five are composed of three major elements: an open carport and a sparsely fenestrated or windowless room mass separated by a deeply recessed entry path to the front door.

The two-story townhouses (type B) 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.

House Plan A: This plan 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

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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

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

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

House Plan B:

These two-story plans have different expressions in architectural detail but all are of the same plan type.

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

Two-story plan that sits behind a front courtyard/open carport. The livable area of the house has 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:

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Full double-height recessed entry; decorated wood panel matching the 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

Front wall between patio and entry; the wall is decorated with one central or multiple vertical recessed panels

Front courtyards have unique paving designs, landscaping, and screen walls

Front courtyard wall at the street has a variety of openings (arched, rectilinear and paneled recesses). The radically different expressions of these walls makes each unit appear much more different than it is. Varieties include:

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

House Plan C:

This house plan has a J-shaped footprint, with an open carport at the street front. There is a flat roof over the livable area; 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 the carport and the exposed beams are on the 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

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:

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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

House Plan D:

This house plan 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 the carport and the 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

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

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House Plan E:

These one-story plans have different expressions in architectural detail but all are of the same plan type. Only minor cosmetic differences occur among the group.

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;

House Plan F:

This home is unique in the district, and is represented in 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.

Townhouse Unit Placement

The townhouses are arranged in regular rows of three to nine units. The setbacks are slightly staggered in most cases to avoid a planar appearance of the façade line. Although the driveways are subtly curved, setbacks from the curb line are generally maintained between about 18 and 28 feet.

The curve of the driveways results in some lots being slightly larger than others. The larger lots were generally used to accommodate larger floor plans, keeping the front and back yard setbacks fairly consistent. The taller, 2-story "B" plan units are, as a rule, grouped together in threes near the center of a block. As these units also have a smaller footprint, the front and back yards are in a little larger than typical.

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Corner and end units exposed to view from the street are provided side-elevation treatments that harmonize with their primary facades. Decorative ironwork (without any functional justification) of the same theme as other building features is placed on the side elevation nearest the corner, providing an artistic highlight at each driveway intersection.

Summary of Listed Resources

All resources counted in this summary are considered to be contributing elements of the Sands North Townhouses Historic District.

Inventory Number	Address	Name or Plan Type	Classification
SN-1	7310 E Joshua Tree Lane	D1	Contributing Building
SN-2	7306 E Joshua Tree Lane	C1	Contributing Building
SN-3	7302 E Joshua Tree Lane	A3	Contributing Building
SN-4	7250 E Joshua Tree Lane	B	Contributing Building
SN-5	7246 E Joshua Tree Lane	B	Contributing Building
SN-6	7242 E Joshua Tree Lane	B	Contributing Building
SN-7	7238 E Joshua Tree Lane	D2	Contributing Building
SN-8	7234 E Joshua Tree Lane	A2	Contributing Building
SN-9	7230 E Joshua Tree Lane	C3	Contributing Building
SN-10	6850 N 72nd Place	D3	Contributing Building
SN-11	6846 N 72nd Place	C2	Contributing Building
SN-12	6842 N 72nd Place	C1	Contributing Building
SN-13	6834 N 72nd Place	E	Contributing Building
SN-14	6830 N 72nd Place	C1	Contributing Building
SN-15	6826 N 72nd Place	D2	Contributing Building
SN-16	6822 N 72nd Place	B	Contributing Building
SN-17	6818 N 72nd Place	B	Contributing Building
SN-18	6814 N 72nd Place	B	Contributing Building
SN-19	6810 N 72nd Place	A2	Contributing Building
SN-20	6806 N 72nd Place	C3	Contributing Building
SN-21	6802 N 72nd Place	D1	Contributing Building
SN-22	7231 E Cactus Wren Road	E	Contributing Building
SN-23	7235 E Cactus Wren Road	A1	Contributing Building
SN-24	7239 E Cactus Wren Road	D3	Contributing Building
SN-25	7243 E Cactus Wren Road	C3	Contributing Building
SN-26	7247 E Cactus Wren Road	A2	Contributing Building
SN-27	7251 E Cactus Wren Road	C2	Contributing Building
SN-28	7301 E Cactus Wren Road	A3	Contributing Building
SN-29	7305 E Cactus Wren Road	E	Contributing Building
SN-30	7309 E Cactus Wren Road	A1	Contributing Building
SN-31	6811 N 73rd Street	E	Contributing Building

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SN-32	6815 N 73rd Street	A2	Contributing Building
SN-33	6819 N 73rd Street	D1	Contributing Building
SN-34	6823 N 73rd Street	B	Contributing Building
SN-35	6827 N 73rd Street	B	Contributing Building
SN-36	6831 N 73rd Street	B	Contributing Building
SN-37	6835 N 73rd Street	A1	Contributing Building
SN-38	6839 N 73rd Street	D1	Contributing Building
SN-39	7249 E Joshua Tree Lane	F	Contributing Building
SN-40	7245 E Joshua Tree Lane	A1	Contributing Building
SN-41	7241 E Joshua Tree Lane	E	Contributing Building
SN-42	6828 N 73rd Street	E	Contributing Building
SN-43	6824 N 73rd Street	A3	Contributing Building
SN-44	6820 N 73rd Street	C1	Contributing Building
SN-45	6816 N 73rd Street	C2	Contributing Building
SN-46	6812 N 73rd Street	C3	Contributing Building
SN-47	6813 N 72nd Place	C2	Contributing Building
SN-48	6817 N 72nd Place	B	Contributing Building
SN-49	6821 N 72nd Place	B	Contributing Building
SN-50	6825 N 72nd Place	B	Contributing Building
SN-51	6829 N 72nd Place	A1	Contributing Building
Tracts A, B, C, D	N/A	Common area landscaping, drainage, and driveways	Contributing Site
Tract E	7233 E. Joshua Tree Lane	Clubhouse (a.k.a. Community Building)	Contributing Building

Totals: 52 Contributing Buildings
1 Contributing Site

Integrity Evaluation

All of the 53 properties in the Sands North Townhouses Historic District retain the full range of integrity (see below).

Homes are generally unaltered or with very minor alterations such as window and door replacements. Additions, if any, have been made only to the back side of homes, not visible from the interior driveways. Most window and door replacements do not alter the original openings.

Quotes and approaches below on the Sands North Townhouses Historic District's integrity are from the NPS description of each aspect in *National Register Bulletin [15]* on Criteria and integrity (Savage 1995: 44-45).

Location: All of the buildings in the district retain integrity of location in that they are on their original sites, unmoved.

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- Design:* Modern Movement design characteristics of the homes are intact and represent considerable integrity. As historic residential resources of a district, the Contributing resources retain their “spatial relationships between major features.”
- Materials:* The physical components of the Historic District “retain the key exterior materials dating from the period of...historic significance” and “reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies.” Most exterior materials are original to the 1971-71 construction of the district, notably stuccoed walls, aluminum sliding windows, exposed wooden beams and similar elements, and ornamental metalwork.
- Workmanship:* Through preservation of the materials present during the period of significance, workmanship in the Historic District retains “evidence of the crafts” of the 1970s, and illustrates “the aesthetic principles of [this] historic period.” In addition, workmanship here reveals “individual, local, [and] regional...applications of both technological practices and aesthetic principles.”
- Setting:* The physical environment of the Sands North Townhouses Historic District is very much intact, lying as it has since the date of its construction along Scottsdale Road, hemmed in by a city park on two sides and an adjacent development on another. Setting is retained within the district boundary.
- Association:* The Historic District’s physical setting is “sufficiently intact to convey” its period of significance for “an observer,” being substantially unaltered from the date of its construction. Integrity of association draws strength from other exhibited aspects of integrity, particularly design, materials, workmanship and setting.
- Feeling:* The physical features of the Historic District, “taken together, convey the property’s historic character.” The District’s retention of original design, materials, workmanship, and setting relate the strong feeling of upper scale townhouse developments of Scottsdale in the 1970s.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance
(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance
1972

