

Adobe Apartments

Historic Preservation Plan

Design Guidelines Chapter

Approved October 3, 2002
City of Scottsdale - Historic Preservation Program



Design Guidelines Chapter

An important component of the HP plan is the design guidelines that have been prepared to guide the “Review Process on Applications Requiring a Certificate of No Effect or Certificate of Appropriateness” as set forth in Section 6.122 of the HP ordinance. Section 6.122 represents the public action to regulate development that is necessary to achieve the preservation objectives of this HP plan. This regulation is not intended to prohibit alterations to the existing buildings or new development or construction within the designated historic complex. Instead it is intended to: (1) guide the work that is done so that it does not adversely affect the historic characteristics that distinguish the Adobe Apartments and (2) provide compatibility of the new with the old. Further the regulation is limited to exterior work only.

The design review procedures that are utilized by the Historic Preservation Office and Commission are based upon principles that have evolved over time and reflect the accepted standards for historic preservation work today. The following summarizes the general philosophical approach that should be used in planning and undertaking work on the Adobe Apartments:

Understand the Character-Defining Features

Historic properties have specific physical characteristics that enable them to convey their association with historic events and people, illustrate historic building types, periods or methods of construction and give them distinctive visual character. These features should be retained as part of any planned work, so not as to diminish the property’s significance.

Preserve, Protect and Maintain

The identified character-defining features should be protected and maintained. Performing regular maintenance and upkeep is encouraged. This work will lessen the likelihood of needing major repairs or expensive replacement of features

Repair

When character-defining features or materials become damaged or worn, repair should be done with the least degree of intervention possible. Repair should begin with patching and move to limited replacement in kind with matching materials and/or finishes.

Replacement

It is preferable to repair rather than replace but when a feature is missing or the level of deterioration precludes repair, then replacement may be appropriate. Replacement should be with matching or compatible materials and repeat the original design. Features replaced or reconstructed should be reproduced according to physical evidence or archival documentation on its historic appearance.



Character-Defining Features

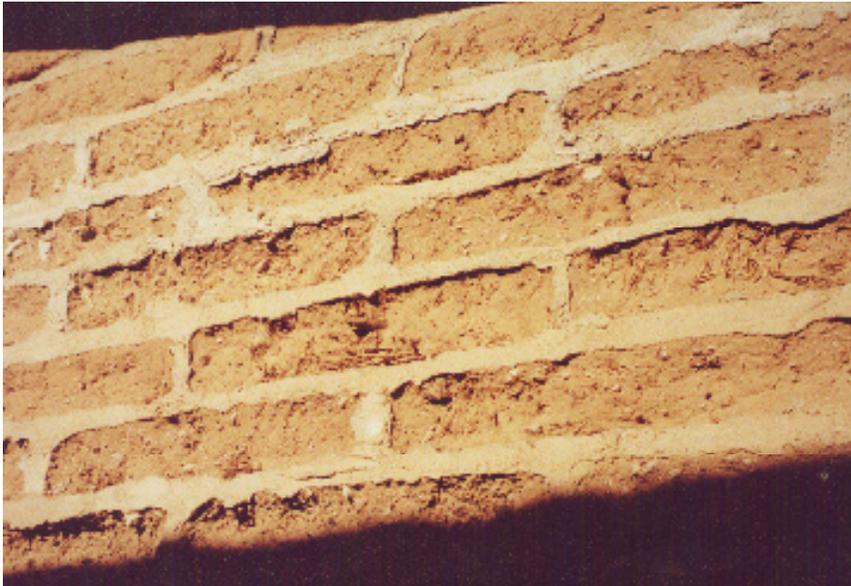
The following are the character-defining physical features that distinguish the Adobe Apartments:

- U-shaped layout of buildings opening onto the street
- Simple rectangular form
- Broad side, low-pitched roof with exposed rafters
- One story height



Character-Defining Features Continued

- Adobe exterior walls
- Wood windows, doors and infill panels
- Lintels used to define building opening



The following are design guidelines that should be utilized when planning and undertaking work on the Adobe Apartments:

Design Guidelines

Historic Building Rehabilitation:

1. Alterations to the historic buildings should be minimized so as to retain the historic scale and simple massing that makes the complex representative of the town's early building traditions.
2. Maintain the slope, orientation and exposed rafters of the historic roof.
3. Repair of the adobe is encouraged. Work should utilize adobe to match the existing adobe construction.
4. Wood windows and doors should be repaired rather than replaced. When this is not feasible, the replacement frames, sashes and panels should be wood.



Design Guidelines Continued

Additions/New Construction:

5. Additions and/or expansions of the first floor of existing buildings should occur at the rear of the buildings.
6. A one story vertical addition above an existing building is acceptable if it continues the simple pattern of building found on the first floor and uses similar materials.
7. New construction should be sited such that it does not disrupt the historic U-shaped layout of the buildings.
8. When construction abuts an existing historic buildings a clear definition of the transition between old and new should be established and maintained. The transitional element may be distinguished by its form or the use of neutral materials that distinctly differentiates the new construction.
9. The proportions of new construction should correspond to the width and depth of the existing buildings.
10. The exterior materials of new construction should be of wood, adobe or masonry construction with a similar unit size as the existing adobe bricks.
11. The solid to void pattern of openings on new construction should relate to the solid to void pattern of openings on the existing buildings.

