

# Historic Preservation Plan and Guidelines for Villa Monterey Units 1-7 Historic District



**City of Scottsdale – Historic Preservation Office**  
7447 East Indian School Road, Scottsdale, Arizona 85251

**April 2019 Draft  
Historic Preservation Plan and Guidelines for  
Villa Monterey Units 1-7 Historic District**

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## Chapter 1: Introduction

### The Purpose of Preservation Guidelines

This document is intended to provide guidance for planning and making exterior improvements to the historic townhouses or common tracts located within the locally designated Villa Monterey Units 1-7 Historic District (**VMHD**) of Scottsdale, Arizona. These guidelines will help property owners and others understand and appreciate the historic character of their townhouses and the neighborhood in which they live. This will assist them in making appropriate decisions about maintenance, repair, rehabilitation and new construction.

*(Throughout the document Villa Monterey Units 1-7 Historic District has been abbreviated to VMHD) (Revised September 2019)*

The preservation guidelines in this Historic Preservation Plan (HPP) should be used by property owners when planning for exterior alterations, additions, and the rehabilitation of both contributing and non-contributing townhouses within **VMHD**. A contributing property or contributing resource is any building, object, or structure which adds to the historical integrity or architectural qualities that make **VMHD** significant.

The guidelines will also be used by the Homeowners Association (HOA) boards in planning changes to structures in the common tracts they are responsible for, such as the clubhouses for each unit. These guidelines also apply to the rehabilitation and renovation of townhouses, as well as the design of new buildings within **VMHD**.

*(Public comment has suggested adding the following regarding the appendixes for each HOA: The Villa Monterey Historical District encompasses seven (7) different residential neighborhoods, known as Unit I, Unit II, etc. Each of the seven is administered separately by its own homeowners' association. Each association has its own set of CC&Rs, rules, bylaws, standards for changes, etc. Over the many decades*

*since buildout these regulations have evolved differently in a few specific areas. It is the intention of this City of Scottsdale document to recognize and permit the implementation of these differences. To achieve that, an appendix is attached with a section for each of the seven VM associations. These sections state specifically what the different associations allow; along with rules for the implementation of those changes. Therefore, the appendix is assumed to have the same legal status as the whole document. If there should appear to be a conflict between language in the document and an item in the appendix for a particular association, any and all permissions and requirements given in the appendix for a particular association will take precedence over language in the rest of the document.) (September 2019)*

Scottsdale's Historic Preservation Commission (Scottsdale HPC) and the staff of the Scottsdale Historic Preservation Office (Scottsdale HPO) 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~~**which** will be issued by the Scottsdale HPO, for exterior work that will be in compliance with these guidelines. *(Grammatical correction per public comment) (Revised September 2019)* If a Certificate of No Effect is not issued for the proposed work, then a Certificate of Appropriateness from the Scottsdale HPC will be required. The City requires these approvals for all exterior work that is undertaken within a designated historic district. Within **VMHD** these approvals will be required for work on the front of a townhouse, and in some locations the side of the townhouse, or whenever a building permit is required, **per Zoning Ordinance Section 6.122**. *(Revised September 2019)* *(There was a suggestion from public comment that the previous sentence should be revised to end with "...for such locations." This revision will not be made because a Certificate of No Effect or a Certificate of Appropriateness is required whenever a building permit is required for work at a property in an HP district.)* This HPP and preservation guidelines should

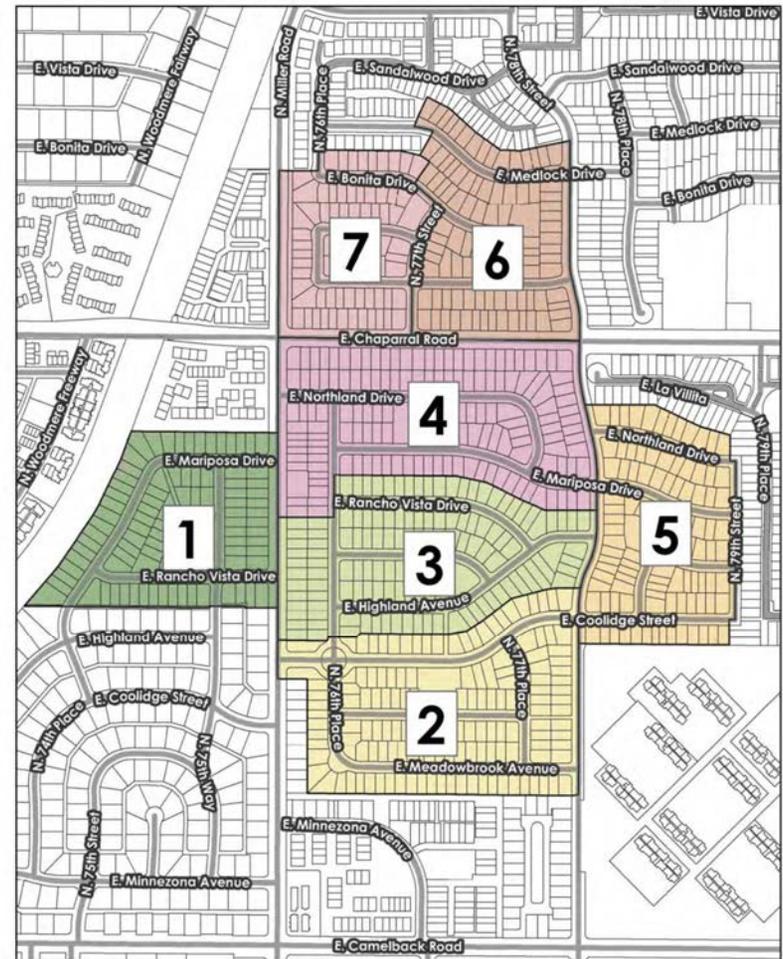
also be used in evaluating the appropriateness of any City of Scottsdale public works project within **VMHD**.

## Location of Villa Monterey Units 1-7 Historic District

Villa Monterey Units 1-7 Historic District is a residential neighborhood generally located to the northeast of Old Town Scottsdale. South of Chaparral Road the townhouse development is east and west of Miller Road and east of Miller Road it is north and south of Chaparral Road. The main through streets in the area are the north-south Miller Road and the east-west Chaparral Road and there is a traffic signal at the intersection of these two streets as well as a traffic signal on Chaparral Road near the eastern edge of **VMHD**. The boundary of **VMHD** includes Units 1 through 7, in multiple plats, which were subdivided and built from 1961-1969. Within **VMHD** there are 758 individually owned townhouses and thirteen areas, owned in common by the seven homeowner associations incorporated for each unit.

Villa Monterey is an age-restricted community and the largest historic district townhouse complex in Scottsdale. The **VMHD** is distinguished from its surroundings in a variety of ways. Features such as entry signage, low walls, and picturesque structures and elements define the different entrances to the neighborhood. Tree-lined medians, undeveloped landscaped lots at the Coolidge Street entrance, plantings and other vegetation also create distinctive streetscapes within **VMHD**. Combined with the consistent scale, massing, form and materials of the buildings, the setting gives this historic townhouse district a visual cohesiveness, despite the variation in architectural styles, and sets it apart from other residential developments.

Villa Monterey Historic District Unit Numbers



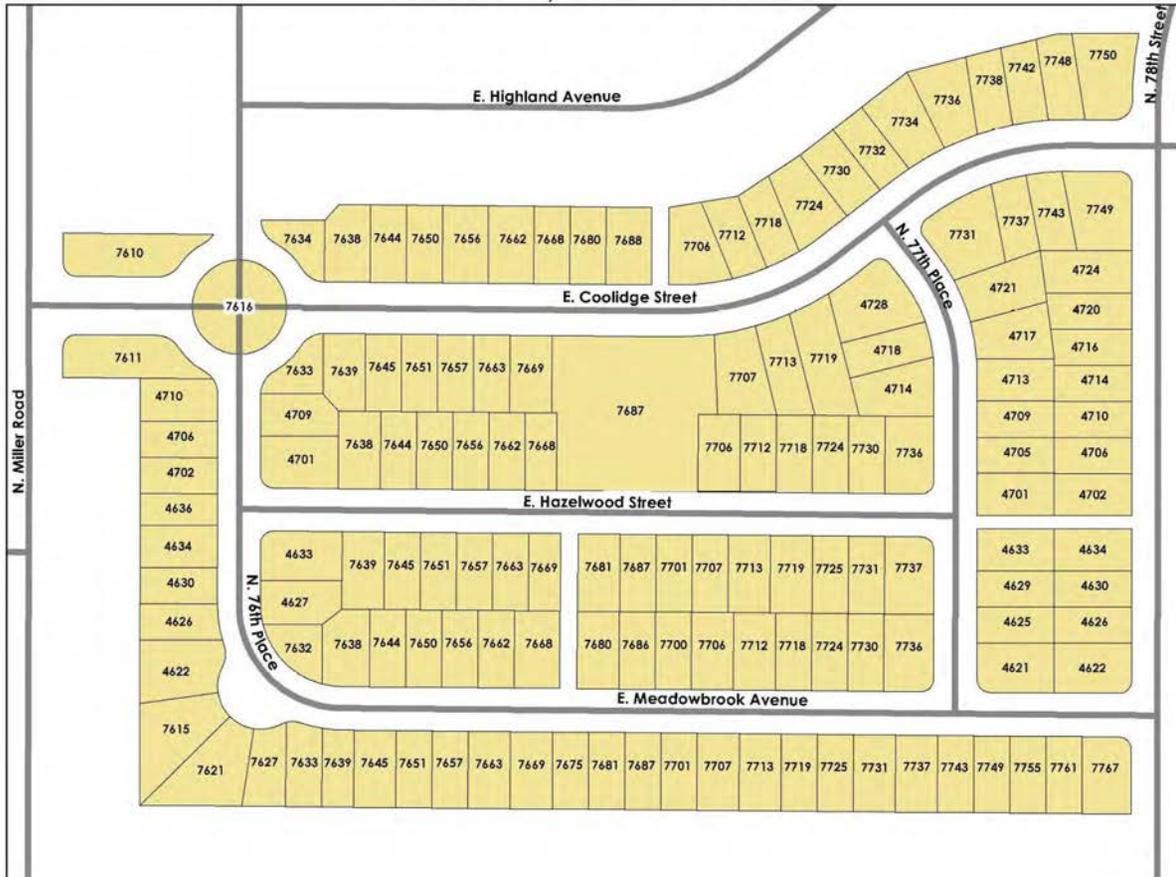
### Villa Monterey Historic District Unit 1



Villa Monterey Unit One, also known as the Villa Monterey Improvement Association, was platted in March 1961 as a subdivision with 27 tracts and public right-of-way. Tracts 1-26 were later subdivided into individual lots for townhouse development and Tract 27 serves as the amenity area.

Zoning is R-5 HP, Multiple-family Residential Historic Property.

Villa Monterey Historic District Unit 2



Villa Monterey Unit Two, also known as Villa Monterey Recreation Association, was platted in November 1961 as a subdivision with 49 tracts and public right-of-way. Tracts 3-43 were later subdivided into individual lots for townhouse development and Tracts "A" through "F" were developed as common areas.

Zoning is R-4 HP, Townhouse Residential Historic Property.

Tracts 1 and 2 were later replatted as Villa Monterey Four-C in 1974 with 10 individual lots for townhouse development with Miller Road frontage. Villa Monterey Four-C is excluded from **VMHD**.

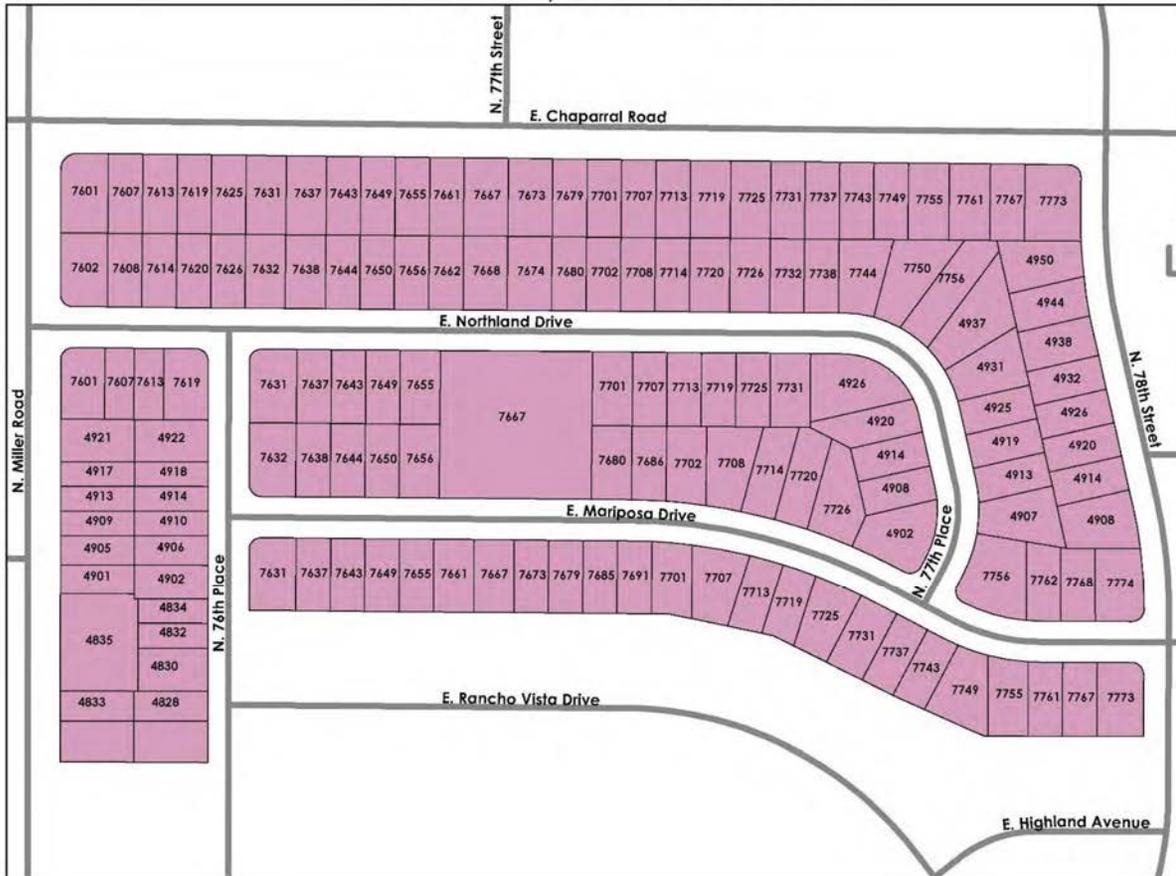
Villa Monterey Historic District Unit 3



Villa Monterey Unit Three-A and Three B, also known as the Casita Colony Recreation Association, were platted in April 1963 and May 1963 respectively. Unit 3A includes lots 69-180, Tract "B", and right-of-way, with Tract "B" serving as the amenity area. Unit 3B includes lots 181-192.

Zoning is R-4 HP, Townhouse Residential Historic Property.

