

Cattle Track Complex

Historic Preservation Plan: Design Guidelines

Approved March 22, 2001 by HPC
City of Scottsdale - Historic Preservation Program



Character-Defining Features

Buildings/Structures:

Design:

- Single story
- Strong horizontal emphasis
- Low pitched roofs with broad overhanging eaves
- Flowing arrangement of rooms
- Breezeways integrating interiors with outside
- Strings of horizontal sliding windows
- Eclectic handmade features



Character-Defining Features Continued

Materials:

- Redwood
- Clear and stained glass
- Recycled materials
- Railway ties
- Forged and wrought iron



Character-Defining Features Continued

Materials:

- Adobe
- Brick
- Concrete



Character-Defining Features Continued

Complex:

Design:

- Random arrangement of buildings on site related to topography and evolution of uses on property
- Simple shapes with varied massing
- Eclectic mix of residence, utilitarian structures, artist studios and storage
- A number of outdoor living spaces
- Functional live/work spaces



Setting:

- Strong rural character
- Buildings set back from road, appearance not evident
- No curb, gutter, street lights, side walks or other traditional urban infrastructure
- Meandering drives and roadway with granite surfacing
- Sonoran desert landscape, vegetation is predominantly native creosotebush plus mesquite and paloverde trees



Design Guidelines

Historic Property Treatments:

1. Existing buildings are to be retained and maintained. Repair of buildings will be done with similar materials and utilize building construction methods and techniques similar to the distinctive workmanship that distinguished George Ellis' building traditions.
2. Existing roadways, vegetation and other landscape features that contribute to the rural character of the site will be retained.
3. Additions to buildings are acceptable if the design, placement, materials and workmanship of the additions are similar to the pattern of past building alterations.

New Construction/Development:

4. The visual appearance of new construction from the public rights of ways will be minimized through a variety of techniques such as placement, screening, landscaping or other such treatments.
5. The height of new construction will include design features, such as the stepping of the building's mass, to provide for appropriate transitions of scale from the historic buildings on the site.
6. New construction should be composed of simple, geometric shapes, creating irregular massing.
7. New construction should be generally horizontal in form.
8. Low-pitched roofs with broad overhanging eaves, similar to those found on the adjacent historic buildings, should be used for new construction.
9. The tradition of integrating interior and exterior spaces should be continued in the construction of new buildings.

New Construction/Development Continued:

10. New construction should utilize traditional building materials such as adobe, brick, concrete, poured and in blocks; stone or other masonry; wood, and/or metals similar in treatment and finish to the existing materials.
11. The practice of utilizing recycled materials, as part of building construction and other site improvements, should be encouraged.
12. Unique, hand-made or other one-of-kind architectural features or building elements should be encouraged.
13. The canopy of shade created by the mesquite tree bosque should be preserved where ever possible.
14. Additional landscaping should utilize the existing plant palette or those recommended in the City's "Native Sonoran Desert Plant Materials."
15. Paving and the construction of other impervious surfaces for driveways and parking areas should be discouraged.
16. The practice of constructing eclectic pedestrian pathways, made up of different materials and utilizing a variety of construction techniques, should continue.

