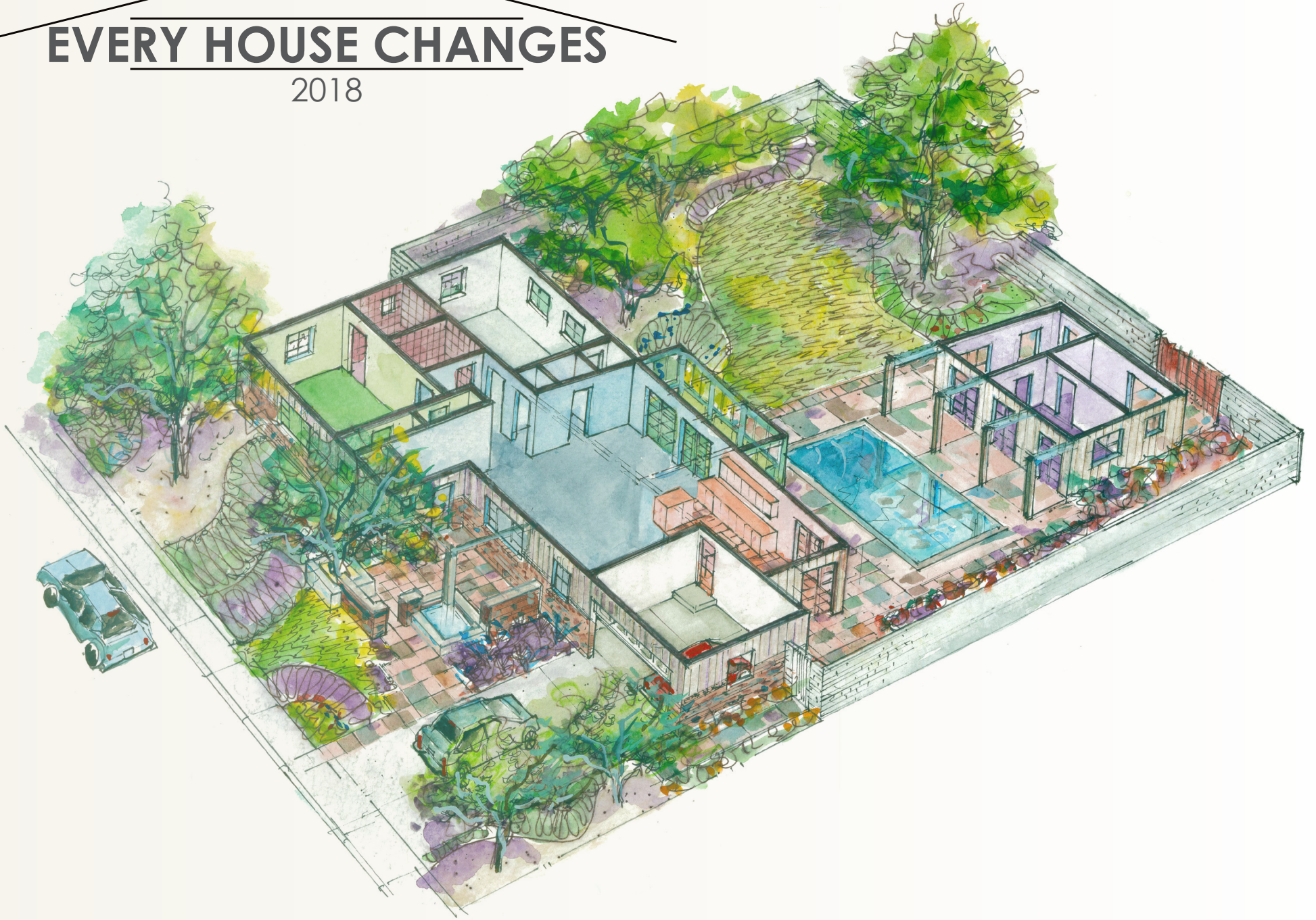


# EVERY HOUSE CHANGES

2018





# EVERY HOUSE CHANGES

2018

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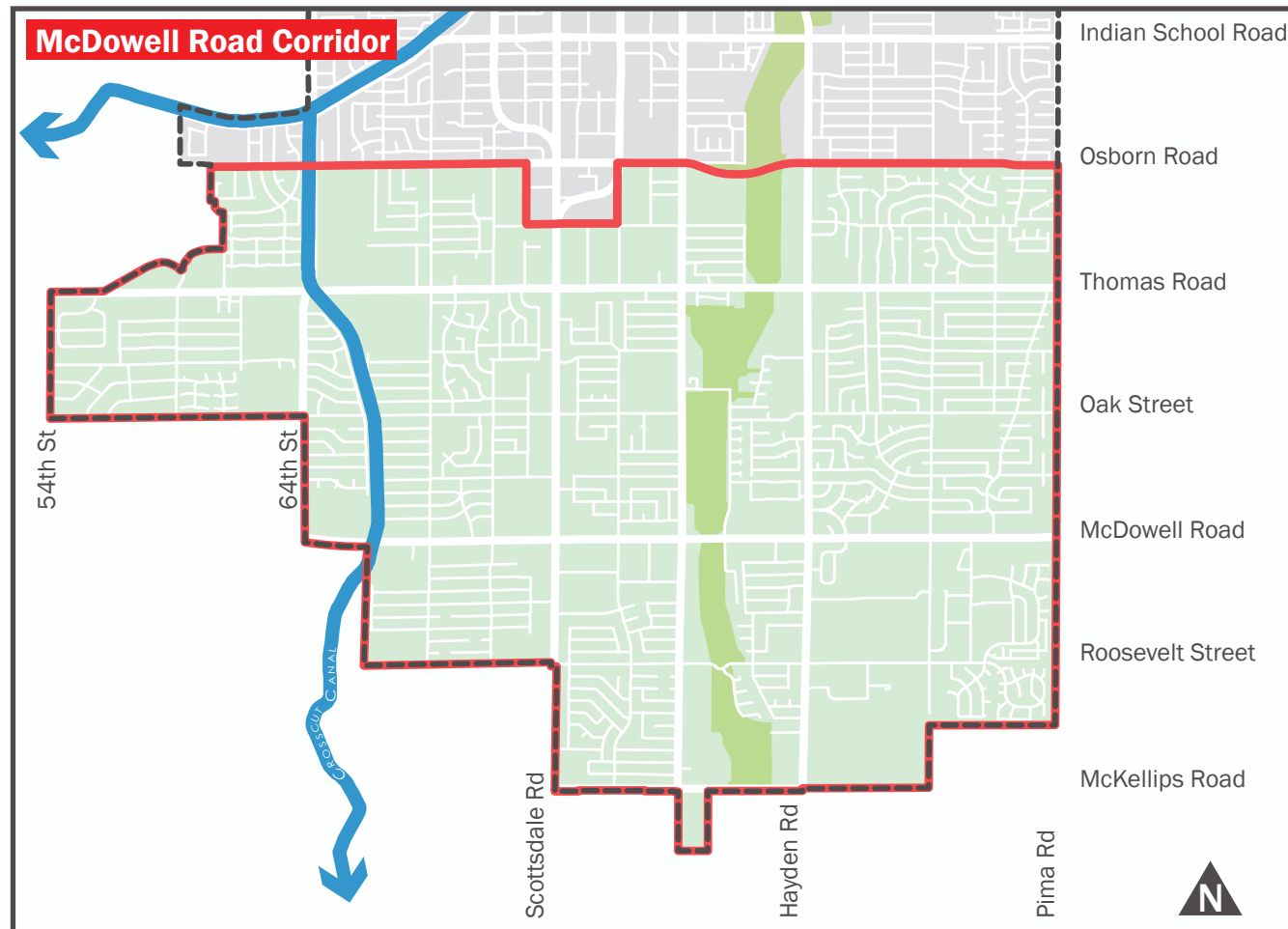
Bob Wood, *Project Coordination Liaison, Project Designer*

*Data: Arizona Regional Multiple Listing Services (ARMLS) Resale Data, 2011 - 2017; City of Scottsdale Community Development System (CDS) Development Activity Report, 2011 - 2017; and, Maricopa County Parcel Data.*

# INTRODUCTION

In 2003, Arizona State University College of Architecture and Environmental Design students, in a joint effort with the City of Scottsdale, created a document titled "Every House Changes". The document was intended as a guide to the renovation and expansion of ranch style homes found within the City, south of Indian Bend Road. This 2018 Every House Changes guidebook has been updated to continue to encourage reinvestment in Southern Scottsdale.

The Scottsdale City Council Strategic Plan (2017/18) contains a priority and key objectives focused on the continued effort to revitalize the McDowell Road Corridor (MRC). The MRC is generally described as Osborn Road, south to the city limits. The purpose of this document is to update the previous Every House Changes guide, specific to housing within the MRC. Utilizing current demographic and socioeconomic data sets, this quick-reference guidebook will focus on improvements that can be made to the interior and exterior of a MRC single-family home. Suggested improvements are categorized as to whether their implementation would be economical, major, or an improvement in efficiency. Furthermore, this guidebook provides a concise overview of the process to complete home improvements, and importantly, how projects can contribute to the existing character of a neighborhood. Every House Changes should be considered a starting point, or an "idea book", to help an owner improve their single-family home in terms of aesthetics, increased livable space, and/or efficiency.