Significant Dates
1972

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation
N/A

Architect/Builder
E. G. Wright

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Sands North Townhouses Historic District is locally significant under National Register Criterion A in the area of Community Planning and Development as an excellent, intact, high quality example of the Townhouse subtype of single-family attached home developments in Scottsdale, Arizona. It is further significant under Criterion C in the area of Architecture for its unique application and high level of customization of the Contemporary subtype of the Modern Movement style applied to this development type. Sands North was conceived by Security Development Co. and built by American Builders in 1971-1972, both entities controlled by E. T. Wright, a local Phoenix developer and builder. The period of significance is defined by its completion year, 1972.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Sands North Townhouses Historic District is significant as a typical example of the high-quality Townhouse development pattern that was at its height in Scottsdale, Arizona in the early 1970s. Nationally, the single-family attached home trend began in the early 1960s as a reaction to the rising costs of single-family detached homes, and as a method to create higher-quality affordable multi-family housing. While feeling like single family homes, these communities achieved far greater development densities while providing high-quality design and construction. This trend reached its zenith in about 1970 to 1974 and waned by about 1980. In the West, this new housing form initially developed in Southern California and then imported to the Phoenix area and more particularly to Scottsdale, incorporated courtyards, atria, patios and resort-like landscaping and other features important to outdoor living and entertaining, reflecting the lifestyles of westerners as opposed to the more traditional multi-family housing patterns prevalent in the East.

With a completion date of 1972, Sands North falls squarely in the latter of part of the Townhouse trend in Scottsdale based on the number of developments constructed found in the 24-year period covered in a study by Caproni, Abele and Meserve. However, based on the number of dwelling units actually built in that same 24-year period, Sands North falls within the peak 5-year period, 1970-1974 when “nearly 30% of the total dwellings were built.”¹

¹ Caproni, Linnea, Debbie Abele, and Don Meserve. “Historic Context for Scottsdale’s Postwar Townhouses.” Rev. 2009:12.

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Sands North also is significant architecturally for its unique application of modernist design principles to the townhouse form in Scottsdale, and as good example of the traditional row house scheme site typology, one of several site layout strategies found in Scottsdale. Sands North is one of a few examples in Scottsdale of the Southwest Modern substyle applied to a townhouse development, and in marketing the homes to a higher-end clientele, exhibited a higher level of quality and finish than was typical. While the entire development of 51 homes was constructed using only five model types, each of these models was further customized with a variety of details in order to give them unique identities.

Historical Context: Townhouse Development in the United States, Western Region, and Scottsdale, 1945-70

U.S. National Trends

Associate Professor of History at Arizona State University, Dr. Philip VanderMeer described that “the end of World War II propelled the nation into a new era of rising prosperity, growth, and social change. Peace and the return of soldiers unleashed Americans’ desires for families, homes, and material possessions the Depression and war had checked.”² In that desire for homes, “America experienced an unprecedented housing boom adding more than twenty-five million new residential structures” to our nation’s building stock by 1965.³

For the first ten years following World War II, “housing demand favored single family home construction...[while] multifamily units accounted for less than fifteen percent of new housing construction.”⁴ However, beginning in the 1950s, developers and communities were experimenting with different types of suburban planning. Much of these ideas depended on the part of the country where they were tried out. The East was more acquainted with high-rise apartments and row houses while the West with its wide-open spaces was certainly receptive to large developments and planned communities.

The 1960s “saw many significant events which had great impact on housing in the United States. It was a time of rapid social and demographic change, potent but varied political pressure, new legislation, new technology, and numerous other developments which influenced the quality of living for every citizen.”⁵ When the population shifted toward urban centers, data “showed suburban areas surrounding cities growing by more than 33 percent.”⁶

² VanderMeer, Philip. *Desert Visions and the Making of Phoenix: 1860-2009*. Albuquerque: University of New Mexico Press, 2010: 187.

³ Caproni, . “Historic Context” Rev. 2009: 3.

⁴ Ibid.

⁵ Rice, Robert R. “Housing in the 1960’s.” In *The Story of Housing*, ed. Gertrude Sipperly Fish. New York: Macmillan Publishing, 1979: 335.

⁶ Ibid.: 336.

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In the 1960s, there was also a greater focus on “meeting housing demands of the middle- and upper-income families.”⁷ However, in 1962, “after more than [a] decade of incremental growth in multifamily homeownership, ... [the country] saw a shift away from apartment-court and garden -apartment typologies to another physical form: the suburban-style row-house complex. Widespread use of the condominium plan, which quickly superseded the own-your-own and co-op, coincided with this design shift.”⁸ “By the mid-1960s, builders in many metropolitan areas put up more multifamily houses than single-family residences.”⁹

Donald Sullivan, Director of the Graduate Urban Planning Program at Hunter College at the time, ascribed six “major influences on housing policy and production during the 1970’s:

1. Inflation
2. Energy Crisis
3. Watergate
4. Consumerism
5. Environmental Planning
6. Abandonment of the Central City”¹⁰

Life-style changes “and cultural acceptance of the apartment certainly influenced the movement away from the single-family home” coupled with the acceptability of the townhouse and condominium alternative.¹¹ The primary incentive in the home buyer’s changed purchasing behavior stemmed from “the inflated cost of single-family home...especially for the increasing number of elderly, single, and divorced persons.”¹² These changes created a greater demand for multifamily housing “with apartment construction reaching nearly 50 percent of all new units” nationwide during the 1970s.¹³ As a result, townhouses and “condominiums evolved into a major housing choice.”¹⁴

In a way, the increase in the types of multi-family housing was a reflection of the changes in types of households which began in the 1960s and 1970s with more working women, single-parent families, dual-commute families, retirees, and single person households.¹⁵ Many households did not want or need the added pressure of caring for the exterior spaces of their

⁷ Ibid.: 337.

⁸ Lasner, Matthew Gordon. *High Life: Condo Living in the Suburban Century*. New Haven: Yale University Press, 2012: 218.

⁹ Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge: The MIT Press, 1995: 360.

¹⁰ Sullivan, Donald. “Race and Housing.” In *The Story of Housing*, ed. Gertrude Sipperly Fish. New York: Macmillan Publishing, 1979: 382-383.

¹¹ Ibid.: 385.

¹² Ibid.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Lasner, Matthew Gordon. *High Life: Condo Living in the Suburban Century*. New Haven: Yale University Press, 2012: 202.

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homes. “Many retirees preferred multifamily to single-family housing.¹⁶ They wanted to live where the burdens of maintenance were shared, and where close quarters nurtured conviviality, easing the transition away from old homes, [and even] friends and family.”¹⁷

“The trend toward better land use” benefited from cluster development as that type of development helped to reduce the sameness so commonly found in the mass produced subdivisions of post-war construction.¹⁸ At the same time, the actual “savings for the builder of cluster developments [came in the form of]...shared mechanical facilities, party walls, and more salable ‘choice’ sites, [and] the consumer [got] a lot more house for the money.”¹⁹ In fact, sales of homes in cluster development projects often sold faster than conventional housing.²⁰

William H. Whyte wrote about what appeared to be a new major trend in housing for the American Conservation Association, “Cluster is on the verge of becoming the dominant pattern of new residential development, and probably for many years to come.”²¹ However, Whyte does point out that this ancient idea, cluster development, “is, in fact, the basic principle of community design since we first started building several millenia ago.”²²

“One fact is becoming evident; in most cases cluster developments have been outselling conventional developments of the same price range.” Why? “Those developers who have the imagination to try a new approach are most likely to be the developers with the best eye for house design.”²³ This type of development “tend[s] to be better...than the competition in a host of details as well as in overall concept.”²⁴

Gwendolyn Wright, an architectural historian, described cluster housing as the “middle ground between suburban sprawl and urban high-rise, between isolation in the suburbs and anonymity in the cities.”²⁵ Furthermore, she suggests that cluster housing was actually a “medium-density, multifamily housing, much of it designed by architects.”²⁶ The design commonly had the buildings “close together on a site, and then landscape[d] the remaining space for common use.”²⁷ Most often “each development tended to be self-consciously quaint and cloistered.”²⁸

¹⁶ The Sun City, Arizona phenomenon does contradict this impression.

¹⁷ Op. Cit.: 164.

