

Community & Economic Development Division
Planning and Development Services

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

Historic Preservation Commission Meeting Memorandum

Topic: Scottsdale North National Register Application

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 

A National Register application has been submitted for Scottsdale North. At the June 3rd meeting, there will be a presentation by the applicant on the National Register application. 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. Scottsdale North 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 PropertyHistoric name: SCOTTSDALE NORTH

Other names/site number: _____

Name of related multiple property listing: _____

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

2. LocationStreet & number: 5600-5682 N. SCOTTSDALE ROAD,City or town: Scottsdale State: Arizona County: MaricopaNot For Publication: ☐ Vicinity: ☐**3.****4. 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
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5. 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

6. 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>6</u>	<u>6</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> </u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

Note that while there are 39 individual addresses documented and depicted in the nomination, due to the units being attached and contiguous, there are only 6 freestanding structures.

7. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC, Multiple Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC, Multiple Dwelling

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8. Description

Architectural Classification

(Enter categories from instructions.)

EARLY 20TH CENTURY REVIVALS, **Spanish Colonial**_____

Materials: (enter categories from instructions.)

Principal exterior materials of the property: **Stucco, Wrought 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

Scottsdale North is a townhouse* community of 39 units (6 attached buildings) built as cluster housing, maximizing the density per acre and sharing the common open space. It consists of two rows of connected units that appear to be contiguous, creating a streetscape with townhouses facing a common drive. As a land use and subdivision plan, Scottsdale North meets National Register Criterion A as an alternative to single family housing, and being among the first examples of a housing option that emerged in Scottsdale in the 1960s that would continue as a dominant development practice until the mid -1970s. The Spanish Colonial/Mexican traditional, Sonoran row house design is unique among developments in the Phoenix/Scottsdale region. The Scottsdale North townhouse development is nominated for the National Register at the local level of significance for its direct association with planning, land use, and housing design in Scottsdale.

**The term townhouse is used in this document to describe the building type being discussed. Period literature used the word townhouse interchangeably with the term condominium, which has a legal definition pertaining to ownership of the real estate. We are using the word townhouse in this document to describe a type of building form and related architectural design.*

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FIGURE 1 (NR Photo 40) Entry Marker for Scottsdale North, west side of Scottsdale Road

Narrative Description

Scottsdale North is well designed townhouse community, laid out with a perimeter row of residences, surrounding an internal "square" and an interior courtyard. The townhouses are all oriented facing each other along the primary street. One row frames the perimeter of the parcel on three sides (north, west, south) surrounding an interior square, with units facing outward. The effect is a street view with residences on both sides, punctuated by palm trees and shrubbery. There is common open green space at the center of the complex, where the community pool is located. The green space features citrus trees that are remnants of an orchard on this acreage prior to 1968. (See Figures 49 and 50, Section 8 pages 67 and 69)

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FIGURE 2: (NR Photo 41) Looking east, along the internal street which is lined with units on both sides, such that the units face each other, although they are not directly opposite. While the entrances are all centered on the façade, the placement of the units is offset.

COURTYARD AND REAR VIEWS:

The internal courtyard is common green space that retains remnants of the citrus trees from the era when this land was a citrus orchard on the northern edge of the core of Scottsdale. Most of the units have rear patios that are open to the common area. (Figures 3 and 4, below)

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FIGURE 3 (NR Photo 42) Northern section of courtyard, looking east. (Pool is to the right, out of photo).



FIGURE 4 (NR Photo 43) Northwestern corner of courtyard, looking northwest. Unit has open atrium/patio with trellis shade structure which is the original condition for the units along the common space.

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FIGURE 5: (NR Photo 44) Southwestern corner of courtyard, looking west. Unit has open atrium/patio with trellis shade structure which is the original condition for the units along the common space. The trellis over the patio is original although there are variations of the shade structures on other units.

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ARCHITECTURAL DESIGN

The townhouses are a mix of one and two story units with facades facing each other and connected by attached garages that are set back from the façade plane. They appear as a continuous band of townhouse and garages arranged along the central roadway. The lineal effect is offset by the facades being slightly staggered in their setback from the street, breaking the alignment, while accenting the individual elevations. The garage elements are recessed and are subordinate to the residential facades.

The two-story units are interspersed in a random sequence so that the appearance of the facades is not repetitive. While the units have similar features and textures, they are all slightly differentiated and each unit façade is unique. While the facades appear to be connected, there are several interstitial breaks between the units at random locations that allow for access to the common courtyard space for the occupants of the perimeter units. These gaps were a requirement of the site plan approval by the City of Scottsdale, ensuring both pedestrian and access for maintenance vehicles was included in the layout and placement of the units.

The facades are all painted/textured stucco. The predominant surface that is an original aspect of the architecture is a slightly irregular texture using offset blocks that are stuccoed. The surface is not smooth and clearly and intentionally suggests adobe construction.

The units all have a strong roofline created by a corbel table at the cornice level. The most prominent feature of each townhouse is the central entrance, framed by a molded surround that accents the center bay of each unit. The entrances all have a molded surround framing ornamental wrought iron gates that accentuate the entrances. The actual entry is slightly recessed internal to the façade, creating a shaded entrance foyer.

Each unit is also characterized by vertical windows that are a character-defining aspect of the complex. They are pierced openings, most accentuated by a molded surround. They have wrought iron scrims that fit internal to the opening, similar to the iron ornamentation of the door surrounds. They appear as full, height, "floor to ceiling" openings, and provide a strong vertical element to the design of the facades. Depending upon the unit, there may be windows symmetrically arranged on both sides of the entrances, but this is not true in all cases.

The units are further detailed by a corbel table at the roofline on the majority of the units. The corbel table has a single vertical brick, with a horizontal brick above and below. Other roofline treatments that were original include a molded cornice, and an incised groove below a rectangular molding. These three options provide variety while maintaining a consistent overall design.

The vast majority of the units have low vegetation and shrubbery against the façade, mostly pittosporum and bougainvillea, and palm trees that were planted as part of the original construction. The palm trees were purchased in California by developer Elden Stenjem. In many cases the vegetation has grown against the facades and at least partially obscures the detail/material/texture of the surfaces.

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FIGURE 6 Looking north along western section of street at completion of construction, 1969. Trees and plants had been recently planted by developer. Photo from Stenjem family archives.

ARCHITECTURAL CHARACTER AND APPEARANCE:

One distinguishing feature of all the townhouses is the central entrance. The entrances are all similar in height and width, but the surrounds are different. The entry width varies from 68 to 72 inches.