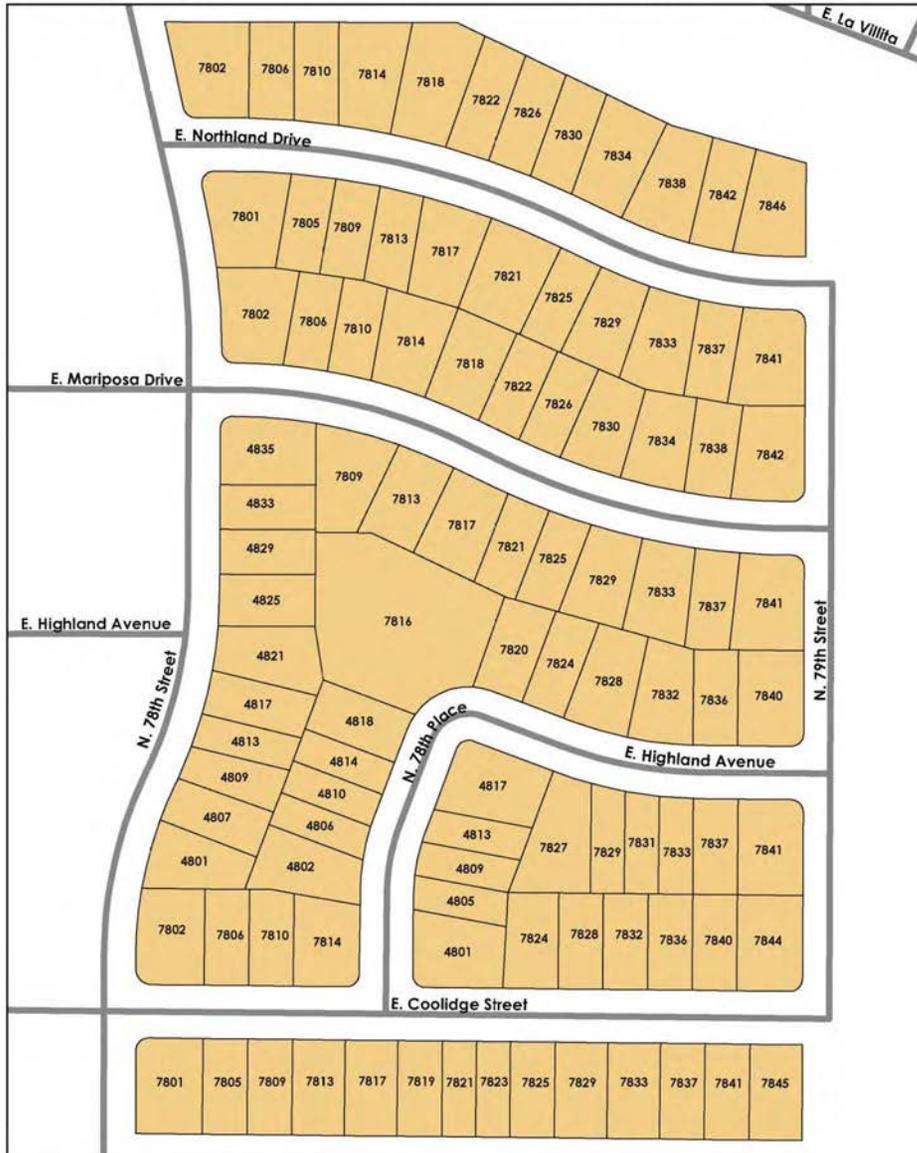
Villa Monterey Historic District Unit 4



Villa Monterey Unit Four, Unit Four-B Amended and Unit Four D, also known as the Resort Park Association, were platted in April 1963, July 1974 and November 1976 respectively. Unit 4 includes lots 193-321, Tract "C", and right-of-way, with Tract "C" designated as the "Recreation Area". Unit Four-B was a replat of lots 193-200 to create lots 9-18 and additional acreage to create lots 1-8 and 19-23, with an exception for an existing parcel. Unit Four D was a replat of lots 230-233 and lots 284-289 for the purpose of lot line adjustments.

Zoning is R-4 HP, Townhouse Residential Historic Property.

## Villa Monterey Historic District Unit 5



Villa Monterey Unit 5 and Unit 5 A, also known as the Monterey Park Association, were platted in March 1965 and July 1965. Unit 5 includes lots 1-56, Tract "A", and right-of-way, with Tract "A" serving as the amenity area. Unit 5 A includes lots 57-99 and right-of-way.

Zoning is R-5 HP, Townhouse Residential Historic Property.

### Villa Monterey Historic District Unit 6



Villa Monterey Unit 6 and Unit Six-1, also known as the Colony Monterey Association, were platted in September 1966 and December 1966 respectively. Unit Six includes lots 11-15, 24-40, 78-85, Tract "A", and right-of-way, with Tract "A" serving as the amenity area. Unit Six-1 includes lots 1-10, 16-23, 41-49, 50-66, 67-74, 90-98 and right-of-way.

Zoning is R-5 HP, Townhouse Residential Historic Property.



## Local Designation and the Historic Preservation Plan

One of the available tools to meet local preservation goals is to list properties on the Scottsdale Historic Register. In December 2010 Scottsdale's Historic Preservation Commission initiated a case to place Villa Monterey Units 1-7 on the local register and to add (HP) Historic Property overlay zoning to this townhouse neighborhood. The Historic Significance and Integrity Assessment Report (March 2012) determined that Villa Monterey was historically and architecturally significant and should be listed on the Scottsdale Historic Register. Villa Monterey is a unique townhouse development because of the various architectural styles that have been utilized on the front, and some sides, of each townhouse.

Local recognition efforts culminated on June 7, 2011 when the Scottsdale City Council unanimously adopted Ordinance No. 3944 adding (HP) Historic Property overlay zoning district to the approximately 113 acres and placing Villa Monterey Units 1-7 on the Scottsdale Historic Register as a historic district. The boundary for this townhouse historic district includes 758 homes and 13 common tracts with seven homeowners' associations (HOAs) for Units 1-7 in Villa Monterey. Villa Monterey Units 4-C, 8 and 9 were not selected to be included in **VMHD**.

After a property or district is designated and listed on the Scottsdale Historic Register, the Scottsdale Historic Preservation Ordinance (Scottsdale Revised Code Section 6.120 et seq.) is used as a tool to protect and preserve those properties officially recognized on the Register. One of the ordinance mechanisms that implements the preservation goals is the preparation and approval of an Historic Preservation Plan (HPP) for each designated property or district. This HPP for Villa Monterey sets forth the objectives for the preservation of these important historic resources.

## Why Preserve Historic Resources?

Throughout our Nation, communities promote historic preservation because doing so contributes to neighborhood livability and quality of life, contributes to the sense of place, 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 connection with the local heritage.

## The Policy Basis for Preservation Guidelines

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

various specific design issues within the context of historic resources.

The City of Scottsdale has also developed a Green Building Program that is a model for many cities around the country. The goal of the program is to “encourage energy efficient, healthy and environmentally responsible building in the Sonoran desert region.” These guidelines encourage the revitalization of neighborhoods through remodeling existing homes using Green Building materials and practices. The Preservation Guidelines in this HPP are meant to supplement the City of Scottsdale, Department of Planning and Development Services, *Green Building: Home Remodel Guidelines for Sustainable Building in the Sonoran Desert*. Homeowners are encouraged to obtain a copy of the *Green Building: Home Remodel Guidelines* for detailed information on Green Building and for information not covered in these design guidelines, such as interior remodeling and landscape design.

## **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 residential neighborhoods in Scottsdale.

### **1. Preserve significant character-defining features of the post-World War II and Mid-Century Modern developments.**

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

### **2. Identify and respect the historic architectural character of the homes.**

Although lacking in the many features which often distinguish one style of architecture from another, 1960s townhomes have specific site layouts, building elements, a palette of certain materials and examples of workmanship that make them an identified historic building style. Utilize similar elements, building materials and techniques to maintain the historic architectural character when planning changes to your townhouse.

### **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.**

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

### **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 may be difficult to achieve given changes in available materials and building products. In most locations it will be the appearance of the building, as seen from the street, which is important to the preservation of the historic resource. Therefore, a contemporary interpretation of the essence of the historic style may be an appropriate approach to in-fill development within a historic district.

### **The Historic Preservation Review Process**

The (HP) Historic Property ordinance sets forth the process for reviewing plans to ensure that the preservation objectives for an historic district are met. The City HP ordinance is not intended to prohibit alterations, additions or new construction to an existing townhouse 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 district, and 2) provide compatibility between the existing and the new. The guidelines are limited to exterior work only. Owners, HOAs and their architects, designers or contractors, are required 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 Submittal will be referred to the Historic Preservation Office:** When a building permit is sought for exterior work on a home in a designated

historic district, the City of Scottsdale One Stop Shop staff will request a copy of the CNE-HR or the CA-HR. If the applicant does not have either of these then the One Stop Shop staff will refer the applicant to the Scottsdale HPO staff for review. The One Stop Shop will not issue a building permit in a historic district until Scottsdale HPO staff and/or the Scottsdale HPC have approved the plans.

### **Steps in Historic Preservation Review Process**

(All time frames are business days, unless otherwise stated, and are subject to change) *(Public comment questioned the time frames that are given at the end of each step of the review process. The time frames that are given are based on an average of time that was determined by review of monthly customer activity reports.) (September 2019)*

### **Role of HOAs in the Review Process**

The homeowner will first submit their plans for the proposed exterior changes to their Homeowners Association (HOA) for review and approval. The results of the HOA review are then submitted with their application to Scottsdale HPO Office to confirm that the plans have been reviewed and approved by the HOA. However, the City is not responsible for enforcing the design review process followed by each HOA. Likewise, the HOA is not responsible for making sure a homeowner follows the HPP and preservation guidelines.

The Scottsdale HPO review and determination regarding proposed exterior changes will be based on this HPP and preservation guidelines. Each HOA is strongly encouraged to share this document with homeowners that are planning projects, so they can use the guidelines during their preparation and can receive the certificate that is required before they can proceed with their project, including obtaining any required building permits.

- **Pre-Application Submittal:**

Submit the Pre-Application request to One Stop Shop, located on the first floor of One Civic Center, 7447 East Indian School Road, Suite 105. You will be contacted within one week to schedule your pre-application meeting. This meeting provides the Scottsdale HPO and the applicant a more complete understanding of the size, scope and feasibility of the request. The pre-application meeting is typically a 1/2 to 1-hour meeting in which the applicant meets with their assigned project coordinator to discuss the project request. *(Public comment questioned - Who are they (project coordinator)? From what office? Planning Dept.? or HP Office? The project coordinator will be a member of the Planning Dept. staff, either a Senior Planner, a Planner, or an Associate Planner, and project assignments are determined by the Historic Preservation Officer.) (September 2019)*

Time Frame: 5 days.

- **Pre-Application Meeting with Historic Preservation Staff:** Scottsdale HPO staff will meet with the townhouse owner to review the scope of the proposed improvements, determine what additional information is needed, and identify the probable process for approval. They will also make sure the applicant is aware that the home is in the historic district and that they have access to a copy of the Villa Monterey Units 1-7 Historic Preservation Plan and Design Guidelines (this booklet). Scottsdale HPO staff will determine what type of review is warranted based upon information that is discussed during the Pre-Application Meeting. The townhouse owner will receive a Development Application Submittal Checklist that will identify all documents that will be required for the formal application of the project plans.  
Time Frame: 1 day.
- **Application Submittal Meeting:** When the townhouse owner has prepared all the required documents that have been indicated on the Development Application Submittal

Checklist, they should contact the project coordinator to schedule the application submittal meeting. If the owner, or their representative, has any questions regarding the submittal requirements they are encouraged to meet with the Scottsdale HPO staff to discuss the project prior to the application submittal meeting.

Time Frame: 1 day.

- **Certificate of No Effect (CNE-HR ) Process for Minor Work:** A CNE-HR can be approved administratively if the plan for minor work meets the preservation guidelines for the historic district, and there will be no visual effect on the historic characteristics of the townhouse, and the owner accepts any staff proposed modifications to better meet the guidelines. The CNE-HR will be signed by Scottsdale HPO staff and delivered to the townhouse owner.  
Time Frame: 10 days.
- **Notice of Decision sent to Homeowners Association:** After the Scottsdale HPO staff has made a decision regarding the request for a CNE-HR the Scottsdale HPO staff will send notification to the respective Homeowners Association.  
Time Frame: 1 day.
- **Building Plan Review and Permit Issuance:** Townhouse owners are encouraged to refer to the City of Scottsdale web page <http://www.scottsdaleaz.gov/building-resources/my-home> to find information that will assist them in understanding the steps that are included in the Building Plan Review and Permit Issuance process.  
Time Frame: Owner's decision
- **Building Plans Submittal:** When the townhouse owner is ready to submit plans for the review of exterior work on a townhouse in a designated historic district, a copy of the

CNE-HR must be submitted with the plans. If the applicant does not have the CNE-HR, then the One Stop Shop staff will refer the applicant to the Scottsdale HPO staff for review. The One Stop Shop will not issue a building permit in a historic district until Scottsdale HPO staff and/or the Scottsdale HPC has approved the plans.

Time Frame: 1 day

- **Certificate of Appropriateness (CA-HR) Process for Major Work:** When Scottsdale HPO 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 Scottsdale Historic Preservation Officer reviews the application and preparation is made for a public hearing before the Scottsdale HPC.

Time Frame: 45-60 days

- **Preparation for a Commission Public 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. A staff report is prepared for the Scottsdale HPC with a recommendation as to whether the plans comply with the HPP and preservation guidelines.
- **Historic Preservation Commission Conducts a Public Hearing:** Scottsdale HPC typically meets on the first Thursday of each month. Scottsdale HPC will make their decisions on appropriateness of the planned work according to the basic principles for historic preservation and they will use the HPP policies and preservation guidelines. The components of the property (massing, materials, windows, doors, details, etc.) will be considered in the review, and the work proposed will be compared 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 Decides on Certificate of Appropriateness:** Following a staff presentation, comments from the applicant and the close of the public testimony, the Scottsdale HPC deliberates on whether the application meets the HPP and preservation guidelines for Villa Monterey. The applicant may be asked to respond to questions from the Scottsdale HPC during their deliberations. Scottsdale HPC has several options on the action they can take on an application including:
  1. Approve as submitted with reference to how the project meets the draft guidelines.
  2. Approve selected elements (components), deny others, referencing relevant preservation guidelines for decision.
  3. Approve with stipulations on what needs to be modified in the plans.
  4. Continue case to allow time for additional work or information to be provided.
  5. Deny application as submitted with reference to how the project does not meet the guidelines.

If Scottsdale HPC proposes any modifications or stipulations, the owner or their representative will be asked if they accept the recommended changes. Scottsdale HPC will vote on the plans and the request for a CA-HR. (If approved, the Scottsdale Historic Preservation Officer will meet with the applicant within the next five days and deliver the CA-HR.)

Time Frame: At the public hearing.

- **Notice of Decision sent to Homeowners Association:** After the Scottsdale HPC has decided regarding the request for a CA-HR the Scottsdale HPO staff will send

notification of the decision to the respective Homeowners Association.

Time Frame: 1 day.

- **Building Plan Review and Permit Issuance:**  
Townhouse owners are encouraged to refer to the City of Scottsdale web page <http://www.scottsdaleaz.gov/building-resources/my-home> to find information that will assist them understanding the steps that are included in the Building Plan Review and Permit Issuance process.  
Time Frame: Owner's decision
- **Building Plans Submittal:** When the townhouse owner is ready to submit plans for the review of exterior work on a townhouse in a designated historic district, a copy of the CNE-HR or CA-HR must be submitted with the plans. If the applicant does not have the CNE-HR or CA-HR, then the One Stop Shop staff will refer the applicant to the Scottsdale HPO staff for review. The One Stop Shop will not issue a building permit in a historic district until Scottsdale HPO staff and/or the Scottsdale HPC have approved the plans.  
Time Frame: 1 day

- **Appeal of Historic Preservation Commission Decision to City Council:** The owner or applicant may appeal the Scottsdale HPC decision in writing to the City Council within 20 calendar days of the Commission decision.

## Emergency Repairs

**In Arizona during the Summer Monsoon Season, mid-June through the end of September, there are often dust storms, high-speed winds and intense thunderstorms and lightning that may cause significant damage to buildings and trees. If a building of tree is damaged by a monsoon storm, or other unexpected cause, then a townhouse owner must take the necessary steps to repair the damaged building or remove the damaged tree limbs or in some instances the entire tree. In an effort to ensure personal and public safety, this work should be accomplished as soon as practical and can be done so through coordination with the respective HOA. (Revised October 2019)**

## **Chapter 2: Southwest Townhouses and the Significance of Villa Monterey**

### **The Significance of Postwar Townhouses**

In the twenty years after World War II, America experienced an unprecedented housing boom adding more than twenty-five million new residential structures to our cities and towns by the year 1965. Initially from 1945 to 1955, postwar housing demand favored single-family home construction and multi-family units accounted for less than fifteen percent (15%) of new housing construction. Given the opportunity the typical postwar American household would have chosen ownership of a freestanding single-family home. However, by the late 1960s housing development included a growing volume of postwar multi-family housing products including townhouses.