¹⁸ Huxtable, Ada Louise. “Clusters Instead of ‘Slurbs.’” *New York Times Magazine*, 9 February 1964. Accessed 20 December 2020.

¹⁹ Ibid.

²⁰ Ibid.

²¹ Whyte, William Hollingsworth. *Cluster Development*. New York: American Conservation Association, 1964: 11.

²² Ibid.

²³ Ibid: 12.

²⁴ Ibid.

²⁵ Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge: The MIT Press, 1995: 259.

²⁶ Ibid.

²⁷ Ibid.

²⁸ Ibid: 260.

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Western Regional Trends

In the West, homeowners preferred low rise complexes rather than tall apartment buildings. In southern California, there was a “dramatic shift to multifamily housing” in the late 1950s and early 1960s.²⁹ “Historically, the most common kind of multifamily housing in Southern California was the low-rise rental complex.”³⁰ “Many of these complexes were quite elaborate, but most were simple and inexpensive.”³¹

In the early 1960s, Los Angeles builders quickly turned from conventional subdivision developments to building townhouses.³² “The first contemporary row-type project in Southern California appears to have been built in 1960.”³³

Eichler Homes created and built Pomeroy Green (National Register nomination pending), a townhouse subdivision in Santa Clara, California in the early 1960s. “According to Eichler’s multifamily project coordinator Donald Stofle, these common-green townhouse complexes were conceived of in response to new conditions in the field of housing”³⁴ While in the Bay Area and in Southern California, the available land for new housing was often hilly or difficult, that was not an issue for the most part in the greater Phoenix area. Eichler tried several variations of multifamily communities, but “the common-green complex, as designed by architect Claude Oakland at Palo Alto and Santa Clara” became the one which was most preferred by buyers.³⁵

It must be clear that “the townhomes of the West developed in response to the markedly different lifestyles of the region. The Western Townhome was not a continuation of the building practices of earlier periods nor a local expression of the planning principles of cluster housing and new town developments which guided 1960s housing development in the East. Instead, they embodied the lifestyle change embraced by America in the years after WWII. Notably, the Western townhouse usually included courtyards, atriums patios and resort-like landscaping and other features important to recreating and outdoor living and entertaining.”³⁶ Furthermore, the naming of many of the Western townhomes created an image of the exotic or glamour rather than the pastoral which were most often applied to the Eastern developments.³⁷

Scottsdale

²⁹ Lasner, *High Life*:: 207.

³⁰ Ibid.: 210.

³¹ Ibid.:211

³² Whyte, *Cluster Development*.....: 13.

³³ Rice, “Housing in the 1960’s.”: 219.

³⁴ Lasner, *High Life*:: 201.

³⁵ Ibid: 202.

³⁶ “Villa Monterey Townhouse Historic District Historic Significance and Integrity Assessment Report.” 2018: 3.

³⁷ Ibid.

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California rose to the lead in the development and design of townhouse communities during the 1960s and 1970s. Just like in the early part of the twentieth century, Arizona builders and developers were aware of those California housing development trends and practices and made no effort to hide that they borrowed those ideas in the building boom following World War II. Dave Friedman, developer of Villa Monterey Casita Colony, the first townhouse development in Scottsdale, got the idea for his project from a trip he made to the Monterey Peninsula.

Another important impetus for the widespread townhome development, nationally and locally, was the development itself. Primarily, builders and the ads for their developments stressed that townhouses were not condominiums or cooperatives despite people interchanging the terms. Purchasers would actually own their homes and the land under it, while the common areas were maintained collectively. While many developments were age-restricted to adults of 55+ years, the households were assured privacy. Of course, they could still have a sense of belonging to a community if desired.

Unlike its neighbor, Phoenix, the transformation and construction of townhouse developments in Scottsdale, Arizona took off in leaps and bounds. The national and regional boom in townhouse construction in the 1960s prompted an increased number of zoning requests for townhouses in Scottsdale in the 1970s.³⁸ Consequently, in a 24-year period, “approximately 56 townhouse developments,³⁹ including 81 plats” were built.⁴⁰

After the “introduction” of the townhouse concept to Scottsdale through the construction and sales of Villa Monterey, local developers focused more on that type of housing. John Hall of Hallcraft Homes and Dell Trailor of Gold Key Homes⁴¹ for example, were prolific local builders of both “large and small townhouse developments”⁴² in Scottsdale with two major differences: construction materials and type of buyer. Hallcraft homes were more likely to have frame wood walls and cater to families with children while Gold Key Homes generally had block walls and catered to couples, retirees, or singles without children at home.

³⁸ “Villa Monterey...”: 5.

³⁹ Some of these developments had multiple phases.

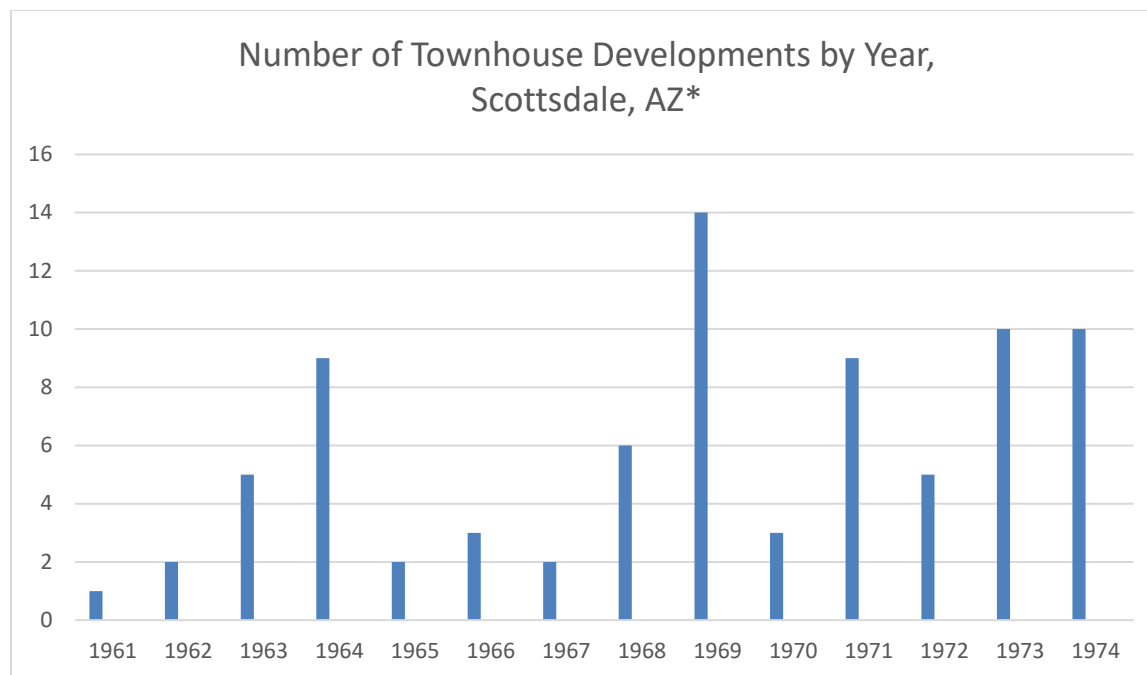
⁴⁰ Caproni, “Historic Context...”: 2.

⁴¹ Each development had a distinct name.

⁴² Op. Cit.: 9.

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**The numbers are based on the site layout spreadsheet that accompanies the site layout classification scheme prepared by Don Meserve.*

Townhouses most often appealed to those people who had second homes in cooler climates, retirees, single people, 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 1969 and then had another upswing by the mid-1970s. After 1970, zoning and applications for townhouse developments increased, but now townhouses became part of mix-used projects “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.”⁴³

E. T. Wright’s Security Development Company was one of the developers who took up the Townhouse as a model. All of their known townhouse developments fall within the historical context section “Rise of Single Family Attached (SFA) Housing” identified in the Historic Context for Scottsdale’s Postwar Townhouses.⁴⁴ As stated in that 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.

⁴³. Caproni, “Historic Context.....”: 9.

⁴⁴ Ibid.: 6.

