HISTORIC PRESERVATION GUIDELINES FOR TOWN AND COUNTRY SCOTTSDALE HISTORIC DISTRICT

City of Scottsdale – Historic Preservation Office
7506 East Indian School Road, Scottsdale, Arizona 85251
Text Approved 2/8/06 by Historic Preservation Commission

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Chapter 1. INTRODUCTION

THE PURPOSE OF PRESERVATION GUIDELINES

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

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

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

WHY PRESERVE HISTORIC RESOURCES?

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

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

THE POLICY BASIS FOR PRESERVATION GUIDELINES

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

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

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

Older neighborhoods with character attract residents to the community.

THE HISTORIC PRESERVATION REVIEW PROCESS

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

STEPS IN HISTORIC PRESERVATION REVIEW PROCESS

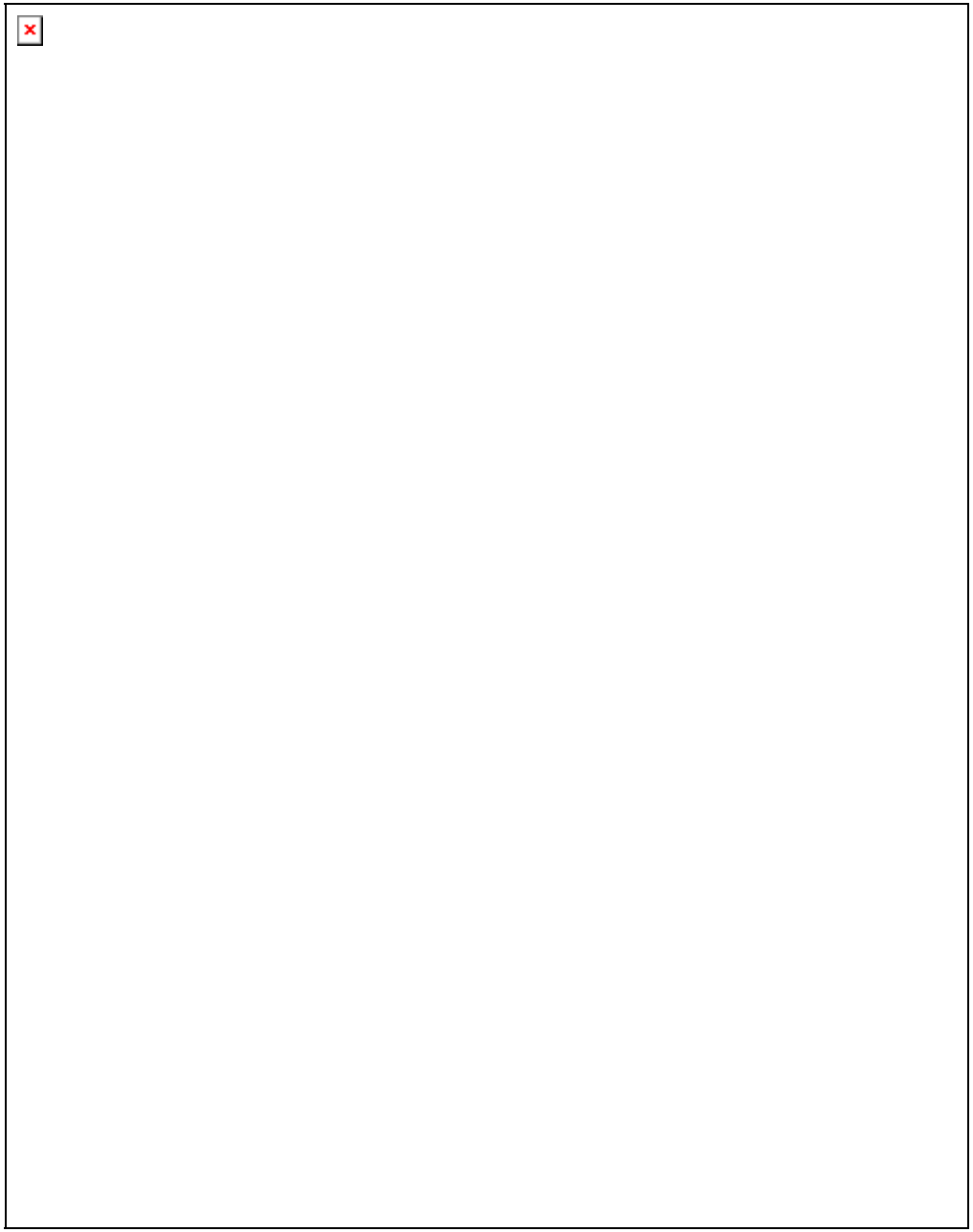
- **Building Permit Referred to Preservation:** When a building permit is sought for exterior work on a home in a designated historic district, the One Stop Shop staff refers the request to the Preservation staff for review. The One Stop Shop will not issue a building permit in a historic district until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

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

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

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

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



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

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

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

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

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

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

DEFINITIONS OF PRESERVATION TREATMENTS

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

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

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

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

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

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

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

BASIC PRINCIPLES FOR HISTORIC PRESERVATION

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

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

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

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

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

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

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

PRINCIPLES FOR SITE DESIGN AND IN-FILL

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

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

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

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

GREEN BUILDING

The City of Scottsdale has also developed a GREEN BUILDING PROGRAM that is a model for many cities around the country. The goal of the program is to "encourage energy efficient, healthy and environmental responsible building in the Sonoran desert region." These guidelines encourage the revitalization of neighborhoods through remodeling existing homes using Green Building materials and practices.

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It is important to place these guidelines for 1950's homes in the context of the 21st Century with different demographics, lifestyles, technology needs, the need for energy conservation and sustainability. The guidelines will address specifically those elements and issues directly related to fostering appropriate rehabilitation and compatible additions to the Town & Country Neighborhood and recommend Green Building techniques and materials where appropriate. As we discuss the treatment recommendations, green-building practices will be highlighted. It should be noted that Haver's houses were inherently "green" from the outset, with the emphasis on broad roof overhangs shielding the main windows.

The homeowner is encouraged to obtain a copy of the City's Green Buildings: Home Remodel Guidelines for detailed information on Green Building and for information not covered in these design guidelines, such as interior remodeling and landscape design.

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Chapter 2.

