

**INTERIM HISTORIC PRESERVATION GUIDELINES FOR VILLA MONTEREY
UNITS 1-7, JULY 2011 PRIOR TO APPROVAL OF COMPLETE HP PLAN
(POLICIES AND GUIDELINES TAKEN FROM APPROVED HP PLAN FOR
VILLAGE GROVE 1-6 WITH EDITS BY DON MESERVE FOR TOWNHOUSES)**

**Chapter 3: PRESERVING THE CHARACTER-DEFINING
FEATURES OF HISTORIC DEVELOPMENT TOWNHOUSE
DEVELOPMENTS**

The scale and pattern of building is one of the most significant attributes of the appearance and character of residential townhouse developments dating from the 1960s. The linear placement of the townhouses along the blocks and the repetition of their one- and two-story 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. Additions and new construction should be one- or two-story in height like the other buildings in the development.
2. An addition should be subordinate in scale and character to the main building.
3. New construction should be set back from the street the same distance as the home's primary façade and adjacent structures.
4. Maintain all or most of the side yards on units at ends of rows and at corners.
5. Expansions of the existing floor plan should be made at the rear of the house for all units with two party walls, so as to maintain pattern of building seen from the public right of way.
6. Maintain the orientation of the front house facing the street with a discernible front entry feature or carport entry feature.

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

Guidelines:

1. Rectangular plans and simple geometric shapes should be used for the design of additions, enclosures or new construction.
2. The proportions and massing of additions and enclosures should be like that found on the existing building.
3. Roofs should use sloping forms such as shed roofs, gables or hips with overhanging eaves.

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

1. 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).

Chapter 4: PRESERVING HISTORIC BUILDING MATERIALS

INTRODUCTION

Painted concrete block, ornamental block, brick, tile, stucco, steel windows, wood or ornamental metal window coverings, applied ornaments, clay tile, or asphalt shingles are the primary materials used on the exteriors of townhouses in Villa Monterey with variations in facades from one house to the next. The best way to preserve these historic building materials is through planned regular maintenance. Wood surfaces should be protected with a good application of paint. Horizontal masonry surfaces, such as sills, should be protected from exposure to water. Cracks in stucco surfaces should be repaired.

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

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

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

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

Policy 4: Preserve the original materials in place whenever possible

Guidelines

- 4.1 Maintain the original wall materials, including applied ornament, tile, decorative blocks, or other features.
- 4.2 Maintain the pattern of multiple types of building materials on the primary façade, including ornamental bricks or blocks at the top of the parapet.
- 4.3 All wood surfaces and concrete block masonry should be painted. Paint should not be removed from historic painted concrete block. Decorative tile and brick should not be painted.
- 4.5 Use the gentlest means possible to clean a structure. Do not blast with sand or other abrasive materials. The water resistance of concrete block is compromised when its original surface is eroded.
- 4.6 Do not cover the concrete masonry walls with stucco, aluminum or vinyl siding or other non-historic veneers.

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

Guidelines

- 5.1 If the repair of the masonry is needed, use a block the same unit size as the other blocks and a similar type of mortar joint.
- 5.2 Repair deteriorated materials by patching, piecing together or selectively replacing the damaged portion.
- 5.3 Utilize textures, finishes and techniques in the repair work that is similar to that found in the surrounding area.

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

Guidelines

- 6.1 Replacement of roof materials should use tile or shingles that are similar in size and texture to those traditionally used in the development.
- 6.2 Replace wood shutters with a type or pattern of shutters that was historically used in the development.

Green Building: When replacing damaged or worn materials, consider low off-gassing materials, recycled, recycled content, and engineered wood materials as

an alternate to dimensioned lumber and standard plywood materials. Use paint with low volatile organic compounds (VOC).