In the early 1960s, developers began building developments offering a choice of both single- and multi-family housing along with recreational amenities, particularly within their larger master planned developments. Single-family attached (SFA) homes were constructed by attaching walls of their housing units and situating them in higher-density complexes with shared common spaces. The single-family attached house offered benefits for both developers and buyers. Attached homes typically cost less per unit than detached homes. To appeal to the lifestyles of newly-married couples and retirees, townhouse promotions also emphasized community amenities and the lower maintenance aspect of townhome living. By 1970 townhouses and condominiums composed nearly one-third of new construction.

In the 1960s and 1970s, California moved to the forefront in the development and design of townhouse communities. Just like in the first half of the twentieth century, Arizona builders and developers closely watched and borrowed freely from the California housing development trends and practices during

the postwar years. Another important impetus to townhome development, nationally and locally, was the concerted and, ultimately successful, marketing approaches that sought to promote several key aspects of townhouse development. First, it was stressed that townhouses were not condominiums or cooperatives. Purchasers actually owned their homes and the land under it. Many developments were age-restricted to adults of 55+ years, with recreational amenities and social activities established accordingly. While the households were assured privacy, the sense of belonging to a community was also available to residents. The national and regional boom in townhouse construction in the 1960s prompted an increased number of zoning requests for townhouses in Scottsdale in the 1970s.

### **The General Characteristics of Townhouses in the West and Scottsdale**

Like the traditional single-family detached (SFD) dwelling, the SFA dwelling type is a house designed for occupancy by one family, or living unit, and it sits on its own platted lot. However, the townhome is constructed to have one- or two-party walls shared by an adjacent home or homes. While attached to each other, each townhouse is a single residence vertically - there is no other home above or below it. This is the primary factor that distinguishes it from a condominium which is not a physical property type but a form of ownership. Many apartment complexes in Scottsdale have been converted to condominium ownership with other units above or below each condominium "flat".

Although considered by some to be a descendant of the Eastern "row house," the townhouses of the West developed in response to the markedly different lifestyles of the region. The Western Townhouse was not a continuation of the building practices of earlier periods, nor was it a local expression of the planning principles of cluster housing or new town developments which guided larger 1960s housing developments in the East. Instead, they embodied the

lifestyle change embraced by America in the years after WWII. Notably, the Western Townhouse usually included courtyards, atriums, patios and resort-like landscaping and other features important to residents for recreation, outdoor living and entertaining. *(There was a public comment that suggested that the term “resort-like landscaping”, above, should be defined. In this instance the term is part of a broader description of the Western Townhouse. In Chapter 3 of this HPP the term resort-style landscaping is referred to several times specifically as it relates to Villa Monterey.) (September 2019)*

There were distinct differences in the design and physical layout of the fifty-six Scottsdale townhouse developments built between 1960 and 1974. Generally, three or more units attached to one another constitute a row. Variations in the numbers of units in a row were common. How the rows or collections of dwelling units were arranged within a complex provided another variation in the layouts. The traditional arrangement of homes in rows was most common, with the home’s entrance and primary façade facing the street or with townhouses facing other townhouses or common open space areas. Eighty-five percent of Scottsdale’s post-WWII townhome developments had some form of traditional layout. Some complexes have curvilinear streets and/or with the buildings staggered in a non-linear fashion along winding roadways. Another distinct type is the “clustered” complex with three or more townhomes grouped together around a shared driveway, community facility or landscaped area. There were also variations in how parking was provided for the homes. Most homes had outdoor living areas including patios and small backyards.

### **General Characteristics of 1960-1974 Scottsdale Townhouses**

- Private ownership of land and unit
- Common open space areas often provided for residents; may include resort-like landscaping

- Common tracts may contain recreational amenities for the residents such as a pool, clubhouse, or other facilities
- Homeowners Associations (HOAs) are usually established to maintain the common areas with association fees collected from homeowners to cover expenses
- Typically, higher density, smaller lots for townhouses (8-12 units per acre) compared to single-family detached homes in the vicinity
- The total number of units in each development varies as do the site layouts and architectural styles
- Development may be located near services and retail areas for urban conveniences
- Entry signs and walls or monuments often identify specific townhouse neighborhoods
- One- or two-party walls per unit, with one- and/or two-story units
- Private entrance for each unit
- Enclosed backyards for private use and to emphasize outdoor living
- Parking provided for each unit; may be in attached carport or garage or in separate shared parking areas that are covered or uncovered

### **Brief History of Villa Monterey Townhouse Development**

Villa Monterey in Scottsdale is an excellent example of the influences of the California Townhouse concept in planning and development. Dave Friedman was a successful builder in Philadelphia who, almost an invalid, moved to Arizona to retire. However, his health improved, and he established Butler Homes, Inc. to build local housing developments. In 1959-1960 Friedman acquired approximately 100 acres north of Camelback Road and east of the Arizona Canal. Indian Bend Wash cut through the east side of the acreage which would have a major impact on any development. Friedman travelled to Carmel and the Monterey peninsula in California while mulling over his options and he became fascinated by California houses that were being built close together in a way

that retained charm and practicality. He decided to try a similar development for his Scottsdale property. Drawing upon the West's Spanish territorial past, he planned a "casita colony" which Friedman defined as "small houses built together" in a country-club setting. He was advised that "Spanish" styles had not been used anywhere except in south Phoenix for years. Nonetheless, he designed the attractive models in his first development with Spanish Colonial accents and features from other period revival styles of architecture, such as Territorial Revival.

Friedman saw the townhouse concept as ideal for buyers in the earlier interim or transient stages of life, as well as for those in the latter stages of life who preferred low-maintenance property. The first section, Unit 1 of the Villa Monterey Casita Colony, was constructed in 1961. In six months, 80 houses were sold west of Miller Road. The concept proved to be so popular that it sold out before all the houses planned for Unit 1 could be constructed. Purported to be the first successful townhome project in Arizona, similar developments soon followed Villa Monterey in the metropolitan Phoenix area and Tucson.

Homeowner Associations (HOA) were organized to manage each Unit in Villa Monterey in accordance with their by-laws

and the deed restrictions on the individual properties. The private HOAs have responsibility for ensuring that the quality of the development of the original construction is maintained. They oversee alterations and improvements, made by owners, to their homes, maintenance of the common facilities and landscaping, and often sponsor social activities.

#### **Historic Significance of Villa Monterey Units 1-7**

The **VMHD** is historically and architecturally significant as a collection of homes that illustrate a particular type of building, a development pattern that influenced the physical form of Scottsdale in the postwar era and remains discernible and distinctive today. The **VMHD** was the work of a successful local builder who pioneered different approaches to development and marketing of homes in the postwar era, and it influenced subsequent townhouse developments in Arizona. The **VMHD** is significant because of its high degree of integrity by providing excellent architectural examples, individually and collectively, of Southwestern-influenced forms, materials and detailing that has distinguished local and regional home building. The intact ornamentation and customized building features of the homes sets it apart as a product of a by-gone era and gives it a unique sense of time and place which should be preserved.

## Chapter 3: General Development Features and Guidelines – Layout, Entrances, Landscaping, Common Areas, and Amenity Areas

The scale and pattern of the buildings and community amenities provided are significant attributes of the appearance and character of this 1960s townhouse development. Placement of the townhouses along the streetscape and the repetition of their simple shapes, interspersed with community open spaces and recreational facilities, create a visual cohesiveness that distinguishes this historic district from other nearby developments.

There are many characteristics of how **VMHD** was designed and built that can be described in this part of the HPP as “character-defining features”. When you consider all of the features combined, it becomes easy to see why **VMHD** is a special community and why it merits historic recognition – there is nowhere else quite like **VMHD**.

The responsibility for maintaining the overall character of the development falls more into the hands of the seven HOAs within ~~Villa Monterey Units 1-7 Historic District~~ (**VMHD**), working in partnership with the city, rather than with individual homeowners. Therefore, this chapter and its guidelines will primarily be used by the HOAs, if they are planning any changes to the thirteen tracts with common areas and amenities, so that the unique historic character of the neighborhood will be preserved. *(Revised September 2019)*

The general development features of ~~this townhouse district~~ **VMHD** have been sorted into three categories and are described below as; A) Development Layout and Design, B)

Development Entry Features, Landscaping, and Walkways, and C) Community Recreational Areas and Clubhouses.

### A) Development Layout and Design Character-Defining Features

- The development is an age-restricted community; owners must be 55 years old, or older
- A traditional layout is used with rows of privately owned, townhouses facing the streets; entrances and carports face the street, with sidewalks on both sides of the street
- Most streets are laid out in a traditional grid fashion with some curved portions related to topography of the Arizona Canal on the west, or to provide larger tracts for common areas
- Utilities are underground in a majority of **VMHD**
- Mid-block pedestrian walkways improve pedestrian circulation in **VMHD**
- The neighborhood streetlights are composed of each home having ~~one or more short ornamental a~~ **carriage house style** streetlight poles behind the sidewalk **(Refer to photographic examples of lights and street signs at the end of this chapter)** *(Revised September 2019)*
- Street signs are ~~on short poles as well and many are~~ custom designed with some ornamental metal frames around the street names *(There was a public comment to clarify the description of the streetlights.)* *(Revised September 2019)*
- Typically, front yards are small and were reduced by Friedman to make room for a larger backyard which could serve as an outdoor living room *(There was a public comment to clarify the description of the front yards. In this instance the term is part of a broader description of the character-defining features.)* *(September 2019)*

- A golf course and driving range originally built on or adjacent to the floodplain is no longer a part of Villa Monterey; other later developments now separate this townhouse complex from Indian Bend Wash

## **Policies and Guidelines for Development Layout and Design**

### **Policy 3.A.1: Preserve the historic scale and arrangement of streets, buildings and common open spaces.**

#### **Guidelines:**

- Maintain traditional grid layout and amenities of most streets with underground utilities, sidewalks on both sides **of the street**, and short, custom, metal streetlight **the carriage house style streetlights**, and custom street signs. **Peles (Refer to photographic examples of streetlights and street signs at the end of this chapter)** *(There was a public comment to clarify the description of the streetlights and signs.) (Commissioner Schweiger suggested photographs of streetlights should be provided.) (Revised September 2019)*
- Maintain all or most of the side yards on townhouse units at ends of rows, on street corners, and mid-block walkways. *(There was a public comment to clarify the description of the side yards.) (Commissioner Schweiger suggested photographs of side yards should be provided.) (September 2019)*
- Each of the seven Units should continue to have a central recreation area maintained by the HOA for the Unit, with a variety of community amenities such as landscaped common area, pool, clubhouse, ramada or other recreational facilities for the private use of residents and their guests.

### **Policy 3.A.2: Minimize the visual impact of utilities, accessory structures and equipment and other such fixtures within common areas and on the streetscape.**

#### **Guidelines:**

- Avoid the addition of any vertical elements for utilities or telecommunications within common areas or along streets.
- Avoid placing equipment on the roof of community buildings or structures whenever possible.
- When roof-mounting is unavoidable, place items such as solar panels, satellite dishes, antennas, or HVAC units, on the rear plane of the roof or in such a fashion to fully screen their visibility from the street and from users of the common areas.
- Within the common tracts, do not construct ramadas or other accessory buildings that are taller than private homes on adjacent lots.

## **B) Development Entry Features, Landscaping, and Walkways Character-Defining Features**

- Entry features into the community have special identification signage, medians in the streets, low walls, picturesque structures and landscaped areas to define the neighborhood *(There was a public comment to clarify the description of the entry features.) (Commissioner Schweiger suggested photographs of entry features should be provided.) (September 2019)*
- The entry onto Coolidge Street from Miller Road is the largest and most elaborate with curved walls and entry signs, a landscaped median and a tiled fountain in a roundabout to the east
- Most of the development and streetscape is dominated by the private front yards of homeowners, but the developer has included resort-style landscaping in several common areas by entrances, in medians, at corner lots, along pedestrian walkways and within common areas, although some side yards on corner lots are privately owned and maintained
- Most Units have one or more mid-block lighted and landscaped walkways for the convenience of residents

and to provide easy access to recreational areas (Refer to photographic examples of signage, landscaped medians, low walls, picturesque structures and landscaped areas at the end of this chapter) (Revised October 2019)

## **Policies and Guidelines for Development Entry Features, Landscaping and Walkways**

**Policy 3.B.1: Preserve the traditional pattern of sidewalks, mid-block walkways and driveways found within the subdivision.**

### **Guidelines:**

- a. Maintain some variation in the entry features into the development and into each Unit, and use similar materials, scale and lettering for new or modified entries as the original entry wall, monuments and signage.
- b. Maintain mixture of tall palm trees and mid-size shade trees in median landscaping and in landscaping for common areas. *(There was a public comment that this guideline should be deleted so that each HOA could determine landscaping.) (November 2019)*
- c. Maintain the mid-block walkways in their present locations and avoid creating any barriers.
- d. Maintain pole lighting for safety along mid-block walkways.
- e. Maintain landscaping that is compatible with the recreational area and other open space within the Unit.
- f. Place site and architectural lighting in traditional locations. New exterior lighting should be simple in character and low in intensity.
- g. Maintain the established progression pattern of public to private spaces. That is, the use of the driveway or sidewalks for pedestrians to reach the walkway to the front porch and entrance to the townhouse.

## **C) Community Recreational Areas and Clubhouses Character-Defining Features**

- Each new subdivision plat was built with amenities such as a central recreation area with a landscaped park, pool, sauna, clubhouse, ramada, or other recreational facilities maintained by the HOA for the Unit
- Lot sizes for these common areas and the recreational amenities vary for each Unit; some have buildings with restrooms or a bath house but not a clubhouse with community meeting rooms
- The common areas typically have lush landscaping including mostly grass groundcover and non-native trees, and are gated and fenced as required for pool safety; this landscaping is sometimes called oasis or resort-style landscaping
- In the common areas buildings are wood frame or concrete block construction with stucco covered walls; several have red clay tile roofs and a few have curved walls
- Ramadas are typically wooden structures with flat or low-pitched shed roofs covering paved areas with picnic tables
- All recreational common areas with pools have the entire lot fenced and fences may have some cap bricks, applied ornament and ornamental entry gates
- Community buildings or clubhouses and surrounding fences may also feature inlaid tile in the walls and ornamental ironwork in gates and on the building
- Unit 4 has a two-story clubhouse; it once contained a restaurant and hair salon

## **Policies and Guidelines for Community Recreational Areas and Clubhouses**

**Policy 3.C.1: Maintain the shape and forms that characterize the buildings and structures within the common areas.**

**Guidelines:**

- a. Rectangular plans and simple geometric shapes should be used for the design of additions, enclosures or new construction on common tracts.
- b. The proportions and massing of additions and enclosures should be like that found on the existing building.
- c. Preserve the horizontal emphasis of the community buildings.
- d. Maintain the block fences and ornamental metal gates that surround the common facilities for safety and privacy, and maintain any tile or concrete block detailing. *(There was a public comment that "...maintain any tile or concrete block detailing." portion of this guideline should be deleted.) (November 2019)*

**Policy 3.C.2: If any additions or new community facilities are planned, use similar forms, massing and materials as the original common buildings and facilities.**

**Guidelines:**

- a. Relate to the scale of nearby historic buildings. An addition should be subordinate in scale and character to the original main building. *(There was a public comment that the second sentence of this guideline should be deleted.) (November 2019)*
- b. Additions and new construction should be one- or two-story in height similar to the other buildings ~~in the development~~ **adjacent to the community facilities.** *(Commissioner Hosmer suggested the revision noted above.) (Revised September 2019) (There was a public comment that "...in height similar to the other buildings in the development." portion of this guideline should be deleted.) (November 2019)*
- c. Maintain the setbacks and alignments of the buildings in the surrounding context so community buildings will have the same or larger setbacks than adjacent townhouses.
- d. Relate new construction to the size of the lot, keeping the total lot coverage a small percentage of the common

tract, similar to the original common tract buildings.