Chapter 2: TOWN & COUNTRY SIGNIFICANCE, ARCHITECTURAL STYLE, AND SIGNATURE FEATURES

SIGNIFICANCE OF THE RANCH STYLE

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

CHARACTERISTICS OF RANCH STYLE HOMES

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

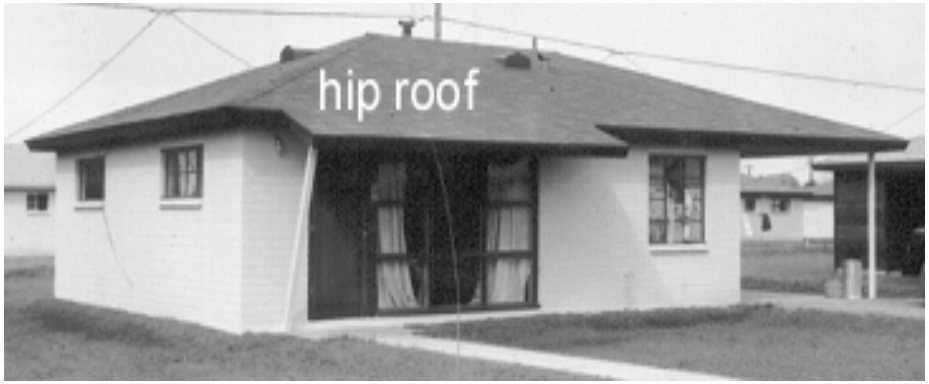
- One story house with low-pitched gable or hipped roof often with wide eaves
- A strong horizontal emphasis of the form, elements and materials
- Generally an asymmetric plan that can be rambling and/or incorporate wings and additions
- A design with a specific connection to the outside employing elements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

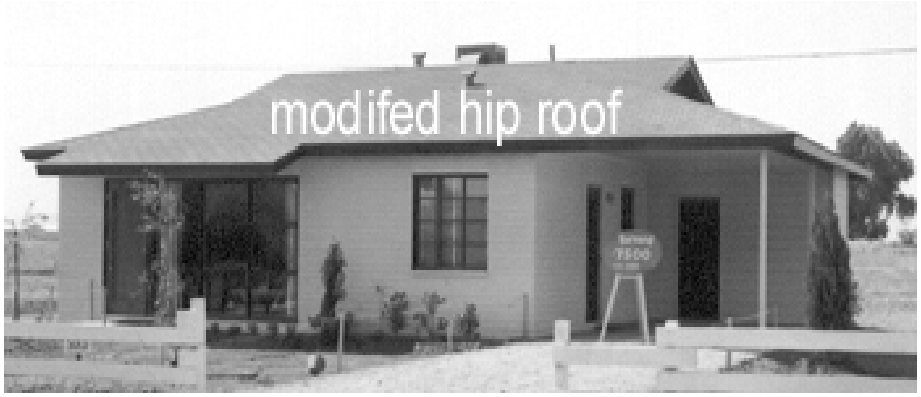
Ranch houses are typically one story with a horizontal emphasis, like the homes in Town & Country.

General Characteristics of Ranch Style

One story

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





Photos at right show the three common types of roofs for ranch houses. The gable and hip roof are most common in Town & Country.

TOWN AND COUNTRY SCOTTSDALE SIGNIFICANCE SUMMARY

Physical Description

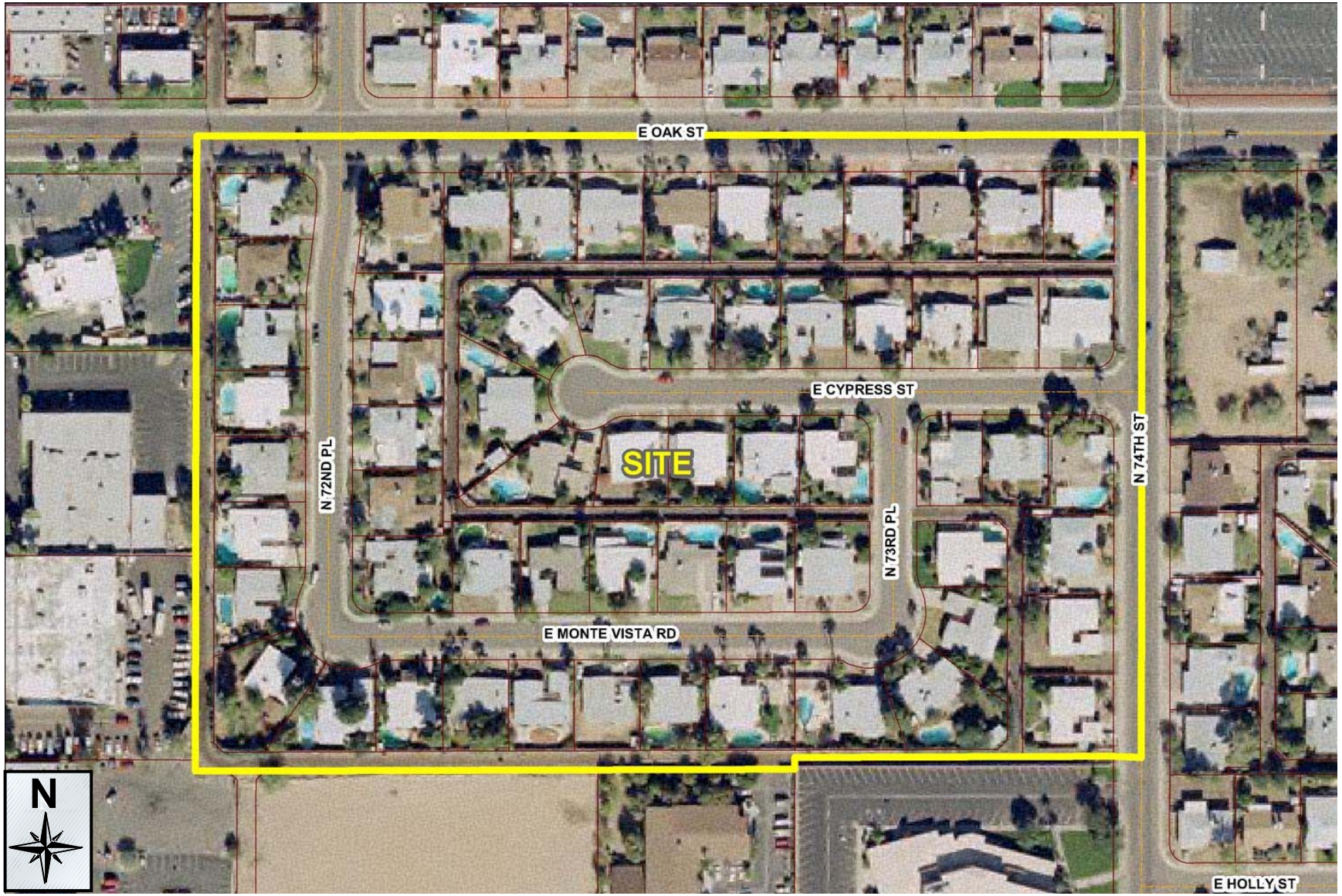
Town and Country Scottsdale is a single family residential subdivision located on 15 acres in Scottsdale, Arizona. The neighborhood is southeast of Scottsdale Road and Oak Street. It is bounded by 72nd Place to the west, 74th Street to the east, with Oak Street and Monte Vista marking the northern and southern boundaries. The development is comprised of one subdivision plat, with 62 homes. The topography is flat and the street pattern is laid out in a modified grid, with one road ending in a cul-de-sac. The streets are paved with rolled curbs and sidewalks. An alley serves each home. Most of the lots are rectilinear, with several pie shaped parcels at the interior corners and off the cul-de-sac.