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Architectural Context: Architecture and Physical Characteristics of Multifamily Development in Scottsdale, 1960-1975

“The new look in townhouse design was a significant architectural development in the late fifties. In effect the stodgy row house of earlier years were transformed into lively townhouse and townhouse communities, often arranged in neighborhood groups, clusters, and courts, and around culs-de-sac.”⁴⁵

The Maricopa County Assessor and also the Recorder’s Office “defined and categorized [a townhouse as] a specific building type, the single family attached (SFA) dwelling. Like the traditional home, the single family detached (SFD) dwelling, the SFA house is designed for occupancy by one family or living unit and it sits on its own platted lot within a subdivision. The townhome is constructed, however, to have one or two party walls shared by an adjacent home or homes. While attached to each other, each townhouse is a single residence vertically. That is, there is no other home above or below it. This is the primary factor that distinguishes it from a condominium which is not a physical property type but a form of ownership.”⁴⁶ The State of Arizona responding to the new demand for such properties, adopted chapter, 89, in Arizona Revised Statutes governing "Horizontal Property Regimes" in March 1962. This statute contemplated that co-owners of real property would own a share of apartments within a building, and provided for general common elements of co-owned interests in land and premises for the common use and enjoyment of the owners.

“Overall, townhouse styles were market driven for these for sale housing developments and used a variety of elements borrowed from diverse sources. Townhouses and other attached houses were typically priced between single family detached and multi-family apartments.”⁴⁷ “The architecture for these townhouse developments is not of the quality that would be featured in an architectural magazine or that would get design awards from the American Institute of Architects (AIA).”⁴⁸ What did seem to help sell these developments was reputation of the builder/developer as often the units were nearly all sold prior to the official opening of the project.

“The common practice appears to be for the builders to borrow design elements of past or current housing styles they liked or that they felt would be the most marketable for their location and target buyers. Bland ordinary looking townhouses would probably not sell. These design elements, like attached red tile shed roofs, were applied to the buildings in an effort to decorate s simple box shape with historic references to a more homey residential setting.”⁴⁹ Like it had been done with large single family subdivisions, the homebuyer in these townhouse developments could select from a number of models and floor plans.

⁴⁵ Mason, Joseph. *History of Housing in the U.S. 1930-1980*. Houston: Gulf Publishing, 1982: 78.

⁴⁶ “Villa Monterey” 2018: 5.

⁴⁷ Meserve, Don. “Architectural Styles for Postwar Single Family Attached Housing in Scottsdale, 1960-1974.” 2009: 1.

⁴⁸ Ibid.

⁴⁹ Ibid.

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“Architectural Styles for Postwar Single Family Attached Housing in Scottsdale, 1960-1974” examined 51 developments. Most of those developments “were built by large scale [local] homebuilders of the period”⁵⁰ such as E.T. Wright, Dave Friedman, John Hall, and Dell Traylor. This report found that “these builders and developers did not usually employ prominent architects of the time to design their developments, although some projects appear to have more sophisticated or quality designs than average and they probably sold the homes for higher prices.”⁵¹ The designs are typically a step up from what is seen on the typical apartment complex of the period, but certainly do not compete in quality or price with a custom designed single family detached home.”⁵²

This same study categorized the architectural styles of these 51 developments into “three broad categories.”⁵³ Although sub-styles were observed along with “overlaps between categories,” the following were identified as the broad styles: “1. Ranch House Related Styles, 2. Postwar Popular Revival Styles, and 3. Modern Styles.”⁵⁴ Sands North was an application of the latter.

“Modern Styles” were divided in the study into three substyles, International, Contemporary, and Southwest Modern. In Scottsdale, “there are no steel and glass or bare concrete and glass townhouse developments”⁵⁵ that would be identified with the International Style found in the period of study, 1960-1974. However, examples of the other two substyles exist. Meserve notes that “these [Modern] home styles are distinct from the Ranch House and Popular Revival developments.” With its stuccoed wall surfaces and informal massing, Sands North is one of a few examples in Scottsdale of the Southwest Modern substyle.

Meserve went beyond describing the architectural elements of the Scottsdale townhouse developments by classifying the site layouts of 81 developments (some are multiple phases of the same site) in 2008.

The site topology classification system has four categories, each with specific variations based on the attached housing that existed in Scottsdale between 1960 and 1974.⁵⁶ These characteristics were then applied to the townhouse developments included in the 2009 historic context study conducted by Caproni, Abele, and Meserve.

Under the Meserve site layout classification, Sands North’s 51-unit development is considered as a traditional row scheme with the townhouses in rows along the streets. As seen on the 2019

⁵⁰ Meserve, “Architectural Styles” 2009: 1.

⁵¹ Dell Traylor did hire the local firm of Haver, Jensen, and Nunn for a number of townhouse projects and Dave Friedman hired the same firm for his Villa Monterey development.

⁵² Op. Cit.: 1.

⁵³ Ibid.

⁵⁴ Ibid.: 2.

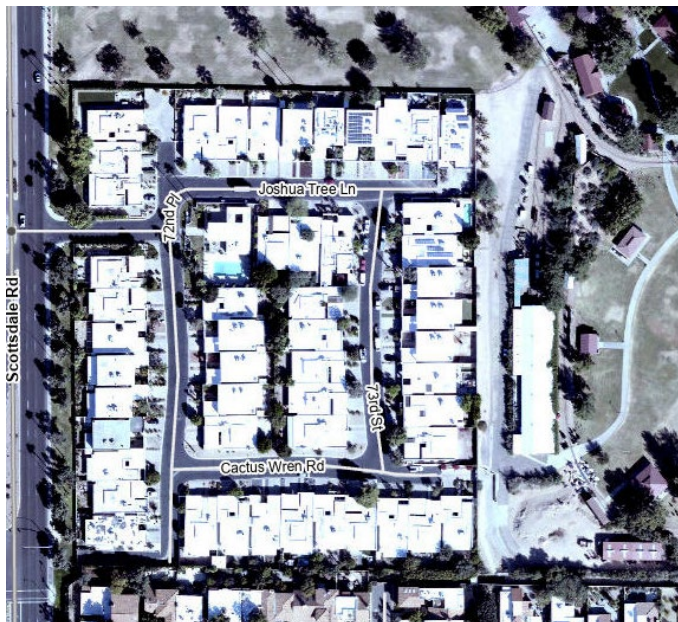
⁵⁵ Ibid.: 6.

⁵⁶ Meserve, Don. “Classification of Townhouse/Attached Housing Site Layouts.” Unpublished, 2008: 1.

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aerial, the streets are not completely straight and small variations appear in the setbacks. Entrance to the carport is from the street and the units have a front and back yard or patio area.



Maricopa County Flood Control District Historic Aerial, 2019

The two-car carport located on the side of the unit was the most common type of parking accommodation (46%) as catalogued in the Caproni study.⁵⁷ The 8-inch stucco walls of the Sands North buildings were also the most common wall type (18%) in the 1970-1974 period of the Caproni study.⁵⁸

Historical Background: E.T. Wright, Developer

Emron Thomas 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 mid-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.

E. T. Wright was born in 1917 in Cedar City, Utah to Thomas and Anna Wright. The family, including two sisters, moved to Casa Grande, Arizona when Emron was just a boy, and was in residence there in 1930. Wright moved to Phoenix in the late 1930s, where he met Mildred Hughes and married her in 1939. In 1940, they purchased a home in Phoenix's F Q Story neighborhood.

⁵⁷ Caproni, "Historic Context...": 15.

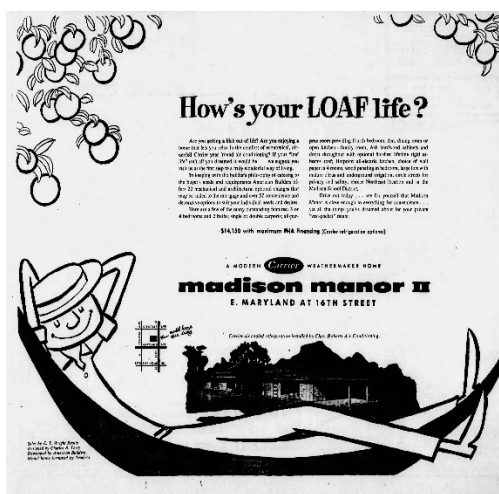
⁵⁸ Ibid.