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# DATA

This section gives an overview of the single-family housing stock in the McDowell Road Corridor.

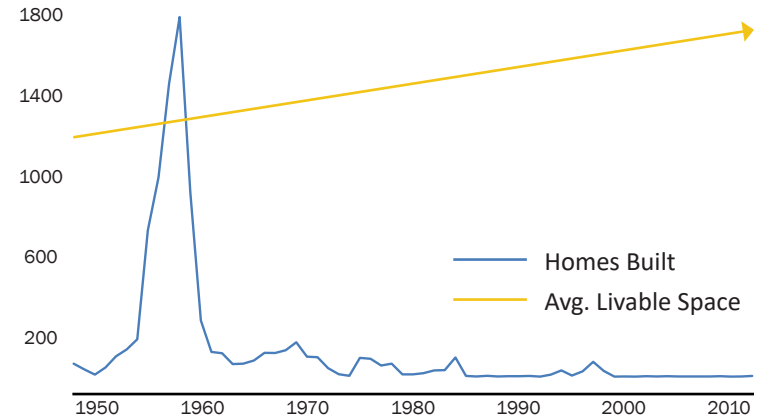
A large portion of the housing in this area was built in the 1950s and 60s, typically providing 1,500 square feet of livable space. Generally, commonalities in neighborhood and housing development patterns can be attributed to local zoning requirements. In the MRC, 85% of all single-family homes are zoned as R1-7 Single-family Residential (**Next Steps, pg. 10**) – consequently, there is an abundance of shared attributes in these single-family homes.

The vast majority of homes do not align with an existing homeowners association (HOA) – thus, any proposed improvements need to abide by City of Scottsdale development standards and

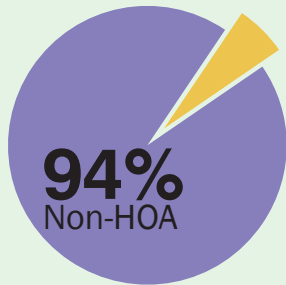
building codes. MRC single-family homes that do align with an existing HOA are generally newer in construction year, larger in building size, but found on smaller lots than homes located within non-HOA areas. These homes may also require additional architectural review by their respective HOA.

The MRC has seen an increase in property values since the Great Recession (2011), in most instances, doubling in value. Single-family permitting saw an increase over this same time period, the MRC realizing a 28% increase in permits issued. Permits that resulted in larger home renovations occurred, with the majority resulting in interior remodels (open floor plan, kitchen/bath update, etc.), increased livable square footage, or enclosed carports.

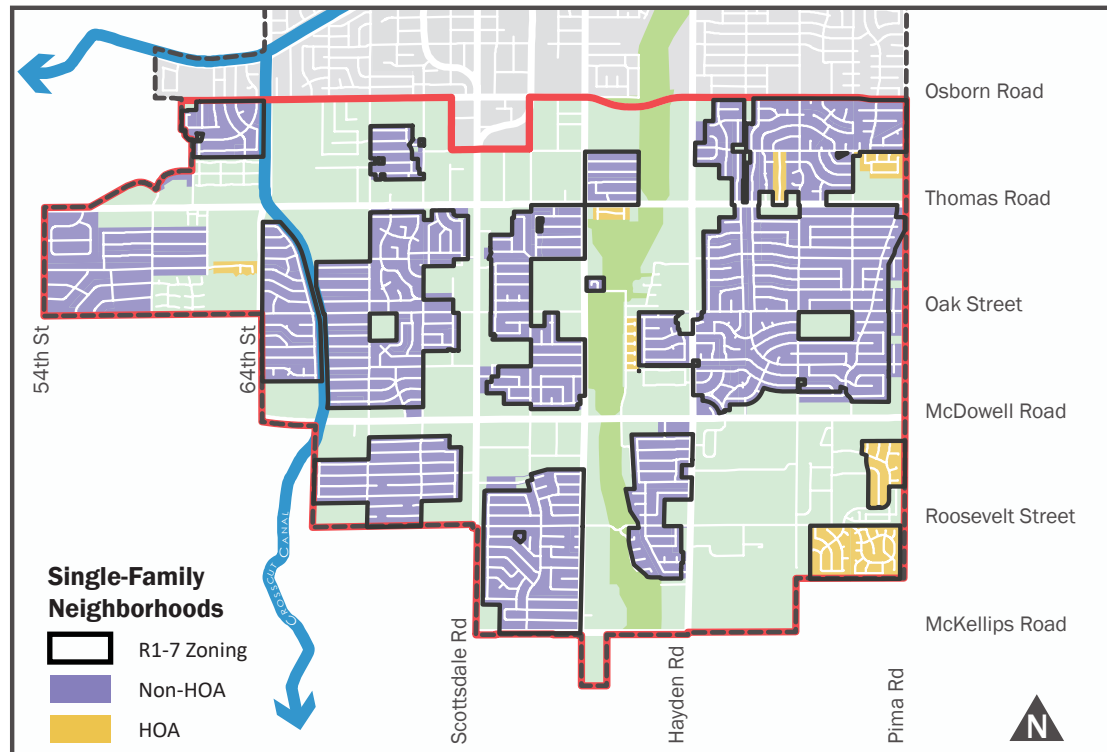
**Single-Family Homes Built and Average Livable Space**