Each entry also has a wrought-iron gate which matches the narrow gates over the vertical window openings. There were originally eight variations of the gates, which allowed for individuality of the units, while allowing for the gates to remain a consistent feature of the overall design. The gates are flush with the façade plane opening to a recessed entry. Currently 23 of the 39 units retain the original gates. Current CCR's for Scottsdale North allow owners to modify the gates, but they must remain consistent in size, and the window grates must have a matching design. This requirement has kept the overall appearance intact, if not entirely original.

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FIGURE 7 Typical example of original iron grates at the entrance. The gates are flush with the façade, and feature iron bars with varied curvilinear patterns. Depth of the foyer beyond the gates ranges from 3 to 8 feet, depending on the interior plan. Entrances to the larger units are shallower, entries to the smaller units are deeper.

The depth of the entrances from the gates to the doors varies with the size of the unit, some are as shallow as 3 feet. Other entries are as deep as 8 feet depending on the unit plan. The original doors are wood, with multiple raised panels. They were typically painted black. The doors are either eight or nine feet tall, which is relative to the scale of the opening. This dimension also corresponds as to the interior ceiling height of 10 feet which establishes the high volume of the units that was viewed as an amenity equating to the luxury perception of the interiors. Many of the doors were salvaged from Alamos, Mexico by Elden Stenjem. Others were built by a Mexican artisan employed by Stenjem.

There are four floorplans in Scottsdale North. The different floorplans are not readily evident from the exterior, but there are differences. In some units, there are vertical windows evenly spaced across the façade, in others there are no windows on one side of the entrance. This reflects the

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floorplan and arrangement of the bedrooms and kitchens. The smaller units which have fewer vertical windows (evident in unit photo sequence below).

Originally, all of the internal units that opened onto the courtyard had an interior atrium. The atrium was open to the courtyard, the other three sides had large rectangular windows, such that the walls were fully glass except for the wood mullions. Some of the atriums have been enclosed to expand the interior space, but this change is not discernable from the public street.



FIGURE 8: The atrium was the focal point of the interior, opening to the living area, dining area and bedroom, and providing a large open space with glass on all sides, allowing ample naturel light into the living space.

There are three variations of stucco texture on the facades. Most prevalent are an uneven "staggered block" surface that featured slightly offset blocks resembling an adobe wall. The second was a smoother surface with the brick pattern still evident. The third pattern was smooth, with a swirl motif. Each façade texture is paired with s different roofline treatment, either a corbel, a curved molding, or a recessed groove below a rectilinear cornice. These surface patterns and roof forms appear randomly, so the overall

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community exhibits variety rather than an established or discernable pattern. Some of the units have been re-stuccoed over time resulting in changes in texture, but due to the variations, the more recent textures remain consistent with the overall character.



FIGURE 9: Primary stucco/wall "staggered block" texture with bricks projecting from wall plane in a random pattern suggesting adobe construction.

There is a two car garage appended to the side of each unit. The garages are integrated with the facades and have the same surface texture and roofline ornamentation. All garages have multi-paneled overhead doors painted to match the units. The garages are all lower in height than the main residential units making them subordinate to the townhouse composition and not a dominant design element.

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INDIVIDUAL UNIT DESCRIPTIONS

For the purposes of the National Register listing, all of the units/buildings in Scottsdale North are considered to be **CONTRIBUTING Structures**.

All of the properties are addressed as being on Scottsdale Road, although in fact they are on a private road inside the complex. The private street is accessed from the formal entry point, which provides the only ingress/egress to Scottsdale North from Scottsdale Road.

5602 N. SCOTTSDALE ROAD



FIGURE 10 (NR Photo 1) Typical 1 story unit, accented by the recessed central entrance with a rectangular surround and wrought iron gate that is a replacement. There are two vertical windows on the south portion of the façade. The roofline is highlighted by a molded, corbelled cornice. The stucco now has a textured finish.

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FIGURE 11 (NR Photo 2) One story unit with a central entrance. One of a few units that have been updated on the exterior, but the height and symmetry are intact. There are 2 vertical windows on the façade. The roofline is marked by a corbelled band which is a common detail. The façade surface is now textured stucco, not an original finish. The entry gate is a replacement design.

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5608 N. SCOTTSDALE ROAD



FIGURE 12 (NR Photo 3) Single story unit, with central entrance. Vertical windows exist on both sides of the façade. Wrought iron grates are original. The roofline is marked by a recessed band below a narrow molded cornice. The façade is has an original finish where the blocks are evident, but not pronounced.

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FIGURE 13 (NR Photo 4) Typical one story unit with recessed central. Entrance gates are recent replacements. There are two vertical windows with iron gates of a matching pattern. The roofline is marked by a corbel table and with flat moldings above and below. The original surface texture and stucco is evident.

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FIGURE 14 (NR Photo 5) Two story unit enhanced by overall symmetry. There are three windows on the upper story, symmetrically arranged over the central entrance below. The entrance is flanked by narrow vertical windows. All openings have matching iron grates. The façade surface shows the original texture and dimensionality. Entry gates are the original design.

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5614 N. SCOTTSDALE ROAD



FIGURE 15 (NR Photo 6) One story unit with central entrance framed by heavy molded surround. There are five vertical windows. The entry door and windows have matching wrought-iron gates. The roofline features a molded cornice. The surface shows the original, undulating texture.

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FIGURE 16 (NR Photo 7) Two story unit, three windows on the second story. Corbel table at roofline. Entry has rectangular surround. There are 5 vertical windows on the first level.

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FIGURE 17 (NR Photo 8) Two story unit showing typical pattern of 3 windows on the upper floor, and vertical windows on the first story. The form and exterior design is identical to all the other 2 story units. In this case, the stucco has been given a smooth finish and the door gates are modern replacements.

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FIGURE 18 (NR Photo 9) One story unit with vertical windows and original façade texture and finish. The Entry gates are one of the original design options. Roofline is marked by the incised groove that was an original design option

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FIGURE 19 (NR Photo 10) One story unit that has the one of the original entry gate choices. The surface texture shows the option that emphasizes the projecting blocks, emulating the adobe tradition.

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FIGURE 20 (NR Photo 11) One story unit that shows the original surface texture. The entry has the typical rectangular surround, but the entry gates have been replaced.

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FIGURE 21 (NR Photo 12) Typical one story unit that has the original surface texture. Entry gates are an original design option

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FIGURE 22 (NR Photo 13) One story unit, with original entry gates in place and the entry, and in front of the windows. The surface stucco texture is intact. .

