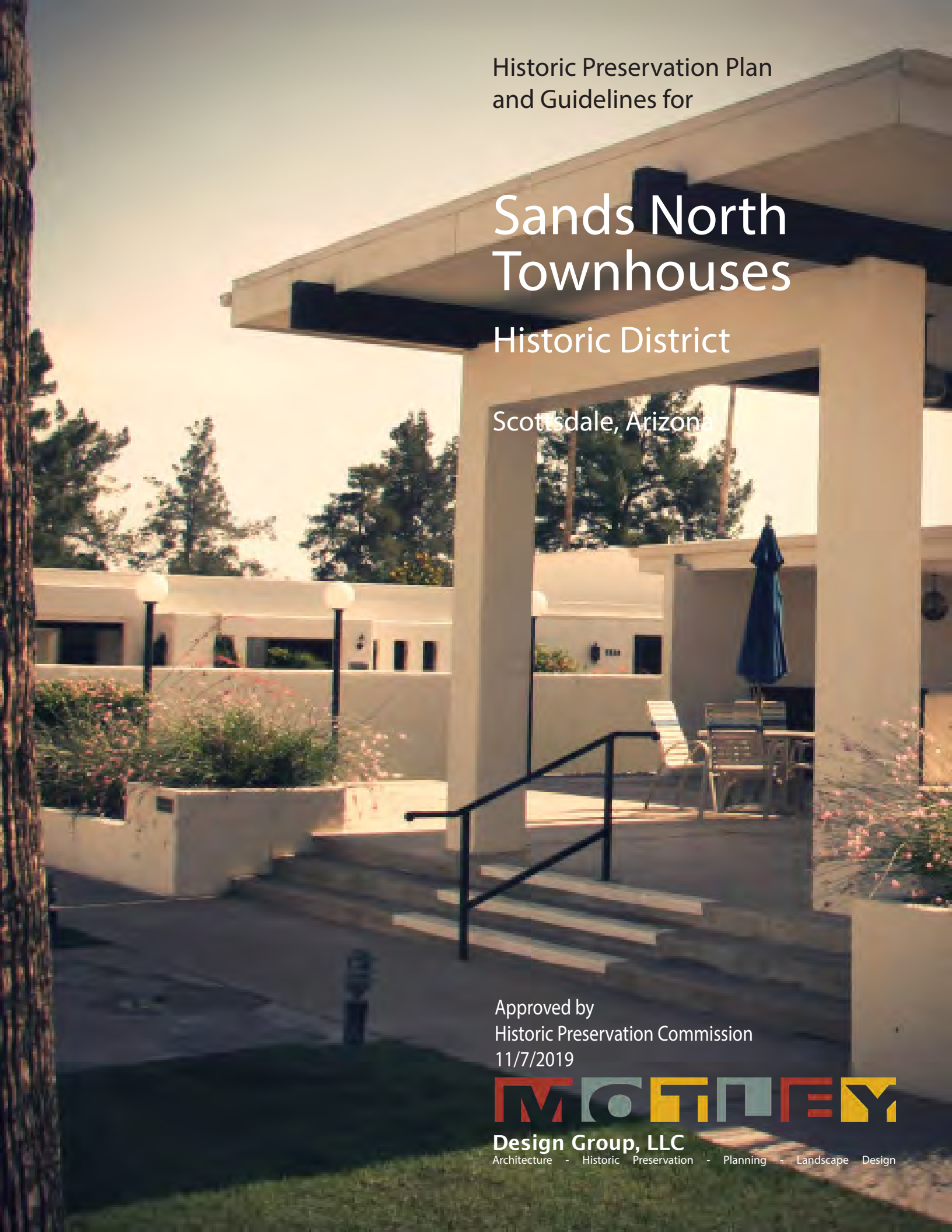


Historic Preservation Plan
and Guidelines for

Sands North Townhouses

Historic District

Scottsdale, Arizona

Approved by
Historic Preservation Commission
11/7/2019

Design Group, LLC
Architecture - Historic Preservation - Planning - Landscape Design

Acknowledgments

Scottsdale City Council
Mayor W. J. "Jim" Lane
Suzanne Klapp
Virginia Korte
Kathy Littlefield
Guy Phillips
Solange Whitehead

Sands North Board of Directors
Sandra Price, President
Leila Tehrani, Vice President
Richard Vernon, Treasurer
Cynthia Gibson, Secretary
Tina Soderquist
Chris Armstrong

Historic Preservation Commission
Blair Schweiger, Chair
Regina Buzello, Vice Chair
Ben Brosseau
Linda Davis
Melissa Fedock
Peter Hosmer
Christie Kinchen

City of Scottsdale Staff
Steve Venker, Historic Preservation Officer
Doris McClay, Senior Planner

Consultants
Robert Graham, AIA
Motley Design Group, LLC

Historic Preservation Plan
and Guidelines for

Sands North Townhouses

Historic District

Scottsdale, Arizona

Prepared for

Sands North Homeowners Association
P.O. Box 30730
Mesa, AZ 85275

by

Motley Design Group LLC
1114 Grand Avenue
Phoenix, AZ 85007

(602) 254-5599
motleydesigngroup.com
project 18-004

rev. 10.20.2019

This page intentionality left blank

Table of Contents

Chapter 1: Introduction 1

The Purpose of the Preservation Plan and Guidelines 1

Basic Principles for Historic Preservation 1

Why Preserve Historic Resources? 2

The Policy Basis for the Historic Preservation Plan and Guidelines 2

The Historic Preservation Review Process 2

Green Building 4

Chapter 2: Overview 5

Location 5

Historical Background 5

Preservation Objectives 7

Public Access and Visitation 7

District Characteristics 7

Chapter 3: Resource Types 10

House Type A 10

House Type B 14

House Type C 16

House Type D 18

House Type E 20

House 39 (SN-39) 20

Common Area Tracts 22

Tract E (Community Building) 22

Chapter 4: Design Guidelines 24

Roof 25

Exterior Wall 26

Exterior Architectural Features 26

Decorative Wall Accents – Exterior Tile/Wall Molding 26

Decorative Screening 27

Decorative screens 27

Entry Doors/Security/Screen Doors 28

Windows 29

Exterior Window Treatments 29

Other Exterior Decoration 30

Exterior Lighting Fixtures 30

House Numbers 30

Site 31

Design Guidelines - Summary Table 32

Sands North Townhouses Historic District - Boundary Map 34

Appendix A: Property Information (Properties Within Historic Property Overlay)

Appendix B: Property Information (Properties Outside Historic Property Overlay)

Chapter 1: Introduction

The Purpose of the Preservation Plan and Guidelines

This document is intended to provide guidance for planning and undertaking improvements to the historic townhouses or common tracts located within the locally designated Sands North Townhouses 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. The guidelines will also be used by the Homeowner Association (HOA) board in planning changes to structures in the common tracts within the district. These preservation guidelines also apply to the design of new buildings within the historic district.

Scottsdale's Historic Preservation Commission (HPC) and the staff of the City of Scottsdale Historic Preservation Office (CHPO) will use the guidelines when making decisions about issuing a Certificate of No Effect or a Certificate of Appropriateness. A Certificate of No Effect is an administrative approval that will be issued for exterior work that will be in compliance with these guidelines. If a Certificate of No Effect is not issued for the proposed work, then a Certificate of Appropriateness from the Historic Preservation Commission will be required. The City requires these approvals for all exterior work 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.

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. Homes in Sands North 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 the townhouse the owners should 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 townhouses and lots whenever possible.

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 such as reinvestment in the community, as well as cultural and heritage tourism which result in positive economic impacts with regard to job creation, property values and revenues. 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. Scottsdale's Community Values, that are expressed in the General Plan (2001), indicate that Scottsdale strives to be a community that…"preserves neighborhoods that have long-term viability, unique attributes and character, livability…", and "Builds on its cultural heritage, promotes historical…preservation areas…". 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 physical connection with the local heritage.

The Policy Basis for the Historic Preservation Plan and Guidelines

The preservation plan and 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 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 buildings 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.

If the proposed work is in compliance with these guidelines then it will be reviewed administratively and approval may be granted as a Certificate of No Effect - Historic Resources (CNE-HR) and the need for a building permit will be indicated with that administrative approval. On the other hand, if the proposed work is not described by these guidelines, then it will be reviewed formally by the Historic Preservation Commission and approval may be granted as a Certificate of Appropriateness - Historic Resources (CA-HR).

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 will refer the request to the Historic Preservation Office staff for review. The One Stop Shop will not issue a building permit in a historic district until Historic Preservation Office staff and/or the Historic Preservation Commission have approved the plans.

STEPS IN HISTORIC PRESERVATION REVIEW PROCESS
(All time frames are business days)

- Certificate of Appropriateness Historic Resources (CA-HR) Process for Major Work: When Historic Preservation Office staff determines that the proposed work and the visual impacts of the work are considered major, or if the townhouse owner is requesting to participate in the Historic Residential Exterior Rehabilitation (HRER) Program, then the City Historic Preservation Officer reviews the application and preparation is made for a public hearing before the Historic Preservation Commission (HPC). Time Frame: 45-60 days.

- 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 Historic Preservation Office staff to discuss the planned work. 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: 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 Historic Preservation Plan. The components of the townhouse (massing, materials, windows, doors, porches, details, etc.) will be considered in the review, and the HPC will compare the work proposed to the guidelines for each specific component. The owner, owner's representatives, neighbors and interested citizens can comment on the application at the hearing. Time Frame: 1 day.

- HPC Takes Action on Certificate of Appropriateness: Following a staff presentation, comments from the applicant and the close of the public testimony, HPC will deliberate on whether the application meets the preservation guidelines for Sands North Townhouses Historic District. The applicant may be asked to respond to questions from HPC during their deliberations. The HPC has several options for the decision that they make on an application including:

  1. Approve as submitted with reference to how the project meets the 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 the application as submitted with reference to how the project does NOT meet the guidelines.

If HPC proposes any modifications or stipulations, the owner or their representative will be asked if they accept the recommended changes. HPC will vote on the plans and the request for a Certificate of Appropriateness-Historic Resources. If approved, the Historic Preservation Officer will meet with the applicant at a subsequent meeting to review the approval stipulations and sign the certificate. Time Frame: at the public hearing.

Green Building

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 environmental 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 Historic Preservation Plan and Guidelines is meant to supplement the City of Scottsdale, Department of Planning and Development Services, Green Buildings: Home Remodel Guidelines for Sustainable Building in the Sonoran Desert.

It is important to place these guidelines for 1970s 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 Sands North Townhouses Historic District and recommend 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 Buildings: Home Remodel Guidelines for detailed information on Green Building and for information not covered in this Historic Preservation Plan and Guidelines, such as interior remodeling and landscape design.

Chapter 2: Overview

The Sands North Townhouses were built in 1972 by E. T. Wright, a local Phoenix developer and builder. Architecturally and historically, the community is significant as a unique example of mid-century modern townhouses of understated architectural elegance. It is comprised of 51 individual townhouses, and 5 tracts that are for a community amenity area with a clubhouse and swimming pool, common landscape areas, and a private drive that loops through the neighborhood. The community building serves as a focal point for the entry drive. Features such as entry signage, decorative walls, tree-lined Scottsdale Road frontage, and precisely-trimmed hedges and trees create a distinctive streetscape for the district. The district has survived essentially unaltered from the time of its original construction. It strongly conveys the architectural character of its period and its importance to the developmental history of Scottsdale.