*(There was a public comment that "...keeping the total lot coverage a small percentage of the common tract, similar to the original common tract buildings." portion of this guideline should be deleted.) (November 2019)*

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

**Policy 3.C.3: Preserve the lush oasis/resort-style landscaping within the fenced-in community areas for use by residents of each Unit. (Revised September 2019)**

**Guidelines:**

- a. Retain the basic landscape characteristics within the recreational areas for residents including using grass as the primary groundcover, planting palms and other trees, and providing walkways and pool decking. *(There was a public comment that this guideline should be deleted.) (November 2019)*
- b. If landscaped areas around the clubhouses and pools are renovated, the new landscaping should be designed as a ~~green oasis~~ **in the resort-style as originally envisioned.** *(There was a public comment to define the term "green oasis". An oasis is literally a fertile location in the desert, and it can also describe a peaceful area. We are fortunate that the Sonoran Desert is a lush desert with a wide variety of plants, both native and desert-adapted, that can be used to create an oasis. A sales brochure for Villa Monterey Casita Colony suggested that owners could "...entertain in Casita Colony's Resort Park. Enjoy protected privacy in this beautifully landscaped resort area...". Resort-style landscaping can be accomplished with both native and desert-adapted plants.) (Revised September 2019) (There was a public comment that the term "lush resort style landscaping" was inappropriate and should be revised to allow xeriscape style landscape improvements. As indicated above, the Sonoran Desert*

*is a lush desert and as such it serves as an excellent example of xeriscape style landscaping. Plants that are native to the Sonoran Desert are readily available at local plant nurseries. As low water using plants, once they have been irrigated for two to three years to be*

*established, supplemental irrigation can be turned off and the desire for xeriscape style landscaping will be fulfilled. (October 2019)  
(There was a public comment that this guideline should be deleted.) (November 2019)*

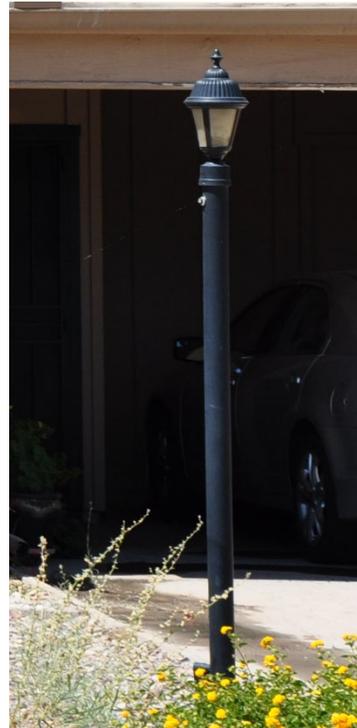
## Examples of streetlights

### Villa Monterey Unit 1

7527 E Mariposa Dr



7536 E Mariposa Dr



7546 E Mariposa Dr



**Villa Monterey Unit 2**  
7638 E Coolidge St



7645 E Coolidge St



7615 E Meadowbrook Ave



**Villa Monterey Unit 3**

7642 E Highland Ave



7651 E Highland Ave



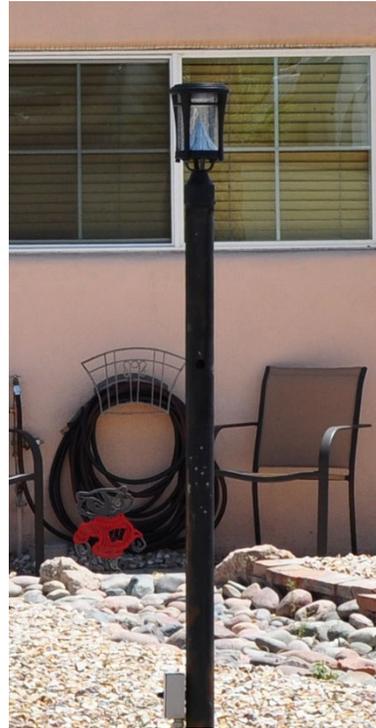
**Villa Monterey Unit 4**  
7643 E Mariposa Dr



7644 E Mariposa Dr



7679 E Mariposa Dr



7680 E Mariposa Dr



7602 E Northland Dr



7638 E Northland Dr



**Villa Monterey Unit 5**

4802 N 78<sup>th</sup> PL



7829 E Northland Dr



**Villa Monterey Unit 6 and Unit 7**

5023 N 77<sup>th</sup> PL



7701 E Pasadena Ave



*(Photographs added November 2019)*

## Chapter 4. Villa Monterey Architectural Styles and Guidelines

### Postwar Architectural Styles for Townhouses

There is no dominant architectural style that characterizes the design of post-World War II townhouses or a style that relates to a specific time subset within that period. For the housing constructed in Scottsdale during the two decades following World War II, the predominant identifiable influences were those typical of the “Ranch House,” “Modern” and “Popular Revival” styles. Historic townhouse architecture was often a simplified version of the popular styles found on single family homes that were built during the same time period. Simple geometric forms are employed in the massing and proportions of the construction. The inclusion of selected architectural features, such as arched openings or a minimal amount of detailing, was often employed as a means of giving the townhouses in each complex a distinct architectural character.

### Villa Monterey Units 1-7 Architectural Styles

David Friedman may have set out with the intent of using elements from Spanish Colonial architecture for his “casita colony” in 1961 but, in practice, he utilized elements from several older traditions that can collectively be described as ‘Popular Revival’ styles and ‘Southwest Modern’ or eclectic in some later subdivisions in Villa Monterey. But the surface area of the front walls of the townhouses in Villa Monterey are not large and if the builder had used too many style elements the result would have been a cluttered appearance. Friedman would often use a mix of readily available elements on a façade so that it may be difficult to name a specific style associated with each home’s appearance.

Butler Homes appears to have been intent to give new home buyers a feeling of comfort or familiarity through the use of residential materials and detailing with some historic references. The aim was certainly not to use the most modern steel and glass construction methods employed in office skyscrapers in the 1960s but to provide a more inviting and marketable, residential environment with a cohesive streetscape and community identity achieved by using a variety of façade architectural styles for the townhouses. Streetscapes in this neighborhood are distinct because of the variety of elements that are on each one- or two-story townhouse and the lack of uniformity - you can tell by the varied streetscape that you are in Villa Monterey neighborhood and not some other townhouse development.

Friedman developed his concept for the “Villa Monterey Casita Colony” using small houses clustered together. He felt there was a market niche in the metro area for smaller homes that required less maintenance, that had resort-style amenities like community pools, and that were located near downtown services. To stay current Friedman brought out new models each Spring with changes in response to the desires and concerns expressed by the residents. Butler Homes and Friedman changed the floor plans, elevations, and other features with each successive platted Unit in Villa Monterey. His combined architectural design and marketing approaches were very successful with buyers.

The Popular Revival or traditional sub-styles can be summarized briefly using familiar architectural revival style names. Some of the elements used by Friedman in the front façades for his townhomes can be listed for some known Popular Revival styles. Other façades used contemporary features and elements found on other 1960s buildings.

## Examples of Popular Revival Styles at Villa Monterey

**Spanish Colonial:** Elements may include stucco walls, red clay tile roofs, exposed wood rafters with ornamentally cut tails, cast wall decorations, multi-pane windows, metal grillwork, and semi-circular openings



Photograph to be added.

**Mission:** Elements may include flat roofs with curvilinear parapet walls, or a hip roof form with exposed wood rafters and red clay tile roofing, stucco or plastered walls, sparse ornament, heavy timber lintels over windows, and arched openings



Photograph to be added.

**Pueblo:** Elements may include a flat roof with parapet walls, exposed ends of wood vigas (log roof beams), the parapet wall may be stepped, red clay or metal roof drain scuppers, stucco or plastered walls, heavy timber lintels over windows, and wooden posts or columns



**Territorial:** Elements may include brick walls, a flat roof with parapet walls, one or more rows of brick or decorative blocks capping the parapet walls, window sills of row-lock bricks (bricks on edge), and a shed roof over the entry or carport



**Monterey/Mediterranean:** Elements may include a 2-story home with a cantilevered balcony that has ornamental wood or metal posts and railings, a low-pitched red clay tile roof, stucco or plastered walls, ornamental surrounds for the windows, multi-pane windows, and other ornamental ironwork



**International/Streamlined:** Elements may include a horizontal emphasis with horizontal bands, a flat roof with parapet walls, no applied ornament, no mullions in the windows, and stucco or plastered walls



## Other Architectural Styles at Villa Monterey Unrelated to Period Revival Styles

**Southwest Modern:** Elements may include popular regional materials and features found in the 1960s including stucco walls with parapets and flat roofs, painted slump block walls, a shed roof covered with flat concrete tiles, horizontal bands above or below the windows projecting a few inches in front of the walls, horizontal bands of concrete block or tile, cloth awnings over the windows, and limited applied ornamentation



**Eclectic Southwest:** Elements are a combination of details and materials not specifically identified with a revival style period and may include a combination of flat and low-pitched gable roof forms, red clay tile roofing, shingle roofing, stucco or plastered walls, arched or curved openings, and limited applied ornamentation



**Vernacular:** Elements may include simple rectangular forms, some curves at the corners of the carport opening or roof parapets, a shed roof over the carport or the front of house with a plain fascia board, limited use of details or ornamentation, block or stucco walls, and security grills in front of windows



Photograph to be added

**Ranch:** Elements may include gable roof end towards street, portions of wall covered with stucco, brick, painted concrete block, or board-and-batten siding, wooden shutters, shingle or flat tile on low-pitched roofs



## Policies and guidelines for preserving architectural styles

### Policy 4.A.1: Retain character-defining building forms and massing, and roof forms.

#### Guidelines:

- a. Avoid changes in the type of roof of an individual townhouse by maintaining the roof form and slope. *(There was a public comment that this guideline should be deleted.) (November 2019)*
- b. For sloped roof surfaces, maintain or replace the original roofing materials as needed.
- c. Maintain and repair flat or low-sloped roof areas so that positive drainage is achieved, and leaks are prevented.
- d. If reroofing a structure, use materials that will result in a similar appearance as the original roof.

### Policy 4.A.2: Avoid covering, removing or altering original forms, wall materials, or ornamental details characteristic of the architectural style.

#### Guidelines:

- a. If new window coverings, such as security grills or cloth awnings, are proposed, then select materials and types of coverings that have been used on similar style townhouses and that look appropriate for the overall façade. **If security grills are added to the front windows of a townhouse then they must have a quick-release device so that the window may be**

**used for emergency exit purposes.** *(The guideline about the quick-release device was suggested by Commissioner Hosmer.) (Revised September 2019)* *(There was a public comment that this guideline should be deleted.) (November 2019)*

- b. If a stucco home is to **be repaired or** receive a new coat of stucco, then **use a similar or complementary surface texture in order to** avoid changes in the original surface texture and avoid heavy applications that obscure original details. *(There was a public comment to revise guideline above as noted in **bold-face type** and that the last phrase "...and avoid heavy applications that obscure original details." should be deleted.) (November 2019)*

### Policy 4.A.3: Retain original characteristic features of an identifiable architectural style on the front façade and avoid adding features that are not in character with the style of the home.

#### Guidelines:

- a. While these guidelines are not intended to include a style manual for all the architectural styles represented in Villa Monterey façades, the general guideline is to avoid mixing styles or elements from different architectural styles on the front façade of each individual townhouse. *(There was a public comment that this guideline should be deleted.) (November 2019)*

## Chapter 5: Preserving the Form, Massing, and Historic Building Materials

### Introduction

The scale, form, massing and pattern of the privately-owned townhouses along the streets are significant attributes of the appearance and character of this 1960s townhouse development. The placement of the townhouses along the streetscape and the mixture of their simple one- and two-story shapes, interspersed with community open spaces and recreational facilities for each Villa Monterey Unit, create a visual cohesiveness that distinguishes this historic district **VMHD** from other townhouse developments.

Responsibility for maintaining the overall character of the historic district **VMHD** falls into the hands of the seven Homeowner Associations (HOAs) within Villa Monterey, but the responsibility for maintaining the character of individual townhouses and planning exterior repairs and improvements is primarily the responsibility of each townhouse owner. To ensure that changes are appropriate and will maintain the historic character of the historic district **VMHD**, exterior changes that are proposed by each townhouse owner will be subject to design review by the respective HOA in Villa Monterey and the Scottsdale Historic Preservation Office.

*(There was a public comment that the sentence above should be revised as follows: "...and the Scottsdale Historic Preservation Office some may be subject to the HPO design review.) (November 2019)*

This chapter is divided into four sections of features and guidelines as follows: A) Form and Massing; B) Roofs and Roof Details; C) Carports; and D) Historic Building Materials.

### A) Form and Massing Character-Defining Features

- Townhouses were built of concrete block masonry and wood frame, as one- or two-story dwelling units, with simple rectangular forms
- An infrequent variation of the main entry is a small vestibule, including the front door, which is in front of the main façade; some are five-sided and brick, with tile roofs
- The second-story portion of the townhouse is typically 300 square feet of habitable space

### Policies and Guidelines for Form and Massing

#### Policy 5.A.1: Maintain the shape and forms that characterize the townhouses

##### Guidelines:

- a. Rectangular plans and simple geometric shapes should be used for the design of additions, enclosures, or new construction.
- b. The proportions and massing of additions and enclosures should be similar to that of the existing building. *(There was a public comment that this guideline should be revised as follows: "...should be similar or compatible to that..." (November 2019)*
- c. Preserve the horizontal emphasis of the townhouses and retain the location of the front façade.

### B) Roofs and Roof Details Character-Defining Features

- Most roofs are flat but there are also some low-pitched gabled roofs and hipped roofs over second-story areas; flat roofs are covered with built-up roofing materials
- The pitched roofs, including shed roofs across the front of the carports, were historically sheathed with red clay barrel tiles
- Some of the original clay tile roofing has been replaced with asphalt shingles, concrete tiles, and synthetic material tiles, both rounded and flat

- Many townhouses have short parapet walls that extend above the main body of the house along the length of its primary façade or in stepped segments
- Most gable roofs and parapets have some sort of decorative treatment or moldings at the cornice, such as a row of bricks on edge or a cap row of ornamental block or tile
- Roof eaves that extend out over the front of the house may be bracketed or have exposed rafters, and the wood is typically painted
- A front window may have a small shed roof, **also referred to as a hood**, covered with red clay tiles.

*(Revised October 2019)*

*(There was a comment from Commissioner Hosmer that the guidelines should stress the importance of the clay tile roofing for the character of the Villa Monterey townhouses.) (September 2019)*

## **Policies and Guidelines for Roofs and Roof Details**

### **Policy 5.B.1: Maintain the shape and forms that characterize the roofs on the homes**

#### **Guidelines:**

- An existing shed roof, gable roof, or hip roof should be maintained and repaired as needed in its original location.
- Parapet walls and details on the surface or top of the parapets should be maintained and repaired as needed in their original locations.
- Exposed rafter tails, scupper drains, vigas or wooden beams projecting from the walls, and brackets supporting shed roofs should be maintained and repaired as needed in their original locations.
- Original red clay roof tiles should be maintained and repaired as needed in their original locations.
- Any replacement roofing material should fit with the character and architectural style of the front façade and the materials should be the same as or similar in appearance to historic roofing materials. *(There was a*

*public comment that the guidelines above should be deleted.) (September 2019)*

## **Carports**

A noteworthy element of the development of housing in the twentieth century was the evolution of the garage. By the mid-century over half the homes constructed nationwide had an attached garage. A local variation of this trend was the spread of carports, particularly for townhouses. Since there was no need to protect cars from cold weather, carports were very popular in Arizona.

Townhouse developments built in Scottsdale in the 1960s, with each townhouse facing a public street, typically have a carport which also faces the public street. The open design of the carport also helps create a distinct visual character for the developments. In ~~Villa Monterey Historic District~~ **VMHD** entry doors are typically located under the carport rather than on the front façade of the townhouse. For these reasons carports are considered a character-defining feature of a 1960s Scottsdale townhouse development. Consequently, there are many options for the appropriate treatments for carports.