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FIGURE 23 (NR Photo 14) This is one of the two corner units placed such that the façade faces the side of the unit to the north, creating a very private entrance approach. It is a typical two story unit. In this case the façade is completely covered with ivy and creeping vines. The gates are at the entrance to the area between the units, and are original. Entry gates are an original design option.

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FIGURE 24 (NR Photo 15) Typical one story unit with original façade texture. The entry gates are an original design feature.

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FIGURE 25 (NR Photo 16) Typical one story unit with original façade texture. The entry gates are a replacement design. In this case the roofline is enhanced by the corbel detail that is an original design option.

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FIGURE 26 (NR Photo 17) Typical one story unit with original façade texture. The entry gates are replacements.

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FIGURE 27 (NR Photo 18) Entry gates original. The surface texture is also original.

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FIGURE 28 (NR Photo 19) Entry gates are original and match the window gates. The surface texture is original. Roofline is highlighted by the molded cornice detail.

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FIGURE 29 (NR Photo 20) One story unit, with central entry and five vertical windows evidencing the larger floor plan and square footage of some of the units.

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FIGURE 30 (NR Photo 21) One story unit with corbel detail at the roofline. The entrance has the rectangular surround. The surface texture is original.

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FIGURE 31 (NR Photo 22) 1Two story unit with original surface texture. Roofline highlighted by the corbel detail.

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FIGURE 32 (NR Photo 23) Entry gates are an original design option

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FIGURE 33 (NR Photo 24) Typical 2 story unit. Original surface texture.

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FIGURE 34 (NR Photo 25) Entry gates and doors are original. The surface texture is original. In this case the vertical windows on the left side of the entry are indicative of the floorplan. The roofline has the corbel detail.

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FIGURE 35 (NR Photo 26) Entry gates are original and the surface texture is original. The projecting cornice is one of the original design options.

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FIGURE 36 (NR Photo 27) Entry gates and the surface texture is original. Entry gates are original. Note the recessed groove at the roofline which is an original treatment. This unit has 4 vertical windows on the façade.

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FIGURE 37 (NR Photo 28) Entry gates are original. The entry is recessed 8 feet. The surface texture has been altered but is consistent.

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FIGURE 38 (NR Photo 29) One story unit with typical roofline detail, and deep recessed entry of 8 feet. The "fan/swirl" texture and pattern of the stucco is original.

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FIGURE 39 (NR Photo 30) Entry gates and surface texture are original. Typical two story unit with corbel detail at the roofline. Some of the two story plans have asymmetrical placement of windows on the first story depending on the location of the staircase, which varied with the floorplan.

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FIGURE 40 (NR Photo 31) Entry gates are an original design option. This is the two story design with corbel detail at the roofline.

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FIGURE 41 (NR Photo 32) Typical one story unit with three vertical windows. This unit has been modernized, but the texture and form remains consistent.

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FIGURE 42 (NR Photo 33) Typical one story unit with five vertical windows. This house shows a slight modification in the window width on the left side to allow that bedroom to meet current City of Scottsdale code for egress. The windows on the right side are original. Of special interest, this unit was occupied by the developers, Elden and Weme Stenjem at the time Scottsdale North was completed.

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FIGURE 43 (NR Photo 34) The entry gates and surface texture are original and the roofline is a typical detail. In this case, the first story is symmetrical, corresponding to the internal floorplan.

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FIGURE 44 (NR Photo 35) Typical two story unit. Entry gates are original and the surface texture is original.

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FIGURE 45 (NR Photo 36) Entry gates are original, and the surface texture is original.

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FIGURE 46 (NR Photo 37) Entry gates and surface texture is original.

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FIGURE 47 (NR Photo 38) Entry gates are original. This unit has the swirled/fan pattern in the stucco texture, and the projecting rectangular cornice.

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FIGURE 48 (NR Photo 39) The surface texture is original. This is the only unit in Scottsdale North where the entrance gates have been removed.

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INTEGRITY CONSIDERATIONS:

Scottsdale North exhibits a very high level of integrity. The prominent building forms are intact and the facades convey their original character and overall design. The landscape and physical setting also still convey the design and aesthetic intent of the original subdivision as created in 1969/1970.

Location: Scottsdale North occupies its original site on the west side of Scottsdale Road, accessed through a single entrance from Scottsdale Road.

Design: The design elements and architectural features are largely intact, with only minor modifications that are not readily visible. The entrances have most of the original doors, multi-panel wood, with wood or glass inserts. In a few instances, the entrance doors have been replaced, but since they are not a primary feature this alteration does not impact the overall character or integrity of the particular unit. In several instances, the stucco texture has been changed when stucco was painted or replaced, but again it is not readily noticeable and does not change the integrity to the extent a unit would be considered non-contributing,

Setting: Scottsdale North is a self-contained subdivision located on the west side of Scottsdale Road. The entire community is within a perimeter wall that is not visible or perceptible to public view other than at the entrance. While Scottsdale Road is a busy arterial street, there is no perception of the traffic from within the community. There are remnants of the citrus grove within the common area, the remainder of the site now has mature vegetation that has grown for the 50 years since construction so the community now has a lush, green character that is starkly different than the desert environment that existed in the surrounding area at one time. Scottsdale Road in this area is now lined with other townhouse communities of similar vintage, although they have more units and greater density. The feeling of green space and openness reinforces the identity and lushness intended by the developers.

Materials: The visible exterior materials are all original, with the exception of the few instances where the exterior stucco has been replaced, or the doors have been changed.

Workmanship: The degree of workmanship is very high, consistent with the intended original construction of the residences to cater to the upper-end, wealthy clientele sought by the developers.

Feeling: Scottsdale North retains the feeling, character and ambience of a development that was targeted toward the affluent residents.

Association: Scottsdale North retains the same demographic that was intended, and is an upscale community. Many residents are long-term occupants, the turnover rate is very low.

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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.)

COMMUNIITY PLANNING AND DEVELOPMENT

Period of Significance

1969-1970

Significant Dates

1969

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Elden Stenjem, Builder/Developer

Ronald Craik, Architect

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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.)

Scottsdale North is nominated for listing on the National Register of Historic Places at the local level of significance under Criterion A in the area of Community and Planning Development. Scottsdale North is a planned townhouse community of single-family attached residences (cluster housing) constructed at the height of townhouse development in Scottsdale, Arizona. The period of significance is 1969 -1970, when Scottsdale North was completed and sold to affluent buyers attracted in part to its architectural character and low-density layout.

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

Scottsdale North is significant in Community Planning and Development as a mature example of cluster development, a type of suburban housing land use and site planning that began nationally and in the Scottsdale/Phoenix metropolitan area in the 1960s. Cluster development features common grounds, landscaping, and cooperative management by the residents. Scottsdale North has survived essentially unaltered from the time of its original construction. It strongly conveys its importance to the community and the developmental history of Scottsdale and retains the architectural character from its period of construction.

