HISTORIC PRESERVATION GUIDELINES FOR VILLAGE GROVE 1-6 HISTORIC DISTRICT

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Chapter 1.

Chapter 1. INTRODUCTION

THE PURPOSE OF PRESERVATION GUIDELINES

This document is intended to provide guidance for planning and undertaking improvements to the historic homes located within the locally designated Village Grove 1-6 Historic District of Scottsdale, Arizona. These preservation guidelines should be used by property owners in planning for exterior alterations, additions, and the rehabilitation of both contributing and non-contributing properties within the district. These preservation guidelines also apply to the design of new buildings or relocated buildings within the historic district.

The guidelines will be used by Scottsdale's Historic Preservation Commission (HPC) and the staff of the City Historic Preservation Office (CHPO) when making decisions about issuing Certificate of s "No Effect" or "Appropriateness." The City requires these approvals for all exterior work requiring a building permit that is undertaken within a designated historic district. This document will also be used in evaluating the appropriateness of the City's own public works projects within and adjacent to the historic district.

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

WHY PRESERVE HISTORIC RESOURCES?

Throughout our nation, communities promote historic preservation because doing so contributes to neighborhood livability and quality of life, minimizes negative impacts on the environment and yields economic rewards. These same reasons apply to Scottsdale.

Because Scottsdale offers an outstanding quality of life, it attracts development that challenges the community to protect its unique character. Preserving historic resources is a part of an overall strategy of maintaining community identity and livability. As Scottsdale continues to change, it will maintain its ties to the past through the preservation of its architectural heritage reflected in its historic resources. Keeping these resources creates a sense of place for residents and provides visitors with a connection with the local heritage.

THE POLICY BASIS FOR PRESERVATION GUIDELINES

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

The City of Scottsdale has also developed a GREEN BUILDING PROGRAM that is a model for many cities around the country. The goal of the program is to "encourage" energy efficient, healthy and environmentally responsible building in the Sonoran desert region." These guidelines encourage the revitalization of neighborhoods through remodeling existing homes using Green Building materials and practices. The Green Building guidelines cover a variety of issues from Site Use and Landscaping, Energy Conservation, Kitchen Remodels, Additions and Enclosures – objectives that mesh comfortably with preservation goals. This set of Design Guidelines is meant to supplement the City of Scottsdale, Department of Planning and Development Services, Green Building: Home Remodel Guidelines for Sustainable Building in the Sonoran Desert.

It is important to place these guidelines for 1950's homes in the context of the 21st Century with different demographics, lifestyles, technology needs, the need for energy conservation and sustainability. The guidelines will address specifically those elements and issues directly related to fostering appropriate rehabilitation and compatible additions to the Village Grove Neighborhood and recommended Green Building techniques and materials where appropriate. As we discuss the treatment recommendations, green-building practices will be highlighted. The homeowner is encouraged to obtain a copy of the City's Green Building: Home Remodel Guidelines for detailed information on Green Building and for information not covered in these design guidelines, such as interior remodeling and landscape design.

Older neighborhoods with character attract residents to the community.

THE HISTORIC PRESERVATION REVIEW PROCESS

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

STEPS IN HISTORIC PRESERVATION REVIEW PROCESS

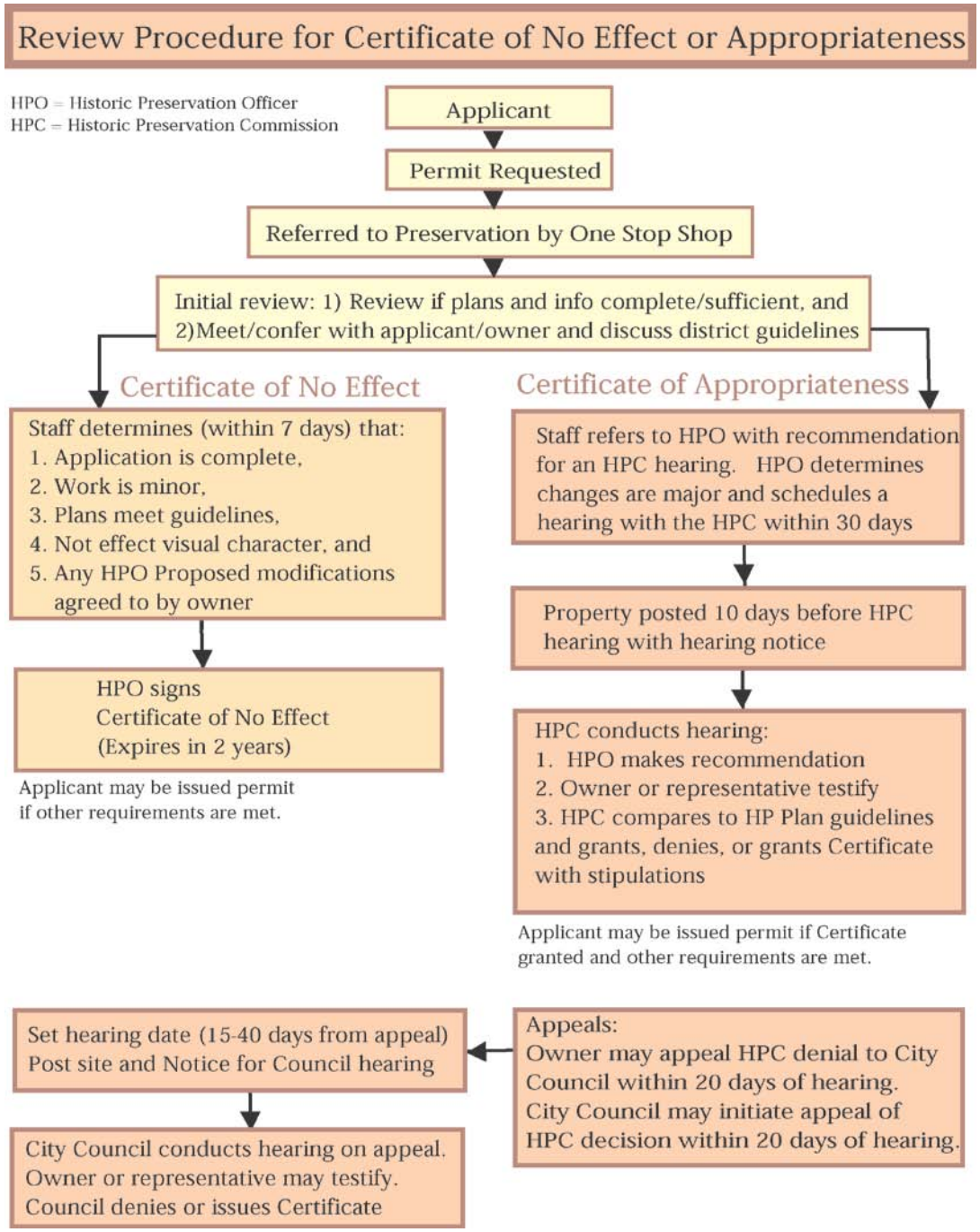
- **Building Permit Referred to Preservation:** When a building permit is sought for exterior work on a home in a designated historic district, the One Stop Shop staff refers the request to the Preservation staff for review. The One Stop Shop will not issue a building permit in a historic district until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

- **Application Checked for Completeness and Applicant Advised That Home is in a Historic District:** Preservation staff will promptly determine whether the application is complete enough to be reviewed as submitted or if additional information is needed. They will also make sure the applicant is aware that the home is in a historic district and that they have a copy of the Village Grove 1-6 preservation guidelines (this booklet).

- **Staff Decides on Suitable Process:** Preservation staff will determine what type of review is warranted based upon what is shown on the plans. If minor work is being undertaken a Certificate of No Effect may be issued within 1-7 days of the application submittal. For more substantial changes, a Certificate of Appropriateness is required which takes about 4-6 weeks for approval.

- **Staff Review and Approval of a Certificate of No Effect:** By ordinance, the review process for a Certificate of No Effect will be done within seven days. However, it can be completed quickly in as little as a couple hours for the most minor projects that clearly meet the guidelines. A Certificate of No Effect can be approved and signed by staff if the plan for minor work meets the preservation guidelines for the neighborhood, and there will be no visual effect on the historic characteristics of the home, and the owner accepts any staff proposed modifications to better meet the guidelines.

- **Proceed with Certificate of Appropriateness (C of A) Process for Major Work:** When Preservation staff determines that the proposed work and the visual impacts of the work are considered major, the application is referred to the City Historic Preservation Officer for review and preparation is made for a public hearing before the Historic Preservation Commission (HPC).


Review Procedure for Certificate of No Effect or Appropriateness
HPO = Historic Preservation Officer
HPC = Historic Preservation Commission
Applicant
Permit Requested
Referred to Preservation by One Stop Shop
Initial review: 1) Review if plans and info complete/sufficient, and 2)Meet/confer with applicant/owner and discuss district guidelines
Certificate of No Effect
Staff determines (within 7 days) that:
1. Application is complete,
2. Work is minor,
3. Plans meet guidelines,
4. Not effect visual character, and
5. Any HPO Proposed modifications agreed to by owner
HPO signs Certificate of No Effect (Expires in 2 years)
Applicant may be issued permit if other requirements are met.
Certificate of Appropriateness
Staff refers to HPO with recommendation for an HPC hearing. HPO determines changes are major and schedules a hearing with the HPC within 30 days
Property posted 10 days before HPC hearing with hearing notice
HPC conducts hearing:
1. HPO makes recommendation
2. Owner or representative testify
3. HPC compares to HP Plan guidelines and grants, denies, or grants Certificate with stipulations
Applicant may be issued permit if Certificate granted and other requirements are met.
Appeals:
Owner may appeal HPC denial to City Council within 20 days of hearing.
City Council may initiate appeal of HPC decision within 20 days of hearing.
Set hearing date (15-40 days from appeal)
Post site and Notice for Council hearing
City Council conducts hearing on appeal.
Owner or representative may testify.
Council denies or issues Certificate

Preparation for a Commission Hearing: A hearing date is set for the HPC to review the plans and their conformance with the preservation guidelines for the district. The property is posted with a hearing notice sign at least 10 days prior to the hearing date and the owner is notified about the time, date and location for the hearing. Owners or their representatives are encouraged to meet with the Preservation staff to discuss the planned work. After the Preservation staff reviews the plans and meets with the owners a staff report is prepared for the HPC with a recommendation as to whether the plans meet the Preservation Guidelines.

- **Historic Preservation Commission Conducts a Hearing:** The Historic Preservation Commission (HPC) will make their decisions of appropriateness of the planned work according to the basic principles for historic preservation, which have evolved over time and reflect the accepted standards for historic preservation work today. They will also use the policies and preservation guidelines in this HP plan. The components of the home (massing, materials, windows, doors, porches, details, etc.) will be considered in the review, and the Commission will compare the work proposed to the guidelines for each specific component. The owner, owner's representatives, neighbors and interests citizens can comment on the application at the hearing.