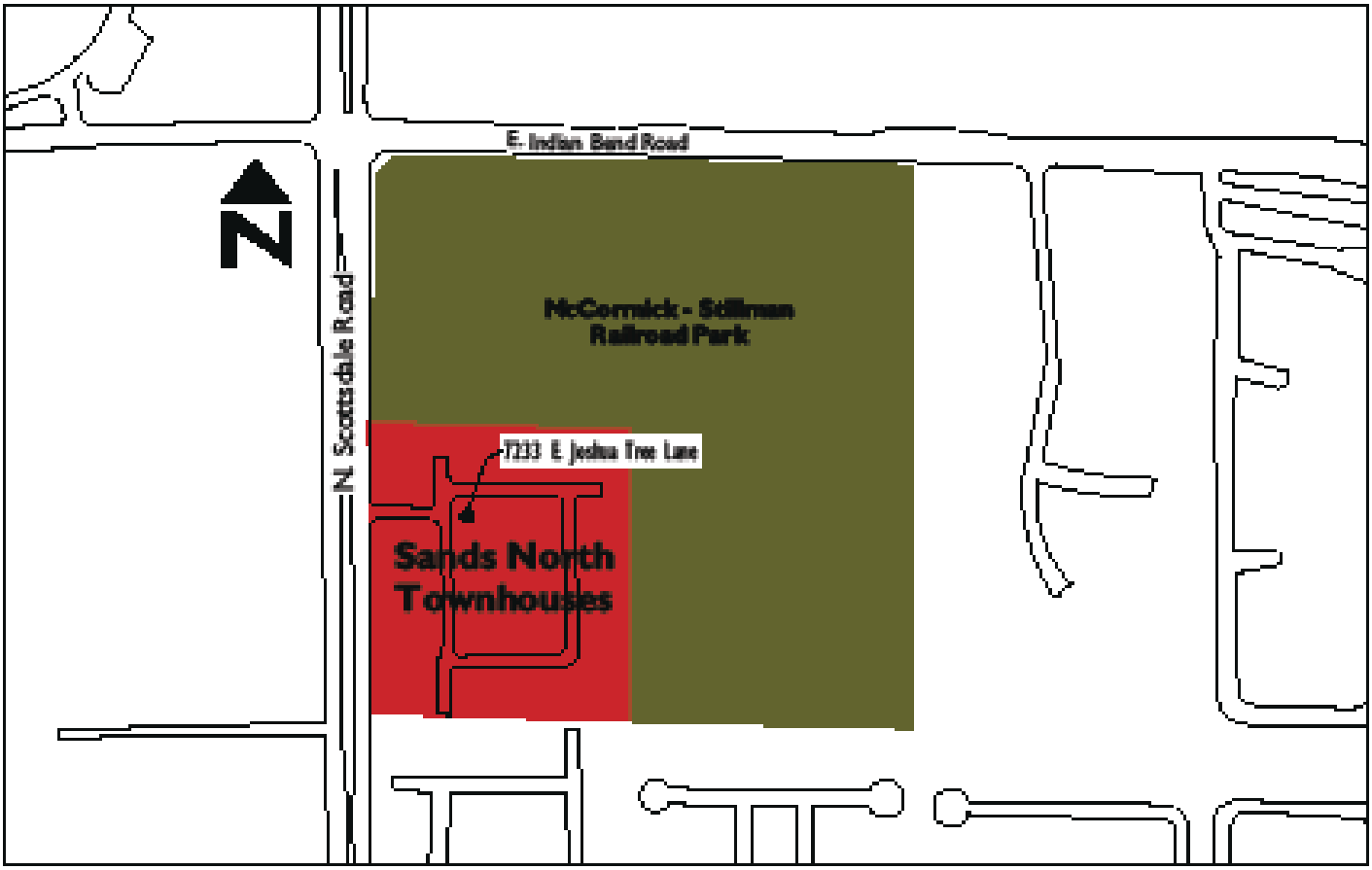
This Preservation Plan provides design guidelines that define the character and appearance of acceptable alterations, additions, and new construction that will not adversely affect the historical and architectural qualities that make the district significant.

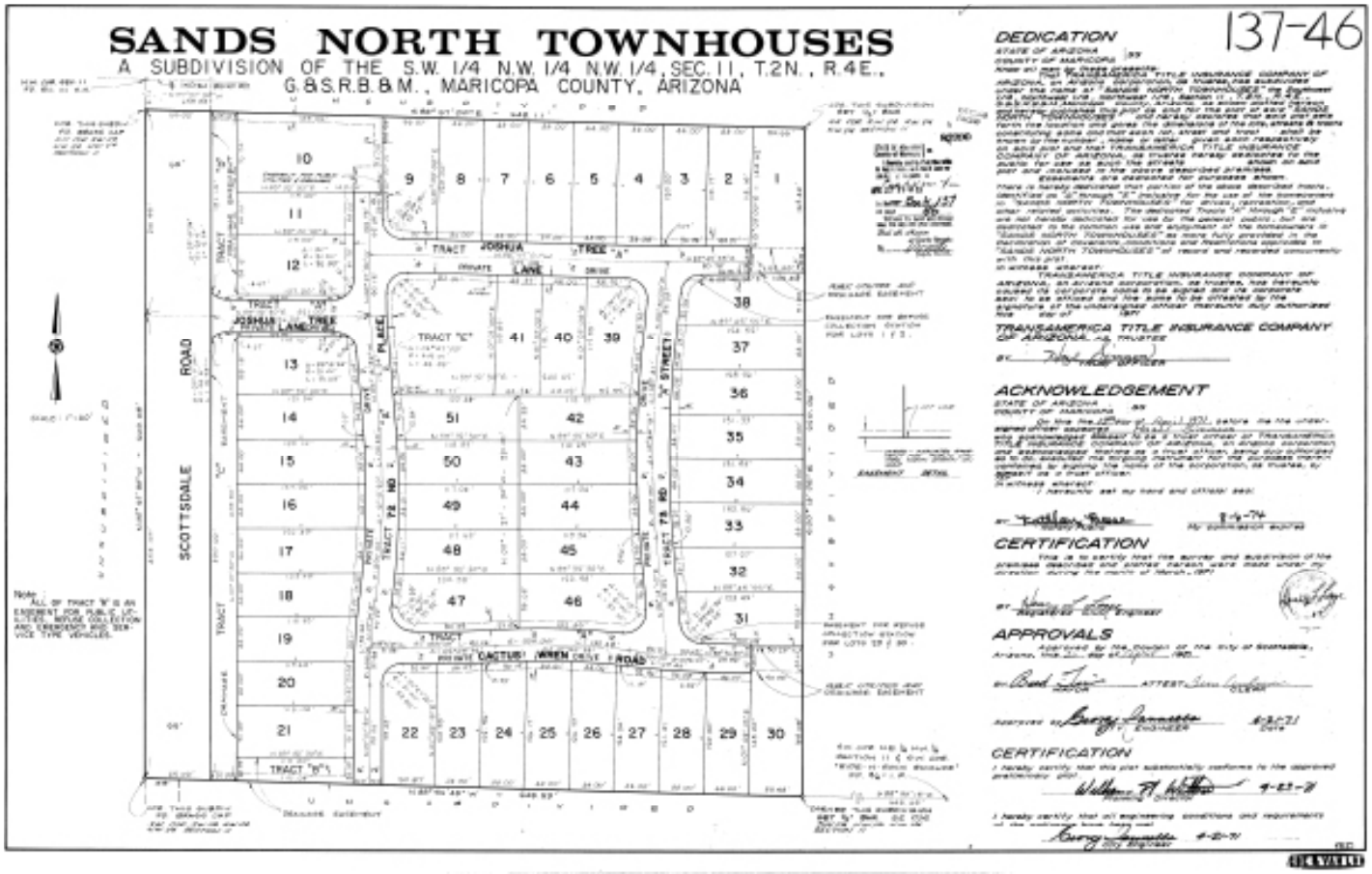
Location

The Sands North Townhouses are located at 7233 E. Joshua Tree Lane, which is the address of the community facilities and common areas. The home sites include 7230-7310 East Joshua Tree Lane, 6802-6550 North 72nd Place, 7231-7309 East Cactus Wren Road, and 6811-6839 North 73rd Street, inclusive. The district totals 31 single family parcels plus the common parcel, the private drive, and common tracts. Collectively, these comprise a majority of the Sands North Townhouses plat, which is recorded in Book 137 of Maps, Page 46, in the records of the Maricopa County Recorder.

Historical Background

E. T. White, as President of Security Development Co., Inc. and American Builders, Inc., was a prolific developer and builder in the Phoenix area. His residential building companies were active in the late 1950s through 1970s, a time of great expansion across the Valley. By the time he constructed the Sands





North Townhouses in 1972, he had nearly 20 years of building experience, producing numerous single-family subdivisions and townhouse communities.

Emron Thomas Wright was born in 1917 in Cedar City, Utah of Thomas and Anna Wright. The family, including two sisters, moved to Casa Grande when Emron was just a boy, and was resident there in 1930. Emron moved to Phoenix prior to 1940. There he met his wife, Mildred Hughes. In that year they purchased a home in Phoenix's Story neighborhood. Wright worked in the lumber trade as sales representative for the Foxworth-McCalla Lumber Co. and later managed the Valley Lumber Company.

Wright resigned from the lumber business in 1956 to go into development. One of his first ventures was a 10-acre ranch house subdivision, Sun Valley Estates, located in the Arcadia area at 56th Street & Lafayette.

Wright's companies developed several communities under the "Sands" brand, both single-family subdivisions and townhouses. Sands West (units 1, 2, and 3; 1959-63) was a single-family subdivision of Ranch homes near 35th Avenue and Northern Avenue. Later townhouse developments included:

- Sands East Townhouses (1969)
- Sands East Townhouses II (1969)
- Sands North Townhouses (1972)
- Sands Scottsdale Townhouses One (1974)

Each of these were similar in form; centered around a pool and clubhouse, with Modern-styled units of 1 and 2 stories. Each community was developed at a density of 5-6 DUA.

All of E. T. Wright's known townhouse developments fall within the historical context section "Rise of Single Family Attached (SFA) Housing" identified in Historic Context for Scottsdale's Postwar Townhouses (Caprioni, Abele, & Meserve, 2009). As identified in this study, such developments were driven by the need to economize on both land costs and building costs (through the use of shared facilities and building elements). While feeling like single family homes, these communities achieved far greater development densities while providing high-quality design and construction. Townhouses appealed to retirees and dual-income families who appreciated the reduced

maintenance responsibilities. With the enhancement of VA/FHA financing in the late 1960s, this housing form achieved its greatest popularity. As a proportion of the total annual housing development in Scottsdale, the form peaked in about 1975.

With a development date of 1972, Sands North falls squarely in the middle of the Townhouse trend in Scottsdale; while the form was well-established by this time, it is an intact and fairly typical example of the time and a particularly good example of Modern architectural mores applied to townhouse development.

After the Sands developments were completed, Wright moved on to industrial property development for the remainder of his business career. He lived in the Sands North Townhouses development until his death in 2001.

Preservation Objectives

The intent of this Preservation Plan is to achieve long-term preservation of the subject area as an Historic District. With the architectural and historical integrity of the district preserved, the area is eligible to the Scottsdale Historic Register and could be eligible to the National Register of Historic Places as well as the State Register after 2022, when the district has achieved an age of at least 50 years. Recognition of historic districts has been shown to preserve and improve property values over time. In addition, certain benefits may accrue to property owners as a result of the three levels of listing (local, state, and national) such as eligibility for grants, preferential tax rates, and other assistance available to historic properties.

Public Access and Visitation

While the Sands North Townhouses district is entirely private property, the district is in a highly visible location on Scottsdale Road. The private drives are in fact publicly accessible and the community is not gated.

District Characteristics

The Sands North Townhouses district is an internalized, although not gated, planned development of single-family attached residences. Homes have fairly small front and rear yards, but all have access to the Community Building and pool located to be the focus of the entry driveway (Joshua Tree Lane). The architectural character of the district is distinctly Modernist but retaining a Southwestern feel.

The Contemporary subtype of the Modern style as employed in Sands North is expressed as a subdued material palette and architectural features such as exposed wood beams and roof structure, metal and wood screens, stucco walls, decorative geometric

metal screens and grilles, open colonnaded entry walkways, and interior patio courtyards lighted by roof apertures.

The color and material palette is likewise limited. Exterior walls are finished in stucco of a uniform off-white color. The beams are all painted dark brown. Steel gates, insets, and screens are painted black and implement simple geometric designs. The same metal design is carried out on the townhouse, usually. These are common elements to most if not all of the buildings in this community, yet subtle changes and slight permutations make each home unique.

At Sands North, five basic floor plans were used repetitively while two are unique to just one building: the community clubhouse and House 4 are unique building types. For the purposes of this plan, the five basic building types were arbitrarily assigned letters A through E. Within each basic group, there are three to four subgroups. The differences between the subgroups are mostly stylistic.