The Scottsdale North Townhouse complex built by Eldon Stenjem is significant as a unique representation of the development of cluster housing and townhouses in 1960s Scottsdale. It is modest in size for the number of units, 39, in comparison to many of the other townhouse developments in Scottsdale. But the individual unit size, over 2000 square feet, made "them comparable in size to local single family detached developments of the period."¹ Constructed at the zenith of cluster housing development in Scottsdale (based on the number of developments, not units built), Scottsdale North is architecturally distinctive for its elements of Spanish/Mexican design. The complex retains its massing, spatial relationships, and the texture of materials, landscape and ornamentation.

¹ Caproni, "Historic Context.....": 13.

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BACKGROUND AND CONTEXT

National Historic Context of Townhouse Development, 1945-1975

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. The success of many of these ideas depended on the part of the country where they were built. 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.

Little has been discussed in the literature regarding how significantly "the FHA's policies shaped the architecture of housing and the structure of subdivisions."⁵ Those same FHA policies also created a change in the home building industry which moved away from the individually built home for a specific consumer to prefabrication of homes and mass production. But this rapid growth of housing invariably caused criticism that led to new trends: "larger homes with more amenities," better design, and "new approaches to suburban planning."⁶

Architectural historian Gwendolyn Wright described cluster housing as the "middle ground between suburban sprawl and urban high-rise, between isolation in the suburbs and anonymity in the cities."⁷ Furthermore, Wright suggests that cluster housing was actually a "medium-density, multifamily housing, much of it designed by architects."⁸ The design commonly had the buildings "close together on a site, and then landscape[d] the remaining space for common use."⁹

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

³ Caproni, Linnea, Debbie Abele, and Don Meserve. "Historic Context for Scottsdale's Postwar Townhouses." Rev. 2009: 3.

⁴ Ibid.

⁵ VanderMeer, *Desert Visions* 187.

⁶ Ibid.: 188.

⁷ Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge: The MIT Press, 1995: 259.

⁸ Ibid.

⁹ Ibid.

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Most often "each development tended to be self-consciously quaint and cloistered."¹⁰

"The new look in townhouse design was a significant architectural development in the late fifties. In effect the stodgy row houses of earlier years were transformed into lively townhouse and townhouse communities, often arranged in neighborhood groups, clusters, courts, and around culs-de-sac."¹¹ These "small housing units...reduced land and construction costs" providing "a new kind of private-home living in a relaxed residential environment."¹² "The multi-family increase came largely in the fast-growing suburban areas" of which the greater Phoenix area was a prime example.¹³ For a specific class of buyer, the townhouse/cluster development was a new type of community, designed in a controlled setting, based largely on a consistent architectural design, and with shared open space.

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."¹⁴ When the population shifted toward urban centers, data "showed suburban areas surrounding cities growing by more than 33 percent."¹⁵

In the 1960s, there was also a greater focus on "meeting housing demands of the middle and upper-income families."¹⁶ 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."¹⁷ "By the mid-1960s, builders in many metropolitan areas put up more multifamily houses than single-family residences."¹⁸

Donald Sullivan, Director of the Graduate Urban Planning Program at Hunter College (New York) 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

¹⁰ Ibid: 260.

¹¹ Mason, Joseph. *History of Housing in the U.S. 1930-1980*. Houston: Gulf Publishing, 1982: 78.

¹² Ibid.: 78-79.

¹³ Ibid: 110.

¹⁴ Rice, Robert R. "Housing in the 1960's." In *The Story of Housing*, ed. Gertrude Sipperly Fish. New York: Macmillan Publishing, 1979: 335.

⁵ Ibid: 336.

¹⁶ Ibid.: 337.

¹⁷ Lasner, Matthew Gordon. *High Life: Condo Living in the Suburban Century*. New Haven: Yale University Press, 2012: 218.

¹⁸ Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge: The MIT Press, 1995: 360.

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5. Environmental Planning
6. Abandonment of the Central City"¹⁹

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.²⁰ 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."²¹ These changes created a greater demand for multifamily housing "with apartment construction reaching nearly 50 percent of all new units" nationwide during the 1970s.²² As a result, townhouses and "condominiums evolved into a major housing choice."²³

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.²⁴ Many households did not want or need the added pressure of caring for the exterior spaces of their homes. "Many retirees preferred multifamily to single-family housing."²⁵ 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."²⁶

"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.²⁷ 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."²⁸ In fact, sales of homes in cluster development projects often sold faster than conventional housing.²⁹

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. "³⁰ However, Whyte does point out that this ancient

¹⁹ Sullivan, Donald. "Race and Housing." In *The Story of Housing*, ed. Gertrude Sipperly Fish. New York: Macmillan Publishing, 1979: 382-383.

²⁰ Ibid.: 385.

²¹ Ibid.

²² Ibid.

²³ Ibid.

²⁴ Lasner, *High Life*:: 202.

²⁵ The Sun City, Arizona phenomenon does contradict this impression.

²⁶ Lasner, *High Life*:: 164.

²⁷ Huxtable, Ada Louise. "Clusters Instead of 'Slurbs.'" *New York Times Magazine*, 9 February 1964. Accessed 20 December 2020.

²⁸ Ibid.

²⁹ Ibid.

³⁰ Whyte, William Hollingsworth. *Cluster Development*. New York: American Conservation Association, 1964: 11.

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idea, cluster development, "is, in fact, the basic principle of community design since we first started building several millennia ago."³¹

"One fact is becoming evident; in most cases cluster development 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."³² This type of development "tend[s] to be better...than the competition in a host of details as well as in overall concept."³³

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."³⁴ Furthermore, she suggests that cluster housing was actually a "medium-density, multifamily housing, much of it designed by architects."³⁵ The design commonly had the buildings "close together on a site, and then landscape[d] the remaining space for common use."³⁶ Most often "each development tended to be self-consciously quaint and cloistered."³⁷

WESTERN REGIONAL HISTORIC CONTEXT OF TOWNHOUSE DEVELOPMENT, 1950-1975

In the West, home-owners 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.³⁸ "Historically, the most common kind of multifamily housing in Southern California was the low-rise rental complex."³⁹ "Many of these complexes were quite elaborate, but most were simple and inexpensive."⁴⁰

In the early 1960s, Los Angeles builders quickly turned from conventional subdivision developments to building townhouses.⁴¹ "The first contemporary row-type project in Southern California appears to have been built in 1960."⁴²

Eichler Homes created 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."⁴³ While in the Bay Area and in Southern

³¹ Ibid.