- **HPC Takes Action on Certificate of Appropriateness:** Following the close of the public testimony, the Commission deliberates on whether the application meets the preservation guidelines for Village Grove 1-6. The applicant may be asked to respond to questions from the Commission during their deliberations. The HPC has several options on the action they can take on an application including:

1. Approve as submitted with reference to how the project meets the draft guidelines.
2. Approve selected elements (components), deny others, referencing relevant preservation guidelines for decision.
3. Approve with stipulations on what needs to be modified in the plans.
4. Continue case to allow time for additional work or information to be provided.
5. Deny application as submitted with reference to how the project does NOT meet the draft guidelines.

If the Commission proposes any modifications or stipulations, the owner or their representative will be asked if they accept the recommended changes. The Commission will vote on the plans and the request for a Certificate of Appropriateness. If approved, the Historic Preservation Officer will sign the certificate.

HPC public hearings are posted on the property so neighbors can find out about an application and can attend the hearing to comment on the request.

DEFINITIONS OF PRESERVATION TREATMENTS

Maintenance
Work on a building that keeps the property in good working condition by repairing features as soon as deterioration becomes apparent, using procedures that retain the original character and finish of the features.

Preservation
Preservation is the treatment for keeping a building in its current good state by a careful program of maintenance and repair. This work may often include repair and stabilization.

Rehabilitation
Rehabilitation is the process of returning a property to a state which makes a contemporary use possible while still preserving its significant character-defining features. This work may include provision for an adaptive use and the construction of a new addition. Adaptive use converts a building to a new use that is different from its original purpose. Adaptive use is accomplished through the rehabilitation treatment.

Restoration
Restoration reproduces the appearance of a building *exactly* as it looked, inside and outside, at a particular moment in time.

Renovation
The word "renovation" literally means "to make new". Renovation improves the usefulness and condition of a building by repairing, altering and adding, but without necessarily being sensitive to the character-defining features. Renovation is similar to rehabilitation, but does not follow recognized preservation techniques. It may use new materials and elements as substitutions for deteriorated or missing features. *Renovation is not an appropriate approach to use on designated historic buildings.*

Remodeling
Remodeling means to remake or make over the design image of a building. The appearance is changed by removing original detail and by adding new features that are out of character with the original. *Remodeling is not an appropriate approach to use on designated historic preservation*

Some neighborhoods are poor candidates for historic districts because the owners do not use the preservation treatments listed but choose instead to tear down older homes and built new, often larger, homes.

BASIC PRINCIPLES FOR HISTORIC PRESERVATION

While the policies and guidelines of this document provide direction for specific issues of change, the following basic principles are the foundation for the preservation of the historic neighborhoods in Scottsdale.

1. Preserve significant character-defining features of the post World War II subdivisions.
There are specific character-defining features that convey the importance of these historic residential developments as they appeared during their period of significance. These features include a distinctive scale, arrangement and pattern of building. They also include intact examples of the architectural styles and elements popular during this historic period. Views in and out of the neighborhoods as well as landscaping also contribute to their discernible historic character.

2. Identify and respect the historic architectural character of the homes.
Although lacking in the many features which often distinguish high style architecture, Ranch homes have specific building elements, a palette of certain materials and examples of workmanship that make it an identified historic building style. When planning changes to your Ranch home utilize similar elements, building materials and techniques to maintain its historic architectural character.

3. Protect and maintain the important architectural features and stylistic elements of your home.
Anticipate the deterioration of the structure and maintain its features and finishes so that major intervention is not needed later. Use the gentlest methods possible in cleaning features or in removing deteriorated finishes. Whenever possible, maintain the existing historic material using recognized preservation methods.

4. Repair deteriorated historic features, replacing only those features that cannot be repaired.
Repair parts before repairing the whole feature. Replace parts before replacing the whole feature. If a feature must be replaced, do so in kind with materials that match or are very similar to the original in size, texture, and color. Use methods that minimize damage to original materials and that replace in the original configuration.

5. Reconstruct missing features.
Based on archival, photographic, or physical evidence, reconstruct missing features. If no site specific evidence can be found, then reconstruct missing features based on similar historic types and architectural styles found within the subdivision.

6. Design any new feature to be distinctive from, yet compatible with, the historic resource.
The exact duplication of historic buildings in style and design is often difficult to achieve given changes in available materials and building products. Therefore, a contemporary interpretation of the essence of the historic style is an appropriate approach to in-fill design.

PRINCIPLES FOR SITE DESIGN AND IN-FILL

1. Maintain the setbacks and alignments of the buildings in the surrounding context.
A new building should be set back from the street in a similar distance as those nearby historic buildings. Create a landscaped area that is compatible with that of the historic neighborhood. Alignments of horizontal features, such as roof ridges, eaves, porches, windows and doors, of adjacent buildings is important to maintain on new buildings in order that they might be compatible with general patterns of the streetscape facades.

2. Relate to the scale of nearby historic buildings.
A new building should relate to the general size, shape and proportions of the nearby historic buildings. It should also utilize primary building materials similar, at least in appearance, to the historic ones.

3. Relate to the size of the lot.
Maintain the established scale of the neighborhood's houses and lots whenever possible.

A new taller two-story home, set back the same distance from the street as adjacent homes, looks out of scale relative to the surrounding one-story homes that have a more horizontal emphasis.

Chapter 2.

Chapter 2: THE RANCH STYLE AND SIGNIFICANCE

THE SIGNIFICANCE OF THE RANCH STYLE

Although often dismissed as lowly tract housing the Ranch style was one of the most important forms of architecture to develop in the twentieth century. Its distinctive form and appearance was the result of the combination of a number of important twentieth century trends: the rise of homeownership brought about by federal governmental policies, the mass production of building parts and the advent of new technologies associated with WWII, changing American demographics and the increasing informality of our life style. These and many more influences created a new form of residential building that would ultimately embody the “Good Life” of the post war period.

CHARACTER-DEFINING FEATURES

As with any architectural style, the Ranch house has a number of set characteristics that give it an identifiable style. Noted architectural historian, Alan Hess in his book, *The Ranch House,* proposes that if a building has a majority of the following characteristics it can be defined as Ranch:

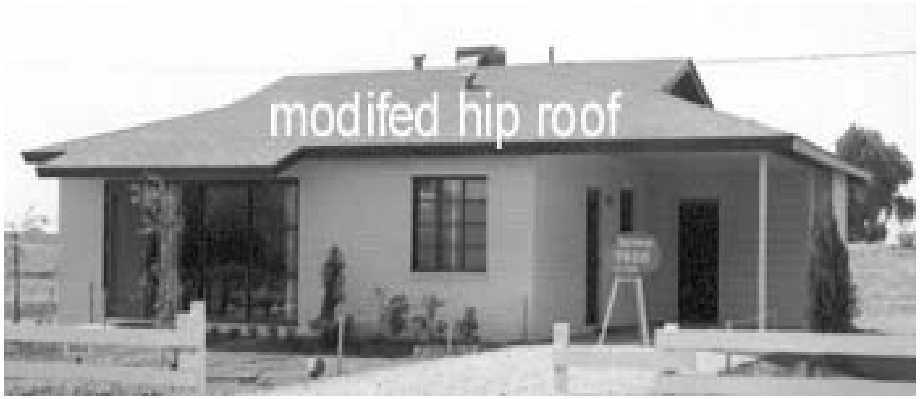
- One story house with low-pitched gable or hipped roof often with wide eaves
- A strong horizontal emphasis of the form, elements and materials
- Generally an asymmetric plan that can be rambling and/or incorporate wings and additions
- A design with a specific connection to the outside employing elements like patios, sliding doors, picture windows, porches, etc.
- An open interior plan blending functional spaces
- The use of rustic or informal materials, trim and other detailing; or
- The use of simple Modern style detailing to give it a more contemporary appearance

Ranch houses are typically one story with a horizontal emphasis, like the homes in Village Grove

General Characteristics of Ranch Style

One story

- Low horizontal form
- Rectilinear or “L” plan
- Concrete slab foundation
- Low-pitch gable, hip or modified hip roof, broadside to the street
- Carport or garage
- Usually has a front porch and rear patio
- Exterior walls primarily constructed with block or brick
- Roof materials predominantly asphalt shingle
- Rectangular or square window and door openings
- Steel casement and aluminum horizontal slider windows
- Decorative windows include large single-pane pictures, window walls, clerestories, bay and corner designs
- Variation in use and type of wall materials on front facade, such as weeping mortar, band of brick, board-and-batten, decorative blocks
- Variation in ornamental details, such as fascia board trim, shutters, porch and carport posts, window hoods, landscape walls and planters



Photos at right show the three common types of roofs for ranch houses. Allied use all three types of roofs in Village grove

VILLAGE GROVE 1 - 6 SIGNIFICANCE SUMMARY

Physical Description

Village Grove 1-6 is a single-family residential development located on 72 acres in Scottsdale, Arizona. The "L" shaped development is north of McDowell Road, with sections on both sides of 68th Street. The neighborhood is bounded by the canal at 66th Place to the west, 69th Street to the east, with Oak Street and Almeria Road marking the northern and southern boundaries. Village Grove 1-6 is a large development comprised of six subdivision plats and 255 detached single-family homes. The topography in the neighborhood is mostly flat, though sections close to the canal have a slight elevation.

The streets west of 68th Street are laid out in a grid pattern. The street pattern is curvilinear east of 68th Street. The streets are paved with rolled curbs and sidewalks and an alley serves each home. The lots are rectilinear, averaging 8,500 square feet. Landscaping patterns are traditional, with turf, shrubs, and trees. Some of the lots still contain citrus trees, which were retained after the former agricultural area was developed for residential use. Other parcels are landscaped with desert materials, including aggregate rock and low water use plants.

The homes have a homogenous appearance, which is reinforced by their uniform placement on the lot, repeating plans and gable or hip roof forms, and masonry block construction. Slight variations in their exterior appearance are achieved with different elevations. Various façade treatments including the application of board and batten wood siding, bands of brick, and squeezed mortar joints also provide some variety among homes in the neighborhood.

History

In 1957 Phoenix Title and Trust recorded the six subdivision plats in Village Grove. The Mayor and City Council of Scottsdale approved the first five plats that same year. The Maricopa County Board of Supervisors approved the last recorded plat. Allied Construction Company planned, designed, and constructed the neighborhood.

Allied was one of the biggest large-scale developers of tract housing in the metropolitan area, with a number of other developments to their credit in the post World War II era. Village Grove 1-6 was their first phase in a series of Village Grove developments that eventually included 20 plats in three different neighborhoods within Scottsdale. Allied also simultaneously constructed two upscale developments in Scottsdale - Hidden Grove, a neighborhood in the Arcadia area of the City, as well as Paradise Meadows, a smaller development of homes on large lots located north of Camelback Road. At the same time, they were engaged in the development of other single-family residential neighborhoods in Phoenix.