## **C) Carport as a Character-Defining Feature**

- Carports for one or two cars were built to the side of each unit
- In many townhouses the carport functions like a front porch providing shading and locations for seating
- The carport width was often designed to accommodate residents and visitors walking to the front entry from the driveway; some homes have changed the floor surface or put a railing between the parking area and this walkway area to emphasize this walkway function
- The carport opening may be squared-out at the corners, have rounded corners, include metal brackets for ornament, or be curved in shape
- Based on HOA CCRs and Rules, some carports have been converted into enclosed garages; refer to the Appendix

for each HOA to determine which HOAs allow the conversion of a carport to a garage *(There was a public comment that the statement above was contradictory to Policy 5.C.1.a below.)*  
*(Revised September 2019)*

## **Policies and Guidelines for a Carport**

### **Policy 5.C.1: Preserve the original character-defining features of the carport.**

#### **Guidelines:**

- a. Maintain an original carport and its original detailing.
- b. If original elements of the carport are damaged or deteriorated beyond repair, then replace them to match the form and detail of the original or of the architectural style of the townhouse.
- c. Typically, two doors are located at opposite corners of the carport and one window is located in the back wall of the carport. Retain this pattern of fenestration regardless of remodeling that may occur inside the townhouse.

*(There was a public comment that the guidelines above should be deleted and, in their place, add "The conversion of a carport to a garage will require HOA approval and City Codes and Ordinances Approval.")*  
*(September 2019)*

## **Preserving Historic Building Materials**

### **Introduction**

The primary materials used on the exteriors of townhouses in Villa Monterey Historic District **VMHD** include painted stucco and concrete block, ornamental block, brick, ceramic tile, aluminum windows, board-and-batten siding, wood or ornamental metal window coverings, applied ornaments, clay tile, or asphalt shingles, with variations in facades from one townhouse to the next. The best way to preserve these historic building materials is through planned regular maintenance. Wood surfaces should be protected with paint.

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April 2019 Draft, Rev. Sept. 2019, Rev. Oct. 2019, Rev. Nov. 2019

Horizontal masonry surfaces, such as sills, should be protected due to exposure to water. Cracks in stucco surfaces should be repaired.

Over time building materials will deteriorate. Once damaged, the historic materials may be more difficult to repaint, repair, or replace. In some cases their removal may pose a problem, especially stucco on masonry. When wear occurs, repairing the material rather than replacing it is preferred. Frequently, damaged materials can be patched or consolidated using special bonding agents.

In other cases, some portion of the material may be irreparable, so that replacement may be in order. Rather than repairing original materials, some property owners may consider synthetic materials such as fiberglass or other composite materials. Use of any new material, either synthetic or traditional, to repair or replicate original material, should mimic the size, shape, and features of the original material. It is important that the extent of the replacement be minimized, because original materials contribute to the authenticity and integrity of the property as a historic resource. Even when the replacement material exactly matches that of the original, the integrity of a historic building is somewhat compromised because the physical record of history is lost when it is replaced.

### **D) Historic Building Materials Character-Defining Features**

- Townhouse exterior walls are often constructed of concrete block and wood frame. Some concrete block walls have been painted, while others have a light application of stucco on the exterior, and the block pattern is often discernible underneath the thin stucco coating
- Numerous townhouses have clay brick or concrete slump block front facades as a variation from the smooth-face concrete block and stucco finish on the exterior walls

- A combination of stucco walls with brick or slump block accents at windows or atop parapets has provided a varied texture to the appearance to the exterior walls

## Policies and Guidelines for Historic Building Materials

### Policy 5.D.1: Preserve the original materials in place whenever possible

#### Guidelines

- Maintain the original wall materials, including applied ornament, ceramic tile, decorative blocks, plaster medallions, or other features. *(There was a public comment that the guideline above should either be deleted or revised to add "..., to the extent that is practical.") (November 2019)*
- Maintain the pattern of multiple types of building materials on the primary façade, including ornamental bricks or blocks at the top of the parapet. *(There was a public comment that the guideline above should either be deleted or revised to add "..., to the extent that is practical.") (November 2019)*
- All wood surfaces and smooth-face concrete block masonry should be painted.
- Do not remove paint from historic painted smooth-face concrete block. *(There was a public comment that the guideline above should be deleted.) (November 2019)*
- Do not paint decorative tile, concrete slump block, or brick. *(There was a public comment that the guideline above should be deleted.) (November 2019)*
- Use the gentlest means possible to clean a structure. Do not blast with sand or other abrasive materials. The water resistance of stucco, concrete block, and clay brick will be compromised when its original surface is eroded. *(There was a public comment that the guideline above should be revised to delete the word "stucco".) (November 2019)*
- Do not cover **the front or side of a townhouse that has painted** concrete masonry walls with stucco,

aluminum or vinyl siding or other non-historic veneers. *(There was a public comment that suggested clarification of the guideline above "Do not cover concrete masonry walls with stucco..." because stucco has been applied to many townhouses in VMHD.) (Revised September 2019)*

### Policy 5.D.2: Repair deteriorated building materials rather than replace them whenever possible

#### Guidelines

- If the repair of the masonry is needed, use a masonry material the same unit size as the other blocks and a similar type of mortar for the joints between the masonry units. *(There was a public comment that the guideline above should either be deleted or revised to add "..., to the extent that is practical.") (November 2019)*
- Repair deteriorated materials by patching, piecing together, or selectively replacing, the damaged portion. *(There was a public comment that the guideline above should either be deleted or revised to add "..., to the extent that is practical.") (November 2019)*
- All repair work should utilize textures, finishes, and techniques, which are similar to that of the architectural style of the townhouse. *(There was a public comment that the guideline above should either be deleted or revised to add "..., to the extent that is practical.") (November 2019)*

### Policy 5.D.3: Original building materials that have deteriorated beyond repair should be replaced with a similar building material

#### Guidelines

- All materials that are replaced should match the size, shape, and features of the original material. *(There was a public comment that the guideline above should either be deleted or revised to add "..., as are available or practical.") (November 2019)*

b. Replacement of roof materials should match the size and texture to those traditionally used in the architectural style of the townhouse. *(There was a public comment that the guideline above should either be deleted or revised to add "..., as are available or practical.") (September 2019)*

c. Replace decorative metal work, decorative tiles, balcony posts and railings, vigas, wood shutters, with a type or pattern that will match the architectural style of the townhouse.

## Chapter 6: Preserving Windows, Doors and Entries

### Preserving Windows

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

It is important to determine architectural significance of the window. Does it contribute to the historic character of the townhouse? Typically, windows that are visible from the street are important to the visual character of the townhouse. Windows on rear walls not seen from the public way are generally less significant. Greater flexibility in the treatment or replacement of such secondary windows may be considered. The proportions, orientation, divisions, and materials of a historic window are among its essential elements of design. The number of glass panes or "lights" in the window and their pattern of arrangement of the lights distinguish the different window types. *(There was a public comment that suggested that windows on rear walls are not in the purview of the Historic Preservation Commission or the Historic Preservation Office. If a townhouse owner proposes to replace the windows on their property, they must comply with the City's Energy Code that requires them to obtain a building permit before the work can begin. A Certificate of No Effect or a Certificate of Appropriateness is required whenever a building permit is required for work at a property in an HP district.) (September 2019)*

Whenever possible, repair a historic window, rather than replace it. This is a typical recommendation for wood frame or steel frame windows. Original windows in the Villa Monterey development have aluminum frames and can be opened

horizontally, as 'sliders'. Rectangular in overall shape, these windows were typically large, single panes of glass. These lightweight, thin metal, single pane windows have a very low energy efficiency rating.

Based on the low energy efficiency rating of the original aluminum frame windows, it is recommended that these windows should be replaced. Whenever original windows are replaced a minimum building permit will be required to assure compliance with the City of Scottsdale Energy Code. These guidelines support efforts to reduce energy consumption with guidelines focused on the appearance of any replacement windows. To match the original window, take into consideration the size and proportion of window elements, including glass, sash, and profile or outline of the window cross-section. The replacement components should match the appearance of the original in dimension finish, sash type, its proportions, the width of the components, and the profile of the sash within the wall opening. The substitute material also should have a demonstrated durability in similar applications in this climate.

### A) Windows Character-Defining Features

- Windows are metal sliding units with horizontal proportions and are in simple rectangular or square shapes
- Large windows are the dominant elements of the front elevation of the townhouses
- Windows are accented by simple sills, shutters, awnings of varying shapes and sizes and decorative surrounds (refer to Chapter 7)
- Many windows have decorative features, such as a metal grill or wooden trellis, in front of the openings (refer to Chapter 7)
- Based on HOA CCRs and Rules some front windows have been converted into French doors; refer to the Appendix for each HOA to determine which HOAs allow this type of conversion

## Policies and Guidelines for Windows

### Policy 6.A.1: Preserve the historic characteristics of windows and window coverings that contribute to character of the townhouse.

#### Guidelines

- a. Preserve the location, number, opening size and arrangement of historic windows and original coverings within the primary façade.
- b. Preserve the decorative features of a historic window.
- c. Install a quick release device on the decorative feature to allow emergency exiting from, or access to, the townhouse.
- d. Retain character-defining glazing patterns if **of** historic windows. *(Spelling correction based on public comment) (Revised September 2019)*
- e. Do not install a window air-conditioner in a window that is on the front or street side of a building.

### Policy 6.A.2: New or replacement windows should match the significant aspects of the historic windows.

#### Guidelines:

- a. When window replacement is necessary, match the original design or what was historically found with the architectural style.
- b. Replace windows with frame and glass materials that match the original window in dimensions, finish, sash type, proportions, width of the components, and the profile of the sash within the wall opening.
- c. New or replacement windows should not disrupt the historic window arrangement on a primary façade.
- d. When appropriate, a new opening should be similar in location, size and type to those seen traditionally.
- e. Replacement windows may be finished with trim elements similar to those used traditionally.
- f. For new window clear glass is considered a better alternative than introducing a glazing pattern that was never used in the development

- g. If security is a concern, the installation of an electronic detection system should be considered. A roll-down metal security barrier is not allowed.
- h. In selecting a new or replacement window, match the profile of the sash and its components, whenever possible.
- i. Minimize the visual impact of new skylights by installing them behind the parapet wall or ridge line of the roof and away from view from the street, whenever possible.

**Green Building:** Double pane windows with low-E glazing will help reduce energy consumption. Look at ways to shade exposed glazing with landscaping, overhangs and window treatments. Consider metal window frames with a thermal break.

#### Preserving Doors and Entries

A door, and its frame and trim, often provide scale and visual interest to the composition of a building façade. A door that is appropriate to the architectural style and period of the post-WWII neighborhood adds to its historic character. It is important to determine the historic significance of the door. Is it prominently visible on the main façade? Is its design characteristic of the architectural style of the townhouse? If so, then preservation is better than replacement. Doors leading to a second-story balcony facing the street are prominently visible. A door in an obscure location or at the rear of the house may not necessarily be considered a prominent feature. Thus, greater flexibility in the treatment or replacement of such rear doors may be considered. *(There was a public comment that suggested that doors on rear walls are not in the purview of the Historic Preservation Commission or the Historic Preservation Office. If a townhouse owner proposes to replace the doors on their property, they must comply with the City's Energy Code that requires them to obtain a building permit before the work can begin. A Certificate of No Effect or a Certificate of Appropriateness is required whenever a building permit is required for work at a*

*property in an HP district. Refer to Zoning Ordinance Sec. 6.121. - Alteration of historic resources; approvals required. and Sec. 6.122. - Review process on applications requiring a Certificate of No Effect or a Certificate of Appropriateness.) (September 2019 and November 2019)*

Most entries for townhouses in Villa Monterey are within the carport and are therefore somewhat protected from sun and rain. Doors within carports may be on the back wall or the side wall of the carport. In addition, townhouses in Villa Monterey with a second-story balcony on the front of the homes may have French doors accessing the balcony.

Most deterioration problems for exterior doors and their frames tend to be caused by sun, heat, and water. Deferred maintenance of weather-worn doors will accelerate their deterioration. A door may also be worn and sagging due to constant use. As a result, some historic doors do not properly fit their openings and therefore may allow moisture and air into the townhouse. Inspect the door and its frame to determine its condition, source of deficiency, and the nature and extent of damage. Typically, a sagging door merely needs to be re-hung. This treatment is preferred because it is often easier and less costly to repair or re-hang a door rather than to replace it. In many cases the door may not fit the door jamb or threshold as it should. In this case the hinges and the threshold should be tightened or refit to allow smooth operation. Shaving or undercutting the door to fit the door frame is not recommended as a solution.

If a door is to be replaced, the new one should match the appearance of the original, the architectural style of the townhouse, as well as the location, size and shape. A frequent concern is the material of the replacement door. In general, using the same material as the original is preferred. Finally, when replacing a historic door, it is important to preserve the original frame and trim.

## **B) Doors and Entries Character-Defining Features**

- The entrance for each townhouse is typically at the back of the carport
- A few entry doors are located at a small vestibule that is at the front of the townhouse
- At some townhouses a decorative metal railing separates the entry path from the vehicle parking space
- Decorative paving materials define the entry path from the front of the townhouse to the entry door

### **Policies and Guidelines for Doors and Entries**

#### **Policy 6.B.1: Preserve the historic doors, frame and trim, and door coverings that contribute to character of the townhouse.**

##### **Guidelines**

- a. Preserve the location, number, opening size and arrangement of historic doors and original coverings within the primary façade.
- b. Preserve the decorative features of a historic door.
- c. Repair rather than replace doors when the door is part of the historic character of the home.
- d. The installation of vertical windows on one or both sides of the door to bring light into the interior is discouraged because this changes the size of the door openings. Adding a window to the door or replacing an entry door with one containing more glass is preferred to adding side lights.

#### **Policy 6.B.2: New or replacement doors should match the significant aspects of the historic doors.**

##### **Guidelines:**

- a. Retain entry doors in their original location, size and shape.
- b. When door replacement is necessary, match the original design or what was historically found within the architectural style of the townhouse.

- c. The appearance of any replacement entry doors should be considered within the context of the architectural style of the façade. If the details are simple, keep the door style simple. If the façade has more ornamentation, consider a more ornamental door.
- d. New or replacement doors should not disrupt the historic door arrangement on a primary façade.
- e. When appropriate, a new opening should be similar in location, size and type to those seen traditionally.
- f. Replacement doors may be finished with trim elements similar to those used traditionally.
- g. If security is a concern, the installation of an electronic detection system or a security door should be considered.

## Chapter 7: Preserving Details and Trim

### Introduction

Villa Monterey townhouses have simple forms with external ornamentation applied so each façade in a row has a semi-custom appearance. Detailing and workmanship are integral to the construction of the townhouses. At each townhouse it is important to identify the variations in finishes, details, and patterns that customized the basic housing models of the development. Retaining these elements of the townhouse help preserve variations in appearance that are important character-defining feature of post-World War II developments.

### A) Details and Trim Character-Defining Features

- Typically, within a row of attached townhouses, each townhouse has a different architectural style and incorporates design features, details, and trim elements; These front façades may be repeated within each Villa Monterey Unit; This concept was utilized by the developer to blend a variety of styles in order to create visual interest but without trying to fully reproduce or revive earlier period styles of architecture
- Second story balconies with ornamental railings and columns are a distinctive feature of a number of the larger townhouses
- In addition to the roof or parapet cornice, a myriad of ornamental detailing has been applied to the exterior wall surfaces and surrounding the door, window, and carport openings; Detailing that serves to customize each house includes:
  - ◆ decorative block patterning - horizontal bands, diamond blocks within carports, block surrounds for windows
  - ◆ medallions - shapes include shells, shields, or other shapes typically centered over the carport

- ◆ decorative ceramic tiles - may be inset in a row across parapet, in a horizontal band under windows, or individual tiles set into the wall surface
  - ◆ applied wooden vigas and roof drain scuppers
  - ◆ ornamental ironwork - used in a variety of locations including security screens over windows, for porch railings and columns, for brackets supporting shed roofs, and as ornamentation at the corners of the carports
  - ◆ wooden grills over windows - looks more ornamental than for security
  - ◆ wooden shutters next to windows - non-functional since securely attached to walls
  - ◆ cloth awnings over window openings - awnings are common enough to be original or possibly were an option for buyers
- Some side walls of end units at street intersections also have raised reliefs features that are composed of 16 decorative concrete blocks that are arranged in a variety of patterns and prominently displayed to be seen by the community (**Refer to photographic examples of decorative details and trim, noted above, at the end of this chapter**) (Revised October 2019)

### Policies and Guidelines for Details and Trim

**Policy 7.A.1: Preserve the trim elements that that are typical of the architectural style of the townhouse.**

#### Guidelines:

- a. Retain the pattern of roof rafter tails and fascia boards that trim the roof eaves of the homes that have a shed roof or second-story hip roof. Protect these wood features from deterioration by painting and utilizing gutters and downspouts to drain water away from them.
- b. Repair deteriorated roof rafter tails or fascia boards by patching, piecing-in or reinforcing the existing materials.
- c. If replacement of roof rafter tails, exposed wood vigas, or fascia boards becomes necessary, use similar

- materials with the same size, proportions, and detailing that is found elsewhere on the townhouse.
- d. Preserve the wood trim of window surrounds. Protect them from deterioration by painting.
- e. Repair deteriorated window trim by patching, piecing-in or reinforcing the existing materials.
- f. If replacement of window trim becomes necessary, use similar or synthetic materials with the same size, proportions, and detailing that was originally found on the townhouse.
- g. Retain wood trim elements such as exposed roof rafter tails, exposed wood vigas, decorative fascia, brackets and railings. Protect them from deterioration by painting them.
- h. Repair deteriorated decorative trim by patching, piecing-in or reinforcing the existing materials.
- i. If replacement of decorative trim or columns becomes necessary, use similar or synthetic materials with the same size, proportions, and detailing that is typical for the architectural style of the townhouse.
- j. Do not add decorative trim elements that are not typical for the architectural style of the townhouse.
- k. Preserve the bands of tile, block, brick, or stucco over block, which run horizontally across the façade whether across the middle or the top of the façade.
- l. Do not paint over any decorative ceramic tiles.