The average lot is 7,500 square feet. The landscaping pattern in the neighborhood is traditional, with turf, shrubs, and trees. Some of the lots have desert landscaping with aggregate rock and low water use plants. Four different Contemporary and Ranch style plans with block exterior walls and very low pitch roof forms characterize the neighborhood. Many of the roofs are street facing gables. A repeating variety of materials and treatments are used on the exterior façades of the homes in Town and Country Scottsdale. These include concrete block shadow walls, wood siding, and varied brick arrangements. Clerestory and window walls, and front "patio-ports" are also notable features of the homes in this neighborhood.

History

Town and Country Scottsdale was subdivided by Phoenix Title and Trust in 1958 and approved that same year by the Mayor and City Council of Scottsdale as well as the Maricopa County Board of Supervisors. The subdivision was planned and constructed by Fred E. Woodworth and he began offering homes for sale in the development in January 1959. "Woody" was a local builder who specialized in small and medium sized developments, which were distinctive for their Contemporary style homes. He also engaged in custom home building across the Valley. Woodward typically focused on one single-family neighborhood development at a time, waiting until each was nearly sold out before breaking ground and advertising a new neighborhood at another location.

Woodward's tract homes were designed by Ralph Haver, a prominent Valley architect well known for his work on a number of different projects including single family homes and apartments, schools, and various retail and commercial buildings. Haver received national acclaim for his work and was known to collaborate with several developers in the design of their single-family homes, including Dell Webb Development Company. A very low pitch, front facing gable roof and the use of clerestories and window walls characterized Haver's trademark Contemporary styles. Woodward used Haver's single-family home designs in at least half a dozen subdivisions he developed in the metropolitan area. Town and Country Scottsdale was their third development.



Town and Country Scottsdale is located north of McDowell Road. The neighborhood goes from Oak Street on the north to Monte Vista Road on the south. The district goes from 72nd Place on the west to 74th Street on the east. There are 62 homes in the district.

Town and Country Scottsdale was designed for single-family residential use. Restrictions were filed with the Maricopa County Recorder's Office to ensure that specific physical standards were followed, which would create compatibility among the homes in the neighborhood, encourage a suburban character, and maintain property values. All structures on the lots were to be of new construction and no buildings could be moved from any other location to the parcels in Town and County Scottsdale. Only one detached single-family dwelling could be constructed per lot. This house could not exceed one story in height. Two bedroom homes had to be a minimum of 1,000 square feet; three and four bedroom homes had to have at least 1,200 square feet, exclusive of open porches and attached garage.

A suburban character was facilitated with restrictions that maintained a feeling of openness within the neighborhood. These restrictions mandated that homes be constructed a minimum of 20 feet back from the front property line. Side yard setbacks were at least five feet for interior lots and ten feet for corner lots. No solid walls or fence over 2½ feet high could be constructed within the front yard setback. No hedge more than three feet in height was permitted closer than 20 feet to the front lot line of any parcel. Lots could not be re-subdivided into smaller lots.

Woodward employed a less sophisticated advertising and marketing campaign than larger-scale developers working in the Phoenix metropolitan area in the 1950s. His ads were small, and appeared every few weeks in the real estate sections of local newspapers and *The Arizonian,* a society magazine. He occasionally received free publicity in the form of news articles about his developments. Town and Country Scottsdale was featured in a 1959 article published in *The Scottsdale Progress.* In addition to published advertising, Woodward constructed model homes to promote his neighborhoods. Models in Town and Country Scottsdale were furnished.

In Town and Country Scottsdale, Woodward offered two, three, and four bedroom homes for sale. Homes in this neighborhood were a bit more expensive than the typical development in Scottsdale in the late 1950s, selling from $13,500 to $16,950. The development was very successful and almost completely built out with new homes within a year after it was platted.

The development offered buyers who wanted to be close to Motorola and other employment centers a distinctive alternative to the traditional Ranch style home that dominated the Valley's postwar subdivisions. The Contemporary designs stressed indoor-outdoor living with full-wall "landscape windows" and semi-private patio-ports accessed from the either the carport or front yard and glass patio doors from the family room to the backyard. Buyers could customize their homes with a choice of exterior block, brick, and wood trim patterns across the front facades. Interior space was arranged to allow free movement of household traffic with minimum disturbance in living and bedrooms. Large closets, built-ins, and storage space were also emphasized in the design. Buyers had the option of an all-electric kitchen, which featured birch cabinets.

Construction costs were minimized by the use of only three load-bearing walls in the design – two exterior block walls and an inside partition at the roof peak. The homes were fully insulated to reduce cooling and heating costs. Ceilings were insulated with fiberglass and the walls were constructed with cinder block, foil back insulation, and drywall with furred out construction. The neighborhood included paved roads, with rolled curbs, gutters, and sidewalks. Lots were fully landscaped and included paved driveways.

Significance

Town and Country Scottsdale is significant for its representation of post World War II single-family subdivision practices in Scottsdale, Arizona. The neighborhood is a unique expression in Scottsdale of the practice of a prominent architect and local builder working together, which was a relatively uncommon trend in postwar single-family residential development. The development is significant for its association with Ralph Haver, a well-known architect of modern Contemporary style buildings across the Valley in the postwar period. It is also unique for its prominent use of Contemporary housing designs. The neighborhood retains a high degree of integrity, with 84 percent of the homes contributing to its historical character.