³² Ibid.: 12.

³³ Ibid.

³⁴ Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge: The MIT Press, 1995: 259.

³⁵ Ibid.

³⁶ Ibid.

³⁷ Ibid.: 260.

³⁸ Lasner, *High Life*:: 207.

³⁹ Ibid.: 210.

⁴⁰ Ibid.: 211

⁴¹ Whyte, *Cluster Development*....: 13.

⁴² Rice, "Housing in the 1960's.": 219.

⁴³ Lasner, *High Life*:: 201.

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California, the available land for new housing was often hilly or difficult. 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.⁴⁴

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."⁴⁵ 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.⁴⁶

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 in 1961, got the idea for his project from a trip he made to the Monterey Peninsula.

SINGLE FAMILY ATTACHED (CLUSTER) RESIDENTIAL DEVELOPMENT IN SCOTTSDALE, ARIZONA, 1960-74

Dave Friedman, a successful builder from Philadelphia, established Butler Homes, Inc. after moving to Arizona for his health. He purchased nearly 100 acres of land north of Camelback Road and east of the Arizona Canal in 1959 with the intent of building a housing development. Friedman decided to try a cluster development for his Scottsdale property. Drawing upon the West's Spanish territorial past, he planned a "casita colony" which Friedman defined as "small houses built together" in a country-club setting. He was advised that "Spanish" styles had not been used anywhere except in south Phoenix for years."⁴⁷

Astutely, Friedman saw the townhouse concept as ideal for buyers in the earlier interim or transient stages of life as well as for those in the latter stages of life who preferred low-maintenance property. The first section, Unit 1 of the Villa Monterey Casita Colony was constructed in 1961. In six months, 80 houses were sold. The concept proved to be so popular that it sold out before all the houses planned for Unit 1 could be constructed. The first successful townhome project in Arizona" Villa Monterey ultimately had seven phases by the time it was built out.⁴⁸ Friedman had set a precedent with Villa Monterey, and seems to have established the townhouse development

⁴⁴ Ibid.: 202.

⁴⁵ "Villa Monterey Townhouse Historic District Historic Significance and Integrity Assessment Report": 3.

⁴⁶ Ibid.

⁴⁷ Ibid.: 8.

⁴⁸ Ibid.: 22.

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trend in the Phoenix metro area with the initial sections of Villa Monterey, many of which were presold.

Townhouses 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. California rose to the lead in the development and design of townhouse communities during the 1960s and 1970s.

Another important impetus to 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 including townhouse developments were age-restricted to adults of 55+ years, the households were assured privacy. The cluster developments also offered a sense of belonging to a community, if the residents were looking for a more social housing/neighborhood experience.

Cluster developments were rare in Phoenix, but construction of townhouse developments in Scottsdale, Arizona took off in leaps and bounds. The national and regional boom in townhouse construction in the 1960s actually prompted an increased number of zoning requests for townhouses in Scottsdale in the 1970s.⁴⁹ Consequently, in a twenty-four year period, "approximately 56 townhouse developments⁵⁰, including 81 plats" were built in Scottsdale.⁵¹

In the 1960s there were several competing developers in the metropolitan area of Phoenix and Scottsdale including the Dell Trailor Construction Company and Hallcraft Homes. Hallcraft generally built large projects with over one hundred units per development while Trailor Construction built both large and small developments. There were also numerous smaller developers building individualized projects of 20 to 50 units per development. Scottsdale North, with 39 units falls into this latter class of development.

The majority of the townhouses built in Scottsdale were intended to appeal to those without children and in some cases desiring higher end accommodations in a small planned community. The townhouse developments constructed by Hallcraft Homes were the exception as they very clearly catered to families.

Zoning applications for townhouse developments increased after 1970. But, one small difference occurred. Many of these new townhouse developments were incorporated into mixed-use projects "for it was often easier in communities to obtain approval for high density residential developments if they are part of a larger mixed-use development plan."⁵²

⁴⁹ "Villa Monterey...": 5.

⁵⁰ Some of these developments had multiple phases.

⁵¹ Caproni, "Historic Context...": 2.

⁵² Ibid.: 9.

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City of Scottsdale Inventory and Evaluation of Townhouse Context

The City of Scottsdale has evaluated, documented, and defined the historic context for townhouse communities from the 1960s and 1970s which are so predominant in the comparatively recent past. Scottsdale North is categorized in the historical context section of the "Rise of Single Family Attached (SFA) Housing" identified in the Historic Context for Scottsdale's Postwar Townhouses.⁵³ As identified in that SFA Housing 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.

As a proportion of the total annual housing development in Scottsdale, the townhouse/cluster housing form peaked in about 1975. Scottsdale North completed in 1969 falls squarely in the middle of the townhouse trend in Scottsdale and during the peak of the greatest number of developments per year. While the form was well-established by this time, Scottsdale North is an intact and fairly typical example of the trend and a particularly unusual example of architectural mores applied to townhouse development.

"The new look in townhouse design was a significant architectural development in the late fifties. In effect the stodgy row house of earlier years [typical in the East] were transformed into lively townhouse and townhouse communities, often arranged in neighborhood groups, clusters, and courts, and around culs-de-sac."⁵⁴

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."⁵⁵ 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

⁵³ Ibid.:6.

⁵⁴ Mason, Joseph. *History of Housing in the U.S. 1930-1980*. Houston: Gulf Publishing, 1982: 78.

⁵⁵ "Villa Monterey....": 5.

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family detached and multi-family apartments,"⁵⁶although gradually one could find very expensive high-end townhouses which catered to the extremely wealthy clientele attracted to the Scottsdale and Paradise Valley areas.

While one comment was that "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),"⁵⁷ the developer appears to have had greater freedom to vary the exteriors so that the units did not look repetitive as they might in a typical single family detached housing development. 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 a simple box shape with historic references to a more homey residential setting."⁵⁸ 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.

"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"⁵⁹ 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."⁶⁰ 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."⁶¹

This same study categorized the architectural styles of these 51 developments into "three broad categories."⁶² 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."⁶³

⁵⁶ Meserve, Don. "Architectural Styles for Postwar Single Family Attached Housing in Scottsdale, 1960-1974." 2009:1.

⁵⁷ Ibid.

⁵⁸ Ibid.

⁵⁹ Ibid.

⁶⁰ 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.

⁶¹ Meserve, "Architectural Styles": 1.

⁶² Ibid.

⁶³ Ibid.: 2.