Village Grove 1-6 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. Only one single family dwelling could be constructed per lot. Homes had to be a minimum of 1,000 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

Village Grove 1-6 is located north of McDowell Road. The neighborhood goes from Oak Street on the north to Almeria Road on the south. The district goes from the Crosscut Canal and 69th Place on the west to 69th Street on the east. There are 255 homes in Village Grove.

restrictions mandated that homes be constructed a minimum of 20 feet back from the front property line. Side yard setbacks had to be at least seven feet for interior lots and fifteen feet for corner lots.

The company advertised Village Grove in the local newspapers and *The Arizonian* and the development was cited in a *House and Home* article for builders about various selling techniques. Allied Construction Company engaged in the most concerted and prolific advertising campaign of any developer building in Scottsdale during the 1950s, running an ad every week in the Sunday edition of the *Arizona Republic* as well as regular ads in the *Scottsdale Progress.* The first plat in the development was deliberately planned with only seventeen lots to ensure that it would sell quickly. It sold out in one weekend. The following weekend, Allied ran an ad boasting of the spectacular success of their development and urging potential buyers to come place their order for a home in the next phase.

As the advertising campaign progressed with each new phase of the development, manufacturers of the various materials and products used in the homes were featured, which was a technique used by more sophisticated developers to get help paying for the cost of advertising. To further assist in marketing, Allied also constructed a model home for each newly opened phase of their development. These models were professionally decorated, which was a selling technique deliberately used to make people comfortable and put them in a buying mood. The homes were specifically marketed to families, with bedrooms that were decorated for children and teenagers.

Allied touted the “outstanding features” of their Village Grove homes, which were somewhat larger than the average postwar home in Scottsdale. The homes included almost 1,800 square feet of living space with a large family room, three bedrooms and 1¾ baths. Most homes had an attached double carport, which gave them almost 2,500 square feet under the roof, making them appear even larger. Many homes also had a band of brick applied across the lower part of the front façade, which was another deliberate effort to emphasize their horizontal lines and make them seem larger. Interior features such as natural finished wood doors and cabinets, a tiled breakfast bar and powder bar, and choice of ceramic and asphalt tiles were also advertised. Vermiculite insulated exterior block walls and fiber-glass insulation in the attics were other features of the Village Grove homes. In addition, Allied offered a choice of elevations and the option of a citrus or “clear cut” lot. As part of their marketing efforts, all homes came with completely landscaped yards to give the instant appearance of a finished neighborhood. All lots included cement driveways.

Subdivision features including paved roads with curbs, gutters and sidewalks were also marketed to potential buyers. The location was also a selling point. Recreational amenities such as The Desert Botanical Gardens, and the proximity of two new golf courses were frequently mentioned in the weekly newspaper ads. The scenic location of Village Grove with its “spectacular mountain and desert views” of the Superstitions, Four Peaks, McDowell Mountains, and Salt River Basin was another advertised amenity.

The development enjoyed remarkable success. The first plat sold out in one weekend and the rest of the development was completely built out within two years. The company initially offered their homes for $12,750 plus closing costs but within six months of opening, high demand prompted Allied to raise their sales price to $13,250. Allied increased the size of their homes from 1,732 to almost 1,800 square feet in 1958 with their third phase to

accommodate a larger kitchen and family room area, and raised home prices to $13,500.

To encourage a sense of community and as a way of continuing to market their company and its single family developments, Allied sponsored a Christmas home decoration and lighting contest for Village Grove 1-6 families shortly after the development was completed in 1959. The contest was announced in a *Scottsdale Progress* article. Papago Plaza merchants donated prizes for the top five winners. The winning homes, which were judged by Scottsdale Mayor Mort Kimsey and the president of the Papago Plaza Merchant's Association, were declared in a subsequent article.

Significance

Village Grove 1-6 is an excellent example of typical post World War II single-family subdivision practices in Scottsdale, Arizona. The neighborhood is one of the best expressions of the planning and marketing philosophies guiding successful, typical tract developments in the late 1950s. It is also significant for its design characteristics, including its mass produced materials and its Simple and California Ranch architectural styles. 92 percent of the homes in the large development still contribute to this historic character, which is the highest level of integrity among the large-scale tract developments associated with Scottsdale's 1950s developments.

The Village Grove neighborhood conveys many characteristics associated with typical, large-scale tract developments in the postwar period. It contains multiple plats and more than 250 homes, which are homogenous in appearance, reflecting the short two year build out period as well as the mass production techniques employed by the developer. Though larger than the average postwar house in Scottsdale, the Village Grove homes have a basic exterior appearance that is common in tract housing developments and helps to illustrate the range of characteristics associated with typical developments in Scottsdale during this period. The physical characteristics of the subdivision design, including the grid and curvilinear street patterns, alleys, uniformly sized rectilinear lots, paved streets, and cement curbs, gutters, sidewalks, and driveways are also representative of common postwar building practices in the late 1950s. These subdivision features as well as the fully landscaped lots and dramatic views of Papago Park illustrate the sophisticated nature of the marketing campaign adopted by Allied Construction Company to sell their homes and their effort to create an instant neighborhood.

The architectural styles of the homes in Village Grove 1-6 are also representative of the designs that characterized the City's 1950s neighborhoods. The Simple and California Ranch Styles that repeat throughout the neighborhood were the two most common architectural styles in Scottsdale during the postwar era. The designs in Village Grove 1-6 also include rear family rooms opening onto the backyard, front porches and rear patios, which convey the emphasis on informal, indoor-outdoor living that characterized the modern postwar home. In addition, the use of manufactured Superlite blocks, brick, precut board and batten wood siding, steel casement windows, pre-hung door units, and pre-constructed roof trusses illustrates the impact of mass production techniques on the housing designs in the development. The single and double car carports under the main roof also reflect the influence of the automobile on housing design, which was characteristic of postwar neighborhoods.

VILLAGE GROVE ARCHITECTURAL STYLES

The homes in Village Grove 1-6 are of the “Simple Ranch” and “California Ranch” styles. The Simple and California Ranch Styles were the two most common architectural styles in Scottsdale during the postwar era.

Simple Ranch Characteristics

One wall material, typically concrete block

- Little or no extra detailing
- Single-car carport under main house roof
- Often lacks a defined front porch, may have small entry overhang

California Ranch Characteristics

- Combination of two or more exterior wall materials across front façade
- Roof typically asphalt shingles; wood shakes and asbestos shingles found on more up-scale models
- Often with a prominent porch across the front façade
- Attached two-car garage or carport
- Ornamental trim usually includes shutters
- Steel or wood casement windows, often with diamond panes and ornamental shutters
- Plate glass picture window at living room

California Ranch homes have more than one wall material on the front façade. Materials may include a combination of wood and masonry, or block with a combination of weeping mortar and smooth mortar joints.

Allied Construction Signature Details

Allied Construction Company planned, designed, and constructed the Village Grove neighborhood in the late 1950s. Allied was one of the biggest large-scale developers of tract housing in the metropolitan area, with a number of other developments to their credit in the post World War II era. Village Grove 1-6 was their first phase in a series of Village Grove developments that eventually included 20 plats in three different neighborhoods within Scottsdale.

In their marketing of the neighborhood, Allied touted the "outstanding features" of their Village Grove homes, which were somewhat larger than the average postwar home in Scottsdale. Allied offered a choice of elevations. The designs in Village Grove 1-6 also include rear family rooms opening onto the backyard, front porches and rear patios, which convey the emphasis on informal, indoor-outdoor living that characterized the modern postwar home.

The signature details, "outstanding features", used in Village Grove homes by Allied Construction include the following:

- L-shaped floor plans
- Entry on the L-end with a full porch
- Western style railings on the entry porch
- Wood siding on the L-end façade
- Distinctive horizontal wood panels between the windows on the L-end of the front façade

Allied used L-shaped floor plans and varied the appearance of the L-end of the front façade. The above Simple Ranch style home has the L-end projecting out in front of the rest of the façade and a modified hip roof.

Some homes have the entry door and a porch on the L-end. The above home also has a western style wooden railing between the square wooden posts.

- Weeping mortar to create the appearance of two different wall materials
- Attached two-car garage or carport
- Weeping mortar on Simple Ranch style homes to upgrade the appearance
- Boxed windows with vertical siding flanking the casement windows

Allied used vertical and horizontal strips of wood around the windows to create 'boxed windows'

Horizontal wood panels were used between the two windows on the L-end to vary the appearance.

Allied used weeping mortar on their Simple Ranch style homes to enhance their appearance.

Chapter 3.

Chapter 3: PRESERVING THE CHARACTER-DEFINING FEATURES OF HISTORIC RESIDENTIAL SUBDIVISIONS

The scale and pattern of building is one of the most significant attributes of the appearance and character of residential subdivision developments dating from the 1950s. The uniform placement of the houses along the blocks and the repetition of their simple shapes create a visual cohesiveness that distinguishes the historic district from its surroundings.

Policy 1: Preserve the historic scale and arrangement of building.

Guidelines:

1.1 Additions and new construction should be one-story in height like the other buildings in the subdivision.

1.2 An addition should be subordinate in scale and character to the main building

1.3 New construction should be set back from the street the same distance as adjacent structures.

1.4 Maintain the spacing of side yards.

1.5 Expansions of the existing floor plan should be made at the rear of the house, so as to maintain pattern of building seen from the public right of way.

1.6 Maintain the orientation of the front house facing the street with a discernible front entry feature.

Allied built one-story homes in Village Grove with an emphasis on the horizontal shape of the roof and building.

Policy 2: Maintain the shape and forms that characterize the building within the subdivision.

Guidelines:

2.1 Rectangular plans and simple geometric shapes should be used for the design of additions, enclosures or new construction.

2.2 The proportions and massing of additions and enclosures should be like that found on the existing building.

2.3 Roofs should use low-pitched sloping forms such as gables or hips with over-hanging eaves.

Policy 3: Preserve the horizontal emphasis of the subdivision's building.

3.1 Align the horizontal features such as roof ridges and eaves of new construction and additions with similar elements on the existing building(s).

3.2 The placement and design of front porches should continue the pattern found on the surrounding facades.

Second-story additions that are built up to the same setback as the adjacent homes on the block change the historic character and uniform scale of the area. Any future additions should be one-story in height to preserve the historic scale of homes in the neighborhood.

Chapter 4.

Chapter 4: PRESERVING HISTORIC BUILDING MATERIALS

INTRODUCTION

Painted concrete block and wood siding, steel windows, and asphalt shingles are the primary materials used on the exteriors of Ranch Style houses in Scottsdale. The best way to preserve these historic building materials is through planned regular maintenance. Wood surfaces should be protected with a good application of paint. Horizontal masonry surfaces, such as sills, should be protected from exposure to water.