Town and Country Scottsdale is an excellent example of a medium-size postwar neighborhood completed in one plat with 62 homes. Almost 40 percent of the City's 1950s subdivisions were medium sized developments. The subdivision design - with its flat topography, grid street pattern, single cul-de-sac, rolled curbs, gutters, and sidewalks, and uniformly sized rectilinear and pie shape lots - is typical of postwar subdivision patterns in Scottsdale. The homes are also characteristic of the typical postwar neighborhood in the City, averaging almost 1,700 square feet, with three bedrooms, and 1 ¾ baths.

In addition, the design of the Town and Country Scottsdale homes is important, illustrating a departure from the standard Ranch styles offered in most other postwar developments in the City. The Contemporary styles and varied use and application of standard mass produced materials on the street façade create a unique development, which is immediately distinguishable from other Scottsdale neighborhoods. In addition, the Contemporary designs in the development are unique for their use of only three – rather than the usual four – load bearing walls.

*The architectural style used by architect Ralph Haver for the homes in Town & Country is called **Contemporary**. The models with a very low-pitched gable roof, like the one above, have the gable end towards the street and have large areas of glass on the front façade. Facing the gable end towards the street is a departure from typical ranch houses. There are several other design elements used in Town & Country that are a departure from standard 1950s style ranch homes.*

Architectural Significance

Architecturally, Town and Country was defined by four distinctive house plans, three with low-pitched gable roofs and one with a hip roof form, all intended to be low scale. The primary features are clusters of large windows on the facades, and use of brick or ornamental concrete block for the base of the house, and a unique "patio-port" a combination of a carport and patio that appears beneath the main roofline. The houses were individualized with different patterns in the brick or block, a feature which is still clearly evident in the neighborhood.

Character-Defining Features of Haver Homes

There are several different models of Haver Homes with a variety of orientations located in the Town & Country neighborhood. They all share a number of character defining elements.

- Horizontal emphasis of form
- Simple, clean lines and details
- Rectangular forms
- Set back from the street
- Entrances are recessed, and not highlighted
- Painted or exposed masonry walls
- Larger expanses of glass at the living room area
- Fixed and casement windows and sliding glass doors are common
- Broad roofs unbroken by vertical elements
- Carports and driveways to the front (or side, in the case of corner or alley lots) of the house
- Single-story design
- L-Shaped floorplan

The Town and Country Neighborhood, now a City of Scottsdale Historic District, is a unique ensemble of contemporary homes developed in 1959 by local developer Fred E. Woodworth, working in conjunction with prominent Phoenix architect Ralph Haver. The Town and Country subdivision was intended to be architecturally distinctive from its inception. Woodward appreciated the distinctly contemporary residential design that was Haver's signature, and he sought to create a neighborhood that was a departure from the more traditional ranch houses appearing in Phoenix, Scottsdale, and throughout the Valley the late 1950's. Town and County thrived due to its appearance and generous lot sizes. The subdivision was fully developed and sold out within a year of the initial platting.

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The front facades are characterized by large expanses of glass for the living room.

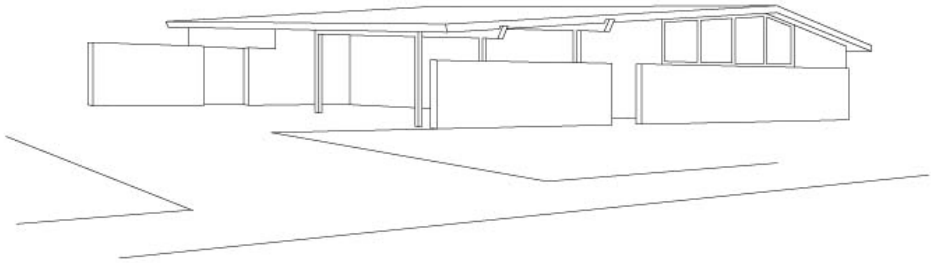
The Four House Models in Town and Country

Model A:

Broad Gable, Side Carport

Key Features:

- Broad gable
- Wide projecting roof overhang all sides
- Four clerestory window on main facade
- Roof beams project beyond fascia
- Lower wall "wainscot" is brick or block
- Upper wall section is contrasting material to lower wall
- Carport area open – wall is not full height



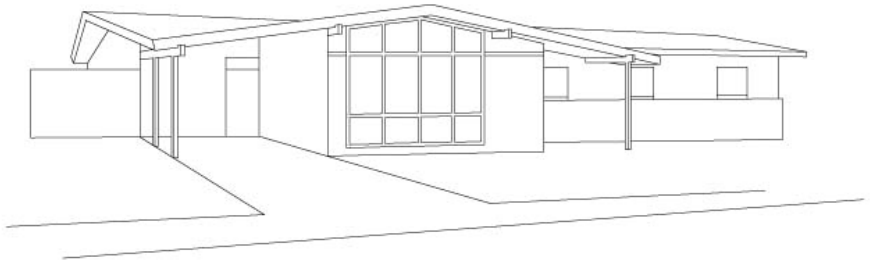
Model A

Model B:

Broad Gable with Wing

Key Features:

- Four dominant vertical windows beneath main gable
- Roof extends both sides of "main block"
- Prominent beams support roof and project forward
- Side Wing has contrast in materials from upper to lower base.

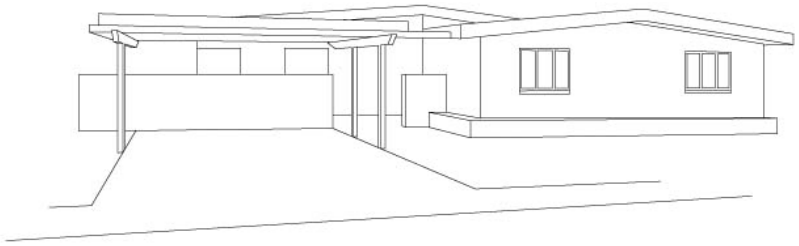


Model B

Model C

Narrow Gable and Open flat-roofed Carport
Key Features:

- Flat roofed carport is prominent element
- Two low pitched gables, main roof is subordinate
- Windows are not as important to the form of this model

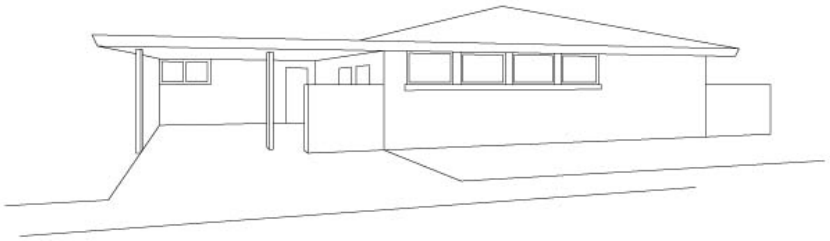


Model C

Model D

Hip with Flat Roof Carport
Key Features:

- Hip Roof accents main block
- Four windows across façade
- Side carport, open, with flat roof



Model D

SIGNATURE DETAILS OF TOWN & COUNTRY HOMES

- Contemporary style

Town and Country Scottsdale homes are a departure from the standard ranch styles offered in most postwar developments in the city.