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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 February 1956 to go into development full-time through two firms he founded: Security Development Company in December 1954 and American Builders in January 1955. He opened E.T. Wright Realty in January 1957 as the exclusive agent for American Builders developments.⁵⁹

One of Wright's first development ventures before leaving Valley Lumber Company was Madison Manor (1955), a single-family ranch house subdivision located at 16th Street and Maryland. This is one of two American Builders projects which listed a designer which was given as Charles A. Terry.⁶⁰ A second phase of this development opened in 1956.



Arizona Republic, 29 April 1956: sec 5:7.

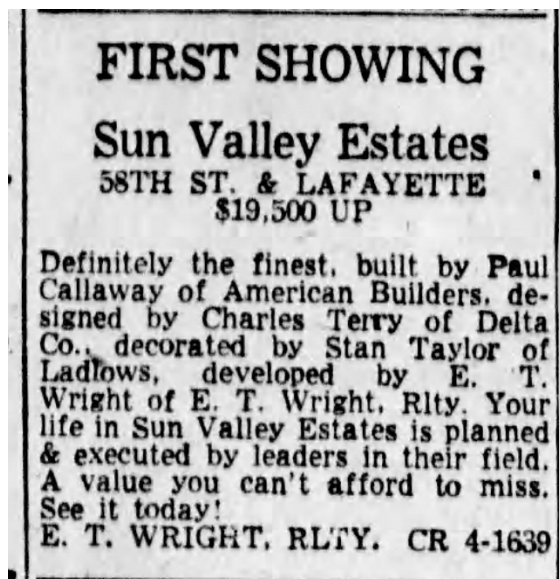
The 10-acre ranch house subdivision, Sun Valley Estates, also designed by Charles Terry, was located in the Arcadia area at 56th Street & Lafayette. It quickly followed the Madison Manor development and opened in July 1956.

⁵⁹ "Wright Opens Realty Office." *Arizona Republic*, 6 January 1957: sec 5:11.

⁶⁰ Terry was not a registered architect based on a later restraining order filed by the Arizona Board of Technical Registration in 1961.

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Arizona Republic, 3 July 1956:28.

Wright's companies developed a number of communities under the "Sands" brand, both single-family subdivisions and townhouses. Sands Terrace⁶¹ (units 1 and 2, 1957-58) was a single-family subdivision of 3 and 4 bedroom Ranch homes near 7th Avenue and Northern Avenue; Sands West (units 1, 2, and 3; 1959-63) was a single-family subdivision of Ranch homes near 35th Avenue and Northern Avenue.

After Sands West, in addition to single family developments, Wright started building higher-density, single family attached residential developments, which included:

- Sands East Townhouses (1968) at 8700 E. Indian School, Scottsdale, Arizona
- Sands East Townhouses II (1969)
- Sands North Townhouses (1971/1972)
- 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.

After the Sands developments were completed in the mid 1980s, Wright moved on to industrial property development for the remainder of his business career.

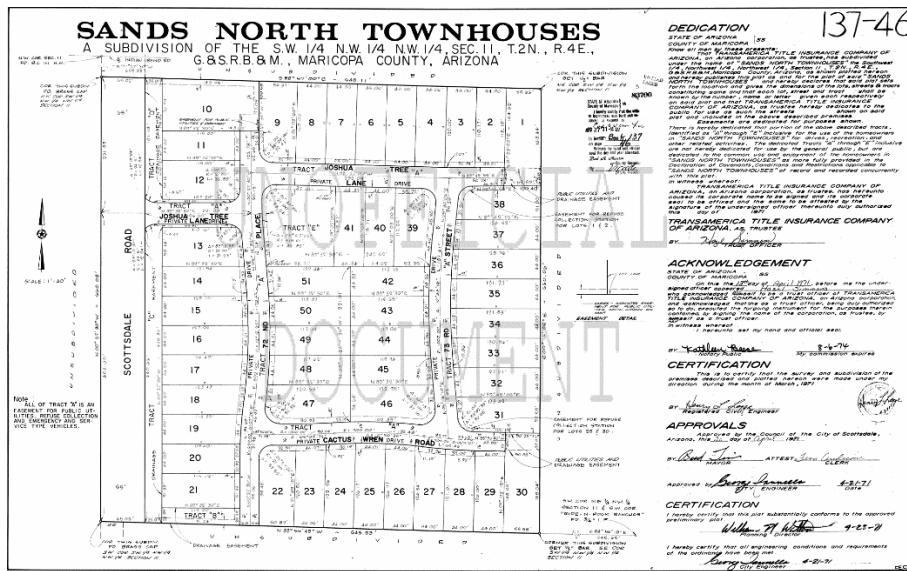
⁶¹ The "Sands" name may have come from Sands Terrace Company which purchased the land from the West Valley Sands Family. The Sands family owned Manistee Ranch, one of the earliest ranches in Glendale, which was about two miles east of the original Sands West. Despite most later developments being outside of Glendale, the Sands brand was continued regardless of location.

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Development of the Sands North Townhouses

In the late 1960s, most of the land north of Lincoln Drive in Scottsdale, Arizona abutting Scottsdale Road was vacant. So, when Security Development Company (one of the two firms involved in residential development that E.T. Wright owned) purchased the future bare parcel for Sands North Townhouses from Pearl Doane Pegler in December 1970, the company was gambling on the continued northward growth of Scottsdale. The land was surveyed and platted in March, 1971, and work began on this new complex shortly thereafter.



Sands North Townhouses opened in October, 1971 with four models. While no architect is mentioned for this project, it is known that E. T. Wright previously hired local designer, Frank Martin, to draw plans for houses in at least four of Wright's Sands developments.⁶²

⁶² Leonhard, Mary. "Right for the Wrights." *Arizona Republic*, 3 November 1968: K1.

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FIRST SHOWING

\$46,000 to \$59,000 buys a lot of elegant living.

From the moment you enter the exciting new Sands North Town Houses, you'll know it's a different world.


Mirrored walls and marbled floors are unashamedly luxurious. Sunken, Roman baths and separate Mr. and Mrs. facilities are opulent. The unique, lush, indoor gardens are extravagantly beautiful.

There are even gracious powder rooms. And built-in dressing tables. Mirrored doors. Formal dining rooms. Sun decks, covered patios. Worlds of closet space. Built-in wet bars. One and two stories. Two and three bedrooms.

Outdoors, a complete recreation center with 20' by 40' heated pool, furnished deck, conversation pits, barbecues, lush plantings, dining areas, a therapeutic pool.

Just about everything you could think of. And, at these prices, everything you should think of.

SANDS NORTH Town Houses



TOTAL ELECTRIC COMFORT LIVING

SANDS NORTH Town Houses, 6834 North Scottsdale Road at Joshua Tree Lane (between Lincoln Drive and Indian Bend Road). By American Builders, Inc. E. T. Wright, president, Home Consultant: Jim Pullano. Phone 946-1370. Models open 10:00 a.m. to 6:00 p.m. daily. Open 10:00 a.m. to 6:00 p.m. Saturdays. Interiors decorated by Mayo's Home Furnishings, Scottsdale.

Arizona Republic, 24 October 1971:2K



This two-bedroom townhouse is one of four models open at Sands North Townhouses, an American Builders, Inc. development

Sands North Townhouses now open in Scottsdale

American Builders, Inc. has opened Sands North Townhouses, a development of 51 townhouses on 18 acres at 6834 N. Scottsdale Road.

Prices for the two and three-bedroom townhouses range from \$46,000 to \$59,000. Four floor plans are available, including one two-story plan, and a choice of four exterior designs is offered for each floor plan.

Four models are open daily from 10 a.m. to 6 p.m.

Basic price of each townhouse includes dishwasher, range and self-cleaning oven, garbage disposer, heat pump heating and cooling, a clock, a high masonry fence surrounding the back yard, storage area and double carport. Utility lines are underground.

Off-street parking for four cars is provided for each townhouse and a front-to-rear passageway separates each unit.