**Policy 7.A.2: Preserve the finishes that are typical of the architectural style of the townhouse.**

**Guidelines:**

- a. Maintain the painted surfaces of the concrete block and wood walls, columns and trim.
- b. Do not apply stucco to exterior walls that obscure the painted finishes of the concrete block or cover decorative bands of tile, block, or brick.

- c. Do not sandblast or use chemicals to remove paint from bricks or concrete blocks because it will damage the exterior surface of the masonry.
- d. Do not install unpainted or stained wood when repairing or replacing wood trim that has been painted.
- e. When painting the exterior of the townhouse, utilize the colors typically used on the architectural style of the townhouse. Do not use dramatic contemporary colors. Refer to the Appendix for each HOA to find the approved color palette for the HOA.

**Policy 7.A.3: Preserve the patterns of building materials and elements that distinguish the Villa Monterey townhouse style.**

**Guidelines:**

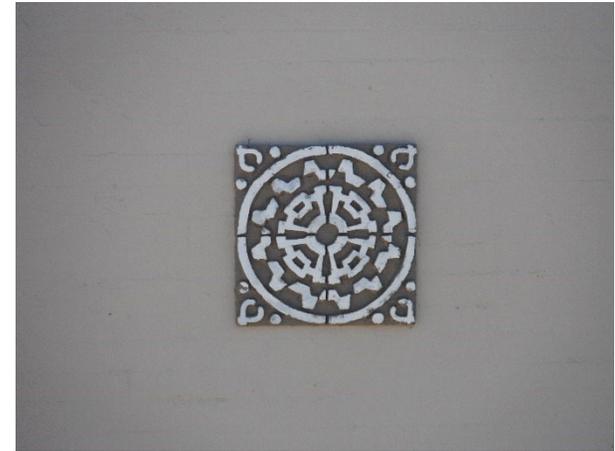
- a. Retain the pattern of using more than one material or method of masonry construction on the primary façade of the house.
- b. Do not install a new exterior material such as stucco or siding that obscures the historic pattern of materials or applied ornament.
- c. Preserve the pattern of window types and sizes found on the primary façade of the townhouse.

**Policy 7.A.4: Preserve the awnings over windows and doors.**

**Guidelines:**

- a. Maintain the historic awnings, typically with solid colors and metal supports.
- b. New or replacement awnings should maintain the style, width, and proportions of previous awnings.
- c. Awnings with stripped colors may be allowed.
- d. Do not install roll-up metal window and door coverings because they are not characteristic of the architectural style of the townhouses.

Examples of decorative details and trim



## Chapter 8: Landscaping, Walls, Paving, Accessory Structures, and Miscellaneous Items

### Introduction

Architectural style of the individual townhouse and the collection of those townhouses that make up the historic district **VMHD** are the primary elements that contribute to the significance of the district **VMHD**, other aspects of the setting also contribute to a sense of place and time. These include such things as landscaping, walls, paving, accessory structures, and miscellaneous items. The following guidance is provided to encourage the preservation of those elements within the historic district **VMHD** items that have no formal protections and to help homeowners plan improvements that will not diminish the integrity and significance of the historic district **VMHD**.

### A) Landscaping, Walls, Paving, Accessory Structures, and Miscellaneous Items

- Landscaping was originally grass lawns with trees, shrubs, and seasonal flowers. Over the past decades concerns about water use has resulted in much of the individual townhouse landscaping being converted to plants that are desert natives or desert adapted.
- Walls are typically concrete block. In a side yard at a street intersection or a pedestrian walkway, the wall may include an ornamental perforated block or other accent masonry band as the top row of the wall
- Walls between two townhouses are **or** at the end of a townhouse row will typically be setback a few feet from the front façade and may also be built from, or include, perforated blocks. *(Spelling correction per public comment) (Revised September 2019)*

- Paving for driveways and sidewalks was originally concrete with no special treatment or patterning. Numerous townhouse owners have removed the original concrete paving and installed decorative unit pavers, or stone pavers. Front patio areas have also been added to some townhouses.
- Accessory structures within the historic district **VMHD** are limited due to the small rear and side yard area for most townhouses. Accessory structures that do exist are small sheds and not habitable.
- Utility equipment such as gas meters, electric service panels, water lines, telecommunication lines, are typically located at the front of each townhouse. Many owners use low walls or landscaping to conceal these equipment items from street view.

### Policies and Guidelines for Landscaping, Walls, Paving, Accessory Structures, and Miscellaneous Items

**Policy 8.A.1: Retain the traditional streetscape patterns within the historic district **VMHD**.**

#### Guidelines:

- a. Tall palm trees were historically planted at entry streets into the historic district **VMHD**, such as Coolidge Street at Miller Road, Rancho Vista Drive at Miller Road, and 78th Street at Chaparral Road, and are encouraged for these street intersections, and common areas.
- b. Maintain the mature trees and shrubbery wherever possible.
- c. Trees that will have a mature **volume size, volume, and density, such as *Ficus nitida* Indian Laurel Fig Tree, *Prosopis chilensis* Chilean Mesquite or *Cercidium floridum* Blue Palo Verde** that is much larger than mature native trees like such as Mesquite or Palo Verde are discouraged **since because** large mature

trees can dominate the streetscape and obscure the views of the townhouses when looking down the street.

**Trees that have a mature height of 12-15 feet are more appropriate for the relatively small front yards and trees of this size will be easier to trim and maintain by the townhouse owner.** (Revised October 2019)

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

**Policy 8.A.2: Landscaping in front yards should not fully or primarily obstruct views of the front façade from the street.**

**Guidelines:**

- a. In general, shrubs and groundcover plants that are installed in the front yards should not fully cover window openings.
- b. If the mature size of existing trees and shrubbery are large enough to conceal the townhouse from the street, then consider a landscape renovation that will improve natural surveillance from the townhouse to the street and vice versa, which is similar to the original landscape character of the historic **VMHD**.
- c. Front yard paved patios and seating areas created by seating walls, planters, potted plants or shrubs may be allowed. Refer to the Appendix for each HOA to determine whether front yard patio or seating area is allowed.
- d. Continue the pattern of using low planter beds at the front of the townhouse. Construct the planter beds so that water drains away from the building foundation.

**Policy 8.A.3: Walls should remain traditional and not disrupt the historic streetscape in the subdivision.**

**Guidelines:**

- a. If no wall(s) exists in the front yard, then keep the front yard open.
- b. Free-standing walls should not conceal the primary facade of the townhouse.
- c. Low seating walls and seating areas are encouraged.
- d. Concrete block fence walls should be painted.
- e. Walls for a side yard should not be constructed so that it is flush with the plane of the front façade. Offset the wall some distance, so that the corner of the house is obvious.
- f. Walls in the side yards of townhouses that are on corner lots should not obstruct the views of any decorative concrete blocks, medallions, or motifs on the townhouse side walls that are visible from intersections and from the sidewalk or pedestrian walkway.

**Policy 8.A.4: Paving for driveways and walkways should remain traditional and not disrupt the historic streetscape in the VMHD.**

**Guidelines:**

- a. Retain the location of driveways and walkways within the district **VMHD**.
- b. Repair minor cracking, settling, or **jamming buckling** to prevent uneven surfaces. (Revised October 2019)
- c. The introduction of new materials and patterns is not allowed because it interrupts the consistency of these elements and detracts from the historic character of the streetscape.  
*(There were public comments to the effect that pavers have been a good alteration over time; that pavers should be allowed as an enhancement because it is possible to find materials that are in keeping with style of the townhouse and VMHD character; that stamped or stained concrete should be allowed; and that artificial turf should be allowed.)*

*(Commissioner Hosmer commented opposition to allowing pavers because of historic integrity and character of the streetscape. Vice Chair Buzzello commented that pavers have been approved by HPC in the past, and opposition to paint or epoxy on driveways.) (October 2019)*

**Policy 8.A.5: Minimize the visual impact of utilities, accessory structures and equipment, and other such fixtures on the townhouses, walkways and streetscape.**

**Guidelines:**

- a. Avoid the addition of any vertical elements for utilities or telecommunications that will be visible from streets, walkways, or common recreational facilities.
- b. Consider placing equipment on pads on the ground when roof-mounted equipment will be visible from streets, walkways or common recreational facilities.
- c. When roof-mounting equipment is considered, place items such as solar panels, satellite dishes, antennae or HVAC units, on the rear plane of the roof or in such a fashion to fully screen their visibility from the street streets, walkways or common recreational facilities.
- d. For townhouses with a parapet, locate equipment on the roof behind the parapet so it will not be visible from the streets, walkways or common recreational facilities.

## Chapter 9: Building Additions and New Construction

### Introduction

Expanding the living area and functionality of a townhouse by building an addition or a new structure such as a porch, ramada, or accessory building, is part of the normal evolution of residential areas. However, the placement, design and materials that are used for an addition or new construction, are important considerations in preserving the character-defining features of the townhouse and the integrity of the larger historic district. When planning a building addition or new construction, please review the policies and guidelines set forth in Chapter 4 Villa Monterey Architectural Styles and Guidelines.

### A) Building Additions and New Construction

- Any addition, expansion, or accessory building must be planned and constructed in conformance with applicable City of Scottsdale Zoning Ordinance requirements.
- A building addition should be a similar distance from the street so that it will align with nearby townhouse buildings
- A new building should relate to the general size, shape and proportions of the nearby townhouse buildings
- Utilize primary building materials that match, or are similar in appearance, to the historic ones
- Alignment of horizontal features of adjacent buildings, such as roof ridges, eaves, porches, windows and doors, are important to maintain on new buildings in order that they will be compatible with general patterns of the streetscape façades

### Policies and Guidelines for Building Additions and New Construction

**Policy 9.A.1: Locate an addition or new construction so that it does not obscure or damage the character-defining features of the townhouse and streetscape.**

- a. Expansion to an existing one-story or two-story townhouse is best done at the rear of the townhouse, leaving the primary façade intact.
- b. A townhouse on the end of a row of townhouses that have one side yard may have room for an addition on the side of the house. Such additions should be in line with or behind the front façade and should be one-story.
- c. If a second story addition is proposed, construct it at the same width and height of the existing second floor, and so that it will be parallel to the street and match the one- and two-story massing of townhouses in the area.

**Policy 9.A.2: Design an addition so that it is compatible with the existing house.**

#### Guidelines:

- a. Additions should be one-story in height, in most cases, and have similar proportions and massing as existing townhouse.
- b. The roof of an addition should be no taller than the main roof of the existing townhouse and the roof form, slope, trim and finish materials should be of a similar material and match the appearance of the existing roof.
- c. The materials of an addition's exterior walls may be like materials found elsewhere on the townhouse such as concrete block or wood.
- d. Windows in the addition that are visible from the street should be similar in size, materials and proportions to that found on the rest of the townhouse.
- e. Do not expand an existing front balcony that alters the roof line or obscures the front entry. If additional balcony space is needed, consider using materials and

forms that match the existing support columns, railings and roofing.

- f. The height of a new accessory structure or building in rear yards should not exceed the height of homes and structures on adjacent lots.
- g. The design of an accessory structure should have columns and building elements that are of a similar

materials and the same size, proportions and detailing that are found on the townhouse.

- h. Do not construct a ramada, a shed, a shade structure, or other accessory structure that will be visible from the street.

# Appendix VM1

## Villa Monterey Improvement Association (Unit One) Policies and Guidelines

A townhouse owner in Villa Monterey Improvement Association (Unit One) must review the Villa Monterey Unit One Improvement Association Architectural Review Committee Charter prior to submitting a request for additions, renovations, and exterior changes to their townhouse.

### Exterior Paint Color Palette Sherwin Williams Paints

Updated May 2017

*LRV = Light Reflectance Value*

*LRV 100 = Pure White*

*LRV 0 = Black*

#### **Green** includes:

Protégé Bronze – SW 6153/LRV 9  
Garden Gate – SW 6167/LRV 10  
Link Gray – SW 6200/LRV 21  
Meadow Trail – SW 7737/LRV 22  
Connected Gray – SW 6165/LRV 23  
Sawdust – SW 6158/LRV 26  
San Antonio Sage – SW 7731/LRV 31  
Burlap – SW 6137/LRV 32  
Herbal Wash – SW 7739/LRV 33  
Favorite Tan – SW 6157/LRV 44  
Naturel - SW 7542/LRV 54  
Believable Buff – SW 6120/LRV 59  
Netsuke – SW 6134/LRV 63  
Oyster Bar – SW 7565/LRV 64  
Muslin – SW 6133/LRV 74

#### **Red** includes:

Sundried Tomato – SW 7585/LRV 5  
Spicy Hue – SW 6342/LRV 12  
Red Cent – SW 6341/LRV 19  
Spiced Cider – SW 7702/LRV 23

#### **Blue** includes:

Tempe Star – SW 6229/LRV 1  
Cyberspace – SW 7076/LRV 6  
Distance – SW 6243/LRV 15

#### **Gray** includes:

Hamburg Gray – SW 7622/LRV 15

#### **Yellow** include:

Mannered Gold – SW 6130/LRV 34  
Bee's Wax – SW 7682/LRV 57  
Birdseye Maple – SW 2834/LRV 58  
Ivoire – SW 6127/LRV 64  
Concord Buff – SW 7684/LRV 69  
Napery – SW 6386/LRV 74  
Jersey Cream – SW 6379/LRV 75  
Morning Sun – SW 6672/LRV 80  
Dover White – SW 6385/LRV 83

**Brown** includes:

- |                                     |                                    |
|-------------------------------------|------------------------------------|
| Polished Mahogany – SW 2838/LRV 3   | Tatami Tan – SW 6116/LRV 30        |
| French Roast – SW 6069/LRV 4        | Oak Creek – SW 7718/LRV 31         |
| Black Bean – SW 6006/LRV 4          | Baguette – SW 6123/LRV 31          |
| Fiery Brown – SW 6055/LRV 5         | Lanyard – SW 7680/LRV 35           |
| Bitter Chocolate – SW 6013/LRV 5    | Mesa Tan – SW 7695/LRV 36          |
| Manor House – SW 7505/LRV 11        | Trusty Tan – SW 6087/LRV 37        |
| Grounded – SW 6089/LRV 12           | Latte – SW 6108/LRV 38             |
| Homestead Brown – SW 7515/LRV 12    | Totally Tan – SW 6115/LRV 42       |
| Jute Brown – SW 6096/LRV 13         | Stonebriar – SW 7693/LRV 43        |
| Canyon Clay – SW 6054/LRV 13        | Ligonier Tan – SW 7717/LRV 47      |
| Tea Chest – SW 6103/LRV 14          | Kilim Beige – SW 6106/LRV 57       |
| Tiki Hut – SW 7509/LRV 17           | Toasted Pine Nut – SW 7696/LRV 58  |
| Foothills – SW 7514/LRV 18          | Softer Tan – SW 6141/LRV 60        |
| Brandywine – SW 7710/LRV 19         | Interactive Cream – SW 6113/LRV 62 |
| Quiver Tan – SW 6151/LRV 22         | Stucco – SW 7569/LRV 63            |
| Smokey Topaz – SW 6117/LRV 22       | Pueblo – SW 7711/LRV 66            |
| Hopsack – SW 6109/LRV 24            | Devine White – SW 6105/LRV 72      |
| Renwick Rose Beige – SW 2804/LRV 28 | Nacre – SW 6154/LRV 76             |