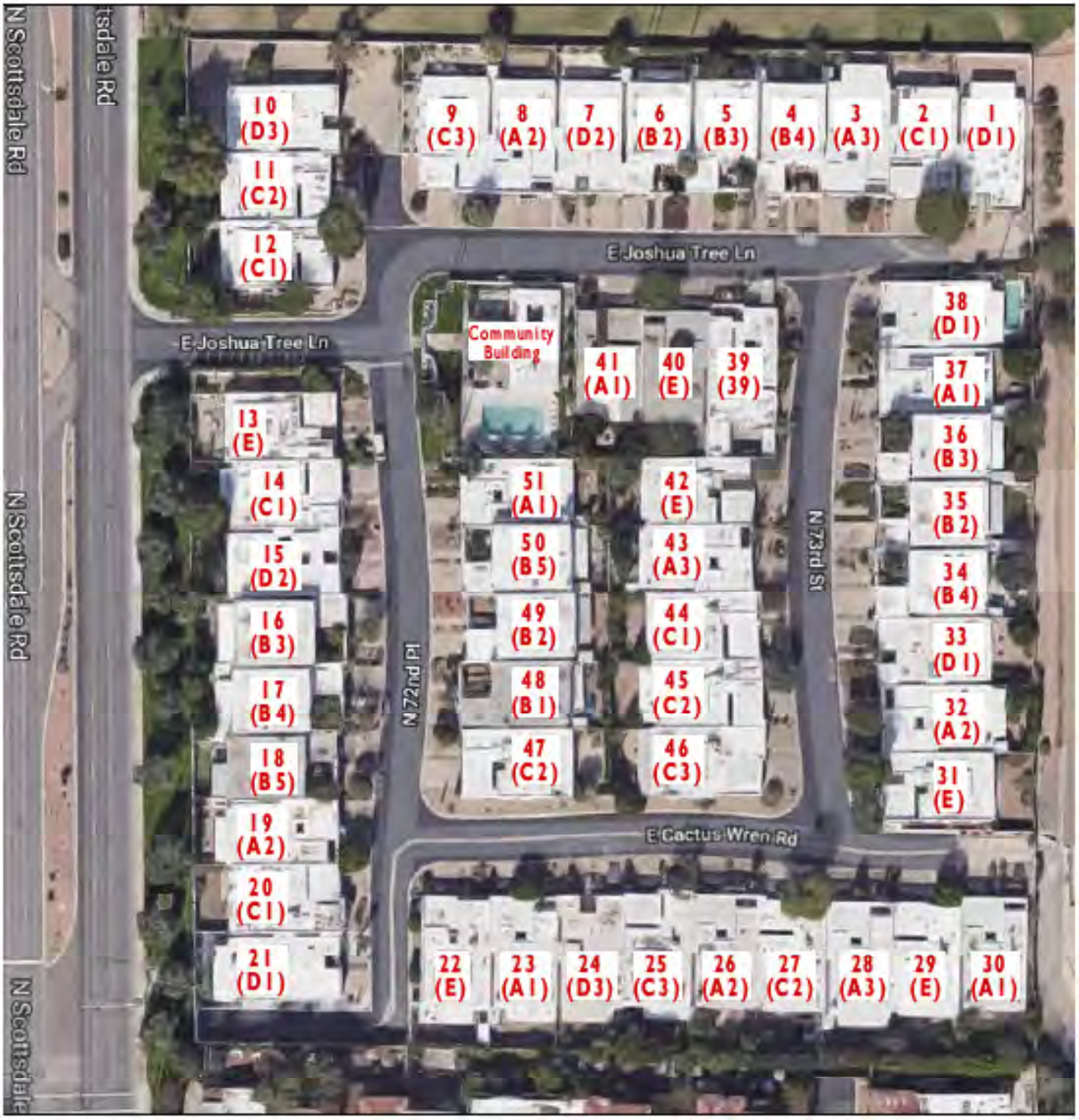
Four of the basic house models are one-story designs, and all are organized around the same planning elements. The street front of each model is composed of an open carport and sparsely fenestrated or windowless room, separated by an entry path to the front door. The one-story townhouses all have deeply recessed entries.

The two-story townhouses are variations of a single model. All have a front courtyard adjacent to the open carport. The recessed entry is accented by a paneled extension of the entry door to a two-story height. The front elevation at each level has a large fixed glass/slider combination window on one side of the entry and a recessed patio at the far end of the other.

On following pages are general descriptions of the types and subtypes. Where possible, the key architectural elements are highlighted. In most cases, there is no exact match in the subtypes. While the types exhibit many common features, there are still differences between the units even within the subtypes due to purposeful variation of key design elements, alterations, renovations, and post-construction changes.

Sands North Townhouses

Map of Lots with Model Types



KEY
Lot Number
(Model Type)

Chapter 3: Resource Types

House Type A

This house type is generally U-shaped, with an open carport at the front. A continuous roofline extends across carport and front of house. The roof structure includes continuous wood beams; wood rafters are exposed on some homes, and concealed on others. The single entry door is located beyond the carport front entry walkway. The original doors are paneled carved wood and most are still in place. Windows are limited at the front of the home, but common for this type is a fixed glass/sliding combination window at the front courtyard.

Subtype A1:

Five townhouses:

SN-23, SN-30, SN-37, SN-40, SN-51

Features include:

- Continuous exposed wood beams at front of house /carport
- Exposed roof rafters above beams
- Street-front low wall with partial wood post screening and wrought iron gate
- Wood post screen on stucco wall at interior courtyard
- Side alley access with metal gate located beyond carport; metal gate in most cases mimics front metal ornamentation
- Stucco columns between carport and walkway
- Front patio with roof aperture (unglazed roof opening) above
- Interior courtyard lit by roof aperture above

Lot 23, Type A1 - Wood post screen on stucco wall and wrought iron gate

Lot 30, Type A - Low wall with wood post screening and wrought iron gate

Lot 51, Type A1 - Wood beams and exposed rafters

Subtype A2:

Four townhouses: SN-8, SN-19, SN-26, SN-32

Features include:

- Front wall across patio and open carport, accented with raked band at top of wall sometimes decorated; has three attached projections.
- Wall projection at front patio with three narrow vertical openings, infilled with metal grille
- Attached to the front patio projection, there is a square arched entry with a stucco planter/metal gate and a narrow vertical opening off to one side infilled with decorative metal; this opening offsets the path to main door
- Small bump-out around carport opening
- Exposed beams on carport interior
- Wood Screen at rear of carport rear with various designs
- Side alley access with metal gate located beyond carport; metal gate in most cases mimics front metal ornamentation
- Stucco columns between carport and walkway
- Front patio/central courtyard beyond carport

Subtype A3:

Three townhouses: SN-3, SN-28, SN-43

Features include:

- Front wall continuous across front patio and open carport
- Pop out of wall at front patio, partial height with four narrow vertical openings and main square opening at entry walkway
- Front-most, free standing partial height wall with infilled screen

Lot 28, Type A3 - Screens at entry

- Exposed wood beam interior of carport
- Stucco columns between carport and walkway
- Screen between carport/ inner courtyard – stucco/ wood
- Side alley access with metal gate located beyond carport; metal gate in most cases mimics front metal ornamentation

Lot 8, Type A2

Lot 19, Type A2

House Type B

Twelve townhouses:

SN-4, SN-5, SN-6, SN-16, SN-17, SN-18, SN-34,

SN-35, SN-36, SN-48, SN-49, SN-50

This house type is a two-story townhouse that sits beyond a front courtyard/open carport. The main house as a rectangular footprint, with a stacked recessed patio on both floors just beyond the carport. The open carport is one-story with a flat roof accented by an exposed beam at front in some cases.

Notable architectural features include:

- Full double-height recessed entry; decorated wood panel matching entry door extends full height
- Side alley to the rear yard; entrance within carport
- Screen between carport and front courtyard/entry; original screen likely the low stucco wall with wood post screen at rear - (SN-49)
- Infilled metal rail above at carport roof edge option
- Decorated front wall between patio and entry; wall decorated with one central or multiple vertical recessed panels
- Front courtyards show owner preferred pavings and designs, landscaping, screens at front floor
- Front courtyard wall at street has a variety of openings (arched, rectilinear and paneled recesses) stucco walls which define five subgroups, some with metal partial or full decorative metal infill
- Arched opening at entry walkway; partial height arched opening centered at courtyard
- Full height arched opening with two flanking block pedestals; curvilinear or flat
- Full-height Triple arched opening; central walkway
- Full height arched opening with low wall and pedestal return terminating at entry walkway; metal infill at low wall.
- Modified key-hole arch, entry walkway width only

Lot 4, Type B

Lot 5, Type B

Lot 17, Type B

Lot 35, Type B

Lot 18, Type B

Lot 36, Type B

Lot 34, Type B

Lot 48, Type B

House Type C

This house type has a J-shaped footprint, with an open carport at the street front. There is a flat roof over main house; the carport and entryway share one continuous roof, lower than main roof. This roof section is distinguished by exposed wood beams segregated from main roof, and finishes slightly lower than the main roof and front wall parapet. One type – C3 – has a small wall at the roof of carport and the exposed beams are on interior only. One roof aperture runs the length of walkway. The remaining section of entry walkway is sometimes covered; sometimes only trellised with open wood beams.

The carved wood double-door entry is located just beyond the carport. A large fixed/slider combination window accents the house wall facing the carport, separated by a screen wall. Differences in the three subtypes lie in the treatments of the carport screens and the front façade. Below are the highlighted distinctions.

Subtype C1

Four townhouses:

SN-2, SN-12, SN-14, SN-44

Lot 27, Type C2

Features include:

- Continuous stucco wall across façade and entry walkway; this wall varies in position slightly. Some units have this wall attached to room façade; others have this wall approx. 1-2 feet in front of the front room wall
- Full-height opening at entry walkway and three narrow vertical fixed windows at front room
- Full-height screen at rear of carport is wood posts on a low stucco wall

Subtype C2

Three townhouses:

SN-11, SN-27, SN-45, SN-47

Features include:

- Front room wall has large dominant window fixed/slider combination, in recess. One townhouse has the window on un-recessed portion of wall
- Partial height stucco wall – I-shaped in plan – between carport and entry walkway
- Metal gate to entry walkway
- Full-height screen at rear of carport is low stucco wall with wood posts

Subtype C3

Four townhouses: SN-9, SN-20, SN-25, SN-46

Features include:

- Front wall has an integrated partial-height planter and large rectangular opening at entry walkway; the house wall is setback the depth of the planter
- Additional opening in the front wall was originally infilled with decorative metal
- Partial-height stucco wall between carport and entry walkway
- None show any screen at rear of carport

Lot 12, Type C1

Lot 47, Type C2

Lot 25, Type C3

House Type D

This house type has an L-shaped footprint, infilled at the front by an open carport. The townhouse and carport are covered with a continuous flat roof; the entry walkway is uncovered except in some cases it is covered with a trellis/pergola. Both the front elevation wall and carport wall are set back same distance from the street. In a few cases, the two are connected via a continuous wall with a central opening. A few of these central openings have metal gates. A partial-height stucco wall or decorative metal screen/wood lattice screen is located between carport and entry walkway. A gated entrance to the side alley to the rear yard is at front of the house.

Beyond the carport, there is a solid wall; this house wall lies in front of the entry door wall. The return wall to the front door has a fixed/slider combination window, with a roof aperture located just above. The only other window at the front of the house is one high window (slider) along entry walkway near the front door.

The house type is mostly devoid of embellishments. The front wall has either a recessed band or a wide projecting band at the parapet edge. This band and the shape of the wall distinguish the subtypes:

Subtype D1

Four townhouses: SN-1, SN-21, SN-33, SN-38

Features include:

- Front wall is solid with pop-outs at carport, entry walkway and front room
- Pop-outs decorated with a raked band at top

Subtype D2

Two townhouses: SN-7, SN-15

Features include:

- Partial wall projecting from main wall across all front elevation including carport
- Opening at the entry walkway

Subtype D3

Two townhouses: SN-10, SN-24

Features include:

- Front wall is solid and decorated with grid block, centered and recessed on wall
- Low-wall planter at front

Lot 38, Type D1

Lot 1, Type D1

Lot 38, Type D1

Lot 7, Type D2

Lot 10, Type D3

House Type E

Six townhouses are of this type: SN-13, SN-22, SN-29, SN-31, SN-41, SN-42.

This house type has an L-shaped footprint, infilled at the front by an open carport. The main house has its own flat roof; the carport and entryway are under a separate roof supported by a continuation of wood beams. A roof aperture runs the length of walkway. The entry walkway can be completely covered or be partially covered with wood beams. A secondary trellis structure occurs over the entry walkway, which also continues around the front elevation of house; the top of the trellis is just below the level of the main roof.

Rectangular columns, narrowed at bottom and top, flank a centered window (fixed/slider) on the front elevation and line 4 deep along the entry walkway/ carport.

A centered front window features a decorative metal screen. A second screen for this house type is located at rear of carport and is a low stucco wall with wood posts.

This type has no additional subtypes; only minor cosmetic differences or alterations occur among the group.

House 39 (SN-39)

The builder's house is similar in form to a few of the types, but still had additional contributions that made this one a stand-alone type.