The development's recreational area includes a swimming pool and therapeutic pool, a game room with pool table, kitchenette, toilets and showers. An outdoor eating area is furnished with barbeques, a conversation pit and a patio deck with canopy. A \$2 monthly fee is charged for maintenance of the common grounds.

Convert space into hobby area

People have more time to day, or had'n't you noticed?

Vacations are longer, work weeks are shorter, more holidays come on Mondays, people are retiring from their job earlier.

The extra time provides opportunity for travel, hobbies, visiting and other activities.

Most people enjoy having a hobby. They are looking for a hobby and a place to pursue it.

Now that time is more plentiful, how about space?

Even a spare closet can become a hobby center. Then,

10% SAVINGS NEW CONSTRUCTION IN CHANDLER
Alma School & Ray Rd. COOPAN CORP.



Arizona Republic, 31 October 1971:K7

Described as elegant living in an all-electric home, American Builders and E.T. Wright seemed to have thought about everything including ample off-street parking. Buyers had four floor plans to select from including options for one or two stories, two or three bedrooms, and four exteriors. The floor plan options provided opulent living spaces including marble floors, indoor gardens, sunken baths, sun decks, covered patios, powder rooms, and formal dining rooms. The recreation center, large pool, and barbeque area were some of the luxurious amenities found in the common area. The landscaping afforded variety without the worry of personal maintenance. These were all items that appealed to buyers who wanted a home that required little exterior care, but offered comfort and luxury for those who loved to entertain.

Even the location of the development was one of the marketable items. Off a major arterial road, Scottsdale Road, the site was and still is close to fine dining, high-end stores, and shopping areas and is now bounded to the north and east by McCormick-Stillman Railroad Park. And knowing that this was another E.T. Wright development was a mark of quality which made selling and reselling these units quite easy.

Sands North Townhouses Historic District
Name of Property

Maricopa, Arizona
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Abele, Debbie, and Liz Wilson. "Scottsdale Postwar Multifamily Housing Survey." [2003].

Caproni, Linnea, Debbie Abele, and Don Meserve. "Historic Context for Scottsdale's Postwar Townhouses." Rev. 2009.

Collins, William S. *The Emerging Metropolis: Phoenix, 1944-1973*. Phoenix: Arizona State Parks Board, 2005.

Huxtable, Ada Louise. "Clusters Instead of 'Slurbs.'" *New York Times Magazine*, 9 February 1964. Accessed 20 December 2020.

Kratz, Kenneth. "Pomeroy Green." *National Register of Historic Places Nomination*. Draft. 2020.

Lasner, Matthew Gordon. *High Life: Condo Living in the Suburban Century*. New Haven: Yale University Press, 2012.

Leonhard, Mary. "Right for the Wrights." *Arizona Republic*, 3 November 1968: K1+.

Mason, Joseph. *History of Housing in the U.S. 1930-1980*. Houston: Gulf Publishing, 1982.

Meserve, Don. "Architectural styles for Postwar Single Family Attached Housing in Scottsdale, 1960-1974." 2009.

----- "Classification of Townhouse/Attached Housing Site Layouts." Unpublished, 2008.

Rice, Robert R. "Housing in the 1960's." In *The Story of Housing*, edited by Gertrude Sipperly Fish, 335-368. New York: Macmillan Publishing, 1979.

"Sands North Townhouses Now Open in Scottsdale." *Arizona Republic*, 31 October 1971: K7.

Sullivan, Donald. "Race and Housing." In *The Story of Housing*, edited by Gertrude Sipperly Fish, 382-398. New York: Macmillan Publishing, 1979.

VanderMeer, Philip. *Desert Visions and the Making of Phoenix: 1860-2009*. Albuquerque: University of New Mexico Press, 2010.

"Villa Monterey Townhouse Historic District Historic Significance and Integrity Assessment Report." 2018.

Whyte, William Hollingsworth. *Cluster Development*. New York: American Conservation Association, 1964.

Sands North Townhouses Historic District
Name of Property

Maricopa, Arizona
County and State

Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge:
The MIT Press, 1995.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 8.81

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

Sands North Townhouses Historic District
Name of Property

Maricopa, Arizona
County and State

(enter coordinates to 6 decimal places)

- | | |
|--------------------------|-------------------------|
| 1. Latitude: 33.536898 N | Longitude: 111.925553 W |
| 2. Latitude: 33.536869 N | Longitude: 111.923619 W |
| 3. Latitude: 33.535016 N | Longitude: 111.923616 W |
| 4. Latitude: 33.535077 N | Longitude: 111.925534 W |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The platted area of Sands North Townhouses, subdivision as recorded in Book 137 of Maps, Page 46, in the records of the Maricopa County Recorder, except for the western 65 feet thereof for the Scottsdale Road right-of-way.

Boundary Justification (Explain why the boundaries were selected.)

Boundary encompasses all properties originally developed as the Sands North Townhouses, including private parcels and commonly held tracts.

Sands North Townhouses Historic District
Name of Property

Maricopa, Arizona
County and State

11. Form Prepared By

name/title: Robert Graham, Historical Architect with Donna Reiner, Historian
organization: Motley Design Group LLC
street & number: 1114 Grand Avenue
city or town: Phoenix state: Arizona zip code: 85007
e-mail rgraham@motleydesigngroup.com
telephone: 602) 254-5599
date: December, 2020

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to

Sands North Townhouses Historic District
 Name of Property

Maricopa, Arizona
 County and State

the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Sands North Townhouses Historic District

City or Vicinity: Scottsdale

County: Maricopa State: Arizona

Photographer: Robert G. Graham

Date Photographed: Dec. 11, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo No.	View Direction	Description
1 of 30	NE	Scottsdale Road context
2 of 30	NE	Rear of units 16-18 over Scottsdale Road wall
3 of 30	NE	Driveway entrance from Scottsdale Road
4 of 30	SE	Scottsdale Road context
5 of 30	E	Entry driveway, to clubhouse
6 of 30	W	Entry driveway, to Scottsdale Road
7 of 30	S	72 nd Place Streetscape from entry drive
8 of 30	N	72 rd Place streetscape from south end
9 of 30	W	Tract A drainageway from 72 nd Pl.
10 of 30	E	Cactus Wren Road streetscape from 72 nd Pl.
11 of 30	E	Cactus Wren Road streetscape from 73 rd St.
12 of 30	W	Cactus Wren Road streetscape from east end
13 of 30	N	73 rd Street streetscape from Cactus Wren Road
14 of 30	S	73 rd Street streetscape from Joshua Tree Lane
15 of 30	W	Joshua Tree Lane from east end
16 of 30	E	Joshua Tree lane from 72 nd Pl.
17 of 30	N	North end of 72 nd Pl.
18 of 30	SE	Clubhouse and pool
19 of 30	E	House Model A1, Unit 37, 6835 N 73rd Street
20 of 30	N	House Model A2, Unit 8, 7234 E Joshua Tree Lane
21 of 30	N	House Model A3, Unit 3, 7302 E Joshua Tree Lane
22 of 30	N	House Model B, Unit 6, 7242 E Joshua Tree Lane
23 of 30	N	House Model C1, Unit 2, 7306 E Joshua Tree Lane
24 of 30	NE	House Model C2, Unit 47, 6813 N 72nd Place

Sands North Townhouses Historic District
Name of Property

Maricopa, Arizona
County and State

25	of 30	N	House Model C3, Unit 9, 7230 E Joshua Tree Lane
26	of 30	N	House Model D1, Unit 1, 7310 E Joshua Tree Lane
27	of 30	N	House Model D2, Unit 7, 7238 E Joshua Tree Lane
28	of 30	S	House Model D3, Unit 24, 7239 E Cactus Wren Road
29	of 30	NE	House Model E, Unit 31, 6811 N 73rd Street
30	of 30	S	House Model F, Unit 39, 7249 E Joshua Tree Lane

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.



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SANDS NORTH TOWNHOUSES

A SUBDIVISION OF THE S.W. 1/4 N.W. 1/4 N.W. 1/4, SEC. 11, T.2N., R.4E.,
G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

137-46

N.W. COR. SEC. 11
FD. B.C. IN H.H.