- Pergola

The pergola over the carport is an original feature that should be maintained.

- Visible wood structure and trim

Fascia Boards, roof framing and rafters, and the open patio area are all typical features.

- Open framing over patio

The open patio farming is an important feature of the house that accents the patio.

- Clinker brick on lower front walls

Clinker brick is perhaps the most distinctive and rare feature found in the Town and Country neighborhood.

- Wood siding on upper wall

The board and batten siding and window-band are original elements. Use of wood on the upper half of the house was comparatively rare. All examples of wood siding are therefore important to retain.

- Bands of windows (window-band) on front façade

This house retains the original window-band, entrance and open carport that distinguished this model of Town and Country residence.

- Entry areas defined by walls, roof, and door.

This entry is in original form, including the exposed rafter that was intended to be both ornamental and structural.

One of the most intact of the Town and Country residences, this house features simple but Attractive concrete block at the base, board and batten on the upper wall, the original window band and the original open entrance.

- Hip roof used over main residential area

One of the few of the intact hip roof designs in the neighborhood, this house also illustrates board and batten on the upper portion, and the original window band.

- Variations in the type and use of masonry block on the lower portion of the front facades

Chapter 3.

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

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

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

Guidelines:

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

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

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

1.4 Maintain the spacing of side yards.

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

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

The placement of houses along the street should be preserved.

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

Guidelines:

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

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

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

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

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

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

The strong horizontal emphasis of the front façade should be maintained. Avoid changes to the basic shape and massing of the home such as placing something on the roof.

Chapter 4.

Chapter 4: GUIDELINES FOR REHABILITATION

These recommendations typically address the public side of the house, facing the street, or in some cases a corner of the house that is clearly visible to the street. The various treatments would also apply to the private side of the houses as well, but the guidelines are intended to retain the publicly visible aspects of the houses, not the private spaces.

Massing and Form

Haver houses are single story and rectangular in form.

Guideline:

- Second floor additions are not appropriate in any circumstance.

Second story additions on houses with very low pitched roofs, such as Haver houses, accentuate the height being added and are not appropriate.

Roof & Roof Lines

The low 1/12 pitch, expansive roof is a major character-defining element of the Haver Home.

The roof sheathing material is not readily visible, enabling the use of either rolled asphalt or in some cases, foam.

Guidelines:

- Additions should follow the same pitch/slope and maintain the overall scale and visual effect of the roofline.

- Fascia boards on additions should be of the same dimension as the existing.

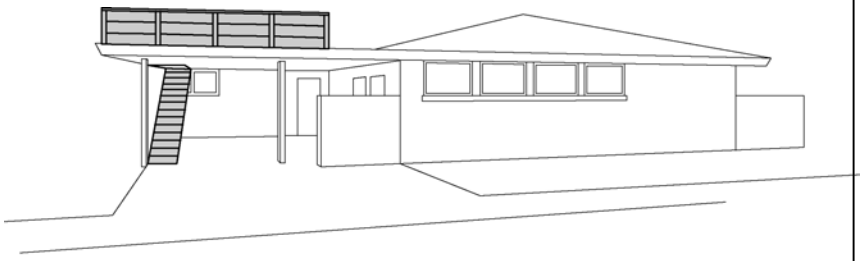
- In general, maintaining the slope of the roof is more important than maintaining the actual plane of the wall itself.

- Large vertical elements, such as masonry chimneys or parapets that pierce the roofline should not be introduced.

Parapet walls that pierce the roofline should not be introduced.

SCOTTSDALE TOWN AND COUNTRY: MODEL .A.

Heavily scaled vertical elements, like the chimney above, intrude on the roof form and are discouraged.



SCOTTSDALE TOWN AND COUNTRY: MODEL .D.

Additions protruding above the roof line, including railings or parapets above carports, should be avoided.

Masonry on Lower Wall Sections

The Town and Country houses have a variety of masonry wall treatments not found in other Haver neighborhoods throughout the Valley. From clinker brick to decorative block to simple, plain concrete masonry units (CMU) each provided a texture and visual feature that adds richness to the front facades.

Guidelines:

- When making any alterations that affect the lower façade, the type and pattern of the masonry should be considered.
- These lower walls should be retained as decorative features.
- Under no circumstance should they be stuccoed or sheathed in any manner. The use of stucco on any wall surface is highly discouraged since it obscures the texture and pattern of the CMU block or brick veneers that are a primary character-defining element of the neighborhood.
- Matching the placement and undulation of clinker brick will be very difficult. It is best to attempt to match the subtle variation on color, rather than the clinker pattern.
- Surface textures of all masonry or brick on a primary elevation should match in size and texture.

Clinker brick is an extremely rare wall material that actually common in the Town and Country neighborhood. It should be retained and left visible in all cases.

The shape, pattern, and texture of plain concrete block creates a unique pattern, also a typical detail in the Town and Country subdivision.

- In cases where matching decorative block patterns are no longer available, use of a smooth CMU block of the same proportions as the original material, painted to match the body of the house.

Mismatched block texture should be avoided

Ornamental block from the house also appears on carport walls.

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

Wall Surfaces

On several of the Haver models, painted board and batten wood siding appears on the upper half of the wall area, usually above the masonry detailing. The main objective is to maintain the contrast between the masonry at the base of the house, and the upper half of the façade which may be wood paneling, board and batten, or a different type of simple masonry.

In some Haver houses, the upper wall is a wood material that is equally important to the design as the ornamental masonry. The intent was to have a contrast between the upper and lower portions of the walls, particularly on the façade.

Guideline:

- Retaining any wood material on the upper façade is encouraged on houses where it exists.

The vertical wood siding on the upper half on the front façade should be maintained.