This is a one-story, L-shaped home with an open carport. A semi-engaged wall on the façade has a large square arch for an entry walkway and a smaller opening infilled with decorative metal. The main opening/entry has a freestanding partial wall covered with original aqua tile. Exposed rafters meet this front element. Exposed rafter tails occur at the side elevation as well. The rear section of the townhouse has clerestory windows; a narrow rectangular front patio lies beyond. A concrete column divides the carport from the entry. Exposed beams/rafters occur at the entry. Exposed beams also are found on the interior of the carport, with also has a stucco wall with awide opening. The entry is a double wood door. Roof apertures occur above the entry walkway and front courtyard.

Lot 39

Lot 13, Type E

Lot 31, Type E

Lot 41, Type E

Common Area Tracts

The areas of the Sands North plat that are held in common by the homeowner's association include the private driveway, drainage ways and the Community Building.

TRACT A includes the asphalt-paved private driveways of Joshua Tree Lane, Cactus Wren Road, 72nd Place, and 73rd Street. The drives have a rolled concrete curb and gutter on each side, and in places have concrete valley gutters to conduct the drainage to the retention areas in other tracts. This tract does not contain any planting or design features.

TRACT B is an asphalt paved drainage way connecting the outfall from the driveway system in Tract A to the retention area at Tract C. Tract B is bounded by a concrete block fence on the south and by a low retaining wall on the north. The decorative concrete block fence separating Tract B from Tract C is designed as a continuation of the perimeter fence facing Scottsdale Road and has drainage spillways built into the base.

TRACT C and TRACT D include the 25-foot-wide landscaped setback and retention areas along Scottsdale Road, south and north of the main entry drive, respectively. The tracts are depressed several feet and landscaped with turf, olive trees, and Mexican Fan Palms, spaced regularly. The tracts are separated from the back yards of the adjacent townhomes by a decorative concrete block fence with a stucco finish. Tracts C and D include the entry features that flank the driveway at Joshua Tree Lane. These consist of a series of three stuccoed masonry piers topped by landscape lights and connected by swags of iron chain. These lead to low walls on each side of the drive set behind raised planters and featuring the "SANDS NORTH" development signs in individual metal letters. The entry features continue back in a narrow planting strip on each side of the drive with regularly spaced shrubs and neatly trimmed citrus trees.

Tract E (Community Building)

The building sits on a raised platform approximately 18 inches above grade. The main building has a rectangular footprint. It is partially open on the north end, with a large roof aperture over the open space. A flat roof with a generous overhang covers the enclosed and unenclosed areas of the building. Wide central steps lead to an entry canopy with a thickened flat roof, supported on a stucco post and beam with exposed wood rafters. The top of the canopy is several feet higher than the main building roofline and is the focus of the design. The exterior walls are painted white stucco; all exposed wood elements are painted dark brown. Globe pendant lights provide an additional accent to the exterior.

On the front and sides of the building, there is a five-foot tall stucco wall with an engaged planter at the entry front and decorative metal insets. Additionally, on site is an outdoor pool on the south side of the building.

Typical driveway in Tract A

Tract B drainage way

Tract C entry feature

Community Building (Tract E)

Chapter 4: Design Guidelines

General Zoning Limitations

Base Zoning: R-4R (Resort/Townhouse Residential District)

Height Limit – 35 ft.

Min. Property Size – 8000 sf

Max. Density – 4100 sf/dwelling unit per guest room and 5770 sf/dwelling unit

4.1 Massing

Main Building Shape and Size

While the survey identified five basic model types for the community, each model type carries a unique identity. The model type denotes the general massing of the townhouses, but each home expresses the type differently using a palette of elements that provide architectural cohesion. Within the five basic model types, there are typically three to four subgroups, and these tend to have very similar exterior appearances. Please refer to the general type descriptions for the main architectural components.

Guideline 4.1.a: Massing of the front or side elevations should not be altered; semi-private transition spaces should not be enclosed. The historic character of the townhouses is embodied in the balance of the outside space and interior space with various degrees of privacy moderated by the front patios and the permeability of the carport. These semi-private spaces include, but are not limited to the following:

- front courtyard/patio
- carport
- entry walk
- side alley
- front patio/balcony on the 2-story townhomes

Total enclosure of these elements would greatly alter the community character. Alterations to the rear of the property are permitted as they would not directly impact the historic massing of the community, provided additions or alterations are limited to one story. Two-story additions are appropriate for two-story units only.

Guideline 4.1.b: Carports should not be partially or completely enclosed; avoid altering the appearance of prominent carport beams. Each of the style types has a unique approach to the carport appearance. For most, the structure of the carport is celebrated with exposed beams and rafters and is painted dark brown – contrasting with the off-white building elements. In some model types, the carport structure is more concealed by the stucco façade, with exposed beams only on the interior with finished ceiling between. This original treatment of the carport is a pivotal element to the streetscape. The addition of weatherproofing flashing across the top of beams is acceptable, provided it is painted to blend with the beam. Beams should not be entirely replaced with a metal beam, nor be enclosed with metal.

Roof extension and flashing modifications to protect exposed wood members

Guideline 4.1.c: Connecting elements between the carport/entry walkway and screening elements at the rear of the carport should not be altered or removed. Removal of wood or metal decorative elements is not permitted. These are distinct architectural features that unify the public presence of the carport throughout the community. See Architectural Screens for more details.

Guideline 4.1.d: New storage spaces or extension of existing storage spaces in carport areas should be designed for compatibility with the carport; unwanted storage spaces may be removed. Many of the units have a storage area in the carport along the common wall. It is approximately three feet deep and is nearly as long as the carport. As this is already an option on some of the units, addition of a new enclosed storage area or demolition of an existing storage area in the carport would not have an impact on the integrity of the unit and is permitted as long as new walls have a stucco sand finish and are painted to match the house walls.

4.2 Roof

Another unique feature of Sands North is the multi-leveled roofing of the model types. All roofs in the community are flat with low-slope roofing over wood framing. Some models have discontinuous roofs, i.e. over the main living space and carport. Others have continuous roofing over carport and main living spaces. The models are further distinguished by location and sizing of various openings in the roof. These various elements include new or original skylights for the interior spaces and original apertures in the roof for exterior spaces.

Guideline 4.2.a: Repairs or replacement of visible roofing should duplicate the original material and appearance. However, protecting exposed carport beams may necessitate the extension of the roof line forward. This alteration of the roof is permitted. See additional discussion of flashing and water protection in Architectural Exterior Features-Wood Elements, below.

Guideline 4.2.b: Original external space roof apertures (unglazed roof openings) should not be altered. These are original and unique features to the townhouse and allow natural light into exterior spaces and window openings for the deeply recessed entry.

Guideline 4.2.c: Hidden or unobtrusive glazed skylights servicing the interior of homes may be altered or added. New skylights shall be nearly flush with the plane of the roof when located within the front half of the building envelope. In the rear half of the roof, skylights may be of greater height as they will be less visible from the street side.

Guideline 4.2.d: Avoid alteration roof lines. Rooftop equipment should be low profile type and should be placed within the rear half of the roof area to reduce the visual impact from the street. Low parapet walls on the roof for equipment screening may be added, but must be no taller than 30 inches in height above the roof surface. The wall screen must be set back from original parapets and of simple design with a stucco sand finish to match the existing exterior house walls, and painted/color-matched to the exterior house walls, not the color of the roof.

4.3 Exterior Wall

The austerity and simplicity of the exterior walls are key characteristics of the district. The reserved character of design elements on the walls is a primary attribute of the style of the community, including the exterior walls of the townhouse as well as freestanding walls and partial walls that create street presence for each model type. All walls are fine sand finish painted stucco.

Guideline 4.3.a: Repairs or replacement of exterior walls or wall surfaces should replicate the existing walls in style and finish. The subtle ornamentation including reliefs, copings, bands, recessed panels, and pop-outs as window accents should also be recreated on any repaired or replaced walls or columns.

Guideline 4.3.b: Limit new penetrations in the exterior walls for venting (laundry, cooking hoods) to private 'alley' side walls (when possible) or rear exterior walls.

Guideline 4.3.c: Existing masonry columns and piers should not be altered or removed. There are two types of squared column in the community: a simple straight type with no cap or base (Type A and C), and a square column with a recessed base and cap (Type E). Where necessary, columns should be repaired or replaced according to the existing design of the model type. Column designs are specific to particular model types. Replacement or repair should replicate materials in size, shape, and workmanship.

4.4 Exterior Architectural Features

Guideline 4.4.a: Preserve and maintain the appearance of decorative exterior wooden elements such as posts, beams, and rafters. These elements are generally darkly colored to contrast the near-white stucco walls. The exposed beams are common in many carports and as covers for entry walkways. They are prominently featured at the community building at the free standing main entry canopy. The size and color of the beams, posts and rafters are uniform; locations and occurrence vary dependent on model type. If damaged, these wooden elements should be replaced to match the existing in size, configuration, and detail.

Due to the original roof eave designs, some beam or joist ends have been exposed to the elements and may deteriorate. It is acceptable to add weather protection to these elements in the form of painted metal flashing over the tops of the beams. Such an addition is permitted provided the flashing has a simple profile and that it is painted to match the

beam color. Replacement of wooden beams with metal beams or wrapping of wood beams with metal sheeting is not appropriate. See additional discussion of flashing and water protection in the Roof section above.

4.5 Decorative Wall Accents – Exterior Tile/Wall Molding

Guideline 4.5.a: Preserve and maintain details of the exterior walls such as bump-outs, panels, insets, roof line coping and tile work. In general, exterior walls are unadorned except for these details that give the walls visual interest. Currently some facades have reserved tile decoration at the roof line, on planters, or on a partial front wall. The tile provides an accent without overshadowing the simplicity of the design. Occurrences of the tile are few; wherever it does occur, it should not be removed. Ornamentation may be added to the walls as long as it is not permanent, such as a sign or affixed artwork. The method of attachment should permit removal without damage to the walls.

4.6 Decorative Screening

Guideline 4.6.a: Decorative screen work, as original unifying elements of the community, should not be removed or altered. In the community there are several types of screens:

- Metal/wood
- Metal infill in stucco wall
- Low stucco wall –vertical wood above
- Low and mid-height planters w/ stucco walls

The townhouses' design creates a sense of permeability to allow an indoor/outdoor connection with varying degrees of privacy. This is one of the significant unifying qualities of the community; one not specific to a concrete architectural physical element but accomplished in several different ways. This includes the use of low and partial walls, colonnaded walkways, and wood or metal screens. These elements allow for the circulation of air and for extended view for security, while delineating space and function. Where damaged, replacement decorative screens should replicate the original design and materials.

4.7 Decorative Insets

Guideline 4.7.a: preserve inset metal work details occuring on corner units. Decorative metal insets at the corner units are unique to these units and

help unify the streetscape. Where these have been removed in past alterations, installation of replica metalwork is encouraged.

Guideline 4.7.b: Avoid adding new design elements that detract from the cohesion of the original design or introduce competing design elements in the streetscape. Additional objects that are not part of the original design palette should not be added at the front yard or open carport areas. Exterior site elements such as statuary, trellis, and other built elements can be placed beyond carport screening (within courtyard/patio) or within the front courtyard if not visible from the street.

4.8 Entry Doors/Security/Screen Doors

Guideline 4.8.a: Preserve or replicate original wood entry door designs. The original wood doors are decorative with raised or recessed multi-paneled wood doors.

In the case of the two-story townhouse, the two-story entry door/panel design is a particularly important feature. The door and above-door panel are designed to appear as one continuous pattern. Replacement or repair of the door is permitted as long as it replicates the original and matches the panel above the door. The decorative raised elements on the doors and panels above door should not be removed.

The entry on the one-story townhouses is located beyond the carport. Both single and double wood doors are found; door designs vary. While exact duplication is not required given the lack of similarity, it is recommended where it is known that the door is original. Replacements should replicate the level of simplicity and style of the door if not the details. Replacement doors of an identifiable style other than Mid-Century Modern, such as Victorian or Craftsman, should not be used.

Guideline 4.8.b: If security screen doors are installed, they should be as transparent as possible, permitting a view of the entry door

particularly where a homeowner has an original carved wood door, and should be consistent with the design details of the home. Screen materials that present an opaque appearance, such as perforated sheet metal, should not be used. Original metalwork for the screen door, where one existed, matched that of the other decorative metal work on the home. Replacement or new metal work for a screen door should be fabricated with a pattern to match original metalwork used for the particular model type. Screen or security doors should be of dark colors of black or dark brown to minimize their visual impact.