# Appendix VM2

## Villa Monterey Recreational Association (Unit Two) Policies and Guidelines

### Exterior Paint Color Palette Dunn-Edwards Paints

*LRV = Light Reflectance Value*

*LRV 100 = Pure White*

*LRV 0 = Black*

#### Wall Colors

##### White

Day Lily DEW317 White *LRV 88*

Spanish White DEC724 White-Yellow *LRV 77*

Bone White DEC741 White-Tan *LRV 69*

Flintstone DE6221 White-Green-Gray *LRV 43*

##### Gray-Green / Brown

Shaggy Bark DEC771 Gray-Green *LRV 38*

Weather Board DE6222 Gray-Green *LRV 28*

Monsoon DE6039 Gray-Brown *LRV 30*

Sahara DEC747 Gray-Brown *LRV 52*

##### Brown / Tan / Yellow

Baked Potato DEC717 Brown *LRV 34*

Rocky Ridge DE6145 Brown-Tan *LRV 26*

Cave of the Winds DE6040 Brown-Gray *LRV 18*

Tan Plan DE6137 Tan *LRV 35*

Gourmet Honey DE6150 Tan-Yellow *LRV 58*

Chaparral DEC745 Yellow-Tan *LRV 61*

Toasted Marshmallow DE6165 Yellow-Tan-Green *LRV 49*

#### Trim Colors

Brown Bear DE6140 Brown *LRV 17*

Antique Honey DE6167 Tan-Green-Yellow *LRV 29*

Smoky Forest DE6244 Green-Gray *LRV 19*

Turbulent Sea DE5803 Blue-Grey *LRV 13*

Georgia Clay DE5181 Red-Brown *LRV 17*

## Appendix VM3

### Casita Colony Recreational Association (Unit Three A and Three B) Policies and Guidelines

#### Exterior Paint Color Palette Dunn-Edwards Paints

Adopted ~~October 2018~~ **April 22, 2019**

*LRV = Light Reflectance Value*

*LRV 100 = Pure White*

*LRV 0 = Black.*

#### **Pink** includes:

Rose Mauve – DET403/*LRV 33*

Rose de Mai – DET432/*LRV 33*

Caramelized – DET687/*LRV 33*

~~Presidio Peach – DET435/*LRV 40*~~

Tiffany Rose – DET433/*LRV 43*

City of Pink Angels – DET434 *LRV 52*

Gypsum Rose – DET452 *LRV 58*

*(Revised November 2019)*

#### **Brown** includes:

Renwick Brown – DET630/*LRV 8*

Mayan Chocolate – DET693/*LRV 9*

Downing to Earth – DET634/*LRV 10*

Moderne Class – DET681/*LRV 11*

Wild Bill Brown – DET688/*LRV 11*

Prairie Clay – DET450/*LRV 13*

Majolica Earthenware – DET453/*LRV 16*

Art and Craft – DET682/*LRV 16*

Cowboy Trails – DET689/*LRV 16*

Raw Umber – DET658/*LRV 16*

Schindler Brown – DET659/*LRV 17*

Aged Whiskey – DET686/*LRV 19*

Outlawed Orange – DET465/*LRV 22*

Heart of Gold – DET656/*LRV 22*

Crackled Leather – DET384/*LRV 22*

Carmel Mission – DET694/*LRV 23*

Bungalow Gold – DET484/*LRV 24*

**Tuscan Mosaic – DE6208/*LRV 26***

Antiquarian Gold – DET485/*LRV 28*

Portobello Mushroom – DET622/*LRV 29*

Mission Gold – DET685/*LRV 29*

Kiln Dried – DET692/*LRV 32*

Santa Fe Sunrise – DET468/*LRV 34*

Bidwell Brown – DET698/*LRV 35*

Western Sunrise – DET469/*LRV 41*

Stanford Stone – DET696/*LRV 42*

*(Revised November 2019)*

#### **Yellow** includes:

Sunbaked Adobe– DET652/*LRV 32*

Where Buffalo Roam – DET480/*LRV 33*

Wildflower Honey – DET486/*LRV 35*

Honey Beehive – DET475/*LRV 38*

Bakelite Yellow– DET657/*LRV 47*

Maize – DET473/*LRV 49*

Prairie Land – DET489/*LRV 60*

Suffragette Yellow – DET487/*LRV 64*

Golden West – DET488/*LRV 64*

Flowering Reed – DET636/*LRV 68*

**Gray** includes:

Carbon Dating – DET592/LRV 10  
Brooding Storm – DET604/LRV 15  
Gray Monument – DET602/LRV 19  
Palomino Pony – DET621/LRV 19  
Shadow Effect – DET597/LRV 24  
Dapple Gray – DET511/LRV 29  
Smoke and Ash – DET514/LRV 30  
Shaggy Barked – DET771/LRV 38  
Industrial Age – DET618/LRV 42  
Pewter Patter – DET627/LRV 46

**Green** includes:

Huntington Woods – DET538/LRV 8  
Moss Cottage – DET608/LRV 8  
Botanical Garden – DET518/LRV 11  
Evergreen Forest – DET534/LRV 11  
Mission Jewel – DET539/LRV 11  
Verdant Views – DET508/LRV 15  
Shutters – DET519/LRV 15  
Smokey Forest – DET6244/LRV 19  
Arizona Tree Frog – DET521/LRV 24  
Stanford Green – DET531/LRV 24  
DaVanzo Green – DET525/LRV 24  
Desert Sage – DET505/LRV 27  
Gothic Revival Green – DET507/LRV 33  
Flagstone Quartzite – DET517/LRV 33  
Sonoma Sage – DET522/LRV 34  
Huntington Garden – DET502/LRV 35  
Eastlake Olive – DET506/LRV 36  
Morris Artichoke – DET530/LRV 39  
Cloistered Garden – DET523/LRV 40  
Life Aquatic – DET607/LRV 42  
Mow the Lawn – DET520/LRV 43

Lime Peel – DET500/LRV 51  
Little Beaux Blue – DET549/LRV 61

**Blue** includes:

Ragtime Blues – DET558/LRV 11  
Blue Velvet – DET559/LRV 11  
San Miguel Blue – DET569/LRV 17  
Palm Springs Splash – DET536/LRV 20  
Arizona Clay – DET552/LRV 22  
Bell Blue – DET554/LRV 24  
Avalon – DET454/LRV 22  
Deco Gray – DET609/LRV 30  
Meek Moss Green – DET606/LRV 32  
Mission Bay Blue – DET563/LRV 39  
Heritage Blue – DET550/LRV 41  
Yreka! – DET594/LRV 44  
Marine Layer – DET599/LRV 44  
Bidwell Blue – DET551/LRV 47  
Lake Reflection – DET556/LRV 63  
Summer Shade – DET561/LRV 68  
Aquamarine – DET555/LRV 79

**Tan** includes:

Half Moon Bay Blush – DET457/LRV 43  
DaVanzo Beige – DET664/LRV 43  
Cotton Club – DET431/LRV 79  
Oakley Apricot – DET445/LRV 79

**White** includes:

En Plein Air – DET623/LRV 57  
Cameo Role – DET671/LRV 60  
Doric White – DET641/LRV 62  
Hollywood Golden Age – DET667/LRV 69  
Mission White – DET673/LRV 69

Pueblo White – DET675/LRV 74  
Jefferson Cream – DET666/LRV 71  
Historic White – DET653/LRV 79

Changes to the exterior of the home that are visible from the street or walkway should maintain the architectural style of the home by utilizing similar elements, building materials and techniques. Do not attempt to combine elements, materials or techniques of more than one architectural style.

### **Modifications That Will Be Considered For Approval By The Association**

- Exterior paint color; exterior paint colors that are on the CCRA palette will be approved; colors not on the CCRA palette will require consideration by the Board.
- Enclosing a carport with a garage door
- Front patio with a wall; height of wall should be suitable for seating and shall never exceed 36 inches
- Front patio without a wall
- The area of a front patio, with or without a wall, shall not exceed 40% of the area from the sidewalk to the front of the house, not including the area of the driveway.

- Replacing the front window with a door, provided that the opening is not greater than 60 inches wide.
- Window additions & modifications (different type or style)
- Redesign of the front door/entry
- Awnings
- Changes to make the home handicap accessible, provided that a handicapped person resides in the home
- Hardscaping materials; these materials must be from a “natural” color palette
- Modification of the carport or driveway pad; carport pad colors must be from a “natural” color palette
- Addition of a security feature to doors or windows
- Side yard gates or doors
- Solar Energy Devices
  1. In planning the installation of a solar energy device the applicant should design the installation so that the solar energy device is not visible from the street or an adjacent property to the extent practical.
  2. To the extent that the installation of a proposed solar energy device will be visible from the street or an adjacent property, the plans shall include architectural treatment, consistent with the style of the residences of Villa Monterey III and its historic

designation, to minimize the visual impact of the installation.

3. Nothing in these rules shall be applied or interpreted to prohibit the installation or use of solar energy devices, to impair the function of a solar energy device, restrict its use, or adversely affect the cost or efficiency of the solar energy device.

### **Modifications That Will Not Be Approved By The Association**

- Walls taller than 36 inches that enclose any portion of the front yard
- Stand-alone structures in the front yard
- Storage structures in the carport
- Removal of original medallion
- Paint or other liquid coatings applied to a driveway

### **Modifications That Do Not Need To Be Submitted To The Association For Approval**

- Landscaping (not including any hardscaping): landscaping should not completely obstruct the view of the home
- Lamppost selection: Lampposts should be black and placed at the corner of the driveway and sidewalk
- Like kind replacement of HVAC equipment in the same location
- Like kind replacement of driveway in the same location
- Satellite Dish less than 3 feet in diameter
- TV antenna less than 6 feet long

*(Revised November 2019)*

# Appendix VM4

## Villa Monterey Resort Park Association (Unit Four, Unit Four-B Amended and Unit Four D)

### Villa Monterey Unit IV Architectural Guidelines and Requirements

#### A. Carport Conversion to Garage

Changes will require submission to VM IV Architectural Review Committee, approval by VM IV Board of Directors (HOA), City of Scottsdale (COS) Historic Preservation Commission (HPC) and a COS Building Permit

#### Design and Materials

Design details of the garage should reflect the same character of the existing townhouse and carport. Typically, these forms have basic geometric shapes or curves.

Maintain the same shape of the original carport opening; e.g., some have squared-out, rounded or slanted corners. Distance of garage from street must remain equal to the carport's original distance.

Material, finish and color for the new enclosure should match the main body of the house. Existing architectural details such as tile, ironwork, vigas, reliefs, etc. should be retained if at all possible.

#### Garage Doors

New overhead, sectional garage doors should have simple styling without deep relief or contrasting hardware. Windows are prohibited.

The garage door should be painted the same color as the main body of the house.

#### Entry Door

If the existing front entry is inside the carport, then a new entry passage will be required to reach the front door. Current building codes prohibit garage access to a front door. The size, materials and detailing around a new front door should be similar to the original door.

#### B. Front Yard

##### Materials/Plants/Patios/Window Conversions/Front Entry Doors/Lamp Posts/Roofs/Window Awnings

Changes will require submission to VM IV Architectural Review Committee, approval by VM IV Board of Directors (HOA), City of Scottsdale (COS) Historic Preservation Commission (HPC) and a COS Building Permit (if applicable)

## **Materials**

Yard Surface: Use grass, gravel or groundcover plants. Perennial ground cover must be kept below 24 inches in height. Provide edging to keep gravel/dirt off the public sidewalk if necessary.

Driveways: Use paving stones, concrete, decorative unit pavers, stone pavers or brick. Asphalt or gravel is not allowed. Change in placement or widening of driveway is not permitted.

Patios: Use gravel, stone slabs, stone pavers, brick or decorative unit pavers. Grass, concrete or dirt is not allowed. Furniture placement in front yard is only allowed within a defined patio space consisting of a low wall or plantings.

## **Plants**

Plantings installed in a front yard should not conceal window openings or primarily obstruct views of the front façade from the sidewalk or street.

Typically, Villa Monterey yards have a mix of lawns, trees, shrubs, ground cover, cacti and flowers. Plants that are native to the area or well adapted to arid climate are preferred due to water usage and wildlife habitat concerns.

## **Patios**

New structures should be designed in keeping with the context of the architectural style of the façade. Materials, colors and surface finishes should match or harmonize well with the main body of the house.

Low walls used to create a patio or seating area may not exceed 32 inches in total height. Plants with a mature height of 32 inches may also be used to delineate an area.

A patio or seating area may not exceed 40% of the front yard excluding the driveway.

Low walls, plantings or planter beds may be used to conceal utility equipment such as gas meters, electric service panels, water lines, etc.

## **Front Entry Door**

A single door without sidelights is allowed. Stay with the character of the townhouse façade.

## **Front Window Conversion to Doorway**

Double doors may replace a front window. The color, design and materials of any new door should match the significant aspects of the architectural style of the façade. No solid or single doors may be used.

## **Lamp Posts**

One black lamp post per yard with a single, clear glass light fixture. Light fixture may have 1 to 3 bulbs. Height of the lamp not to exceed 83 inches including the light fixture and finials. Must be hard-wired (no solar) with a dusk-to-dawn sensor inconspicuously mounted on the post. No colored bulbs may be used except during holidays.

## **Roofs**

Maintain the style of the existing roof, particularly parapets and crickets.

## **Window Awnings**

Window awnings are acceptable as approved by HOA Board.

## **C. Exterior Paint Color Palette**

The following colors are listed in the Sherwin Williams Desert and Southwest Style Brochure. Lighter colors are intended for the body of VM4 homes with darker colors for trim.