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

Chapter 5: PRESERVING HISTORIC ARCHITECTURAL FEATURES

INTRODUCTION

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

Carpports/Garages

A noteworthy element of the development of housing in the twentieth century was the evolution of the garage. By the mid-century over half the homes constructed nationwide had an attached garage. A local variation of this trend was the spread of carports. Since there was no need to protect cars from cold weather, carports were very popular in Arizona. As they were cheaper to build than garages, this kept the cost of Valley housing lower than the national average. This in turn helped fuel the growth and prosperity that Scottsdale enjoyed in the postwar era. Townhouse developments in Scottsdale in the 1960s with each unit facing a public street frequently used carports on one side of each home. The open design of the carport also helps create a distinct visual character for the developments. Villa Monterey often has entry doors located under the carport rather than on the front façade of the homes.. For these reasons carports are considered a character-defining feature of a 1960s Scottsdale townhouse development. The carport space may have been planned to be enclosed to provide more living space when needed. Consequently, there are many options for the appropriate treatments for carports.

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

Guidelines:

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

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

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

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 casts shadows that also contribute to the character of the façade.

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

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

Whenever possible, repair a historic window, rather than replace it. In many cases it is actually more economical than replacement. When deciding whether to repair or replace a historic window, first determine the window’s architectural significance. Does it contribute to the historic character of the house? Typically, windows on the front of the building visible from the street are important to its visual character. 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.

Second, inspect the window to determine its condition, source of deterioration, extent and nature of damage. Distinguish superficial signs of deterioration from

actual failure of window components. Determining window condition is a case-by-case process.

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

While replacement is discouraged, it is sometimes necessary. To match the original window take into consideration the size and proportion of window elements, including glass, sash, muntins and profile or outline of the cross-section. At a minimum, the replacement components should match the original in dimension and profile and the original depth of the window opening should be maintained.

A frequent concern is what the material of the replacement window should be. In general, using the same material as the original is preferred treatment. Steel casement windows were used almost exclusively in 1950s and 1960s developments and are still readily available from many of the same manufacturers in business fifty years ago.

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

Policy 9: Preserve the historic windows and window coverings that contribute to character of the townhouse.

Guidelines

- 9.1 Preserve the location, number, opening size and arrangement of historic windows and original coverings within the primary façade.
- 9.2 Preserve the decorative features of a historic window or door.
- 9.3 Repair window components by patching, piecing-in, consolidating or otherwise reinforcing the material.
- 9.4 Retain character-defining glazing patterns if historic windows.
- 9.5 Avoid installing window air-conditioners in windows on the primary façade of a building.

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

Guidelines:

- 10.1 When window replacement is necessary, match the original design or what was historically found within the development.
- 10.2 New or replacement windows should not disrupt the historic window arrangement on a primary façade.
- 10.3 When appropriate, a new opening should be similar in location, size and type to those seen traditionally.
- 10.4 Replacement windows may be finished with trim elements similar to those used traditionally.
- 10.5 On a new or replacement window, the use of true, through-the-glass, muntins are encouraged to replicate the pattern of the original window.
- 10.6 For new window clear glass is considered a better alternative than introducing a glazing pattern that was never used in the development.
- 10.7 If security is a concern, the installation of an electronic detection system should be considered before wire glass, glass block, or light metal security bars.
- 10.8 In selecting a new or replacement window, match the profile of the sash and its components, whenever possible.
- 10.9 Minimize the visual impact of new skylights by installing them behind the 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. Avoid the use of aluminum framing that conducts heat into the building unless the frame has a thermal break.

Doors

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

Most deterioration problems for exterior doors and their frames tend to be caused by sun, heat, and water. Deferred maintenance of weather-worn doors

accelerates their demise. A door may also be worn and sagging from constant use. As a result, some historic doors do not properly fit their openings and therefore may allow moisture and air into the house.

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

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

Doors leading to a second story balcony facing the street are prominently visible. A door in an obscure location or in the rear of the house may not necessarily be considered a prominent feature. Thus, greater flexibility in the treatment or replacement of such doors may be considered.