Over time building materials will deteriorate. When wear occurs, repairing the material rather than replacing it is preferred. Frequently, damaged materials can be patched or consolidated using special bonding agents.

In other cases, some portion of the material may be beyond repair, so that replacement may be in order. The new material should match the original in appearance. It is important that the extent of the replacement be minimized, because original materials contribute to the authenticity of the property as a historic resource. Even when the replacement material exactly matches that of the original, the integrity of a historic building is somewhat compromised because the physical record of history is lost when it is replaced.

Rather than repairing original materials, property owners sometimes consider covering them over. Aluminum and vinyl siding and stucco are typical examples of veneers applied. Using any material, either synthetic or conventional, to cover historic materials is inappropriate. Such a veneer obscures the original character and changes the dimensions of wall thickness, especially at window and door openings. Furthermore, the added layer may in fact cause additional or accelerated decay by trapping moisture inside the wall. It may even create voids in which insects may live and breed.

If original wall materials are presently covered with a more recent siding, remove the outer layer and restore the original. Once damaged, the historic materials may be more difficult to repaint, repair or replace. In some cases their removal may pose a problem, especially stucco on masonry or wood. Before removing a later siding material, test a patch in an inconspicuous location to determine the feasibility of removal and the extent of hidden damage.

Policy 4: Preserve the original materials in place whenever possible

Guidelines

4.1 Maintain the original concrete block masonry wall materials.

4.2 Maintain the pattern of multiple types of building materials on the primary façade.

4.3 All wood surfaces and concrete block masonry should be painted. Paint should not be removed from historic painted concrete block.

4.4 Weeping mortar is a distinctive type of workmanship and should be preserved.

4.5 Use the gentlest means possible to clean a structure. Do not blast with sand or other abrasive materials. The water resistance of concrete block is compromised when its original surface is eroded.

4.6 Do not cover the concrete masonry walls with stucco, aluminum or vinyl siding or other non-historic veneers.

4.7 Wood siding should not be replaced with vinyl or aluminum siding.

Original building materials contribute to the character of the homes, including their scale, texture and finish.

Policy 5: Repair deteriorated building materials rather than replace them whenever possible

Guidelines

5.1 If the repair of the masonry is needed, use a block the same unit size as the other blocks and a similar type of mortar joint.

5.2 Repair deteriorated materials by patching, piecing together or selectively replacing the damaged portion.

5.3 Utilize textures, finishes and techniques in the repair work that is similar to that found in the surrounding area.

Policy 6: Original building materials that have deteriorated beyond repair should be replaced with a similar building material.

Guidelines

6.1 Replacement of roof materials should use shingles that are similar in size and texture to those traditionally used in the subdivision.

6.2 Metal, built up or foam roofing and clay or concrete tiles are not appropriate replacements as these materials were not used historically in the subdivision.

Allied did not use tile roofs in Village Grove. Worn shingle roofs should not be replaced with tile roofs.

6.3 Replace wood siding with a type or pattern of siding that was historically used in the subdivision.

Green Building: *When replacing damaged or worn materials, consider low off-gassing materials, recycled, recycled content, and engineered wood materials as an alternate to dimensioned lumber and standard plywood materials. Use paint with low volatile organic compounds (VOC).*

Green Building/Masonry Walls: *Consider the use of recycled CMU block from other jobsites or your own demolition when adding to your home. In many cases, used CMU is thrown in the dumpster and can be salvaged at no or little cost. Use low VOC (volatile organic compounds) content paint.*

Covering the original block or wood wall materials with stucco or vinyl siding changes the visual character of the house. Original materials should be preserved and repaired whenever possible.

Several of the original building materials of this house were altered including the windows and their pattern, the wooden posts, and the original wall materials have been stuccoed over. The front façade no longer has the characteristics of the historic Allied homes.

Chapter 5.

Chapter 5: PRESERVING HISTORIC ARCHITECTURAL FEATURES

INTRODUCTION

Although varied in their styling and detail, Ranch houses have certain architectural features that define the style. These features relate to the technological, social and economic influences that shaped the building of the postwar era. They also provide a sense of scale and aesthetic quality to the façade of a building. Consequently, it is important that these character-defining features be preserved and receive sensitive treatment during exterior rehabilitation and restoration work.

Porches

All Ranch houses in the 1950s subdivisions of Scottsdale have front porches. While they may differ in scale, location, materials and articulation, they are an important part of the visual character of the individual homes as well as the historic district streetscapes. A porch may be cut in, wrap around, or project from the main mass of the building. Its roof may be an extension of the main roof or be a distinct, attached feature. Although Ranch Style porches have a variety of designs, they usually share these common elements:

- Gabled, hipped or shed roofs
- Posts or columns
- Railings
- Architectural details

Original porches may require work because of deterioration, damage or a desire to reverse inappropriate alterations that have compromised the proportions and integrity of the house.

In keeping with historic preservation principles, the preferred treatment of a damaged or altered porch is to repair it, rather than to replace it. Selectively repair or replace those elements that are worn or were added later. The design of the porch or replacement elements should be a reconstruction of what was originally or be based upon what was historically built in the subdivision during the post WWII period.

Policy 7: Maintain the elements, configuration and detailing of the original porch wherever possible

Guidelines:

7.1 Maintain the original form and construction method of the roof. Flat roofs are not appropriate for front porches.

Many Village Grove homes have the porch between the L-end (to the left) and the carport (to the right) with the entry at the side of the porch.

All of the original features of this porch on the L-end of a Village Grove home appear to have been maintained – the modified hip roof, the square wooden posts, and the western style railings.

Many homes have the entry on the side of the L-end with the entry under a small porch area.

7.2 Replacement columns should have the same scale and proportions as those used historically.

7.3 Avoid enclosing front porches with opaque materials.

7.4 In repairing or replacing porch elements use materials similar in proportions, appearance and finishes found on the main house.

The placement on wooden louvers or trellises in front on the porch obscures the view of the front of the house and is not recommended.

Changing the wooden posts on the porch to wider red-brick columns is not appropriate because it changes the scale and appearance of the columns.

Installing a flat patio/porch roof out of heavy timbers on heavy columns is not recommended. The roof and column materials have a different scale and texture than the historic building materials.

Carports/Garages

A noteworthy element of the development of housing in the twentieth century was the evolution of the garage. By the mid-century over half the homes constructed nationwide had an attached garage. A local variation of this trend was the spread of carports. Since there was no need to protect cars from cold weather, carports were very popular in Arizona. As they were cheaper to build than garages, this kept the cost of Valley housing lower than the national average. This in turn helped fuel the growth and prosperity that Scottsdale enjoyed in the postwar era. The open design of the carport also helps create a distinct visual character for the subdivisions and tangibly illustrates the indoor/outdoor relationship that distinguishes the Ranch style. For these reasons carports are considered a character-defining feature of a 1950s subdivision. However, not all houses were originally built with carports. Many builder homes offered a variety of options to choose from: open carport, enclosed garage and different sizes to house one or two cars. Further the carport space was frequently planned to be enclosed to provide more living space when needed.

Consequently, there are many options for the appropriate treatments for carports.

Policy 8: Preserve the original character-defining features of attached carport and garages whenever possible.

Guidelines:

8.1 Maintain an original attached carport or garage and its original detailing.

Original carports were for either one or two cars and were located on one end of the front façade under the main roof. Roofs were typically gable, like the one above, or hip roofs.

8.2 If original elements of the carport or garage are damaged or deteriorated beyond repair, then replace them to match the form and detail of the original.

8.3 If an original one-car carport or garage needs to be expanded, it is preferable to expand it to the side and then extend the massing of the original roof over the addition. A flat or shed roof at the end of the original pitched roof is discouraged

8.4 If a carport is to be enclosed, use a wall finish material that complements the character of historic wall materials found on the original building.

8.5 If a carport is to be enclosed with wood-framed walls, place the finish of the in-fill walls flush with the exterior surface of the existing block wall.

8.6 If a carport is to be enclosed and a new carport is to be added to the primary façade, then use the same roof type and massing as the original roof.

This 2-car garage enclosure is appropriately located under the mail gable roof of the home. The wood siding and simple paneled garage door with rectangular windows blends well with the front Ranch style façade.

8.7 Continue materials from the existing front façade across the garage enclosure or addition.

8.8 Do not place a carport addition in front of the front facade

The use of decorative screen blocks on the side of this carport was a typical detail from the Ranch style era.

A metal carport addition with a flat roof and metal posts in not appropriate for the area.

Windows

Windows are important character-defining features of the historic Ranch Style house. Windows give scale to a building. The different sizes, location and arrangement of the windows create visual interest. The depth of their position set into the thickness of the wall casts shadows that also contribute to the character of the façade.

The proportions, orientation, divisions, and materials of a historic window are among its essential elements of design. The number of glass panes or "lights" in the window and their pattern of arrangement of the lights distinguishes the different window types found. Virtually all the original windows of the Village Grove subdivision were steel casement types. Casement windows have an operable sash that swings open, typically to the outside. Nearly square or vertically rectangular in overall shape, these windows were divided into horizontal rectangular lights or into vertical diamonds. Some prominent living room windows have a large fixed plate glass picture window flanked by casement windows.

The original steel casement windows have provided excellent service for decades. The most common problems with this type of windows occur from improper maintenance and physical impact damage. The accumulation of layers of paint can make operation of the sash difficult or impossible. Also, sashes may become warped because of physical force applied to them in prying them open or pushing them shut. This warp usually affects their ability to latch easily without someone outside pushing the sash to meet the latch. Sun-damaged or cracked putty or caulking may allow water to accumulate against the steel, rusting it.

Whenever possible, repair a historic window, rather than replace it. In many cases it is actually more economical than replacement. When deciding whether to repair or replace a historic window, first determine the window's architectural significance. Boxed windows, or window boxes should be maintained where they occur. Does it contribute to the historic character of the house? Typically, windows on the front of the building and on sides visible from the street are important to its visual character. Windows on walls not seen from the public way are generally less significant. Greater flexibility in the treatment or replacement of such secondary windows may be considered.