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

Glass and Windows

Changing windows and glass in a historic building has always been controversial. Balancing the energy conservation aspects with the visual impact that change brings about is a fine line that must be balanced. Windows are a major source of heat gain in the summer and loss in the winter and have a significant impact on energy use and cost.

Options such as storm windows, (interior or exterior) are likely to be less harmful to the integrity of the building. If changing to insulated and low E glazing, it is important to maintain the original mullion spacing and proportion of each window. Frames can be steel or aluminum in a clear anodized or powdercoat finish to match the original colors. **Do not use reflective or colored glass.**

Wood and wood clad replacement windows should be discouraged as they have larger, heavier frames that dramatically change the proportion of glass to frame.

Windows are designed to be single panes of glass within the opening. Multi-paned windows or patterns that divide the opening should be avoided.

Infilling existing openings with solid material is inappropriate and should be discouraged.

Arched forms or other shapes of decorative windows are discouraged since they do not follow the overall horizontality of the Haver design.

Curved, rounded or faceted additions or elements are not appropriate.

Green Building: As noted above, insulating or Low E glazing will help reduce energy consumption. Look at ways to shade exposed glazing with landscaping, overhangs and window treatments. Avoid the use of aluminum framing that conducts heat into the building.

Installation of aluminum framed windows alters the character of the house.

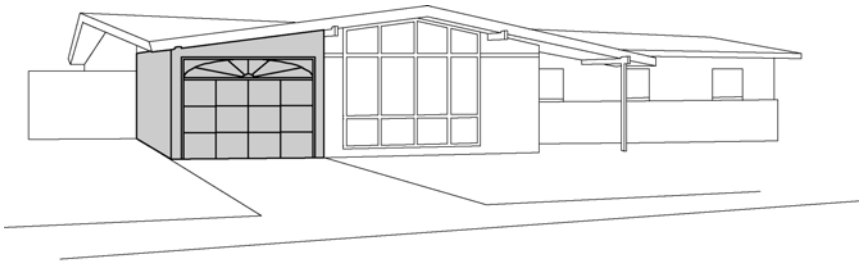
Avoid adding arched windows and shapes that were not part of the original architectural design.

Carports

All the Town & County Haver Homes had open carports. Most carports open to the front of the house; some with alley or corner lots have the carport accessed from the side. Since the carport is a major design element in the overall composition of the house, modification should be discouraged or have minimal impact. When converting to a garage, consider keeping the columns and roof structure intact and introducing the garage door behind the structural piers so that the opening is still visible and will read as a recessed space integrated into the design of the house, and not as a blank wall.

Garage doors should be simple. Any windows within the garage doors should be horizontal in shape. Appropriate doors are now commonly available. Avoid doors with the common "arched" windows.

This carport was successfully enclosed to expand the interior space without altering the overall design of the house. The wall was set back beneath the roof form, and the sense of "openness" at the entry was retained.



SCOTTSDALE TOWN AND COUNTRY: MODEL .B.

Using a garage door with an arched window for a carport enclosure should be avoided.

Chapter 5.

Chapter 5: GUIDELINES FOR ADDITIONS, SITE FEATURES AND MISCELLANOUS

Additions

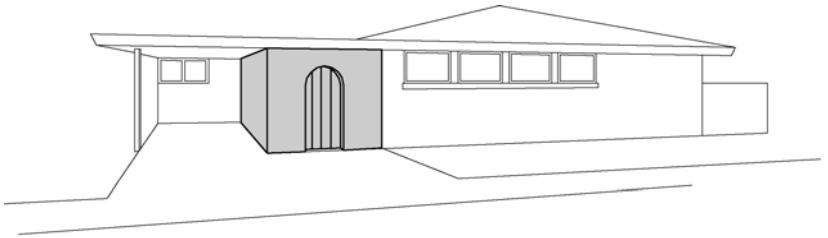
Additions should be single story, and designed to extend to the side and rear of the property. This will maintain the overall orientation and standard setback, which are important to retaining the planning and site plan that define the neighborhood identity

Additions should not impact the primary façade, or protrude into the defined front yard setback. Any addition should be offset from the main façade wall a minimum of six feet.

In some cases, a small addition can be discretely hidden beneath the main roof, and still provide for additional interior space.

Additions should follow the same pitch/slope of the roof and maintain the overall scale and visual effect of the roofline.

This addition tucks underneath the main roof, and also respects the traditional Haver form of windows in the upper half of the façade, masonry below.



SCOTTSDALE TOWN AND COUNTRY: MODEL .D.

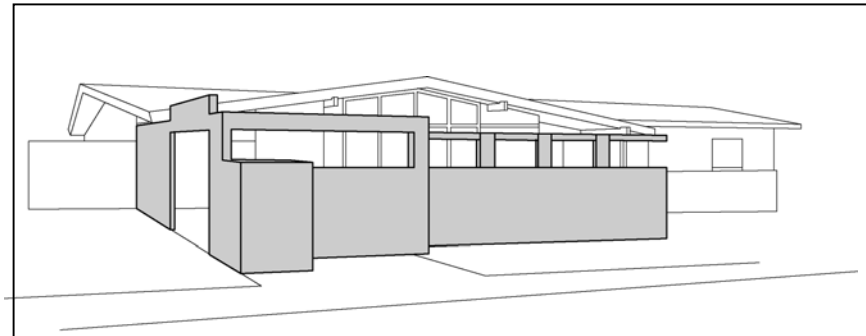
Additions and enclosures seen from the front of the house can have a negative impact on important features of the design such as the carport, the entrance, the screen wall, and the open framed roof or pergola.

Screen Walls

Screen walls intended to provide privacy may have a negative impact on the appearance of the house and the consistency of the streetscape, and often substantially change the character of a property, even when they do not actually touch the house. Screen walls should also follow the lines of the house, and be of compatible materials – as if they were actually an addition.

This screen wall in effect builds a barrier to the visibility of the entire house, and intrudes on the neighborhood character

This screen wall hides the house and its design elements



Front yard walls should not hide the house from the street and should not substantially change the appearance of the front facade

Site Walls

Site walls and patios are not common in the Town and County subdivision. Any site walls should be low (less than 2 feet) so they do not intrude on the streetscape view. Yard walls are acceptable as ways to delineate patio enclosures or private spaces at the entrance to a house, but they should NOT otherwise dominate the yard and/or enclose the perimeter of the property at the street or sidewalk.

This wall, likely an original feature, is of modest height and the materials closely match the walls and other site features. It succeeds due to the consistency of materials, and is not intrusive.

