

## **Town & Country Scottsdale Significance Summary**

### **Physical Description**

Town and Country Scottsdale is a single family residential subdivision located on 15 acres in Scottsdale, Arizona. The neighborhood is southeast of Scottsdale Road and Oak Street. It is bounded by 72<sup>nd</sup> Place to the west, 74<sup>th</sup> Street to the east, with Oak Street and Monte Vista marking the northern and southern boundaries. The development is comprised of one subdivision plat, with 62 homes. The topography is flat and the street pattern is laid out in a modified grid, with one road ending in a cul-de-sac. The streets are paved with rolled curbs and sidewalks. An alley serves each home. Most of the lots are rectilinear, with several pie shaped parcels at the interior corners and off the cul-de-sac. The average lot is 7,500 square feet. The landscaping pattern in the neighborhood is traditional, with turf, shrubs, and trees. Some of the lots have desert landscaping with aggregate rock and low water use plants. Four different Contemporary and Ranch style plans with block exterior walls and very low pitch roof forms characterize the neighborhood. Many of the roofs are street facing gables. A repeating variety of materials and treatments are used on the exterior façades of the homes in Town and Country Scottsdale. These include concrete block shadow walls, wood siding, and varied brick arrangements. Clerestory and window walls, and front “patio-ports” are also notable features of the homes in this neighborhood.

### **History**

Town and Country Scottsdale was subdivided by Phoenix Title and Trust in 1958 and approved that same year by the Mayor and City Council of Scottsdale as well as the Maricopa County Board of Supervisors. The subdivision was planned and constructed by Fred E. Woodworth and he began offering homes for sale in the development in January 1959. “Woody” was a local builder who specialized in small and medium sized developments, which were distinctive for their Contemporary style homes. He also engaged in custom home building across the Valley. Woodward typically focused on one single family neighborhood development at a time, waiting until each was nearly sold out before breaking ground and advertising a new neighborhood at another location.

Woodward’s tract homes were designed by Ralph Haver, a prominent Valley architect well known for his work on a number of different projects including single family homes and apartments, schools, and various retail and commercial buildings. Haver received national acclaim for his work and was known to collaborate with several developers in the design of their single family homes, including Dell Webb Development Company. A very low pitch, front facing gable roof and the use of clerestories and window walls characterized Haver’s trademark Contemporary styles. Woodward used Haver’s single family home designs in at least half a dozen subdivisions he developed in the metropolitan area. Town and Country Scottsdale was their third development.

Town and Country Scottsdale was designed for single family residential use. Restrictions were filed with the Maricopa County Recorder’s Office to ensure that specific physical standards were followed, which would create compatibility among the homes in the neighborhood, encourage a suburban character, and maintain property values. All structures on the lots were to be of new construction and no buildings could be moved from any other location to the parcels in Town and County Scottsdale. Only one detached single family dwelling could be constructed per lot. This house could not exceed one story in height. Two bedroom homes had to be a minimum of 1,000 square feet; three and four bedroom homes had to have at least 1,200 square feet, exclusive of open porches and attached garage.

A suburban character was facilitated with restrictions that maintained a feeling of openness within the neighborhood. These restrictions mandated that homes be constructed a minimum of 20 feet back from the front property line. Side yard setbacks were at least five feet for interior lots and ten feet for corner lots. No solid walls or fence over 2½ feet high could be constructed within the front yard setback. No hedge more than three feet in height was permitted closer than 20 feet to the front lot line of any parcel. Lots could not be re-subdivided into smaller lots.

Woodward employed a less sophisticated advertising and marketing campaign than larger-scale developers working in the Phoenix metropolitan area in the 1950s. His ads were small, and appeared every few weeks in the real estate sections of local newspapers and *The Arizonian*, a society magazine. He occasionally received free publicity in the form of news articles about his developments. Town and Country Scottsdale was featured in a 1959 article published in *The Scottsdale Progress*. In addition to published advertising, Woodward constructed model homes to promote his neighborhoods. Models in Town and Country Scottsdale were furnished.

In Town and Country Scottsdale, Woodward offered two, three, and four bedroom homes for sale. Homes in this neighborhood were a bit more expensive than the typical development in Scottsdale in the late 1950s, selling from \$13,500 to \$16,950. The development was very successful and almost completely built out with new homes within a year after it was platted.

The development offered buyers who wanted to be close to Motorola and other employment centers a distinctive alternative to the traditional Ranch style home that dominated the Valley's postwar subdivisions. The Contemporary designs stressed indoor-outdoor living with full-wall "landscape windows" and semi-private patio-ports accessed from the either the carport or front yard and glass patio doors from the family room to the backyard. Buyers could customize their homes with a choice of exterior block, brick, and wood trim patterns across the front facades. Interior space was arranged to allow free movement of household traffic with minimum disturbance in living and bedrooms. Large closets, built-ins, and storage space were also emphasized in the design. Buyers had the option of an all-electric kitchen, which featured birch cabinets. Construction costs were minimized by the use of only three load bearing walls in the design – two exterior block walls and an inside partition at the roof peak. The homes were fully insulated to reduce cooling and heating costs. Ceilings were insulated with fiberglass and the walls were constructed with cinder block, foil back insulation, and drywall with furred out construction. The neighborhood included paved roads, with rolled curbs, gutters, and sidewalks. Lots were fully landscaped and included paved driveways.

### **Significance**

Town and Country Scottsdale is significant for its representation of post World War II single family subdivision practices in Scottsdale, Arizona. The neighborhood is a unique expression in Scottsdale of the practice of a prominent architect and local builder working together, which was a relatively uncommon trend in postwar single family residential development. The development is significant for its association with Ralph Haver, a well-known architect of modern Contemporary style buildings across the Valley in the postwar period. It is also unique for its prominent use of Contemporary housing designs. The neighborhood retains a high degree of integrity, with 84 percent of the homes contributing to its historical character.

Town and Country Scottsdale is an excellent example of a medium-size postwar neighborhood completed in one plat with 62 homes. Almost 40 percent of the City's 1950s subdivisions were medium sized developments. The subdivision design - with its flat topography, grid street pattern, single cul-de-sac, rolled curbs, gutters, and sidewalks, and uniformly sized rectilinear and pie shape lots - is typical of postwar subdivision patterns in Scottsdale. The homes are also characteristic of the typical postwar neighborhood in the City, averaging almost 1,700 square feet, with three bedrooms, and 1 ¾ baths.

In addition, the design of the Town and Country Scottsdale homes is important, illustrating a departure from the standard Ranch styles offered in all other postwar developments in the City. The Contemporary styles and varied use and application of standard mass produced materials on the street façade create a unique development, which is immediately distinguishable from other Scottsdale neighborhoods. In addition, the Contemporary designs in the development are unique for their use of only three – rather than the usual four – load bearing walls.