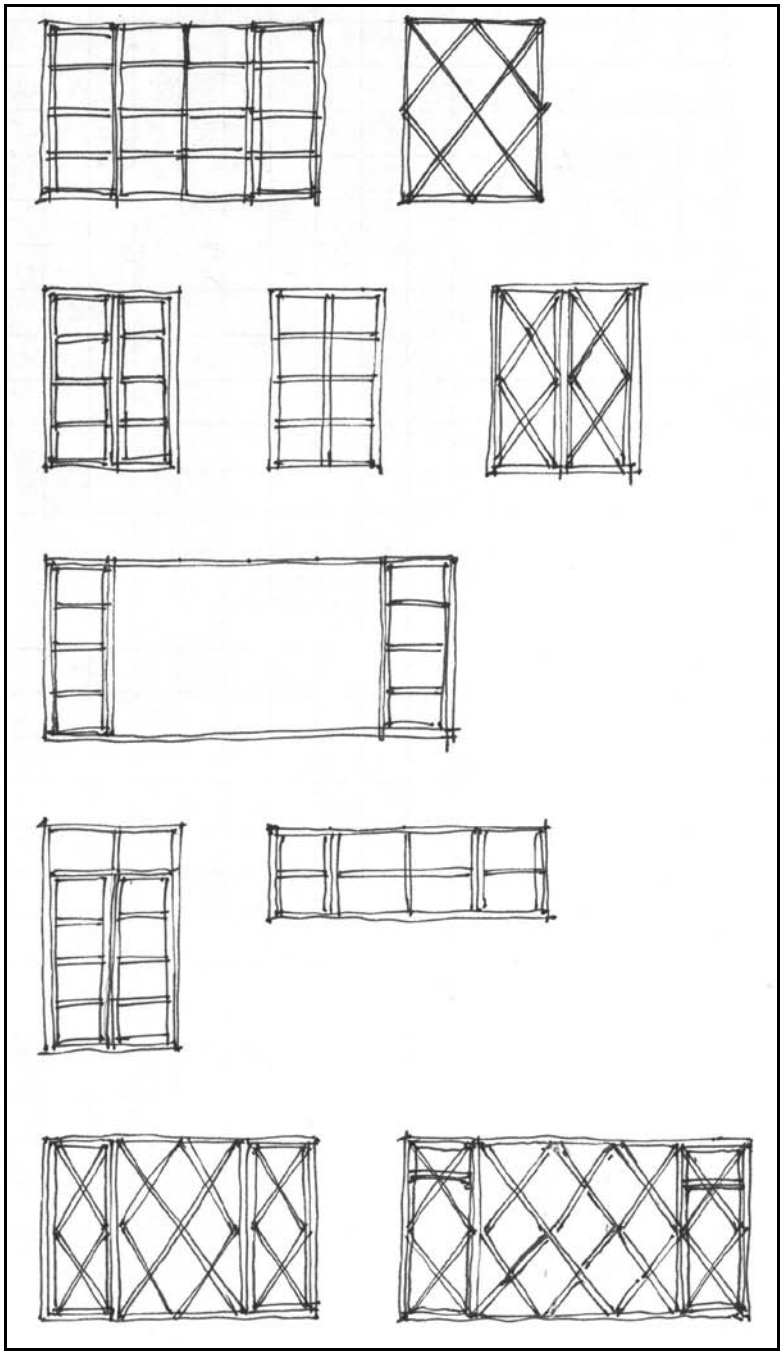
Second, inspect the window to determine its condition, source of deterioration, extent and nature of damage. Distinguish superficial signs of deterioration from actual failure of window components. Determining window condition is a case-by-case process.

Third, determine the appropriate treatment for the window. Surfaces may need cleaning and patching. Some components may need replacement. If the entire window must be replaced, the new one should match the original in appearance.

While replacement is discouraged, it is sometimes necessary. To match the original window take into consideration the size and proportion of window elements, including glass, sash, muntins and profile or outline of the cross-section. At a minimum, the replacement components should match the original in dimension and profile and the original depth of the window opening should be maintained. Sometimes insulated glazing units, internal storm windows, can be installed in the existing steel frame offering some of the performance of new windows while preserving the original windows.

A frequent concern is what the material of the replacement window should be. In general, using the same material as the original is preferred treatment. Steel casement windows were used almost exclusively in 1950s subdivisions and are still readily available from many of the same manufacturers in business fifty years ago.

It is possible, however, to consider alternative materials if the resulting appearance will match that of the original, in terms of the finish, sash type, its proportions, the width of the components, and the profile of the sash within the wall opening. For example, if a wood window is to be substituted for a steel one, the sash components should be similar in size and design to those of the original. The substitute material also should have a demonstrated durability in similar applications in this climate.



PATTERNS & TYPES OF HISTORIC WNDOWS – THE RANCH STYLE

Policy 9: Preserve the historic windows that contribute to character of the house.

Guidelines

9.1 Preserve the location, number, opening size, reveal, and arrangement of historic windows within the primary façade.

The original steel casement windows used in Ranch style homes have a variety of types and pattern. The above windows has sixteen rectangular shaped panes and the side windows can be cranked open.

9.2 Preserve the decorative features of a historic window or door.

9.3 Repair window components by patching, piecing-in, consolidating or otherwise reinforcing the material.

9.4 Retain character-defining glazing patterns if historic windows.

9.5 Avoid installing window air-conditioners in windows on the primary façade of a building.

Some steel casement windows in Village Grove have the decorative diamond pane pattern. Shutters also flank some windows on the front façade.

Policy 10: New or replacement windows should match the significant aspects of the historic windows.

Guidelines:

10.1 When window replacement is necessary, match the original design or what was historically found within the subdivision.

10.2 New or replacement windows should not disrupt the historic window arrangement on a primary façade.

10.3 When appropriate, a new opening should be similar in location, size and type to those seen on the original structure on which the new opening is being constructed.

10.4 Replacement windows may be finished with trim elements similar to those used traditionally.

These replacement windows do not match the original. There are no through-the-glass muntins between smaller panes of glass like the original window pattern.

10.5 On a new or replacement window, the use of true, through-the-glass muntins are encouraged to replicate the pattern of the original window.

10.6 For new window clear glass is considered a better alternative than introducing a glazing pattern that was never used in the subdivision.

10.7 If security is a concern, the installation of an electronic detection system should be considered before wire glass, glass block, or light metal security bars.

Rolling steel shutters adversely affect the character of the original windows.

Metal security grilles detract from the original appearance of the windows and inappropriately cover both the boxed window and reveal in this example.

Green Building: *Double pane windows with low-E glazing will help reduce energy consumption. Look at ways to shade exposed glazing with landscaping, Overhangs and window treatments. Avoid the use of aluminum framing that conducts heat into the building unless the frame has a thermal break.*

10.8 In selecting a new or replacement window, match the profile of the sash and its components, whenever possible.

10.9 Minimize the visual impact of new skylights by installing them behind the ridge line of the roof and away from view from the street whenever possible.

Doors

Doors provide scale and visual interest to the composition of facades. A door that is appropriate to the architectural style and period of the post WWII neighborhood adds to its historic character.

Most deterioration problems for exterior doors and their frames tend to be caused by sun, heat, and water. Deferred maintenance of weather-worn doors accelerates their demise. A door may also be worn and sagging from constant use. As a result, some historic doors do not properly fit their openings and therefore may allow moisture and air into the house.

Typically, a sagging problem door merely needs to be re-hung. This treatment is preferred rather than replacing it entirety. It is often easier and less costly to repair or re-hang a door rather than to replace it.

When deciding whether to repair or replace a door, first determine the door's historic significance. Is it prominently visible on the main façade? Is its design characteristic of the style of the house? If so, then preservation is the better approach than replacement.

A door in an obscure location or in the rear of the house may not necessarily be considered a prominent feature. Thus, greater flexibility in the treatment or replacement of such doors may be considered.

Second, inspect the door and its frame to determine its condition, source of deficiency, ant the nature and extent of damage.

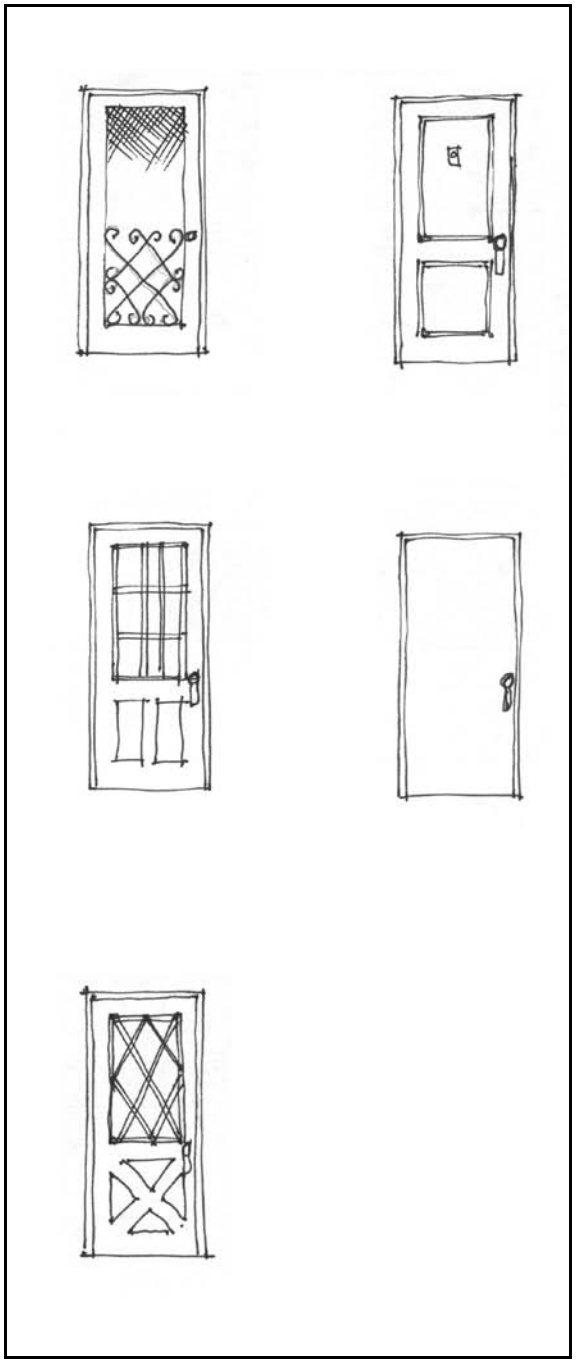
Third, determine the appropriate treatment for the door. In many cases the door may not fit the door jamb or threshold as it should. In this case the hinges and the threshold should be tightened or refit to allow smooth operation. Shaving or undercutting the door to fit the door frame is not recommended as a solution.

While replacing an entire door assembly is strongly discouraged, it may be necessary in some cases. When a door is to be replaced, the new one should match the appearance of the original. If replacing a door, one should be careful to retain the original door location, size and shape.

Additionally, one should consider the design of the door, choosing a replacement that is compatible with the style and type of the building.

A frequent concern is the material of the replacement door. In general, using the same material as the original is preferred. Finally, when replacing a historic door, it is important to preserve the original frame when feasible.

HISTORIC DOORS CHARACTERISTIC OF THE RANCH STYLE



Entry doors were located under small porch roofs. This model has the door facing the street and is located on the L-end of the home, under a porch roof that is supported by four wooden posts.