Avoid mounting mechanical equipment on rooftops

Roof mounted mechanical units have a major impact on the appearance of the house.

Consider locating mechanical equipment on the ground

Collecting and recycling of materials

One thing that is very important to remember is to always collect and sort all demolition material for recycling. Many building materials can be reused or recycled.

Green Building: Investigate the use of engineered lumber when replacing damaged or adding rake boards and trim. Look into recycled materials. The roof is a major source of heat gain in a house. Given the lack of attic space and the exposed structure in a Haver house, adding insulation under the roof is not an option. Consider the use of a foam roof over the existing roof material. One inch or more of a coated foam roof material will reduce energy consumption. The light color also reflects heat away from the roof. Greater thickness will require a deeper metal edge flashing at the edges of the roof. When done properly and painted to minimize the added depth, additional energy savings can be achieved without drastically impacting the visual integrity of the roof form.

Glossary

GLOSSARY OF TERMS

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

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

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

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

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

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

Brick Banding – The placement of one or more course(s) or row(s) of brick or block so that it extends beyond the façade to create a horizontal pattern. This feature may also be referred to as *corbelling*. See Illustration 1, page 35.

Barge Board – A decorative board running along the edge of a gable, also called a *fascia*. See Illustration 1, page 35.

Board and Batten – Exterior vertical wood siding where the joints are covered by narrow wood strips. Historically the strips were used to cover the joints to keep out light and air. Since the 1950's this type of siding has been used decoratively. See Illustration 1, page 35.

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

Boxed Eave – An overhang enclosed with a soffit that runs horizontally from the eave edge to the side of the building. Also called a *closed eave*. See Illustration 12, page 40.

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

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

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

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

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

Illustration 1

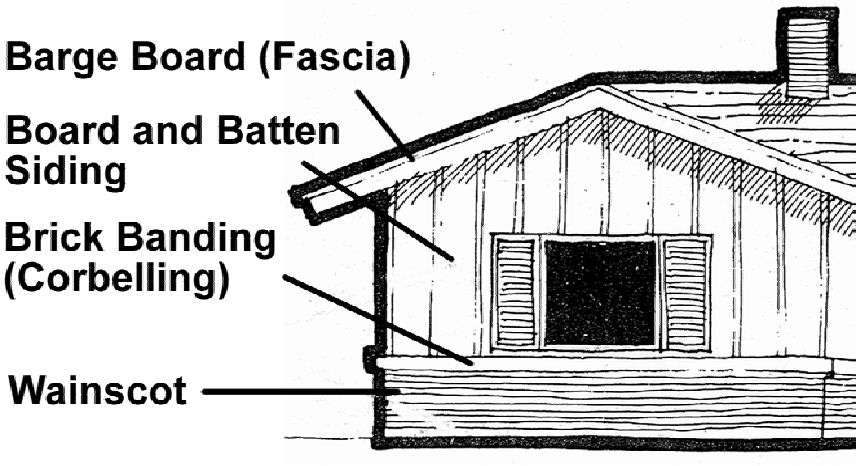


Illustration 2

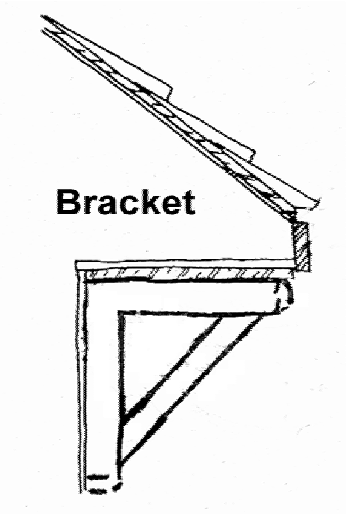
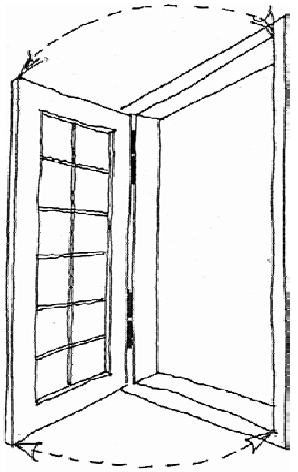


Illustration 3



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

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

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

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

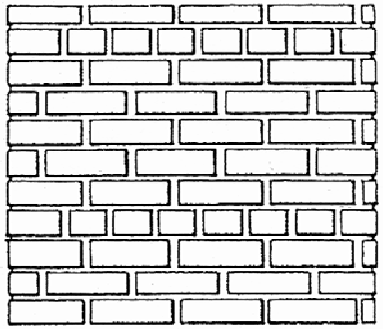
Concrete Masonry Unit "CMU" – a uniform block of cast concrete, often called *concrete block*. One surface also can be shaped, ornamented, textured, or colorized for a decorative effect. In postwar construction exterior block walls were often painted.

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

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

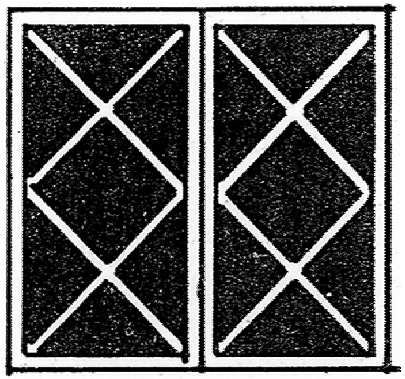
Diamond-Pane Window – A window that has true muntins that divide the glass into individual diamond-shaped panes. Similar effect may be achieved with *Snap-on Muntins*. See Illustration 5, on this page.

Illustration 4



Common Bond

Illustration 5



Diamond Pane Window

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

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

Eave – The finishing element of a roofline. If extending beyond the building walls the element is called an *overhanging eave*. Eaves may be simple or ornamental. See Illustration 12, page 40.

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

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

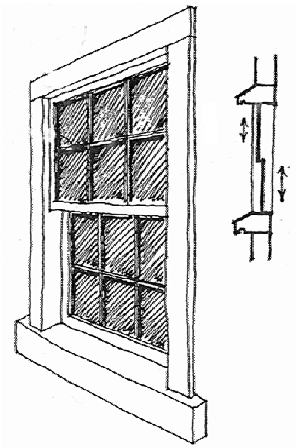
Façade – The front exterior elevation or face of a building.

Fascia – The front board of an eave. See Illustration 12, page 40.