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

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

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

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

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

Chapter 6: Preserving Historic Detailing and Trim

Introduction:

Villa Monterey townhouses have simple forms with some external ornamentation applied so each façade in a row has a semi-custom appearance from the variations. Detailing and workmanship are integral to the construction of the homes. We can identify the slight

variations in finishes, details and patterns that customized the basic housing models of the development. Retaining these elements of the home helps preserve variations in appearances which are important character-defining feature of post WWII developments.

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

Guidelines:

- 11.1 Retain the pattern of rafters and fascia boards that trim the roof eaves of the homes that have a shed roof or second-story hip roof. Protect them from deterioration by painting and utilizing gutters and downspouts to drain water away from them.
- 11.2 Repair deteriorated rafters or fascia boards by patching, piecing-in or reinforcing the existing materials.
- 11.3 If replacement of rafters or fascia boards becomes necessary, use similar materials with the same size, proportions and detailing that is found elsewhere on the house.
- 11.4 Preserve the wood trim of window surrounds. Protect them from deterioration by painting.
- 11.5 Repair deteriorated window trim by patching, piecing-in or reinforcing the existing materials.
- 11.6 If replacement of window trim becomes necessary, use similar materials with the same size, proportions and detailing that was originally found on the house.
- 11.7 Retain trim elements found on the porch such as exposed rafter tails, decorative fascia, brackets and railings. Protect them from deterioration by painting them.
- 11.8 Repair deteriorated porch trim by patching, piecing-in or reinforcing the existing materials.
- 11.9 If replacement of porch trim or columns becomes necessary, use similar materials with the same size, proportions and detailing that is found historically in the development.
- 11.10 Retain trim items that were “signature” features of Allied Construction such as the wood boxed windows, western style porches and window shutters
- 11.11 Avoid adding trim elements that were not used historically within the development.
- 11.12 Preserve the bands of tile, block, brick or stucco over block that run horizontally across the façade whether across the middle or the top of the facade

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

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

12:3 Avoid applying stucco to exterior walls that obscure the painted finishes of the concrete block or cover decorative bands of tile, block or brick.

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

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

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

Policy 13: Preserve the patterns of building materials and elements that distinguish the Villa Monterey townhouse style.

Guidelines:

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

13.2 Avoid applying a single new exterior material such as stucco or siding that obscures the historic pattern of a combination of materials or applied ornament.

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

13.4 Whenever possible retain the pattern of glass panes found within the window openings.

Chapter 7: Policies and Guidelines for Additions and New Construction

Introduction:

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

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

Guidelines:

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

14.2 Units 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.

14.3 Avoid constructing second story additions that are parallel to the street as they destroy the one- and two-story massing of townhouses in the area and the pattern of building which distinguishes the development. Expansion of the second story of a two-story townhouse is best done on the rear elevation at the same width and the existing second story.

14.4 Accessory buildings should be located in the rear yard

14.5 Any addition, expansion or accessory building must be planned and constructed in conformance with applicable City setback and side yard requirements.

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

Guidelines:

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

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

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

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

15.5 Expansions of an existing second-story front balcony that alter the roof line or obscure the front entry are discouraged. If additional balcony space is needed, consider using like materials and forms for support columns, railings or extended roofing.

15.6 Constructing a shade structure that is visible from the street is discouraged. If it is necessary to construct a shade structure that is visible from the street use columns and building elements that are of a similar materials and the same size, proportion and detailing of that found on the main house.

Chapter 8: Policies and Guidelines for Site Features and Miscellaneous Items

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

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

Guidelines:

16.3 Maintain the mature trees and shrubbery wherever possible.

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

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

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

Guidelines:

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

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

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

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

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

17.6 Block fence walls should be painted.

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

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

Guidelines:

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

18.2 Avoid paving the front yard.

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

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

Guidelines:

19.1 Avoid placing equipment on the roof where it is visible from the street or public areas such as mid-block pedestrian walkways.

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

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

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