Many homes have the entry door on the side of the L-end of the home. A small porch with one wooden post covers the paved entry patio on this home.

Moving the entrance and adding narrow windows next to the door (multipane sidelights) is not appropriate.

Changing the entry location and replacing the entire door assembly are both strongly discouraged.

Chapter 6.

Chapter 6: PRESERVING HISTORIC DETAILING AND TRIM

Introduction

Ranch style houses are of simple form and generally lack external ornamentation. However, detailing and workmanship are integral to the construction of the homes. We can identify the slight variations in finishes, details and patterns that customized the basic housing models of the subdivision. Retaining these elements of the home helps preserve variations in appearances which are important character-defining feature of post WWII subdivisions.

Policy 11: Preserve the trim elements that were historically found on the house.

Guidelines:

11.1 Retain the pattern and dimensions of rafters and fascia boards that trim the roof eaves of the house. Protect them from deterioration by painting and utilizing gutters and downspouts to drain water away from them.

11.2 Repair deteriorated rafters or fascia boards by patching, piecing-in or reinforcing the existing materials.

11.3 If replacement of rafters or fascia boards becomes necessary, use similar materials with the same size, proportions and detailing that is found elsewhere on the house.

Heavy timber additions are not appropriate.

11.4 Preserve the wood trim of window surrounds. Protect them from deterioration by painting.

11.5 Repair deteriorated window trim by patching, piecing-in or reinforcing the existing materials.

11.6 If replacement of window trim becomes necessary, use similar materials with the same size, proportions and detailing that was originally found on the house.

11.7 Retain trim elements found on the porch such as exposed rafter tails, decorative fascia, brackets and railings. Protect them from deterioration by painting them.

11.8 Repair deteriorated porch trim by patching, piecing-in or reinforcing the existing materials.

11.9 If replacement of porch trim or columns becomes necessary, use similar materials with the same size, proportions and detailing that is found historically in the subdivision.

Replacing wooden posts with decorate columns with arches between the columns changes the historic porch details.

11.10 Retain trim items that were "signature" features of Allied Construction such as the wood boxed windows, western style porches and window shutters

Shutters are a signature feature of some homes.

Boxed windows were an Allied feature.

11.11 Avoid adding trim elements that were not used historically within the subdivision.

Policy 12: Preserve the finishes historically used on the house.

Guidelines:

12.1 Maintain the painted surfaces of the concrete block and wood walls, columns and trim.

12.2 Retain the extruded mortar between the concrete blocks on homes originally constructed with "weeping mortar."

Retain weeping mortar.

12:3 Avoid applying stucco to exterior walls that obscure the painted finishes of the concrete block.

12:4 Sandblasting or chemical removal of paint from concrete blocks is not recommended because of damage it can cause to the block (See 4.5 also).

12.5 Avoid using unpainted or stained wood when repairing or replacing wood trim.

12.6 When painting the house's exterior, utilizing the pastel colors typically used on the postwar period is encouraged. Painting exterior walls or contrasting trim in dramatic contemporary colors is discouraged.

Stained or unpainted wood should be avoided.

Policy 13: Preserve the patterns of building materials and elements that distinguish the Ranch style.

Guidelines:

13.1 Retain the pattern of using more than one material and/or method of masonry construction method on the primary façade of the house.

13.2 Avoid applying a single new exterior material that obscures the historic pattern of a combination of materials.

13.3 Preserve the pattern of multiple window types and sizes found on the house's primary façade

13.4 Retain the pattern of glass panes found within the window openings.

The boxed window appearance and wall materials have been retained but the pattern of glass panes has been changed when the window was replaced.

Chapter 7.

Chapter 7: POLICIES AND GUIDELINES FOR ADDITIONS AND NEW CONSTRUCTION

E

Introduction

Expanding the living area and functionality of homes by additions or new structures such as porches, ramadas, garages or accessory buildings is part of the normal evolution of residential areas. However, the placement, design and materials used on additions or new construction are important considerations in preserving the character-defining features of the house and the integrity of the larger subdivision. When planning an addition or new construction, please review the policies and guidelines set forth in Chapter: 3 "Preserving the Character-Defining Features of Historic Residential Subdivisions."

Policy 14: Locate an addition or new construction so that it does not obscure or damage the character-defining features of the house.

Guidelines:

14.1 Expansion to an existing house is best done at the rear of the house, leaving the primary façade intact.

14. 2 Avoid constructing second story additions as they destroy the one-story scale of the house and the pattern of building which distinguishes the subdivision.

14.3 Freestanding garages or accessory buildings should be located in the rear yard in conformance with applicable City setback and side yard requirements.

Second-story additions change the scale of the house and should be avoided.

14.4 If the original home is destroyed by fire or a natural disaster, the new home should have a location, relationship to the street, form, massing, wall and roof materials, and window and door openings similar to homes in the historic district and appropriate for the neighborhood.

Policy 15: Design an addition so that it is compatible with the existing house.

Guidelines:

15.1 Additions should be one story in height and have similar proportions and massing as that found on main building.

15.2 The roof of an addition should be no higher than the main house's roof and have either a low-pitched gable or hipped form with overhanging eaves. The eave trim on the new addition should be of a similar material and appearance as that found on the main house, whenever possible.

15.3 The materials of an addition's exterior walls may be like materials found elsewhere on the house such as concrete block or wood. But other materials also may be used to differentiate the new construction from the historic house.

15.4 Windows in the addition that are visible from the street should be similar in size and proportions to that found on the rest of the house.

15.5 Expansions of the front porch that alter the roof line or obscure the front entry are discouraged. If additional porch space is needed, consider using low walls to provide privacy and landscaping to provide shade.

Adding a low seating wall to define a front patio can provide an area for seating without altering the roofline. Consider using a masonry style of wall that is similar to existing masonry on the home.

15.6 If it is necessary to construct a shade structure that is visible from the street use columns and building elements that are of a similar materials and the same size, proportion and detailing of that found on the main house. A new covered parking space should not be located in front of the house but should be placed to the side of the front façade.

The demolition of an existing home in order to construct a new home should be avoided. Additions to existing homes that retain the one-story frond façade are recommended.

Chapter 8.

Chapter 8: POLICIES AND GUIDELINES FOR SITE FEATURES AND MISCELLANEOUS ITEMS

Introduction

While the historic styling of the individual Ranch houses and the collection of those houses that make up the subdivision are the primary elements that contribute to the significance of the district, other aspects of setting also contribute to a sense of place and time. These include such things as landscaping, fencing, paving and accessory structures. Many of these items do not require a building permit to construct or install, so they will not be reviewed as part the HP office's formal approval process. Others can be approved as a "Certificate of No Effect" if sensitively planned and sited. The following guidance is provided to encourage the preservation of those elements of the historic district items that have no formal protections and to help homeowners plan improvements that will not diminish the integrity and significance of the district.

Policy 16: Retain the traditional landscaping that was found within the subdivision.

16. 1 Retain the grass front yards. To address water conservation issues consider installing a turf with low water requirements and low water irrigation systems. If replacing lawn with a xeriscape landscape of sand or rocks, consider retaining a skirt of grass around the house to maintain some aspect of its historic appearance.

16.2 Retain the citrus trees that provide evidence of the area's historic use as a citrus grove. Replace aging citrus with new citrus trees. In the front yard, plant the citrus trees in their original location or in a symmetrical fashion to continue the pattern that was historically found in the citrus groves.

Citrus trees are encouraged in front yards.

16.3 Maintain the mature trees and shrubbery wherever possible.

16.4 Continue the pattern of utilizing a mix of landscape elements including lawns, trees, shrubs, ground covers and flowers. However select plants that are native to the area or incorporate plants that are well adapted to the arid climate.

16.5 Continue the pattern of using low planter beds around the house foundations and along front porches. Construct the beds so that water drains away from the foundation. Use block, brick or stone materials that were historic used as accent materials on the historic homes.

Policy 17: Fencing should remain traditional and not disrupt the historic streetscape in the subdivision.

Guidelines:

17.1 Fencing should not obscure the primary facades of the homes.

17. 2 If fencing is needed in the front yard, fences should be low scale, with opening railings and constructed of rustic materials, whenever possible.

17.3 The height of fencing should only be as high as needed to achieve the purpose of erecting the fence.

17.4 Where no fence exists in the front yard, keeping the front lawn open is encouraged.

17.5 A combination of fencing and screening vegetation is an appropriate technique for achieving privacy.

17.6 Block fence walls should be painted.

17.7 Fencing for the back yard should not be constructed so that it is flush with the plane of the front façade. Offset the fence some distance, so that the corner of the house is still discernible.

Tall fencing between the street and the front façade disrupts the historic streetscape.

Policy 18: Preserve the traditional pattern of sidewalks and driveways found with the subdivision.

Guidelines:

18.1 Maintain the established progression pattern of public to private spaces. That is, the use of the driveway or sidewalks for pedestrians to reach the walkway to the front porch and entrance to the house.

18.2 Avoid paving the front yard.

18.3 If it is necessary to construct an additional parking bay, construct it adjacent to the existing carport, garage or driveway. Consider utilizing a construction method that combines concrete block and turf or a paving material that will minimize its visual impact on the streetscape.

Policy 19: Minimize the visual impact of utilities, accessory structures and equipment and other such fixtures on the streetscape.

Guidelines:

19.1 Avoid placing equipment on the roof whenever possible.

19.2 When roof-mounting is unavoidable, place items such as solar panels, satellite dishes, antennae or HVAC units, on the rear plane of the roof or in such a fashion to minimize their visibility from the street.

19.3 Place site and architectural lighting in locations traditionally used. New exterior lighting should be simple in character and low in intensity.

19.4 Provide shading in ways traditionally used in the subdivision such as awnings over windows. Avoid installing shade screens on the exterior that obscure the historic window or doors.

Chimneys should be placed on the side of the house or they could protrude through the roof at the ridgeline or behind the ridgeline. Avoid chimneys on the front façade.

19.5 Do not place solar panels or installations on the front roof plane where they will be clearly visible from the street. Otherwise refer to and use the city's guidelines for installing solar systems in residences.

Glossary

GLOSSARY OF TERMS

This glossary is intended to assist homeowners with making better use of the materials available through the City Historic Preservation Office and fully participating in the Program's activities.

Resources used to compile this glossary included Roofhelp.com, Norman Tyler's *Historic Preservation: An Introduction to its History, Principals, and Practice* "Historic Preservation Guidelines for: Town and Country Historic District" by Westlake, Reed, and Leskosky Architects, Virginia and Lee McAlester, *A Field Guide to American Houses*, The Columbia Electronic Encyclopedia, and David Reid's website, *Looking at Bricks: A Dictionary of Bricklayers' Standard Patterns for Walls and Pavements* available at http://plato.acadiau.ca/courses/educ/reid/Geometry/brick/Bricklayer.html.