4.9 Windows

Guideline 4.9.a: Original windows should be preserved and maintained; where they must be replaced due to damage, deterioration , or the need for energy efficiency improvements, new windows should be of the same material, pattern, and finish and glazed with glass with a clear and colorless appearance. The windows used in the development of Sands North were consistent throughout the community. A variety of types and proportions were used, always rectangular, combining fixed lights with sliding vent panels. All appear to have been mill finish or clear anodized aluminum with single glazing. This was typical for builder construction in the 1960s and 1970s. About 15% of the units have had the windows replaced as of 2015. In most cases they have followed the original patterns or styles but in different finishes, such as white paint or dark/black anodizing; the replacements are a noticeable departure from original appearance, particularly the darker frames.

It is preferred to maintain the existing original windows. Despite the claims of many window manufacturers, the payback period of upgrading to double glazed/insulated windows can be 20 years or more and may not be worth the expense. If windows must be replaced, windows that are visible from the common areas should be replaced only with units that follow the original locations, shapes, patterns, material, and finish. Windows with divided light patterns (muntins) should not be used. New windows may be thermally improved aluminum incorporating a thermal break, of clear anodized finish, appear silver in color like the original windows, and have glass of neutral color. The glazing should have a clear appearance (not be tinted or colored) with a visual transmittance (VTR) of at least 65%.

4.10 Exterior Window Treatments

Guideline 4.10.a: The addition of exterior window treatments such as awnings and shutters is discouraged except in special circumstances such as for secondary south and west windows completely unprotected by overhangs or landscaping. Originally, none of the windows were provided with exterior shading or protection such as awnings, shade screens, hinged or rolling shutters. A small number of units have added these as a practical measure particularly on unprotected east, west, and south exposures.

Interior protection (draperies, blinds, or shutters) is preferred over an exterior addition. Exterior treatments should be used on secondary (side and rear) building elevations, with the exception of sunscreens.

Sunscreens may be added to windows. The preferred sunscreen fabric color is a light shade

blending with the exterior walls of the building; fabric color of beige, gray or black are acceptable. Sunscreen metal frames should match the aluminum color surrounding the windows. Avoid exterior blinds of solid material, such as wood, bamboo, or plastic.

Fabric awnings that are rectangular in shape and closely fitted to the window opening are an appropriate and reversible alteration. The color of the fabric should be off-white matching the standard wall color or dark brown matching the standard wood color; edges may be square or scalloped. Alterations that change the architectural statement or appear unduly utilitarian, such as applied decorative shutters and rigid rolling shutters, are considered inappropriate since these change the architectural character of the townhouse.

4.11 Other Exterior Decoration

Guideline 4.11.a: The style of the exterior elements, the house numbers and the exterior lighting should be of the same style or at least complementary in style and color. Overly detailed elements, even in the Mid-Century Modern style, should be avoided.

4.12 Exterior Lighting Fixtures

Guideline 4.12.a: Preserve and maintain original decorative lighting fixtures where possible; if replacement is required, new fixtures should match the style of existing and be coordinated with the details and finish of other exterior elements present on the home.

Most one-story townhouses have three wall-mounted exterior lights: one on the front façade at the entry path; one on the interior of the carport, midway along the side wall; and one by the front door. These are predominantly wall-mounted although there are ceiling-mounted fixtures in some carports. In some cases, lights have been removed but remain pre-wired with a painted cover plate. Fixture style and complexity varies widely within the community but are always consistent within a single townhouse. Typically, the style of the lighting fixtures and the house numbers is also consistent within a single townhouse.

The two-story townhouses have three to five exterior lights visible from the street. These are predominately wall and ceiling mounted in the carport, but it is common to have an exterior pendant at the entry.

For replacement lighting, the color of the metal should be matte black or dark gray to match the original color palette of the lights. Brass or copper is typically not appropriate.

Decorative lighting fixtures should not be replaced with utilitarian security lighting. To avoid replacing original exterior lights for reasons of energy efficiency or bulb availability, LED replacement bulbs can be installed in the fixture. Security lighting may be added to supplement existing lighting for security. Additional lighting should be located as unobtrusively as possible, preferably hidden from street view.

Guideline 4.12.b: The addition of site/path lights along the walkways should be unobtrusive. New lights should maintain a low profile (under 24 inches) and have a finish in a dark neutral color, such as matte gray/black or dark brown, or darker rubbed bronze finish. No bright colors or metals (copper, brass, gold) should be used. Additionally, site/path lights should not introduce competing design elements; simple modern design or basic forms are preferred.

4.13 House Numbers

Guideline 4.13.a: House numbers should not be replaced unless they have been damaged or if in the future the numbering is changed; and if replaced, should reflect the type and style of the originals. Like the exterior lighting fixtures, by design there are a variety of house number styles present. These range from ceramic tile house

number plaques to metal letters of different styles and sizes. Typically, the style of the house numbers and the lighting fixtures is consistent within a single townhouse. The range of colors for the metal numbers is limited to brushed steel/aluminum, black or dark bronze. The ceramic tile house numbers – present in 25% of homes in 2015 – are plaques varying in detail, but often consistent with other tile detailing on the townhouse. The majority of the house number/number plaques are located on one side of the entry walkway on an available wall. Some townhouses have numbers/ plaques above the carport opening. If numbers must be replaced, the new numbers should be consistent with the finish and style of other features on the townhouse such as the light fixtures.

4.14 Site

Guideline 4.14.a: The driveway, carport and entry walkway should remain exposed concrete between the curb and the building façade or entry portal.

If repairs or replacement are required in these areas due to damage or excessive cracking, concrete should be replaced or repaired replicating the general color and finish of the original. Concrete surfaces should not be tinted or painted.

Tile finish on concrete may be used only on the entry walkway from the house façade or portal to the main door. Tile should be solid color or homogenous pattern such as speckled or flashed that appears solid from street distance. Color shall be a light neutral color, grays or beiges to eliminate obvious visual transition from the original concrete.

Guideline 4.14.b: Limit the use of brick or stone pavers and other accent paving materials to inner front courtyards of the two-story homes and in semi-private courtyard areas. Limited use of pavers as borders or curbs, 12 inches or less in width, in front landscaped areas as part of a landscape design, is acceptable.

Guideline 4.14.c: Plantings should be arid, low-water-use plants characteristic of the site and should not obscure the architectural elements of the building facades. Front yards typically feature low water use landscaping, including cacti, low shrubs and a few trees. Non-native deciduous trees, except for citrus or olive trees, and artificial flowers or plants are not considered appropriate.

Guideline 4.14.d: Any new or replaced ground cover should be of natural stone, neutral colors, graded ¾"-minus or ½"-minus. Decomposed granite or gravel/stone ground cover is widely used across the community site. For most landscapes, the gravels are light to medium neutral in color and generally small size. White or non-neutral colored stone, dark brown volcanic-type stone, and artificially colored stone or gravel should be avoided. River rock or smaller smooth stones may be appropriate in gray or black tones as an accent ground cover but should not cover more than 50% of the front landscape visible from the street.

Turf is discouraged in the front yard area. If turf is to be used, it should cover 50% or less of the front yard landscape area and should be natural grass turf.

No hardscape, other than the original paving or its replacement, should be used in the front yard areas visible from the street. Any additional paving shall be confined to front courtyards or any courtyard/patio beyond the front walls of the townhouse.

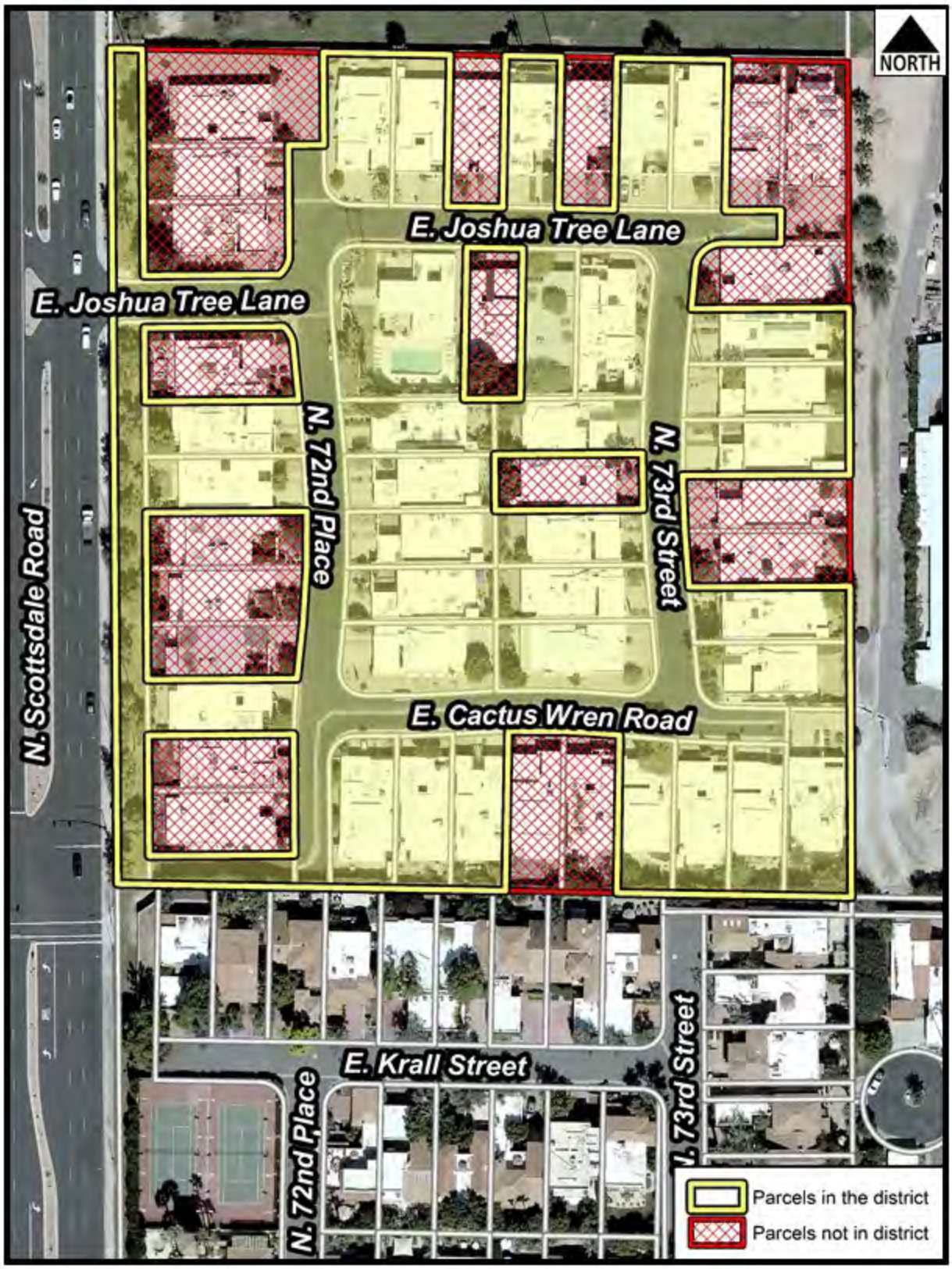
Guideline 4.14.e: Preserve and maintain the small planters integrated with portions of the stucco front walls in the façade design of some homes. Some planters are delineated by small curbs or low walls at the front of the townhouses. Additional free-standing plant pots may be used at concrete walkways and entries.

Guideline 4.14.f: Fencing should not be added at the street sides of properties except for the back yards of corner units. Front-yard property boundaries are typically delineated at ground level through changes in material or concrete/tile paving or a low single-brick row. In some cases there is no visual distinction in the landscaping at the property line. End lots and corner lots are the exception; they have undecorated low stucco walls. There are additional walls at the rear of these corner units to conceal the rear yard area.

Design Guidelines - Summary Table

		Permitted	Not Permitted
General Building Shape/Form	Carport	Side storage - New construction or removal of existing, sand stucco and painted to match house	Infill or enclosure of carport
	Additions	Changes or additions to rear elevation	Changes or additions to front or side elevations
	Roof	General repairs and replacement. Removal or infilling of skylights. Addition of roof equipment screening of 30 inches in height on rear area of building. Extension of roofing/deck to protect carport beam structure.	Additions, removal or infilling of apertures (unglazed openings)
	Exterior Walls	Replacement or repair of exterior wall in kind. New or altered openings on rear wall.	Additions to exterior walls. New or altered openings in exterior walls on front and sides. Removal of existing walls or partial walls
Exterior Architectural Features	Wood Beams, Rafters Posts	Replace with same or repair	Removal or replacement with different. Complete or partial concealment of original exposed elements
	Wall Accents – Tile	Repair of original tile surfaces with same or reproduction to match original	Removal of original tile
	Wall Accents – Stucco Features	Repair of original stucco features	Removal of any original stucco feature
	Decorative Screens (Wood, Metal) Wrought Iron Metal Insets/Gates	Repair/ replacement to match original. Installation of missing metal or wood with matching.	Removal of original. Replacement with different design or type.
	Entry Doors	Repair or replacement with replica	Removal and replacement with inappropriate style
	Screen Doors	Repair or replacement: Installation of doors matching decorative black metal work on the home. Use black or dark brown	Removal of an original screen door matching other metalwork. Installation of doors of light color or opaque appearance.