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The housing site layout classification of Scottsdale North, based on the information provided by Don Meserve's 2008 study is a combination of 1a - "Townhouses in Rows Along Streets" and 2b-Curvilinear Street Layout with Front Entries and Parking Facing Streets and with Open Space in Rear. (Plat plan and aerial photo appear in following pages)

Both the plat map and the 2019 aerial indicate some of the layout characteristics of Classification 1a such as variations in the setbacks of the units and the existence of a front and rear yard/patio. The same figures show some of the layout characteristics of Classification 2b such as the curvilinear street, the entries to all the homes are from the street, the open space is in the center of the development and contains a pool, but no clubhouse.

Historic Background: Eldon Stenjem, Developer of Scottsdale North

Born in Madison, Wisconsin on October 30, 1920, Eldon McCullough Stenjem, Jr. grew up in Milwaukee. He attended the University of Wisconsin at Madison. His education was interrupted by WWII when he served for three years in the Army Air Corp. After his discharge, Stenjem graduated from the University of Wisconsin in 1946 and started a construction company: Stenjem Building Company. This company built both commercial buildings and custom homes in the Madison, WI area. He eventually had a realty company in Madison too.

Stenjem saw opportunity in Arizona because he would be able to build year-round.⁶⁴ Upon his arrival in the greater Phoenix area, he quickly entered the local construction industry with a branch office of his Wisconsin construction firm in Scottsdale. His first project in Arizona was a modest apartment complex on 46th Street near Thomas Road which was under construction in April 1968.

Following that project, Stenjem filed papers for Madison Investments Corporation in August 1968. The name, Madison Investments, may be in honor of Stenjem's Wisconsin roots. The company's first development was Scottsdale North, a cluster housing project which was purported to be selling units in the \$30,000-\$50,000 range.

Following Scottsdale North, the firm built custom homes in North Scottsdale, Carefree, and Cave Creek until Stenjem's retirement. Eldon Stenjem, Jr. died November 15, 2014.

Historic Background: Ronald Craik, Architect

Ronald W. Craik was born February 18, 1923 in Seattle, Washington. His father had moved to New York by 1930 to work for a newspaper and the rest of the family joined him sometime after that based on the census records. The Craik's lived in suburban Rye, New York just north of Manhattan. Ronald attended and graduated from Rye High School. He later enrolled and attended at Cooper Union College in New York City, a college known for training in art and design.

⁶⁴ Stenjem, Sherry. Emal. 8 March 2021.

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Craik may have been in Phoenix as early as 1951, but his name was not found in the city directories until 1955. At that time, he was listed as an employee of Charles G. Polacek, a Phoenix architect and in the 1956 directory, he was a draftsman for Polacek. Ronald Craik became a licensed architect in the state of Arizona in June 1957, continuing to work with Polacek until Polacek's sudden death in 1961. One of the notable commercial buildings Craik worked on with Polacek was the Guaranty Bank Tower in downtown Phoenix.

After Polacek's death, Craik seems to have had a solo practice. He had numerous jobs with the developers Stamen, Fields and Company and/or Stamen, Thomas and Company drawing the plans for commercial and townhome complexes. Following the completion of plans of Scottsdale North for Madison Investment/Eldon Stenjem, Craik did the plans for Chateaux Calais, a small townhouse project for Flori Corporation in 1970. In 1974, Estate Antigua, a project Craik did for Stamen, Thomas and Company was awarded the Gold Nugget award in the Best in the West Competition bestowed at the National Association of Home Builders and Pacific Coast Builders Conference.

Ronald Craik died July 24, 2008 in Phoenix.

DEVELOPMENT OF SCOTTSDALE NORTH TOWNHOUSES

After moving to Arizona, Eldon Stenjem met prominent local Realtor Weme Caster when he was looking to buy a home in Colonia Miramonte, an exclusive subdivision in Paradise Valley. Caster had previously been the sales director for that project, but had recently returned to her position at Ed Post Realty. Stenjem later asked her to help him find some property where he could build a townhouse development.⁶⁵ Trusting that she knew the type of client who would purchase his quality homes, she steered Stenjem to Scottsdale and to a very specific parcel on Scottsdale Road, one mile north of the commercial center, and in an area ripe for transition to resort use or upscale housing.⁶⁶

In March 1968, Eldon Stenjem purchased a 30-acre parcel from a syndicate on the southwest corner of MacDonald Drive and Scottsdale Road known as the Gerber property which had been a citrus orchard. At the time, the property was included in Scottsdale's General Plan and labelled as future resort construction with 1-acre parcels.⁶⁷ Since constructing a resort was not Stenjem's intent, he applied for and eventually received a change in zoning from R-4R to R-4 on the south nearly 10 acres in August 1968 and approval of the preliminary plat the following month.⁶⁸

Before hiring an architect, Stenjem and Caster created a concept based on several trips they made together to Alamos, Mexico plus Caster's knowledge of what was selling and being built in the Scottsdale area. Alamos, located in the southern part of Sonora, was founded in the late seventeenth century and

⁶⁵ Leonhard, Mary. "In Housing From the Ground Up." *Arizona Republic*, 15 September 1968: K1.

⁶⁶ In the process Stenjem hired Weme Caster to be the real estate broker for his forthcoming townhouse project and also made her Vice-President in Charge of Sales.

⁶⁷ Ibid.

⁶⁸ The primary difference in the two zoning requirements was the setback from the street. R-4R required a 100' setback and R-4 required a 30' setback.

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had a strong Spanish architectural heritage. Stenjem and Caster liked the hacienda idea with courtyards and grill work on the windows and massive wood doors and the simple exterior walls which were often adobe. Scottsdale North was intentionally designed to include those traditions of Alamos, harkening back to their trips to Mexico.

Mori Hammond, a highly regarded interior designer at Mehagian's Furniture Galleries in Scottsdale told both Stenjem and Caster that high ceilings were a mark of high quality, so they designed the units to have 10' ceilings. They also utilized large wood front doors that represented the Spanish theme. Many of those physical details such as the front doors, the iron work gates and grills, plus the exterior lighting fixtures were acquired in Mexico.⁶⁹ The couple was only able to obtain a limited number of 8 and 9 foot wood doors from homes and churches in Mexico, so Stenjem brought in a master carpenter to replicate others. Stenjem hired architect, Ronald Craik, who drew up the plans for the development based on the drawings and ideas that Stenjem and Caster had conceived.