Alterations – Any change to the exterior of a historic building including its form, massing, materials, elements, or details.

Aluminum Horizontal Sliding Windows – An aluminum frame window consisting of two individual panes of glass where one slides horizontally on tracks across the other to open.

Built-up Roofing – A roof consisting of multiple layers of roof felts laminated together with an adhesive such as tar. A surfacing is generally applied on top of the final layer and can be asphalt, aggregate (gravel or slag), or a textured top layer.

Brick – A masonry unit made of clay and hardened by heating.

Brick Banding – The placement of one or more course(s) or row(s) of brick or block so that it extends beyond the façade to create a horizontal pattern. This feature may also be referred to as *corbelling*. See Illustration 1, page 49.

Barge Board – A decorative board running along the edge of a gable, also called a *fascia*. See Illustration 1, page 49.

Board and Batten – Exterior vertical wood siding where the joints are covered by narrow wood strips. Historically the strips were used to cover the joints to keep out light and air. Since the 1950's this type of siding has been used decoratively. See Illustration 1, page 49.

Bond – The pattern of unit placement in a masonry wall. Types of bonds are common bond, Flemish bond, and English bond, also defined in this glossary.

Boxed Eave – An overhang enclosed with a soffit that runs horizontally from the eave edge to the side of the building. Also called a *closed eave*. See Illustration 12, page 54.

Bracket – A triangular shaped supporting element placed between the building wall and the soffit of an overhanging eave or roof. Brackets may be either structural or decorative. See Illustration 2, this page.

Casement Windows – A window that opens outward on a hinge placed on one side, may be metal or wood, and is often is opened with a crank. See Illustration 3, this page

Celestory – A band of adjacent windows placed on the upper part of a building or along the roofline.

Certificate of Appropriateness – A document issued by the City of Scottsdale Historic Preservation Office by a City employee certifying that although the proposed alterations to a historic property will change the form, massing, materials, elements, or details of a building, that the work does not diminish the historic features of the structure. A Certificate of Appropriateness is issued only after a hearing before the City of Scottsdale Historic Preservation Commission.

Certificate of No Effect – A document issued by the City of Scottsdale Historic Preservation Office by a city employee certifying that the proposed work to a historic property will not detract from the historic form, massing, materials, elements, or details of a building.

Illustration 1

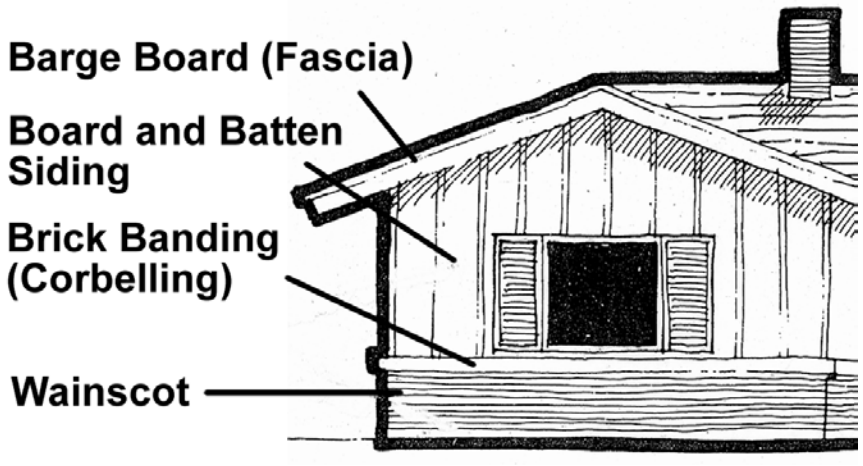


Illustration 2

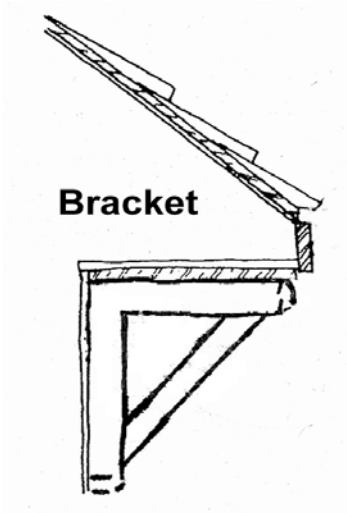
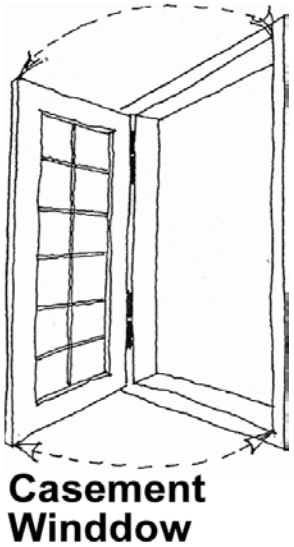


Illustration 3



Clinker Brick – Clinker bricks are irregularly shaped bricks that are often combined with standard bricks to form undulating rows and irregular projections from a wall for a unique decorative effect. "Clinkers" were originally a waste product in the brick-making process, but began to be used for decorative purposes in the 1920s.

Column – A perpendicular supporting element that may be either round or square in shape and usually consists of a base, shaft, and capital.

Common Bond – A pattern made using only stretchers, with the joins in each row (or course) centered on the bricks in the row below. Often used for non-structural decorative walls one brick thick. See Illustration 4, on this page

Composite Roofing – A roofing material consisting of cement and mineral aggregate(s) mixed to create the texture and finish of the material.

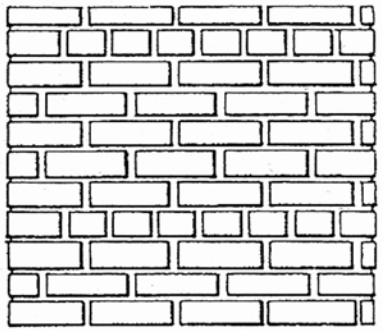
Concrete Masonry Unit "CMU" – a uniform block of cast concrete, often called *concrete block*. One surface also can be shaped, ornamented, textured, or colorized for a decorative effect. In postwar construction exterior block walls were often painted.

Contributing Properties – An individual building (property) that retains a sufficient level of its original historic form, massing, materials, elements, and details that together clearly identify the building's particular style and period.

Details – The architectural elements excluding the building envelope (roof and walls) that contribute to the external appearance of the house such as windows and doors, chimneys, porches, and decorative pieces such as trim.

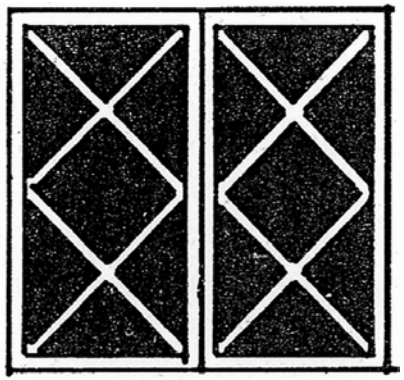
Diamond-Pane Window – A window that has true muntins that divide the glass into individual diamond-shaped panes. Similar effect may be achieved with *Snap-on Muntins*. See Illustration 5, on this page.

Illustration 4



Common Bond

Illustration 5



Diamond Pane Window

Double-Hung Window – A Window with two sashes, one above the other, where each slides vertically. See Illustration 6, on this page.

Double-Panel Door – A door consisting of two inset panels set either side by side or one on top of the other to create depth and visual interest.

Eave – The finishing element of a roofline. If extending beyond the building walls the element is called an *overhanging eave*. Eaves may be simple or ornamental. See Illustration 12, page 7.

Element – A term referring to the individual materials and details on a building.

English Bond – A pattern in which rows of stretchers alternate with rows of headers. The joints between the stretchers are centered on the headers in the row below, and all the stretchers are centered above the stretchers below, and all the headers are centered on the headers below. See Illustration 7, on this page.

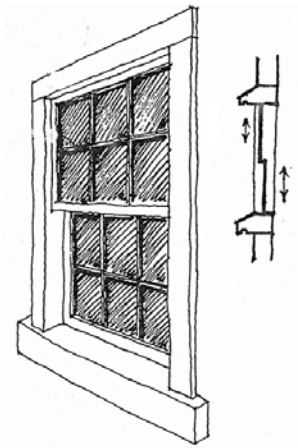
Façade – The front exterior elevation or face of a building.

Fascia – The front board of an eave. See Illustration 12, page 54.

Flemish Bond – A pattern made using alternating stretchers and headers, with the headers of each row centered on the stretchers of the row below. See Illustration 8, on this page.

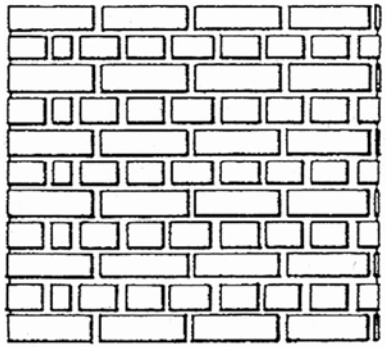
Finishes – The decorative or weatherproofing treatments given to the exterior materials used to construct a home such as paint, stain, or texture.

Illustration 6



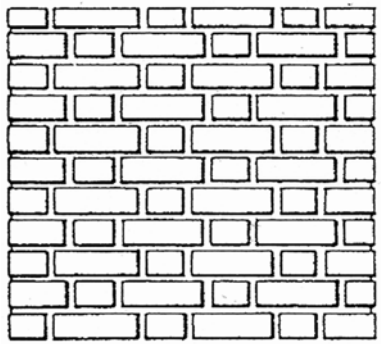
Double-Hung Window

Illustration 7



English Bond

Illustration 8



Flemish Bond

Form – Also called the building *Plan*. The physical footprint of a building, which may be square, round, rectangle, or irregular. Most Ranch homes are rectilinear (rectangle) or "L" shaped.

French Door – A door with a single or multiple glass pane(s) extending its entire length, usually hung in pairs and opening outward.

Gable – The triangular section of an exterior wall just under the eves of a double-sloped roof. See Illustration 9, this page.

Gable Roof – A peaked roof form that encloses a gable where both sides of the roof have equal slopes. Gable roofs may have steep or shallow slopes. See Illustration 9, this page.

Glass Block – A non-structural decorative hollow glass building block, often massed in groups to create a "window."

Hip Roof – A roof that slopes in the direction of each wall of a four-sided building. A modified hipped roof consists of two or more adjoined hipped roofs over a building with more than four sides.

Header – Refers to the placement of an individual brick in a wall where the narrow face points outward. See Illustration 10, on this page.

In-fill design/construction – A completely new building or plan for a new building placed in a historic district. Such construction, even if the lot is vacant, is subject to review by the City of Scottsdale Historic Preservation Commission.