		Permitted	Not Permitted
Exterior Architectural Features, cont.	Windows	Replacement to match existing patterns, of approved type. New or infilled window openings on rear elevation. Awnings on unprotected side elevation windows. Sunscreens.	Additional windows added to the front or side elevations. Infilling front or side window openings. Replacement with unapproved window type. Installation of shutters and exterior rolling shades. Wood or plastic exterior blinds.
Exterior Decoration	Lights	Maintain and repair original light fixtures. Replace only when unrepairable, replace with similar style and finish. Installing unobtrusive site/ path lighting. Installing supplemental, unobtrusive security lighting.	Replacement of original lighting fixtures when avoidable. Replacement with different styles or finishes or with security lighting. Installation of security lighting fixtures visible from other properties.
	House Numbering	Maintain original. Replace only when unavoidable, with approved style, size and color.	Replacement with inappropriate size, color or style.
Site	Driveway/Entryway	Repairs or replacement of damaged front concrete walks and driveways in kind. Addition of unobstrusive tile to entry walk behind building façade.	Replacement or covering of concrete in driveway, carport or entry walkway with other material
	Courtyards	Adding paving, plantings and statuary of owners selection.	Infill or enclosure
	Landscaping	Desert landscaping with neutral gravel/stone and arid desert plantings. Gray/black stone as accent.	White gravel, non-neutral colored gravel. More than 50% turf ground cover; artificial turf. Non-native deciduous trees, artificial plants/ flowers.
	Hardscaping	Paving in courtyards, patios or rear yards, of any desired material.	Paving such as brick or pavers in front landscape areas other than landscape curbs or strips.
	Fencing/Curbs	Repairs or replacement of existing low walls. Fences at side yards of corner/end properties that maintain common community palette.	Removal of original low walls/ fences. Adding low walls or fences around or between properties' front yards. Addition of opening or gate on rear property wall.



Sands North Townhouses Historic District

Sands North Townhouses

Scottsdale, Arizona

Appendix A: Property Information (Properties within Historic Property Overlay)

Design Group, LLC

Architecture - Historic Preservation - Planning - Landscape Design

This page intentionality left blank

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **3** Address: **7302 E Joshua Tree Lane**

House Model Type (assigned in 2015): **A3**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-007

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 3 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **3** Address: **7302 E Joshua Tree Lane**

House Model Type (assigned in 2015): **A3**

PHOTO INFORMATION

Date: **2015**

View: **Northeast**

(looking towards)

Date: **2015**

View: **North**

(looking towards)

Date: **2015**

View: **North**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **4** Address: **7250 E Joshua Tree Lane**

House Model Type (assigned in 2015): **B4**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-008

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 4 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **4** Address: **7250 E Joshua Tree Lane**

House Model Type (assigned in 2015): **B4**

PHOTO INFORMATION

Date: **2015**

View: **Northwest**

(looking towards)

Date: **2015**

View: **North**

(looking towards)

Date: **2015**

View: **North**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **6** Address: **7242 E Joshua Tree Lane**

House Model Type (assigned in 2015): **B2**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-010

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 6 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **6** Address: **7242 E Joshua Tree Lane**

House Model Type (assigned in 2015): **B2**

PHOTO INFORMATION

Date: **2015**

View: **Northwest**

(looking towards)

Date: **2015**

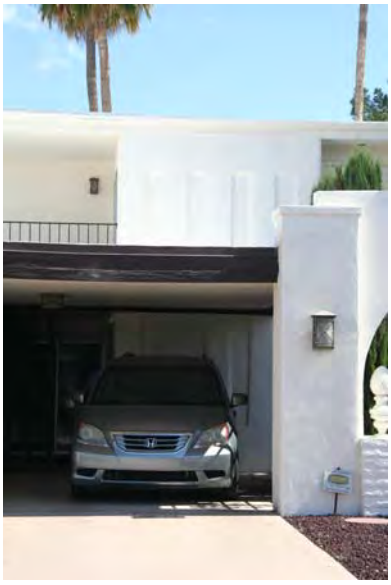
View: **North**

(looking towards)

Date: **2015**

View: **North**

(looking towards)



Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **8** Address: **7234 E Joshua Tree Lane**

House Model Type (assigned in 2015): **A2**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-012

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 8 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **8** Address: **7234 E Joshua Tree Lane**

House Model Type (assigned in 2015): **A2**

PHOTO INFORMATION

Date: **2015**

View: **Northeast**

(looking towards)

Date: **2015**

View: **North**

(looking towards)

Date: **2015**

View: **North**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **9** Address: **7230 E Joshua Tree Lane**

House Model Type (assigned in 2015): **C3**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-013

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 9 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **9** Address: **7230 E Joshua Tree Lane**

House Model Type (assigned in 2015): **C3**

PHOTO INFORMATION

Date: **2015**

View: **Northwest**

(looking towards)

Date: **2015**

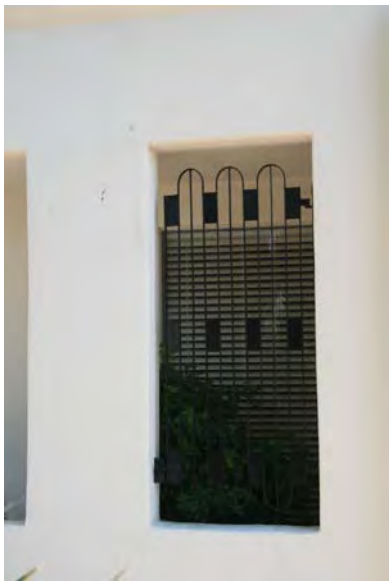
View: **North**

(looking towards)

Date: **2015**

View: **North**

(looking towards)



Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **14** Address: **6830 N 72nd Place**

House Model Type (assigned in 2015): **C1**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-018

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 14 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **14** Address: **6830 N 72nd Place**

House Model Type (assigned in 2015): **C1**

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Date:

View:

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **15** Address: **6826 N 72nd Place**

House Model Type (assigned in 2015): **D2**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-019

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 15 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **15** Address: **6826 N 72nd Place**

House Model Type (assigned in 2015): **D2**

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Date: **2015**

View: **Northwest**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **19** Address: **6810 N 72nd Place**

House Model Type (assigned in 2015): **A2**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-023

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 19 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **19** Address: **6810 N 72nd Place**

House Model Type (assigned in 2015): **A2**

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Date:

View:

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **22** Address: **7231 E Cactus Wren Road**

House Model Type (assigned in 2015): **E**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-026

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 22 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **22** Address: **7231 E Cactus Wren Road**

House Model Type (assigned in 2015): **E**

PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **South**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **23** Address: **7235 E Cactus Wren Road**

House Model Type (assigned in 2015): **A1**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-027

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 23 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **23** Address: **7235 E Cactus Wren Road**

House Model Type (assigned in 2015): **A1**

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **South**

(looking towards)

Date: **2015**

View: **South**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **24** Address: **7239 E Cactus Wren Road**

House Model Type (assigned in 2015): **D3**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-028

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 24 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **24** Address: **7239 E Cactus Wren Road**

House Model Type (assigned in 2015): **D3**

PHOTO INFORMATION

Date: **2015**

View: **South**

(looking towards)

Date: **2015**

View: **Southeast**

(looking towards)

Date:

View:

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **27** Address: **7251 E Cactus Wren Road**

House Model Type (assigned in 2015): **C2**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-031

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 27 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **27** Address: **7251 E Cactus Wren Road**

House Model Type (assigned in 2015): **C2**

PHOTO INFORMATION

Date: **2015**

View: **South**

(looking towards)

Date: **2015**

View: **Southeast**

(looking towards)

Date: **2015**

View: **South**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **28** Address: **7301 E Cactus Wren Road**

House Model Type (assigned in 2015): **A3**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-032

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 28 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **28** Address: **7301 E Cactus Wren Road**

House Model Type (assigned in 2015): **A3**

PHOTO INFORMATION

Date: **2015**

View: **South**

(looking towards)

Date: **2015**

View: **Southeast**

(looking towards)

Date: **2015**

View: **South**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **29** Address: **7305 E Cactus Wren Road**

House Model Type (assigned in 2015): **E**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-033

Township: 2N **Range** 4E **Section:** 11 **Quarter:** ____ **Acreage** ____

Block: ____ **Lot:** 29 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** ____ **Northing** ____

USGS 7.5' Quadrangle Map: ____

ARCHITECT ____ ☒ not determined ☐ known Source: ____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: ____

CON. DATE: 1972 ☐ known ☐ estimate, source: ____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** ____

☐ **POOR (major prob.; imminent threat)** ____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **29** Address: **7305 E Cactus Wren Road**

House Model Type (assigned in 2015): **E**

PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)

Date: **2015**

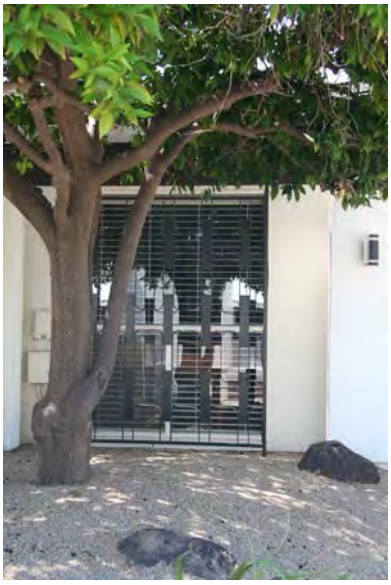
View: **South**

(looking towards)

Date: **2015**

View: **South**

(looking towards)



Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **30** Address: **7309 E Cactus Wren Road**

House Model Type (assigned in 2015): **A1**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-034

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 30 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **30** Address: **7309 E Cactus Wren Road**

House Model Type (assigned in 2015): **A1**

PHOTO INFORMATION

Date: **2015**

View: **South**

(looking towards)

Date: **2015**

View: **Southwest**

(looking towards)

Date:

View:

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **31** Address: **6811 N 73rd Street**

House Model Type (assigned in 2015): **E**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-035

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 31 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **31** Address: **6811 N 73rd Street**

House Model Type (assigned in 2015): **E**

PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)

Date: **2015**

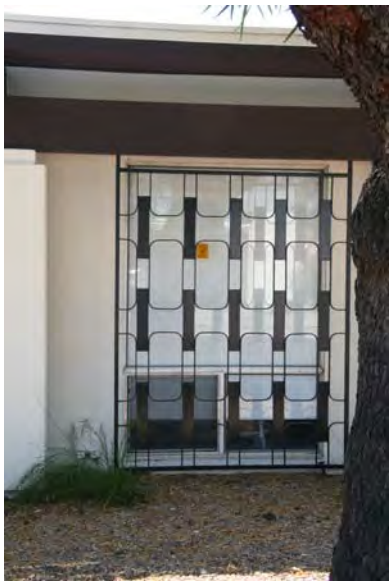
View: **East**

(looking towards)

Date: **2015**

View: **East**

(looking towards)



Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **32** Address: **6815 N 73rd Street**

House Model Type (assigned in 2015): **A2**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-036

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 32 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **32** Address: **6815 N 73rd Street**

House Model Type (assigned in 2015): **A2**

PHOTO INFORMATION

Date: **2015**

View: **Northeast**

(looking towards)

Date: **2015**

View: **East**

(looking towards)

Date:

View:

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **35** Address: **6827 N 73rd Street**

House Model Type (assigned in 2015): **B2**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-039

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 35 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **35** Address: **6827 N 73rd Street**

House Model Type (assigned in 2015): **B2**

PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)

Date: **2015**

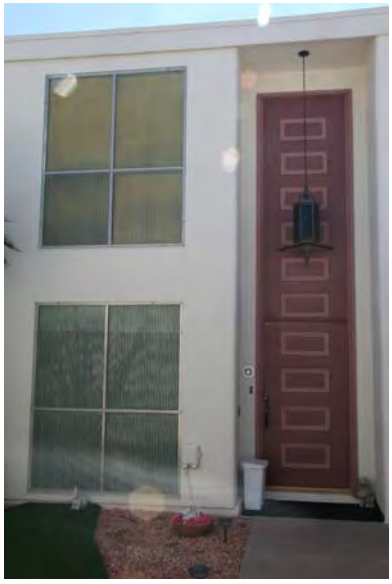
View: **East**

(looking towards)

Date: **2015**

View: **East**

(looking towards)



Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **36** Address: **6831 N 73rd Street**

House Model Type (assigned in 2015): **B3**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-040

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 36 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **36** Address: **6831 N 73rd Street**

House Model Type (assigned in 2015): **B3**

PHOTO INFORMATION

Date: **2015**

View: **Northeast**

(looking towards)

Date: **2015**

View: **East**

(looking towards)

Date: **2015**

View: **East**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **37** Address: **6835 N 73rd Street**

House Model Type (assigned in 2015): **A1**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-041

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 37 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **37** Address: **6835 N 73rd Street**

House Model Type (assigned in 2015): **A1**

PHOTO INFORMATION

Date: **2015**

View: **East**

(looking towards)

Date: **2015**

View: **Northeast**

(looking towards)

Date: **2015**

View: **East**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **39** Address: **7249 E Joshua Tree Lane**

House Model Type (assigned in 2015): **39***

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-043

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 39 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **39** Address: **7249 E Joshua Tree Lane**

House Model Type (assigned in 2015): **39***

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date:

View:

(looking towards)

Date:

View:

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **40** Address: **7245 E Joshua Tree Lane**

House Model Type (assigned in 2015): **A1**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-044

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 40 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **40** Address: **7245 E Joshua Tree Lane**

House Model Type (assigned in 2015): **A1**

PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)

Date: **2015**

View: **South**

(looking towards)

Date:

View:

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **42** Address: **6828 N 73rd Street**

House Model Type (assigned in 2015): **E**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-046

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 42 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **42** Address: **6828 N 73rd Street**

House Model Type (assigned in 2015): **E**

PHOTO INFORMATION

Date: **2015**

View: **West**

(looking towards)

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **44** Address: **6820 N 73rd Street**

House Model Type (assigned in 2015): **C1**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-048

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 44 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **44** Address: **6820 N 73rd Street**

House Model Type (assigned in 2015): **C1**

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Date: **2015**

View: **Southwest**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **45** Address: **6816 N 73rd Street**

House Model Type (assigned in 2015): **C2**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-049

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 45 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **45** Address: **6816 N 73rd Street**

House Model Type (assigned in 2015): **C2**

PHOTO INFORMATION

Date: **2015**

View: **Northwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **46** Address: **6812 N 73rd Street**

House Model Type (assigned in 2015): **C3**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-050

Township: 2N **Range** 4E **Section:** 11 **Quarter:** ____ **Acreage** ____

Block: ____ **Lot:** 46 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** ____ **Northing** ____

USGS 7.5' Quadrangle Map: ____

ARCHITECT ____ ☒ not determined ☐ known Source: ____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: ____

CON. DATE: 1972 ☐ known ☐ estimate, source: ____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** ____

☐ **POOR (major prob.; imminent threat)** ____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **46** Address: **6812 N 73rd Street**

House Model Type (assigned in 2015): **C3**

PHOTO INFORMATION

Date: **2015**

View: **Northwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Date:

View:

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **47** Address: **6813 N 72nd Place**

House Model Type (assigned in 2015): **C2**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-051

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 47 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **47** Address: **6813 N 72nd Place**

House Model Type (assigned in 2015): **C2**

PHOTO INFORMATION

Date: **2015**

View: **Northeast**

(looking towards)

Date: **2015**

View: **Southeast**

(looking towards)

Date: **2015**

View: **East**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **48** Address: **6817 N 72nd Place**

House Model Type (assigned in 2015): **B1**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-052

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 48 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **48** Address: **6817 N 72nd Place**

House Model Type (assigned in 2015): **B1**

PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)

Date: **2015**

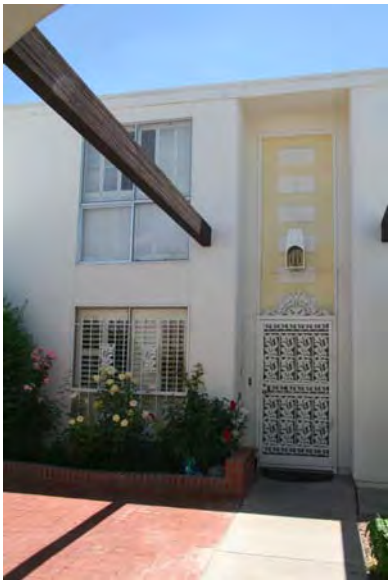
View: **East**

(looking towards)

Date: **2015**

View: **East**

(looking towards)



Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **49** Address: **6821 N 72nd Place**

House Model Type (assigned in 2015): **B2**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-053

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 49 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **49** Address: **6821 N 72nd Place**

House Model Type (assigned in 2015): **B2**

PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)

Date: **2015**

View: **East**

(looking towards)

Date: **2015**

View: **East**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **50** Address: **6825 N 72nd Place**

House Model Type (assigned in 2015): **B5**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-054

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 50 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **50** Address: **6825 N 72nd Place**

House Model Type (assigned in 2015): **B5**

PHOTO INFORMATION

Date: **2015**

View: **Northeast**

(looking towards)

Date:

View:

(looking towards)

Date:

View:

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **51** Address: **6829 N 72nd Place**

House Model Type (assigned in 2015): **A1**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-055

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 51 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **51** Address: **6829 N 72nd Place**

House Model Type (assigned in 2015): **A1**

PHOTO INFORMATION

Date: **2015**

View: **Northeast**

(looking towards)

Date: **2015**

View: **Northeast**

(looking towards)

Date: **2015**

View: **East**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **Tract A** Address: **n/a**

House Model Type (assigned in 2015): **N/A**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** Tract A

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** A **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT UNKNOWN ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent)**

☐ **FAIR (some problems apparent):**

☐ **POOR (major prob.; imminent threat):**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Private drives

Sources:

PHOTO INFORMATION

Date of Photo:

9/30/2018

View Direction (looking towards):

Joshua Tree at entry to West

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **Tract A** Address: **n/a**

House Model Type (assigned in 2015): **N/A**

PHOTO INFORMATION

Date: **9/30/2018**

View: **Joshua Tree to East**

(looking towards)

Date: **9/30/2018**

View: **73rd St to North**

(looking towards)

Date: **9/30/2018**

View: **Cactus Wren to West**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **Tract B** Address: **n/a**

House Model Type (assigned in 2015): **N/A**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** Tract B

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** B **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT UNKNOWN ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent)**

☐ **FAIR (some problems apparent):** _____

☐ **POOR (major prob.; imminent threat):** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Drainage easement, partially paved

Sources:

PHOTO INFORMATION

Date of Photo:

9/30/2018

View Direction (looking towards):

East

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **Tract B** Address: **n/a**

House Model Type (assigned in 2015): **N/A**

PHOTO INFORMATION

Date: **9/30/2018**

View: **West**

(looking towards)

Date: **9/30/2018**

View: **West wall openings to East**

(looking towards)

Date:

View:

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **Tract C** Address: **n/a**

House Model Type (assigned in 2015): **N/A**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** Tract C

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** C **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT UNKNOWN ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent)**

☐ **FAIR (some problems apparent):**

☐ **POOR (major prob.; imminent threat):**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Landscaped drainage easement - south of entry

Sources:

PHOTO INFORMATION

Date of Photo:

9/30/2018

View Direction (looking towards):

East at entry

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **Tract C** Address: **n/a**

House Model Type (assigned in 2015): **N/A**

PHOTO INFORMATION

Date: **9/30/2018**

View: **South**

(looking towards)

Date: **9/30/2018**

View: **North**

(looking towards)

Date: **9/30/2018**

View: **North at ROW**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **Tract D** Address: **n/a**

House Model Type (assigned in 2015): **N/A**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** Tract D

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** D **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT UNKNOWN ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent)**

☐ **FAIR (some problems apparent):**

☐ **POOR (major prob.; imminent threat):**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Landscaped drainage easement - north of entry

Sources:

PHOTO INFORMATION

Date of Photo:

9/30/2018

View Direction (looking towards):

East at entry

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **Tract D** Address: **n/a**

House Model Type (assigned in 2015): **N/A**

PHOTO INFORMATION

Date: **9/30/2018**

View: **North**

(looking towards)

Date: **9/30/2018**

View: **South**

(looking towards)

Date: **9/30/2018**

View: **North**

(looking towards)

Sands North Townhouses - Property Information Appendix A

PROPERTY IDENTIFICATION

Site No./Lot: **Tract E** Address: **7233 E. Joshua Tree Lane**

House Model Type (assigned in 2015): **N/A**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** Tract E

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** E **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT UNKNOWN ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent)**

☐ **FAIR (some problems apparent):**

☐ **POOR (major prob.; imminent threat):**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Community building

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast

Sands North Townhouses - Property Information Appendix A

Site No./Lot: **Tract E** Address: **n/a**

House Model Type (assigned in 2015): **N/A**

PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)

Date: **9/30/2018**

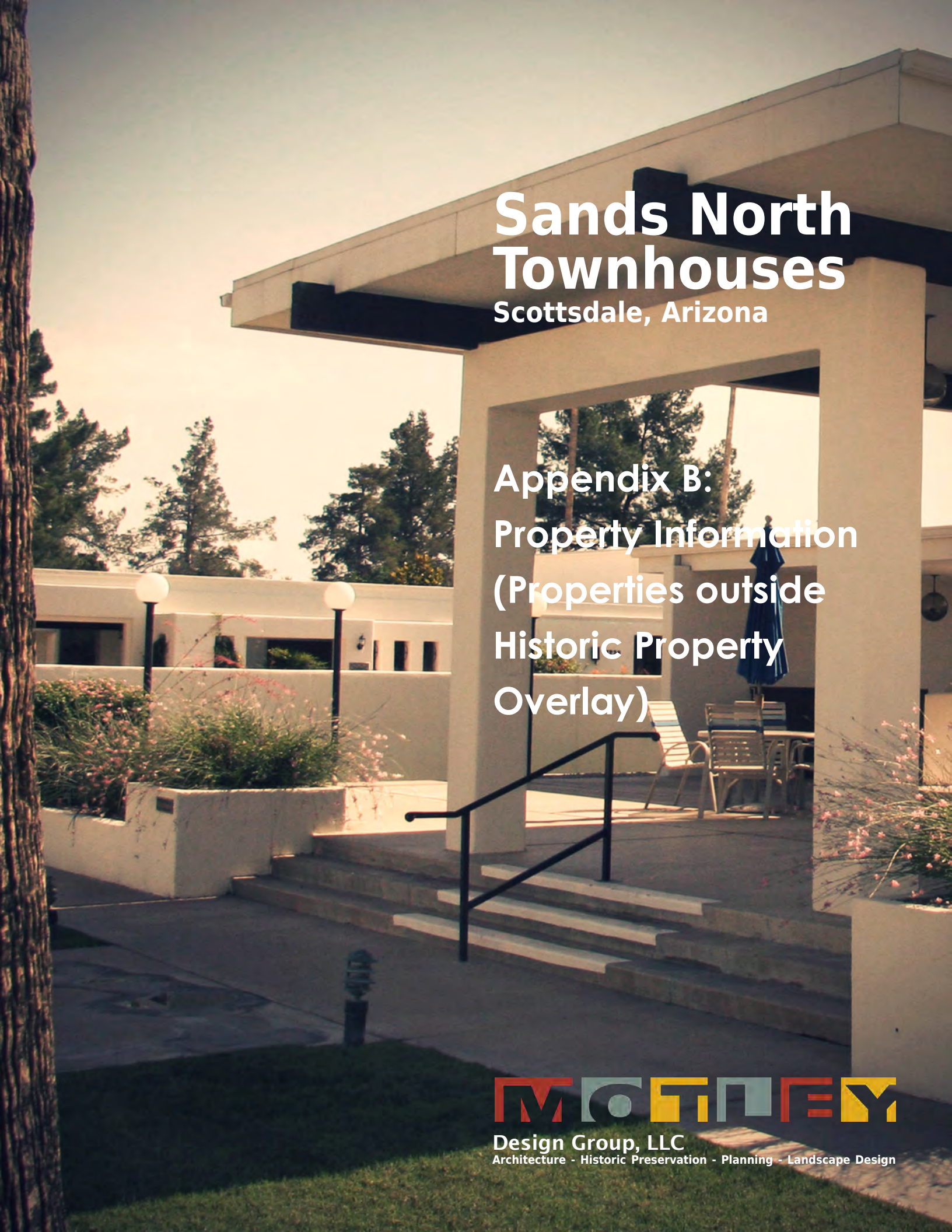
View: **South**

(looking towards)

Date: **9/30/2018**

View: **North**

(looking towards)



Sands North Townhouses

Scottsdale, Arizona

Appendix B: Property Information (Properties outside Historic Property Overlay)