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

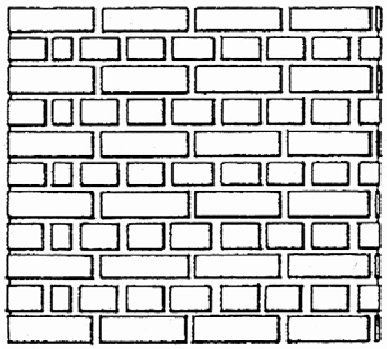
Finishes – The decorative or weatherproofing treatments given to the exterior materials used to construct a home such as paint, stain, or texture.

Illustration 6



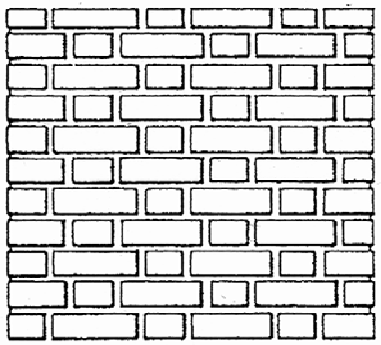
Double-Hung Window

Illustrat



English Bond

Illustration 8



Flemish Bond

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

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

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

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

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

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

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

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

Illustration 9

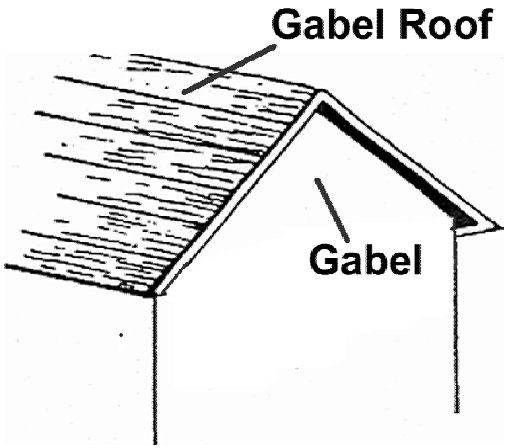
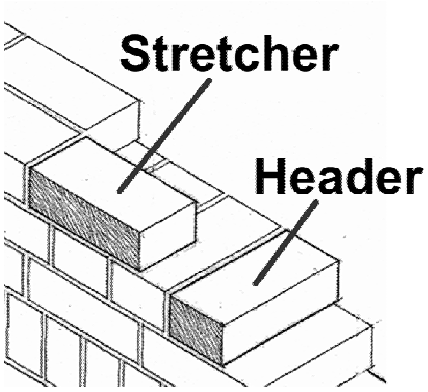


Illustration 10



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

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

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

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

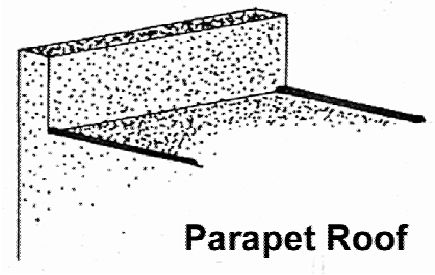
Muntins – Metal or wood pieces separating the panes of glass in a window sash (frame).

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

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

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

Illustration 11



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

Pier – A rectangular pillar that supports an arch.

Pitch – The degree of slope of a roof surface.

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

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

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

Pumice Stone Block – A type of concrete masonry unit.

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

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

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

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

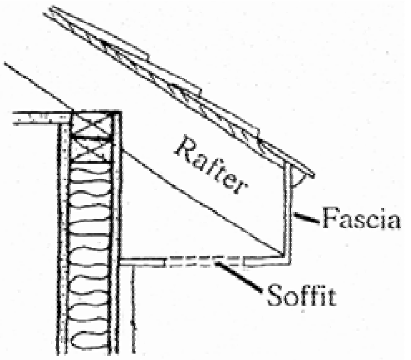
Repair – The act of correcting or halting damage to a building without altering the historic form, massing, materials, elements, or details of a building.

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

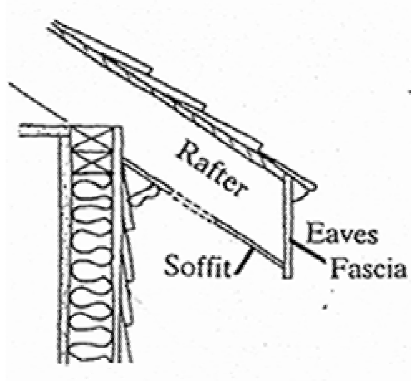
Rolled Roofing – Refers to a class of roofing materials manufactured in rolls and applied by laying them out on a roof in layers and binding and sealing them with an adhesive such as tar.

Illustration 12

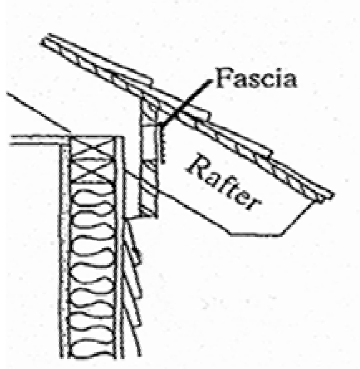
Closed Eaves



Open Eaves



Exposed Rafters (Rafter Tails)



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

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

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

Soffit – The horizontal element that fills the space between the exterior wall and a fascia. See Illustration 12, on page 40.

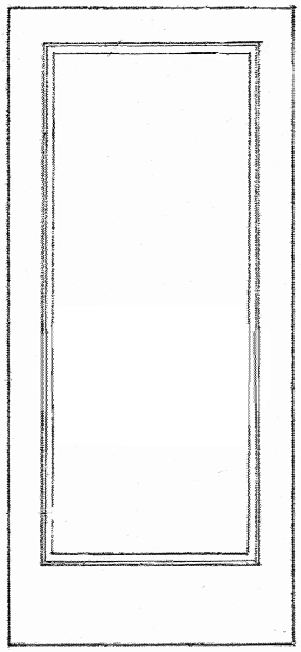
Shutters – Historically shutters were wood doors attached to the outside of windows and were closed to shut out light and weather. In the postwar era, shutters are often decorative wood elements that are permanently attached to the exterior of a home on either side of a window.

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

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

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

Illustration 13



Single-Panel Door

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

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

Stretcher – Refers to the lengthwise placement of an individual brick in a wall. See Illustration 10, page 38.

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

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

T-1 Siding – A layered plywood exterior siding.

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

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

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

Wainscot – A band of material, such as brick, placed on the lower portion of a building wall that contrasts the principal exterior wall material as a decorative effect. See Illustration 1, page 35.

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

Window Band – A continuous row of adjacent windows.

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

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

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

Illustration 14