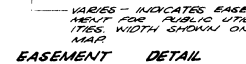
COR. THIS SUBDIV.
FD. BRASS CAP
N.W. COR. SW 1/4
NW 1/4 NW 1/4
SECTION 11

COR. THIS SUBDIVISION
SET 1/2" BAR
NE COR SW 1/4 NW 1/4
NW 1/4 SECTION 11

STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
C. J. Van Loon
on page 2711-21
Witness my hand and official seal the day and year aforesaid.
Paul M. Houston
County Recorder

PUBLIC UTILITIES AND DRAINAGE EASEMENT

EASEMENT FOR REFUSE COLLECTION STATION FOR LOTS 1 & 2.



DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA
Know all men by these presents: That TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, an Arizona corporation, as trustee, has subdivided under the name of "SANDS NORTH TOWNHOUSES" the Southwest 1/4, Northwest 1/4, Northwest 1/4, Section 11, T.2N., R.4E., G. & S.R.B. & M., Maricopa County, Arizona, as shown plotted hereon and hereby publishes this plat as and for the plat of said "SANDS NORTH TOWNHOUSES" and hereby declares that said plat sets forth the location and gives the dimensions of the lots, streets & tracts constituting same and that each lot, street and tract shall be known by the number, name or letter given each respectively on said plat and that TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, as trustee hereby dedicates to the public for use as such the streets shown on said plat and included in the above described premises. Easements are dedicated for purposes shown.

There is hereby dedicated that portion of the above described tracts, identified as "A" through "E" inclusive for the use of the homeowners in "SANDS NORTH TOWNHOUSES" for drives, recreation, and other related activities. The dedicated Tracts "A" through "E" inclusive are not hereby dedicated for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in "SANDS NORTH TOWNHOUSES" as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to "SANDS NORTH TOWNHOUSES" of record and recorded concurrently with this plat.

In witness whereof: TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, an Arizona corporation, as trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signature of the undersigned officer thereunto duly authorized this 13th day of April 1971

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AS TRUSTEE

BY: Nigel Kinman
TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
On this the 13th day of April 1971, before me the undersigned officer appeared Hazel Simmons, who acknowledged herself to be a trust officer of TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, an Arizona corporation, and acknowledged that she as a trust officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as trustee, by herself as a trust officer.

In witness whereof: I hereunto set my hand and official seal.

BY: Kathleen Reese 8-6-74
Notary Public My commission expires

CERTIFICATION

This is to certify that the survey and subdivision of the premises described and plotted hereon were made under my direction during the month of March, 1971

BY: Henry L. Lamm
Registered Civil Engineer

APPROVALS

Approved by the Council of the City of Scottsdale, Arizona, this 20 day of April 1971

BY: Bud Tim MAYOR ATTEST: Jim Anderson CLERK

Approved by: Borg Jannella 4-21-71
CITY ENGINEER Date

CERTIFICATION

I hereby certify that this plat substantially conforms to the approved preliminary plat.

William A. Wilton 9-23-71
Planning Director

I hereby certify that all engineering conditions and requirements of the ordinance have been met.

Borg Jannella 4-21-71
City Engineer

SCALE 1" = 40'
UNSUBDIVIDED

Note: ALL OF TRACT "A" IS AN EASEMENT FOR PUBLIC UTILITIES, REFUSE COLLECTION AND EMERGENCY AND SERVICE TYPE VEHICLES.

Historic District



KEY

- Contributor to District
- Lot (and Inventory) Number
- District Boundary

PHOTO KEY

- Photo Number/View Direction

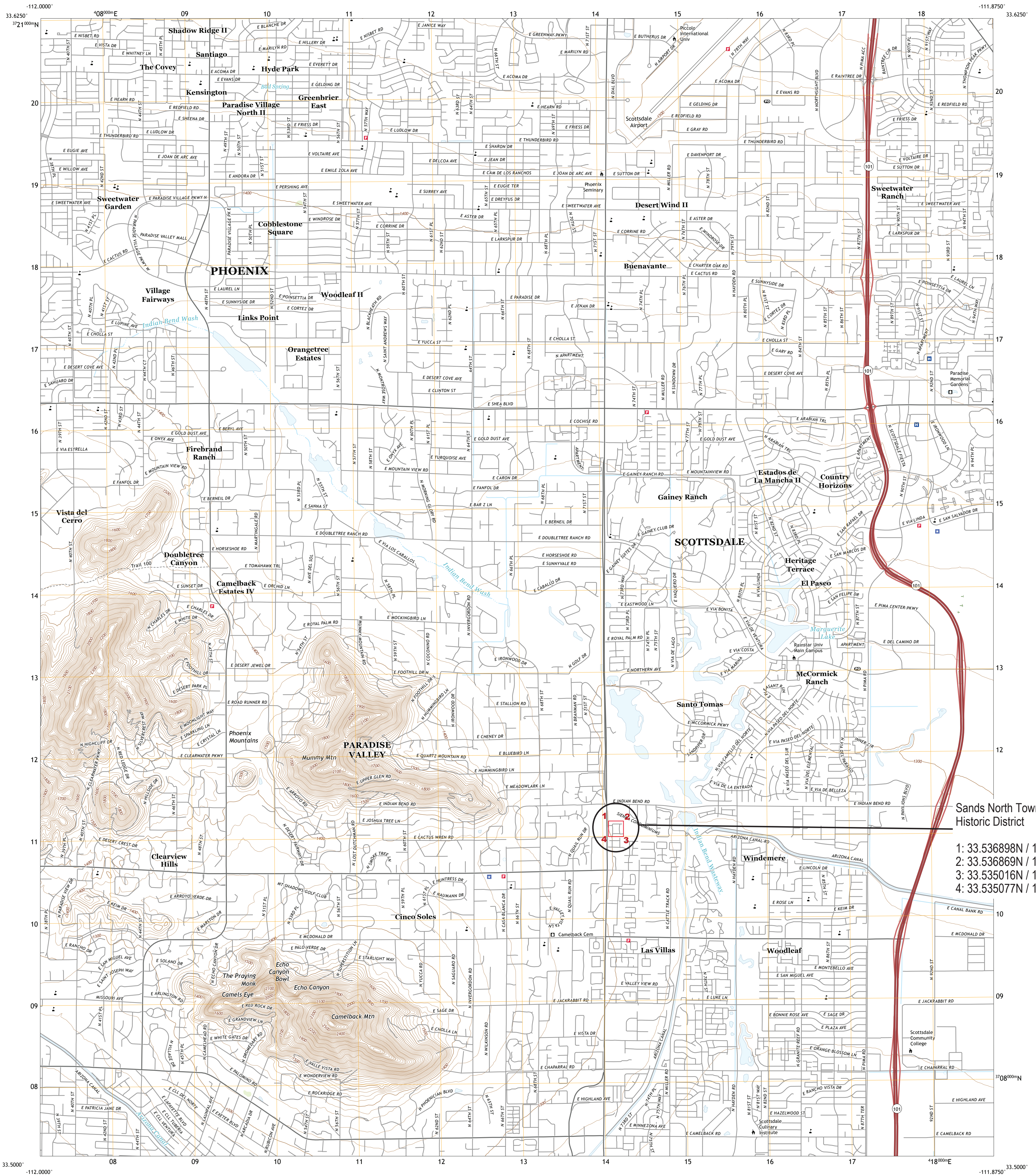
COE & VAN LOON



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



PARADISE VALLEY QUADRANGLE
ARIZONA - MARICOPA COUNTY
7.5-MINUTE SERIES



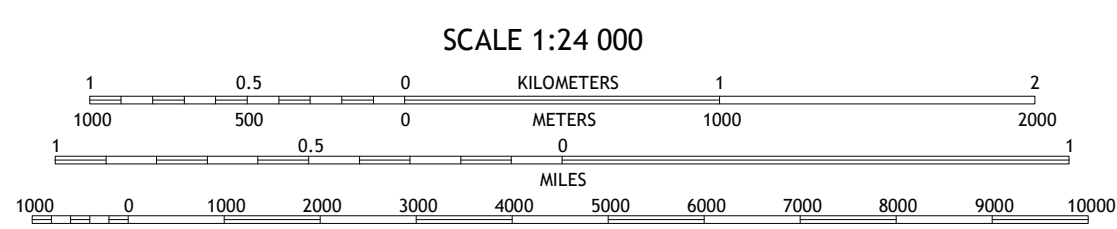
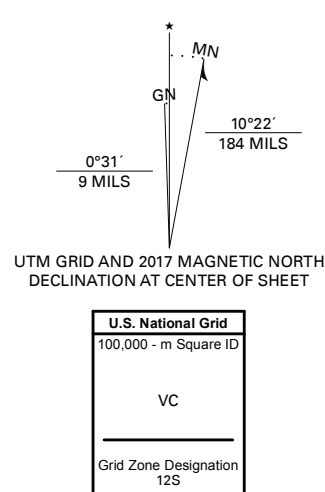
Sands North Townhouses
Historic District