***LRV = Light Reflectance Value***

***LRV 100 = Pure White***

***LRV 0 = Black (Revised October 2019)***

Birdseye Maple SW 2834/LRV 58  
Lanyard SW 7680/LRV 35  
Link Gray SW 6200/LRV 21  
Sawdust SW 6158/LRV 26  
Nacre SW 6154/LRV 76  
Spicy Hue SW 6342/LRV 12  
Burlap SW 6137/LRV 32  
Jersey Cream SW 6379/LRV 75  
Oak Creek SW 7718  
Naturel SW 7542  
Meadow Trail SW 7737  
Manor House SW 7505  
Quiver Tan SW 6151  
Softer Tan SW 6141  
Oak Creek SW 7718  
Spiced Cider SW 7702  
Tiki Hut SW 7509  
Mesa Tan SW 7695  
Grounded SW 6089  
Sundried Tomato SW 7585  
Concord Buff SW 7684  
San Antonio Sage SW 7731  
French Roast SW 6055  
Netsuke SW 6134  
Connected Gray SW 6165  
Fiery Brown SW 6055  
Smokey Topaz SW 6117  
Killim Beige SW 6106  
Distance SW 6243  
Hopsack SW 6109  
Muslin SW 6133  
Homburg Grey SW 7622  
Totally Tan SW 6115  
Oyster Bar SW 7565  
Cyberspace SW 7076  
Latte SW 6108

Protégé Bronze SW 6153  
Edamame SW 7729  
Stonebriar SW 7693  
Toasted Pine Nut SW 7696  
Canyon Clay SW 6054  
Stucco SW 7569  
Foothills SW 7514  
Tempe Star SW 6229  
Bee's Wax SW 7682  
Napery SW 6386  
Black Beans SW 6006  
Brandywine SW 7710  
Dover White SW 6385  
Ligonier Tan SW 7717  
Herbal Wash SW 7739  
Morning Bun SW 6672  
Garden Café SW 6167  
Renwick Rose Beige SW 2804  
Divine White SW 6105  
Homestead Brown SW 7515  
Pueblo SW 7711  
Trusty Tan SW 6087  
Bitter Chocolate SW 6013  
Baguette SW 6123  
Believable Buff SW 6120  
Polished Mahogany SW 2838  
Favorite Tan SW 6157  
Tatami Tan SW 6116  
Tea Chest SW 6103  
Mannered Gold SW 6130  
Ivoire SW 6127  
Jute Brown SW 6096  
Interactive Cream SW 6113  
Red Cent SW 6341  
Protégé Bronze SW 6153

Additional Sherwin-Williams colors approved for Villa Monterey Unit IV homes include the following:

**Body Only**

Knitting Needles SW7672  
Friendly Yellow SW6680  
Alabaster SW7008  
Moderne White SW6168  
Unfussy Beige SW6043  
Tony Taupe SW7038  
Sage SW2860  
Garden Sage 7736

**Trim Only**

Emotional SW6621  
Rhumba Orange SW6642  
Cloudburst SW6487  
Well-Bred Brown SW7027  
Black Magic SW6991  
Blackberry SW7577

**Brown includes:**

Polished Mahogany SW 2838/LRV 3  
French Roast SW 6069/LRV 4  
Black Bean SW 6006/LRV 4  
Fiery Brown SW 6055/LRV 5  
Bitter Chocolate SW 6013/LRV 5  
Manor House SW 7505/LRV 11  
Grounded SW 6089/LRV 12  
Homestead Brown SW 7515/LRV 12  
Jute Brown SW 6096/LRV 13  
Canyon Clay SW 6054/LRV 13  
Tea Chest SW 6103/LRV 14  
Tiki Hut SW 7509/LRV 17  
Foothills SW 7514/LRV 18

Brandywine SW 7710/LRV 19  
Quiver Tan SW 6151/LRV 22  
Smokey Topaz SW 6117/LRV 22  
Hopsack SW 6109/LRV 24  
Renwick Rose Beige SW 2804/LRV 28  
Tatami Tan SW 6116/LRV 30  
Oak Creek SW 7718/LRV 31  
Baguette SW 6123/LRV 31  
Lanyard SW 7680/LRV 35  
Mesa Tan SW 7695/LRV 36  
Trusty Tan SW 6087/LRV 37  
Latte SW 6108/LRV 38  
Totally Tan SW 6115/LRV 42  
Stonebriar SW 7693/LRV 43  
Ligonier Tan SW 7717/LRV 47  
Kilim Beige SW 6106/LRV 57  
Toasted Pine Nut SW 7696/LRV 58  
Softer Tan SW 6141/LRV 60  
Interactive Cream SW 6113/LRV 62  
Stucco SW 7569/LRV 63  
Pueblo SW 7711/LRV 66  
Devine White SW 6105/LRV 72  
Nacre SW 6154/LRV 76

**Green includes:**

Protégé Bronze SW 6153/LRV 9  
Garden Gate SW 6167/LRV 10  
Edamame SW 7729/LRV 20  
Link Gray SW 6200/LRV 21  
Meadow Trail SW 7737/LRV 22  
Connected Gray SW 6165/LRV 23  
Sawdust SW 6158/LRV 26  
San Antonio Sage SW 7731/LRV 31

**Burlap SW 6137/LRV 32**  
**Herbal Wash SW 7739/LRV 33**  
**Favorite Tan SW 6157/LRV 44**  
**Naturel SW 7542/LRV 54**  
**Believable Buff SW 6120/LRV 59**  
**Netsuke SW 6134/LRV 63**  
**Oyster Bar SW 7565/LRV 64**  
**Muslin SW 6133/LRV 74**

**Red includes:**

**Sundried Tomato SW 7585/LRV 5**  
**Spicy Hue SW 6342/LRV 12**  
**Red Cent SW 6341/LRV 19**  
**Spiced Cider SW 7702/LRV 23**

**Blue includes:**

**Tempe Star SW 6229/LRV 1**  
**Cyberspace SW 7076/LRV 6**  
**Distance SW 6243/LRV 15**

**Gray includes:**

**Hamburg Gray SW 7622/LRV 15**

**Yellow include:**

**Mannered Gold SW 6130/LRV 34**  
**Bee's Wax SW 7682/LRV 57**  
**Birdseye Maple SW 2834/LRV 58**  
**Ivoire SW 6127/LRV 64**  
**Concord Buff SW 7684/LRV 69**  
**Napery SW 6386/LRV 74**  
**Jersey Cream SW 6379/LRV 75**

**Morning Sun SW 6672/LRV 80**  
**Dover White SW 6385/LRV 83**

**Additional Sherwin Williams colors approved for Villa Monterey Unit 4 homes include the following:**

**Body Only**

**Green includes:**

**Garden Sage SW 7736/LRV 38**  
**Sage SW 2860/LRV 42**

**Brown includes:**

**Tony Taupe SW 7038/LRV 37**

**Red includes:**

**Unfussy Beige SW 6043/LRV 60**

**Gray includes:**

**Knitting Needles SW 7672/LRV 53**  
**Moderne White SW 6168/LRV 74**

**Yellow includes:**

**Friendly Yellow SW 6680/LRV 76**

**White includes:**

**Alabaster SW 7008/LRV 82**

**Trim Only**

**Black includes:**

**Black Magic SW 6991/LRV 3**

**Blue includes:**

**Cloudburst SW 6487/LRV 26**

**Brown includes:**

**Well-Bred Brown SW 7027/LRV 7**

**Orange includes:**

**Rhumba Orange SW 6642/LRV 27**

**Purple includes:**

**Blackberry SW 7577/LRV 5**

**Red includes:**

**Emotional SW 6621/LRV 21**

*(Revised November 2019)*

# Appendix VM5

## Monterey Park Association (Unit 5 and Unit 5A) Policies and Guidelines

MPA/VM 5-5A's primary goal is to improve curb appeal of properties in our community and to enhance the homeowners' use, enjoyment and value of their property.

### A. Front Patios

Hardscape enclosures delineating patios are authorized up to 35.5 inches high. No city building permit is required, nor are there any setback requirements. The enclosure may be stone look or stucco, to be approved by the Architectural Review Committee.

French style doors may replace windows at the front patios upon approval of the MPA HOA Architectural Review Committee.

### B. Plant and Ground Cover

The plants chosen should reflect desert landscape with attention to water usage. gravel, artificial turf, desert type hardscape and native ground cover are encouraged. MPA HOA will not require homeowners to get approvals.

### C. Driveways

Paver driveways may replace concrete driveways. Upon submission of samples, the MPA HOA Architectural Committee will be responsible for and will approve color, pattern, and texture of paver choices.

Concrete driveways may be given a topcoat if—upon receipt of samples—approved by the VM5/5A Architectural Review Committee.

### D. Windows and Doors

When replacing windows, use modern construction, thermal efficient windows that may be slider or crank out. Energy inefficient, solid aluminum framed windows are not allowed as replacement windows.

Window awnings are permitted.

Security doors over front entry doors are allowed.

No front door may be modified by height or width. No sidelights are allowed at front door entry. When replacing door use modern construction, energy efficient doors. Various styles are allowed in approved by the MPA HOA Architectural Review Committee.

### E. Carport Conversion to Garage

No carports can be converted to garages, no garage doors are permitted. However, for those homeowners with south facing carports, fabric shades or curtains and/or awnings are allowed.

### F. Paint and Wall Color

Homeowners shall submit their color choice/choices to the MPA Architectural Review Board for approvals. Walls facing street should be in the same color range as the body of the home.

### G. Lamp Posts and Tops

Lamp posts in MPA VM 5-5A are black and of the same size and style. Posts and tops are the responsibility of the homeowner. If homeowner is replacing the post and/or

topper, approval from the MPA HOA Architectural Review Committee is required. Maintenance of the lamp post and topper should be treated with Rust-Oleum spray paint, semi-gloss protective enamel for best coverage and consistency. The sensors and bulb are provided and maintained by the HOA.

Please also consult the Villa Monterey V/Va, Monterey Park Associations, CC&Rs and Bylaws on our website, <http://www.montereyparkassociation.com/Buyer-Information.html>

# Appendix VM6

## Colony Monterey Association (Unit 6 and Unit Six-1)

### Policies and Guidelines

#### APPROVED EXTERIOR PAINT COLORS

Effective April 2019

Please feel free to take one of these sheets for your reference, circling the colors you select to bring to the paint store. If you choose to use a supplier other than Sherwin Williams or Dunn Edwards, you will be obligated to have that supplier match your color choice. Other color combination will also be considered, but if you select one of these sets of paint colors for the exterior of the home, the architectural committee and board of directors will definitely sign off on the approval.

**Step 1: Obtain approval from architectural committee**

**Step 2: Obtain approval (also called "Certificate of No Effect") from Scottsdale Historic Preservation Office**

**Step 3: Provide approval/Certificate to Villa Monterey 6 Architectural Committee**

**Step 4: Proceed with your paint project**

*LRV = Light Reflectance Value*

*LRV 100 = Pure White*

*LRV 0 = Black (Revised October 2019)*

Base: DEC718 Mesa Tan/*LRV 27*

Trim Option 1: DE6077 Deep Brown/*LRV 10*

Trim Option 2: DEC748 Oyster/*LRV 62*

Base: DE6205 Stucco Tan/*LRV 21*

Trim Option 1: DEC756 Weathered Brown/*LRV 8*

Trim Option 2: DE6215 Wooden Peg/*LRV 31*

Base: DET620 Barnwood Gray/*LRV 31*

Trim Option 1: DEC774 Shady/*LRV 63*

Trim Option 2: DET637 Seagull Wall/*LRV 51*

Base: DE6374 Silver Polish/*LRV 53*

Trim Option 1: DEW383 Cool December/*LRV 88*

Trim Option 2: DE6375 Castlerock/*LRV 37*

Base: DEC750 Bison Beige/*LRV 27*

Trim Option 1: DEC752 Birchwood/*LRV 49*

Trim Option 2: DEC755 Cocoa/*LRV 13*

Base: SW2804 Renwick Rose Beige/*LRV 28*

Trim Option 1: SW7515 Homestead Brown/*LRV 12*

Trim Option 2: SW6105 Divine White/*LRV 72*

**Base: SW7569 Stucco/LRV 63**

**Trim Option 1: SW6229 Tempe Star/LRV 11**

**Trim Option 2: SW7514 Foothills/LRV 18**

**Base: SW7695 Mesa Tan/LRV 36**

**Trim Option 1: SW6089 Grounded/LRV 12**

**Trim Option 2: SW7585 Sun Dried Tomato/LRV 5**

**Base: SW 6117 Smokey Topaz/LRV 22**

**Trim Option 1: SW 6243 Distance/LRV 15**

**Trim Option 2: SW 6106 Kilim Beige/LRV 57**

*(Revised October 2019)*

## Appendix VM7

### Colony Park Association (Unit Seven Amended and Seven-1 Section "A") Policies and Guidelines

Reserved.

Villa Monterey Unit 7 HOA architectural guidelines may be revised in future ~~time~~ and those revisions may not be reflected in this ~~GUIDEBOOK~~ Historic Preservation Plan and Guidelines.

Homeowners must contact the HOA for up to date guidelines. *(Comment received from Villa Monterey Unit 7 HOA Board President.) (Strikethrough edit and revision by S. Venker) (Revised October 2019).*

# Appendix VM8

## Original newspaper articles and advertising

*(Added November 2019)*

# Butler To Build Plush Center

BY KATY WORTH

Development of a "Millionaire's Sun City" on a 181-acre tract east of Miller Rd. and south of Coronado Drive is planned by Butler Homes of Scottsdale.

The company received approval of the Scottsdale Planning and Zoning Commission last night to re-zone the area, recently annexed into the city, to the new Scottsdale R-5 zoning for multiple dwellings.

It is planned, company officials told the commission, to build a group of 90 luxury apartment units on 14 acres fronting on a community recreation and pool area.

The adjacent 81 acres, extending across Indian Bend Wash, will be developed into an 18-hole golf course.

The development, will be known as Villa Monterey. It will be sold as individual home units, each apartment owner gaining a share in the communal recreation area.

The company plans to retain title to the golf course, which will be operated by them with Villa Monterey residents receiving special rates. The course will also be open for public play at day rates, the developers stated.

The company is working with the Maricopa County Flood Control District to design the course in such a way that all but top flood level water will be drained through swales provided as a part of the course.

The firm of Ralph Haver and Associates has been employed to design the home units, which will be in Spanish Colonial style.

Residence in the Villa Monterey will be restricted to adults.

The city will require an easement for future extension and realignment of Camelback Rd. Each of the residence units is to have its own driveway and carport fronting on residential streets.

## Safety Class Will Graduate 150 Tonight

A class of 26 boys and fathers of four of them will be graduated tonight from the Boys club hunter safety class.

This will bring to 150 the number who have completed the rifle safety training in classes conducted by Charles Jones and Bob Westlund.

The course is presented in cooperation with the Arizona Game and Fish Commission and the Department of Public Instruction. It includes 12 hours of classroom work and two hours of range firing.

Herb Johnson, district coordinator of the hunter safety program and Ken Pepper, Scottsdale marshal's deputy, will be speakers at the graduation ceremonies which start at 7:30 p.m. at the club.

Registrations are being accepted at the club for the next class, which will start March 7.

Those completing the current course are: Richard Helms, 470 Osborn Rd.; Bill Frame, 6808 E. Vernon; John and Robert Wiedman, 6931 E. Orange Blossom Dr.; Michael and David Biles, 21 S. Orange Ave.; Stanley and Stacy Jones, 1325 E. Coronado Dd.; Bill

Source: Scottsdale Progress; found by Alison King/Modern Phoenix

# Butler Homes Opens New Area Of Homes Called Villa Monterey

Opening this week on North Miller Road just south of Coronado is Butler Homes' newest Scottsdale development "Villa Monterey."

Covering a 200-acre tract that extends from the Canal across Indian Bend wash, (the golf course occupying the east portion), Villa Monterey features 1,000 living units of one, two and three bedroom construction. Each has a walled patio and individual entrance corridor to the patio.

The houses, or casitas, are arranged in groups of various designs in clusters of four to eight. Each is sold as a separate unit, prices starting at \$12,950.

With each deed the purchaser receives a share in the recreation area centering his development section. In the first unit opened, the recreation area features a free-form pool centering a grassed park which is surrounded by a brick wall.

Barbecue centers, a rock fountain, shuffleboard courts and patios are in the enclosed area. In other sections of the development, as tenants desire, a com-

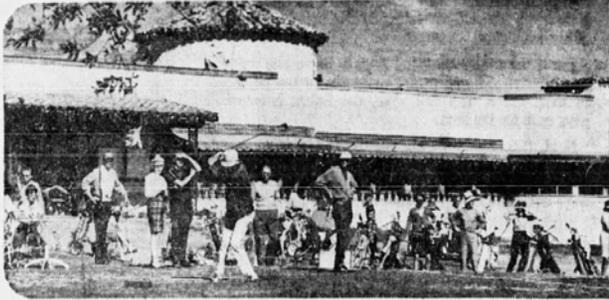
munity club and card room will be installed instead of a pool.

Ralph Haver designed the homes. Landscape design is by Vernon Parker and the golf course by Milt Coggins.

**Want Your Painting To  
USE DEER-O N**



Source: Scottsdale Progress; found by Alison King/Modern Phoenix


## Villa Monterey

### Casita Colony

beautiful to live in  
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Activity truly surrounds your life at Villa Monterey . . . just three minutes from downtown Scottsdale. Featuring: Fabulous Resort Areas and Health Club facilities, friendly, discerning neighbors, winding streets and carefree Casitas. A magnificent golf course, restaurant and cocktail lounge are just a stroll from your Casita. Come, enjoy this wonderful way of life for a surprisingly small investment. The Colony Steward protects your property while you are away.

MODELS furnished by MEHAGIAN'S  
OPEN DAILY 10 'TIL DARK  
PHONE 946-0994

DRIVE EAST CAMELBACK RD. TO 76TH STREET  
TURN NORTH TO THE FOUNTAIN ENTRANCE



BY BUTLER HOMES Creators of *Casablanca Estates*

Source: Newspapers.com



# Glossary