With the rezoning and the plat approval, Stenjem removed most of the remaining citrus and two small residential dwellings on his newly platted property. With everything necessary approved, Stenjem then commenced building the 39 townhomes of Scottsdale North which was billed as "a \$5 million, low-density cluster housing project."⁷⁰

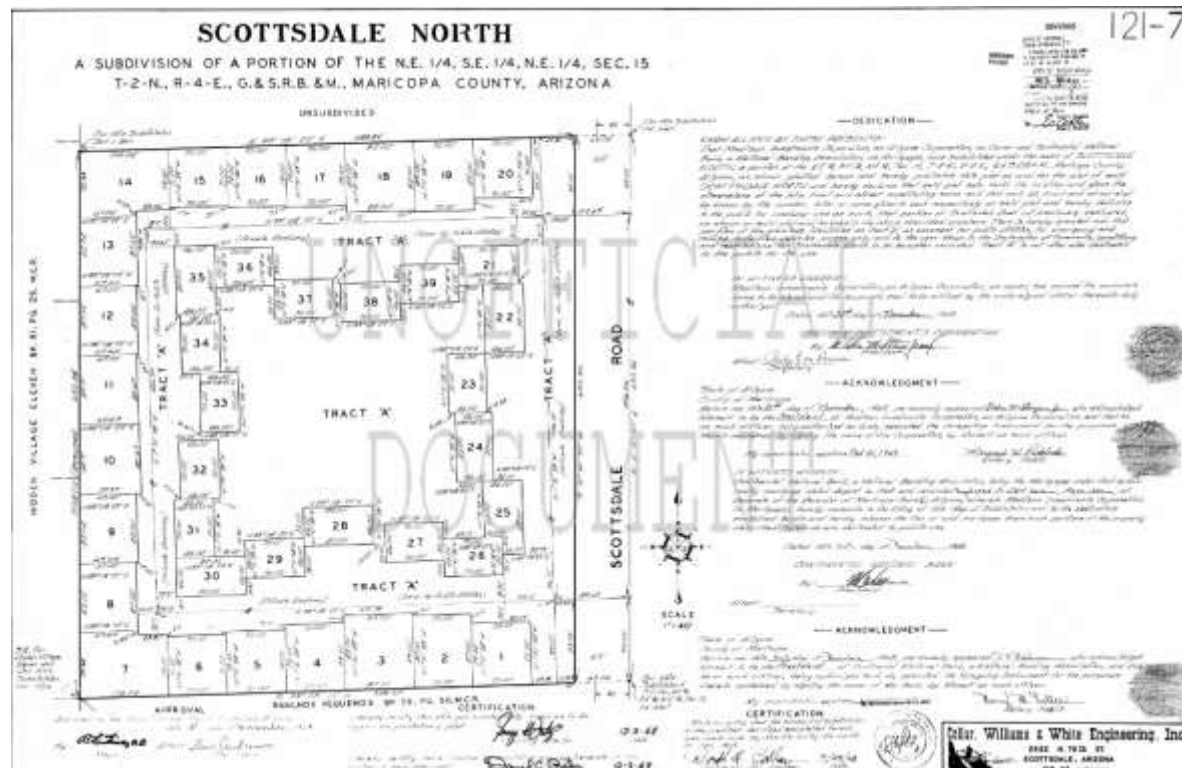


FIGURE 49 Scottsdale North original plat.

⁶⁹ Stenjem, Sherry. Personal interview via Zoom. 5 March 2021.

⁷⁰ "Cluster Housing Project Planned for Scottsdale." *Arizona Republic*, 1 September 1968: 10D.

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During construction of Scottsdale North, Stenjem petitioned the Scottsdale City Council to "grant the use of a public right of way for an underground television cable" for esthetic reasons. The development was not in a bad reception area, but Stenjem did not want "unsightly antennas on the roofs" of the units.⁷¹ The requested was approved. The CCR's also prohibited antennas on the roofs.

Scottsdale North opened on March 23, 1969. Advertisements for Scottsdale North called the units "city homes" versus the traditional nomenclature of townhomes. One ad defined "the cityhome [as] the newest concept of convenient living with all the charm and integrity of a stately mansion."⁷² This was a marketing ploy to define this development as high class and to appeal to a higher-end clientele. The formal grand entrance from Scottsdale Road and "new" (cityhome) label, may have been one means of indicating that the homes in Scottsdale North were luxurious, exclusive, and distinctly different in many ways from townhouses previously built by other competing developers.

In addition, the marketing promoted the exterior as simplistic, elegant, and a "City-Spanish" style. The iron gates and window grilles, massive carved wooden doors, and interior courtyards and patios are definitive stylistic details not found in more traditional Spanish Revival architecture. In an interview with Sherry Stenjem, daughter of the developer, she thought the use of Spanish in the ads rather than Mexican may have been intended to give the complex a more exotic appeal.⁷³

These marketing techniques were deliberate with the intent of attracting buyers who were willing to pay for quality and something different. In the ad information related to the developer and the builder, specific terms such as "developed with pride" and "built with care" further emphasized that this complex was unique and special.

Owners enter the development through a grand entrance off Scottsdale Road onto a private road that gently encircles the homes. With no sidewalks, the private road almost has the appearance of a pedestrian way that you might find in a typical small Spanish or Mexican town. Landscaped areas near the entrances of the homes provide added variety to the meandering street scene. While most of the townhouse developments in Scottsdale have a visible entrance to its common area, in Scottsdale North one must know where the three alleyways are located. Much like what one might find in an old Spanish city, the cloistered path then opens up into a large quiet landscaped space that surrounds a pool in the center of the development. Stenjem did not spare any expense in the landscaping of the site either, going so far as to import the Palm trees from California.

⁷¹ "Federal Aid Sought for Sewer Extension." *Scottsdale Progress*, 17 February 1969: 1.

⁷² "Address.....Scottsdale North." *Ad. Arizona Republic*, 6 July 1969: K6.

⁷³ Stenjem, Personal interview.....

SCOTTSDALE NORTH

Name of Property

Maricopa County, Arizona
County and State



FIGURE 50 Maricopa County Flood Control District Historic Aerial, 2019.

SCOTTSDALE NORTH

Name of Property

Maricopa County, Arizona

County and State

Today, you are invited
to inspect and admire the newest
and boldest concept
of Luxury Living
ever introduced
in the Valley of the Sun...

...Scottsdale North CityHomes
...Magnificent City-Spanish exterior styling
fashioned with elegant simplicity...
double eight and nine-foot-high richly carved front entry
doors...stunning glass enclosed patio courtyards...
impressive ten-foot-high ceilings...
...and many more special characteristics
distinguish unique CityHomes living from any
other form of residence you have ever seen.