Design Group, LLC
Architecture - Historic Preservation - Planning - Landscape Design

This page intentionality left blank

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **1** Address: **7310 E Joshua Tree Lane**

House Model Type (assigned in 2015): **D1**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-005

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 1 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **1** Address: **7310 E Joshua Tree Lane**

House Model Type (assigned in 2015): **D1**

PHOTO INFORMATION

Date: **2015**

View: **North**

(looking towards)

Date: **2015**

View: **North**

(looking towards)

Date:

View:

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **2** Address: **7306 E Joshua Tree Lane**

House Model Type (assigned in 2015): **C1**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-006

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 2 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **2** Address: **7306 E Joshua Tree Lane**

House Model Type (assigned in 2015): **C1**

PHOTO INFORMATION

Date: **2015**

View: **North**

(looking towards)

Date: **2015**

View: **North**

(looking towards)

Date: **2015**

View: **Northwest**

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **5** Address: **7246 E Joshua Tree Lane**

House Model Type (assigned in 2015): **B3**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-009

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 5 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **5** Address: **7246 E Joshua Tree Lane**

House Model Type (assigned in 2015): **B3**

PHOTO INFORMATION

Date: **2015**

View: **Northwest**

(looking towards)

Date: **2015**

View: **North**

(looking towards)

Date: **2015**

View: **North**

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **7** Address: **7238 E Joshua Tree Lane**

House Model Type (assigned in 2015): **D2**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-011

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 7 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **7** Address: **7238 E Joshua Tree Lane**

House Model Type (assigned in 2015): **D2**

PHOTO INFORMATION

Date: **2015**

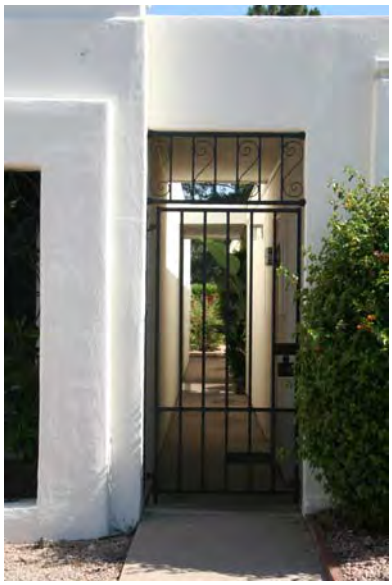
View: **Northwest**

(looking towards)

Date: **2015**

View: **North**

(looking towards)



Date: **2015**

View: **North**

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **10** Address: **6850 N 72nd Place**

House Model Type (assigned in 2015): **D3**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-014

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 10 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **10** Address: **6850 N 72nd Place**

House Model Type (assigned in 2015): **D3**

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Date:

View:

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **11** Address: **6846 N 72nd Place**

House Model Type (assigned in 2015): **C2**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-015

Township: 2N **Range** 4E **Section:** 11 **Quarter:** ____ **Acreage** ____

Block: ____ **Lot:** 11 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** ____ **Northing** ____

USGS 7.5' Quadrangle Map: ____

ARCHITECT ____ ☒ not determined ☐ known Source: ____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: ____

CON. DATE: 1972 ☐ known ☐ estimate, source: ____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** ____

☐ **POOR (major prob.; imminent threat)** ____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **11** Address: **6846 N 72nd Place**

House Model Type (assigned in 2015): **C2**

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Date: **2015**

View: **Southwest**

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **12** Address: **6842 N 72nd Place**

House Model Type (assigned in 2015): **C1**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-016

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 12 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **12** Address: **6842 N 72nd Place**

House Model Type (assigned in 2015): **C1**

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **Northwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **13** Address: **6834 N 72nd Place**

House Model Type (assigned in 2015): **E**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-017

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 13 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **13** Address: **6834 N 72nd Place**

House Model Type (assigned in 2015): **E**

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **16** Address: **6822 N 72nd Place**

House Model Type (assigned in 2015): **B3**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-020

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 16 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **16** Address: **6822 N 72nd Place**

House Model Type (assigned in 2015): **B3**

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **17** Address: **6818 N 72nd Place**

House Model Type (assigned in 2015): **B4**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-021

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 17 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **17** Address: **6818 N 72nd Place**

House Model Type (assigned in 2015): **B4**

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

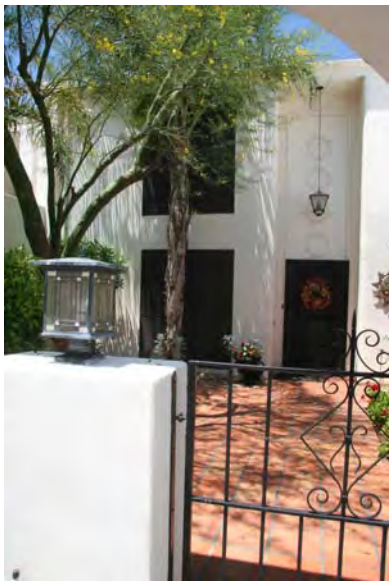
View: **West**

(looking towards)

Date: **2015**

View: **West**

(looking towards)



Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **18** Address: **6814 N 72nd Place**

House Model Type (assigned in 2015): **B5**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-022

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 18 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **18** Address: **6814 N 72nd Place**

House Model Type (assigned in 2015): **B5**

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **20** Address: **6806 N 72nd Place**

House Model Type (assigned in 2015): **C3**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-024

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 20 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **20** Address: **6806 N 72nd Place**

House Model Type (assigned in 2015): **C3**

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **21** Address: **6802 N 72nd Place**

House Model Type (assigned in 2015): **D1**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-025

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 21 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northwest

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **21** Address: **6802 N 72nd Place**

House Model Type (assigned in 2015): **D1**

PHOTO INFORMATION

Date: **2015**

View: **Southwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Date: **2015**

View: **Northwest**

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **25** Address: **7243 E Cactus Wren Road**

House Model Type (assigned in 2015): **C3**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-029

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 25 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **25** Address: **7243 E Cactus Wren Road**

House Model Type (assigned in 2015): **C3**

PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)

Date: **2015**

View: **South**

(looking towards)

Date: **2015**

View: **Southeast**

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **26** Address: **7247 E Cactus Wren Road**

House Model Type (assigned in 2015): **A2**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-030

Township: 2N **Range** 4E **Section:** 11 **Quarter:** ____ **Acreage** ____

Block: ____ **Lot:** 26 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** ____ **Northing** ____

USGS 7.5' Quadrangle Map: ____

ARCHITECT ____ ☒ not determined ☐ known Source: ____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: ____

CON. DATE: 1972 ☐ known ☐ estimate, source: ____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** ____

☐ **POOR (major prob.; imminent threat)** ____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

View Direction (looking towards):

Southwest

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **26** Address: **7247 E Cactus Wren Road**

House Model Type (assigned in 2015): **A2**

PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)

Date: **2015**

View: **South**

(looking towards)

Date: **2015**

View: **South**

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **33** Address: **6819 N 73rd Street**

House Model Type (assigned in 2015): **D1**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-037

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 33 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **33** Address: **6819 N 73rd Street**

House Model Type (assigned in 2015): **D1**

PHOTO INFORMATION

Date: **2015**

View: **Northeast**

(looking towards)

Date: **2015**

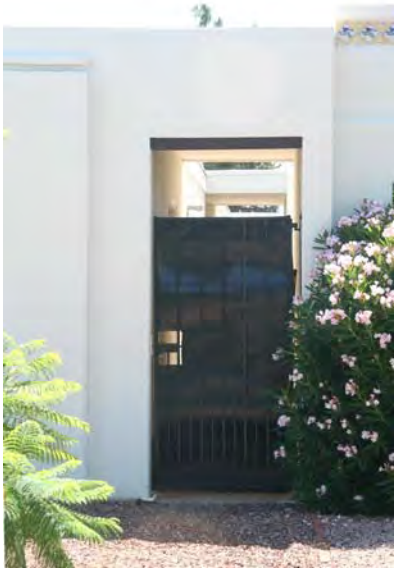
View: **East**

(looking towards)

Date: **2015**

View: **East**

(looking towards)



Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **34** Address: **6823 N 73rd Street**

House Model Type (assigned in 2015): **B4**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-038

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 34 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Northeast

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **34** Address: **6823 N 73rd Street**

House Model Type (assigned in 2015): **B4**

PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)

Date: **2015**

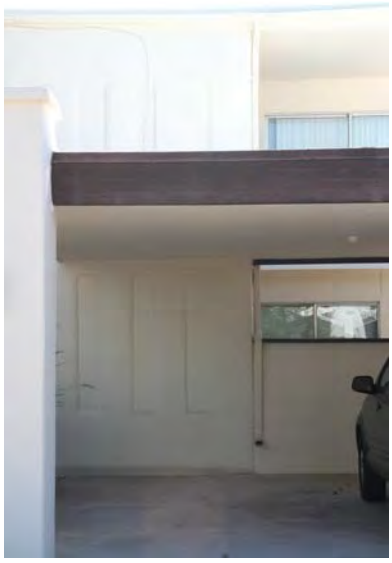
View: **East**

(looking towards)

Date: **2015**

View: **East**

(looking towards)



Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **38** Address: **6839 N 73rd Street**

House Model Type (assigned in 2015): **D1**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-042

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 38 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southeast

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **38** Address: **6839 N 73rd Street**

House Model Type (assigned in 2015): **D1**

PHOTO INFORMATION

Date: **2015**

View: **East**

(looking towards)

Date: **2015**

View: **Northeast**

(looking towards)

Date: **2015**

View: **Northeast**

(looking towards)

Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **41** Address: **7241 E Joshua Tree Lane**

House Model Type (assigned in 2015): **E**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-045

Township: 2N **Range** 4E **Section:** 11 **Quarter:** **Acreage**

Block: **Lot:** 41 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** **Northing**

USGS 7.5' Quadrangle Map:

ARCHITECT ☒ not determined ☐ known Source:

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source:

CON. DATE: 1972 ☐ known ☐ estimate, source:

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent**

☐ **POOR (major prob.; imminent threat)**

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **41** Address: **7241 E Joshua Tree Lane**

House Model Type (assigned in 2015): **E**

PHOTO INFORMATION

Date: **2015**

View: **Southeast**

(looking towards)

Date: **2015**

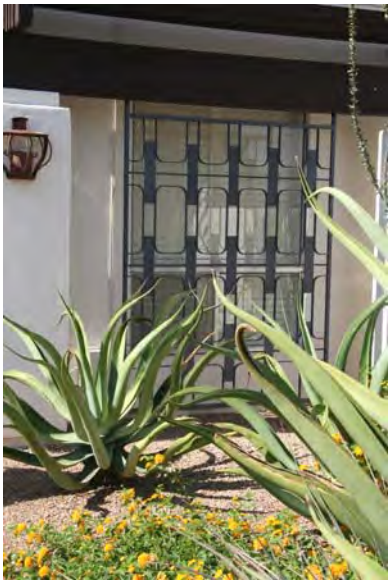
View: **South**

(looking towards)

Date: **2015**

View: **South**

(looking towards)



Sands North Townhouses - Property Information Appendix B

PROPERTY IDENTIFICATION

Site No./Lot: **43** Address: **6824 N 73rd Street**

House Model Type (assigned in 2015): **A3**

City / Town Scottsdale ☐ Vicinity **County** Maricopa **Tax Parcel No.:** 174-19-047

Township: 2N **Range** 4E **Section:** 11 **Quarter:** _____ **Acreage** _____

Block: _____ **Lot:** 43 **Plat (Addition** Sands North Townhouses **Platted in:** 1971

UTM reference: Zone: 11 **Easting:** _____ **Northing** _____

USGS 7.5' Quadrangle Map: _____

ARCHITECT _____ ☒ not determined ☐ known Source: _____

BUILDER Emron Thomas Wright ☐ not determined ☒ known Source: _____

CON. DATE: 1972 ☐ known ☐ estimate, source: _____

STRUCTURAL CONDITION

☒ **GOOD (well maintained; no serious problems apparent**

☐ **FAIR (some problems apparent** _____

☐ **POOR (major prob.; imminent threat)** _____

☐ **RUIN / Uninhabitable**

USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.:

Uses: Single-family residential

Sources:

PHOTO INFORMATION

Date of Photo:

2015

View Direction (looking towards):

Southwest

Sands North Townhouses - Property Information Appendix B

Site No./Lot: **43** Address: **6824 N 73rd Street**

House Model Type (assigned in 2015): **A3**

PHOTO INFORMATION

Date: **2015**

View: **Northwest**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

Date: **2015**

View: **West**

(looking towards)

This page intentionality left blank