Illustration 9

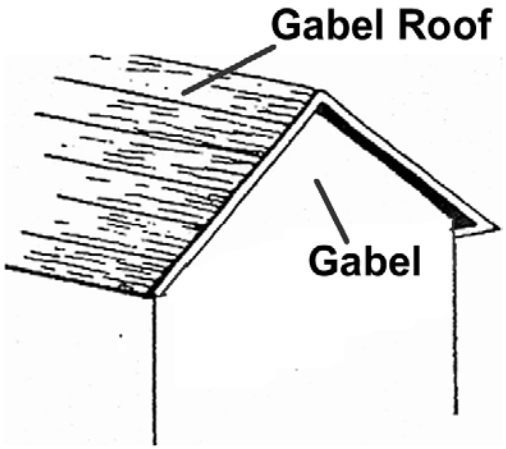
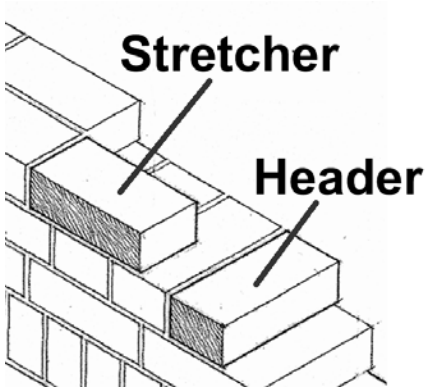


Illustration 10



Integral Color – The color of a material that results from the pigments of what the material is composed of or an added tinting agent. For instance, bricks produced with red clay are red. Stucco and concrete may be colored by adding a tinting agent.

Maintenance – The act of keeping historic elements in good repair without replacing individual elements or details. Maintenance includes such tasks as painting and cleaning.

Massing – The physical arrangement of a building that gives the structure its overall dimensions including width, height, and depth.

Materials – The individual products used to construct a home such as stucco, Concrete Masonry Units, brick, board and baton siding, and asphalt shingles.

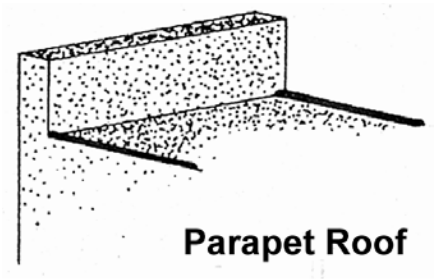
Muntins – Metal or wood pieces separating the panes of glass in a window sash (frame).

New Construction – Any new addition to a historic home that extends beyond the original building envelope (walls and roof), including porch roofs and patios. All additions are subject to review by the City of Scottsdale Historic Preservation Commission.

Non-Contributing Properties – An individual building (property) that has lost a significant level of its historic form, massing, materials, elements, or details.

Parapet – The portion of a wall that extends above the roofline. This feature is typical on flat-roofed houses. See Illustration 11, on this page.

Illustration 11



Picture Window – A large single or multiple-pane window commonly placed in the façade of a home. Picture windows in Ranch homes were often plate glass, and may be flanked by casement windows.

Pier – A rectangular pillar that supports an arch.

Pitch – The degree of slope of a roof surface.

Planters – A structure built into a building for the purpose of locating decorative trees, shrubs, and flowers.

Posts – Square vertical elements, which support roofs and porches.

Preservation – The act of identifying and conserving the original historic form, massing, materials, elements, and details of an individual building or an entire grouping of buildings.

Pumice Stone Block – A type of concrete masonry unit.

Rafter Tail – The exposed end of a structural rafter that supports a roof slope. Rafter tails can project beyond the roof edge and exhibit a flared or other ornamental shape. See Illustration 12, on this page.

Rehabilitation – The act of repairing or altering a historic building that has fallen into disrepair or converting it to another use according to a process that restores, repairs, or reconstructs the original form, massing, materials, elements, and details or adds an addition that is sensitive to historic character of the building.

Reconstruction –The act of building a facsimile of a demolished building or portion of the building that has been extensively damaged or destroyed.

Remodel/Renovation – The alteration of original historic form, massing, materials,
elements, and details.

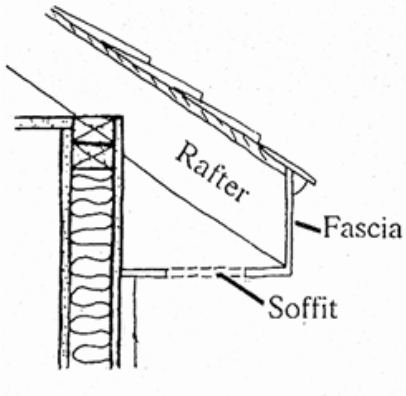
Repair – The act of correcting or halting damage to a building without altering the historic form, massing, materials, elements, or details of a building.

Restoration – The act of reconstructing a building or particular element to reflect a specific and documented period in time. Restoration requires the use of authenticating documentation including photos, drawings, and physical building evidence to accurately reproduce historic elements.

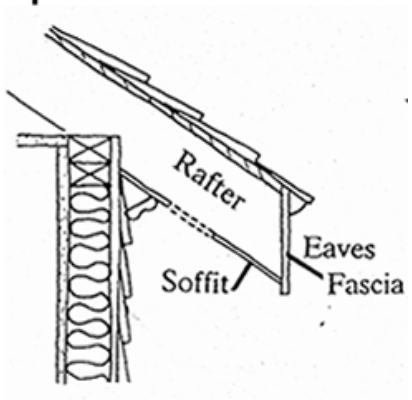
Reveal – The depth of wall thickness between its outer surface and a window or door set in an opening.

Illustration 12

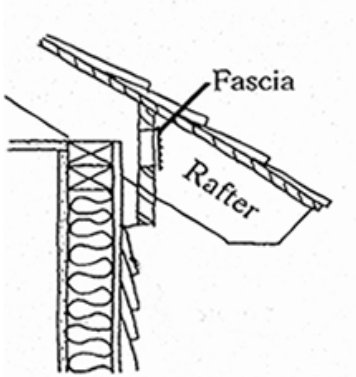
Closed Eaves



Open Eaves



Exposed Rafters (Rafter Tails)



Rolled Roofing – Refers to a class of roofing materials manufactured in rolls and applied by laying them out on a roof in layers and binding and sealing them with an adhesive such as tar.

Set Backs – The legally required distance from property lines, easements, and utilities a building must be placed. Residents of historic districts may be required to observe historic setbacks.

Screen Block – A decorative concrete masonry used to construct a semi-solid barrier. The blocks are usually set on edge to display the internal geometric pattern of the unit.

Shake Shingle – A wood roofing material consisting on individual wedge-shaped units layered sequentially in rows on a roof plane.

Soffit – The horizontal element that fills the space between the exterior wall and a fascia. See Illustration 12, on page 54.

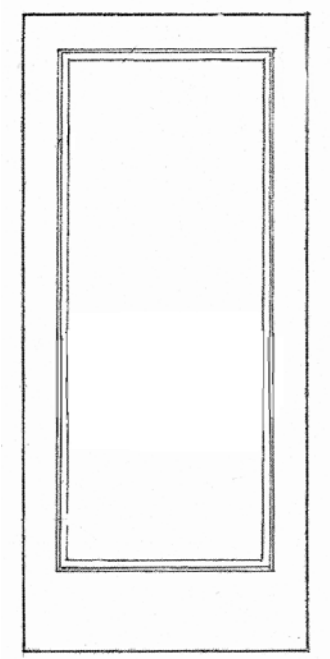
Shutters – Historically shutters were wood doors attached to the outside of windows and were closed to shut out light and weather. In the postwar era, shutters are often decorative wood elements that are permanently attached to the exterior of a home on either side of a window.

Single-Panel Door – A door with a single inset panel used for decorative effect. See Illustration 13, on this page.

Slab-on-Grade Foundation – A solid concrete foundation that is laid directly on the ground, usually in a singly pour, with minimal ground preparation.

Slump Block – A concrete masonry unit that is allowed to physically sag or slump, before hardening, during the manufacturing process to create a decorative effect.

Illustration 13



Single-Panel Door

Snap-on Muntins – A decorative element designed to approximate the appearance of *true-divided lights* by placing a frame between two pieces of glass in a window or by applying it to the exterior.

Stacked Bond – A strictly decorative brick pattern made up of rows of stretchers with each stretcher centered on the stretcher below it. All joints run vertically down the entire wall.

Stretcher – Refers to the lengthwise placement of an individual brick in a wall. See Illustration 10, page 52.

Stucco – Stucco is a fine plaster or cement used as a coating for walls or for decoration. It may be used to cover less visually appealing construction materials such as concrete blocks, steel, or adobe. Modern stucco is made of sand, water and Portland cement. Sometimes additives such as acrylics and glass fibers are added to improve the structural properties of the plaster as well as its workability.

Window Sills – The horizontal foot between the building wall and the bottom frame of a window. Window sills are most often wood or masonry.

T-1 Siding – A layered plywood exterior siding.

Trellis – A vertically placed wood lattice or screen used to train climbing plants or provide shade.

Trim – Decorative elements, often wood, added to the exterior of a home along the eaves and around the windows and doors.

True-Divided Lights – Refers to windows composed of individual pieces of glass held in place by muntins that extend through the glass.

Wainscot – A band of material, such as brick, placed on the lower portion of a building wall that contrasts the principal exterior wall material as a decorative effect. See Illustration 1, page 49.

Weeping Mortar – A decorative technique achieved by applying excessive mortar to the masonry joints and then pressing the brick into place so that the mortar is pushed out between the bricks creating an oozing effect. The technique is also called *squeezed mortar*. The feature is a common decorative element on Ranch homes built in the 1950s, and is most commonly seen as a *wainscot*.

Window Band – A continuous row of adjacent windows.

Window/Door Openings – The cutouts in a building wall for the insertion of windows or doors.

Window Wall – An arrangement of windows that extends from the ground to the ceiling along a building wall. May include sliding glass doors.

Wing – An enclosed space that extends from and is attached to the main body of a building. See Illustration 14, on this page.

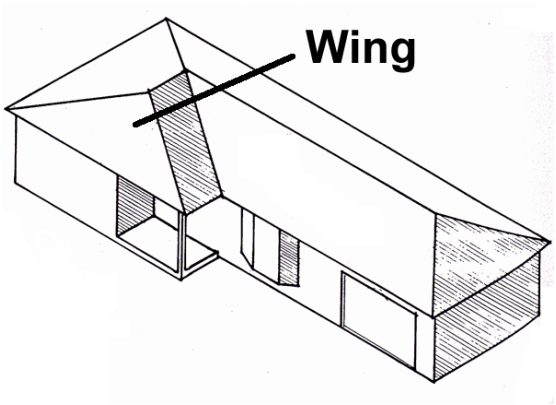



Illustration 14