Developed with pride by **madison investments corporation**
120 Third Avenue West • Scottsdale, Arizona • 947-5741
Built with care by **Stenjem Building Corporation**

Architect: **Ronald Craig** Decor: **Ram Mitchell's**
Interiors by **Mari Hammond, N.S.I.S. of Mekejian's Furniture Galleries**

ELEGANT SIMPLICITY



scottsdale north 

**IMMEDIATE OCCUPANCY
MAGNIFICENT CITY-SPANISH
EXTERIOR STYLING...**

double eight and nine-foot-high richly
carved front entry doors...
stunning glass enclosed patio courtyards...
impressive ten-foot-high ceilings...
and many more special characteristics
distinguish unique Scottsdale North City Homes
from any other form of residence.



**MODELS OPEN DAILY 11-5
AFTER 5 BY APPOINTMENT**

PLEASE CALL 949-5121 or 947-5741

Developed with
pride by **madison investments corporation** 

7232 E. Camelback Rd. • Scottsdale, Ariz. • 947-5741

Architect—**Ronald Craig** • Built by **Stenjem Building Corporation**
Interiors by
Mari Hammond, N.S.I.S. of Mekejian's Furniture Galleries

FIGURE 51 Scottsdale North advertisements, 1969

SCOTTSDALE NORTH

Name of Property

Maricopa County, Arizona
County and State

9. Major Bibliographical References

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

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SCOTTSDALE NORTH

Name of Property

Maricopa County, Arizona
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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

SCOTTSDALE NORTH

Name of Property

Other

Name of repository: _____

Maricopa County, Arizona
County and State

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property _____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

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:

SCOTTSDALE NORTH

Name of Property

Maricopa County, Arizona
County and State

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

The boundary of the property is the external perimeter of the Scottsdale North Subdivision. The western boundary fronts on the east side of Scottsdale Road, the other boundaries are outer edge of a perimeter alley on the north, west and south sides of the subdivision.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is justified as being inclusive of the total acreage purchased and developed by Elden Stenjem in order to create Scottsdale North as an integral planned community.

11. Form Prepared By

name/title: Roger Brevoort. Donna J. Reiner, PhD.
organization: Brevoort Preservation Strategies
street & number: 102 E. Buchanan
city or town: Phoenix state: AZ zip code: 85004
e-mail: rbrevoort@cox.net
telephone: 602-690-8080
date: _____

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.)

SCOTTSDALE NORTH

Name of Property

Maricopa County, Arizona
County and State

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 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

Photos have been integrated into the text of the document, and are not repeated below. They are numbered in sequence and labeled on the Photo Reference Key map, which is a separate file due to the size of the key map required for the numbers and direction of view arrows to be legible.

All photos were taken in **March, 2021** by Roger A. Brevoort

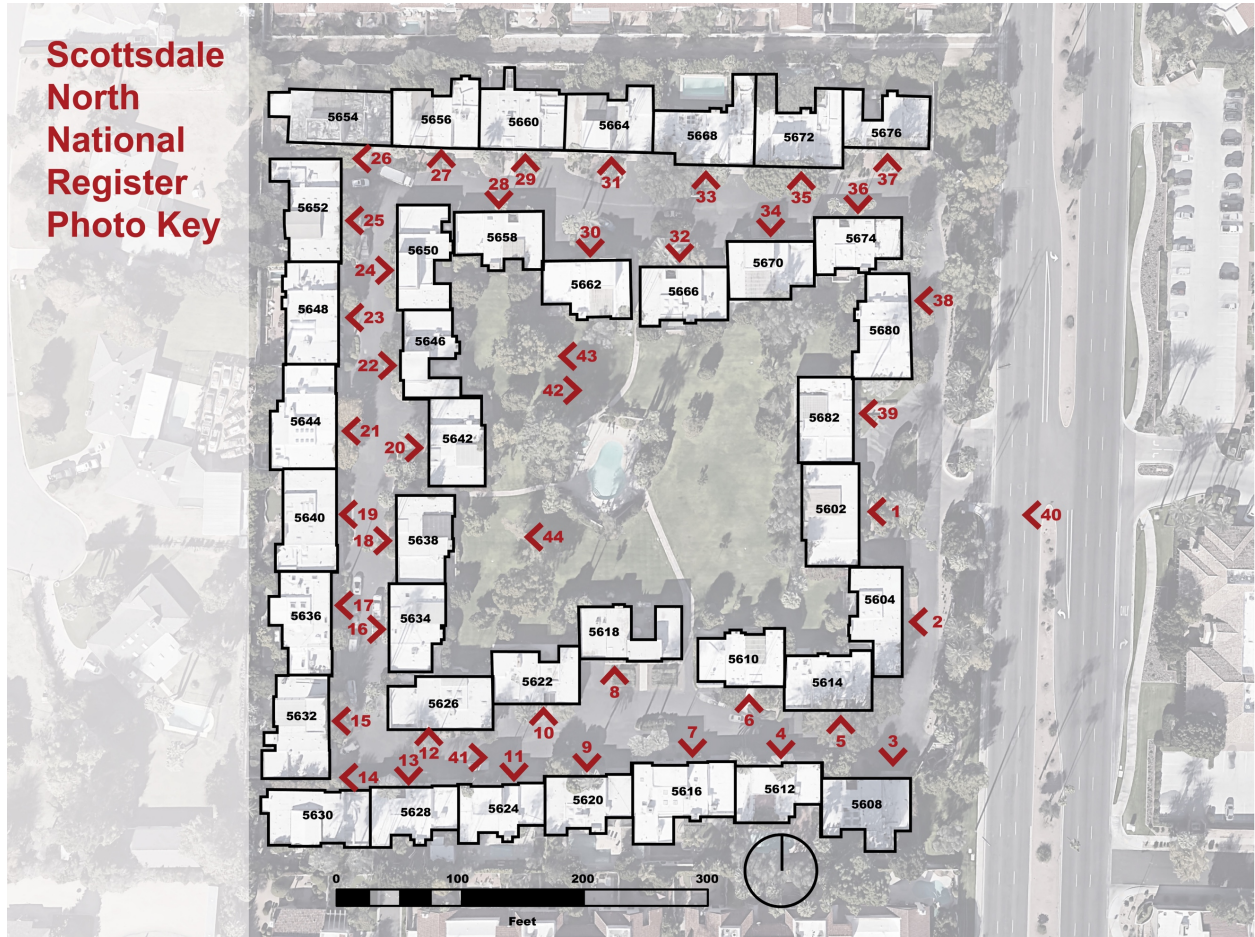
Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.

**Scottsdale
North
National
Register
Photo Key**





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
Scottsdale North
5600-5682 North Scottsdale Road, 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 Scottsdale North 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