- 1: 33.536898N / 111.925533W
- 2: 33.536869N / 111.923619W
- 3: 33.535016N / 111.923616W
- 4: 33.535077N / 111.925534W

Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1,000-meter grid/Universal Transverse Mercator, Zone 12S
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery:N.A.P., May 2015 - October 2015
Roads:U.S. Census Bureau, 2018
Names:GNIS, 1980 - 2018
Hydrography:National Hydrography Dataset, 2005 - 2014
Contours:National Elevation Dataset, 2003
Boundaries:Multiple sources; see metadata file 2016 - 2017
Public Land Survey System:BLM, 2017
Wetlands:FWS National Wetlands Inventory Not Available



CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standards, 2011.
A metadata file associated with this product is draft version 0.6.18



QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

ROAD CLASSIFICATION	
	Expressway
	Secondary Hwy
	Interstate Route
	Local Connector
	Local Road
	4WD
	US Route
	State Route

- 1 Union Hills
- 2 Curry Corner
- 3 McDowell Peak
- 4 Sunnyslope
- 5 Savan Mountain
- 6 Phoenix
- 7 Tempe
- 8 Mesa

PARADISE VALLEY, AZ
2018



NSG REF. NO. U.S.G.S. 7.5-MINUTE SERIES



Doug Ducey
Governor

ARIZONA STATE PARKS & TRAILS

Robert Broscheid
Executive Director



April 28, 2021

Doris McClay
Historic Preservation Officer
City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 8251

**RE: National Register of Historic Places Nomination
Sands North Townhouses Historic District
7230-7310 E. Joshua Tree Ln.; 6802-6550 N 72nd Pl.; 6802-6550 N. 72nd Pl.; 7231-
7309 E. Cactus Wren Rd.; and 6811-6839 N. 73rd St., Scottsdale**

Dear Ms. McClay:

It is my pleasure to inform you that the above referenced property in Scottsdale, Arizona will be considered for nomination to the National Register of Historic Places and the Arizona Register of Historic Places by the Historic Sites Review Committee (HSRC) at its next meeting on **July 9, 2021 at 9:30 a.m.** (see attached draft agenda). The meeting will be held as a videoconference through Zoom webinar format at the following link:

Zoom webinar link: <https://us02web.zoom.us/j/84708668991>

The draft of the complete National Register of Historic Places registration form for Sands North Townhouses Historic District will be provided to you as a pdf version sent by email. Please return any comments that you and your historic preservation commission may have on these nominations by **July 7, 2021** so I can distribute them to the HSRC members.

If you have any questions or requests, you may contact me by email at wcollins@azstateparks.gov.

Sincerely,

William S. Collins, Ph.D.
National Register of Historic Places Program Coordinator
State Historic Preservation Office
Arizona State Parks & Trails

encl.

ATTACHMENT 2

NOTICE OF PUBLIC MEETING

**ARIZONA HISTORIC SITES REVIEW COMMITTEE
STATE HISTORIC PRESERVATION OFFICE
ARIZONA STATE PARKS & TRAILS**

Notice is hereby given to members of the Historic Sites Review Committee (HSRC) and the general public that the HSRC and State Historic Preservation Office (SHPO) staff will meet Friday, **July 9, 2021**. The meeting will be at **9:30 a.m.** The meeting will be held virtually through Zoom webinar format. Committee members, SHPO staff and the public may attend the Zoom meeting on a computer or mobile device. The videoconference's link is:

- Link: <https://us02web.zoom.us/j/84708668991>

The meeting will follow the agenda items below, pursuant to A.R.S. §38-431.02 and A.R.S. § 41-511.01. The Committee may request reports on, discuss, and may act on the following matters:

AGENDA

A. CALL TO ORDER PUBLIC SESSION/AND ROLL CALL

- 1. Chair Majewski will call the meeting to order**

B. INTRODUCTION OF MEMBERS AND STAFF

C. NEW BUSINESS

- 1. NEW NATIONAL REGISTER NOMINATIONS**

- a. Westwood Historic District**

Roughly bounded by Thomas Road to Fairmont Avenue between 19th Avenue to 23rd Avenue, and north side of Campus Drive to Osborn Road between 23rd Avenue and 24th Avenue, Phoenix, Maricopa County

- b. Valley National Bank Phoenix Branch No. 10**

1845 East McDowell Road, Phoenix, Maricopa County

- c. Wright, David and Gladys, House**

4505 N. Rubicon Ave., Phoenix, Maricopa County

- d. Willo Historic District**

Reclassification of 525 W. Windsor Ave., Phoenix, Maricopa County

- e. Royale Gardens II**

1901-1944 E. Medlock Dr., Phoenix, Maricopa County

- f. Sands North Townhouses Historic District**

7230-7310 E. Joshua Tree Ln, 6802-6550 N. 72nd Pl., 7231-7309 E Cactus Wren Rd., and 6811-6839 N. 73rd St., Scottsdale, Maricopa County

- g. Scottsdale North**

5600-5682 N. Scottsdale Rd., Scottsdale, Maricopa County

- h. Kiva Craft Center**

7125 E. 5th Ave., Scottsdale

i. American Smelting and Refining Company [ASARCO] Southwestern Department Headquarters

1150 N. 7th Ave., Tucson, Pima County

D. OLD BUSINESS

1. Approval of Minutes from the March 5, 2021 HSRC Meeting.

E. PROGRAM REPORTS

1. SHPO REPORT *Committee and staff reports may be written or verbal followed by discussion.*

- a. National Register update, listings, property status, workflow
- b. SHPO staffing and program news
- c. Review and Compliance
- d. Survey and Inventory
- e. Grants
- f. Legislative issues
- g. HP 2021 Historic Preservation Conference update

2. AHAC REPORT

F. PUBLIC COMMENT

The Committee will hear consideration and discussion of comments from the public. Those wishing to address the Committee must signal to the Chair through Zoom as directed. Time permitting; each presentation will be given approximately three minutes. It is probable that each presentation will be limited to one person per organization. Action taken as a result of public comment will be limited to directing staff to study or re-schedule the matter for further consideration at a later time.

G. CALL FOR AGENDA ITEMS FOR NEXT COMMITTEE MEETING

The Committee may make comments, requests, and provide items for future agendas. The Committee may discuss matters of procedure relative to its meetings. Committee members may also direct staff to study areas of concern or to place such items on future Committee agendas.

H. ADJOURN

A copy of the agenda background material provided to the Committee is available for public inspection at the Arizona State Historic Preservation Office, 1100 W. Washington, Phoenix, Arizona. Additional information may be obtained by contacting William Collins, National Register Coordinator, at 602.542.7159. Pursuant to Title II of the Americans with Disabilities Act (ADA), Arizona State Parks does not discriminate on the basis of a disability regarding admission to public meetings. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter. Requests should be made as early as possible to allow time to arrange the accommodation. For ADA assistance, contact Joe Roth at 602.542.4009.

This agenda will be posted at 1100 W. Washington by Kathryn Leonard, State Historic Preservation Officer (SHPO) by July 7, 2021.

Kathryn Leonard
State Historic Preservation Officer
State Historic Preservation Office - 1100 West Washington Street, Phoenix AZ 85007