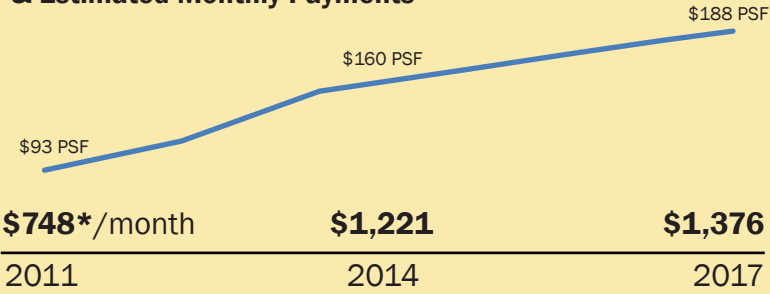
**Typical MRC Single-Family Housing Snapshot**



Non-HOA	HOA
<b>Construction Year</b>	<b>Construction Year</b>
1961	1984
<b>Livable Area</b>	<b>Livable Area</b>
1,498	1,621
<b>Lot Size</b>	<b>Lot Size</b>
8,034	6,479

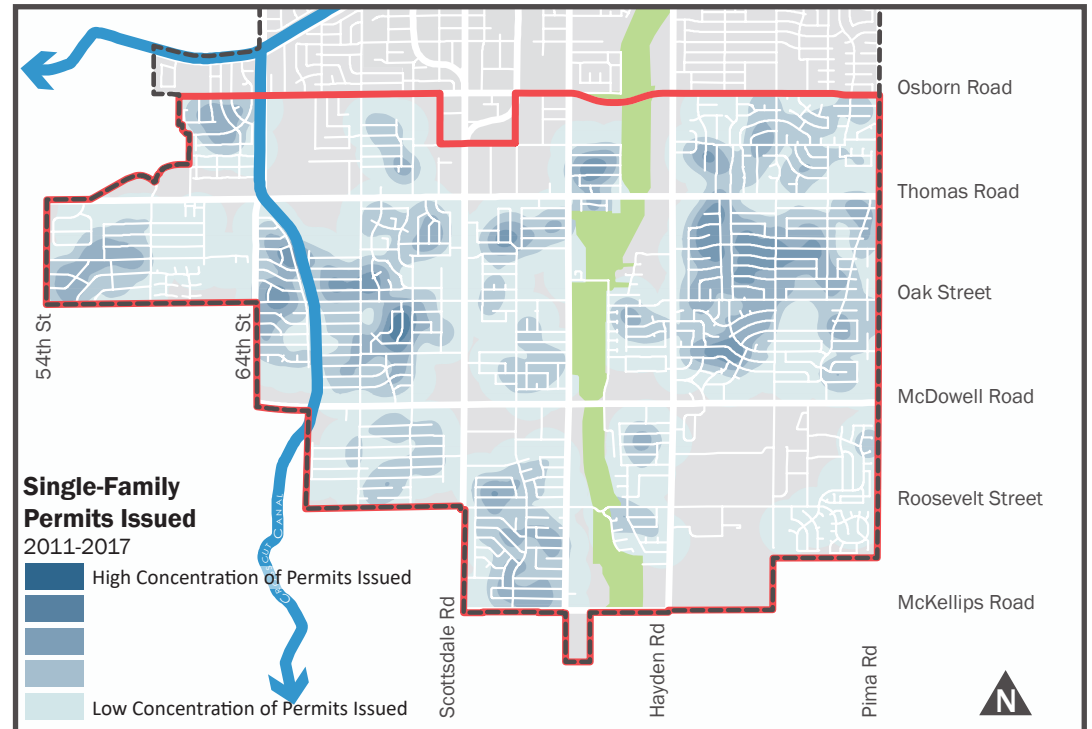
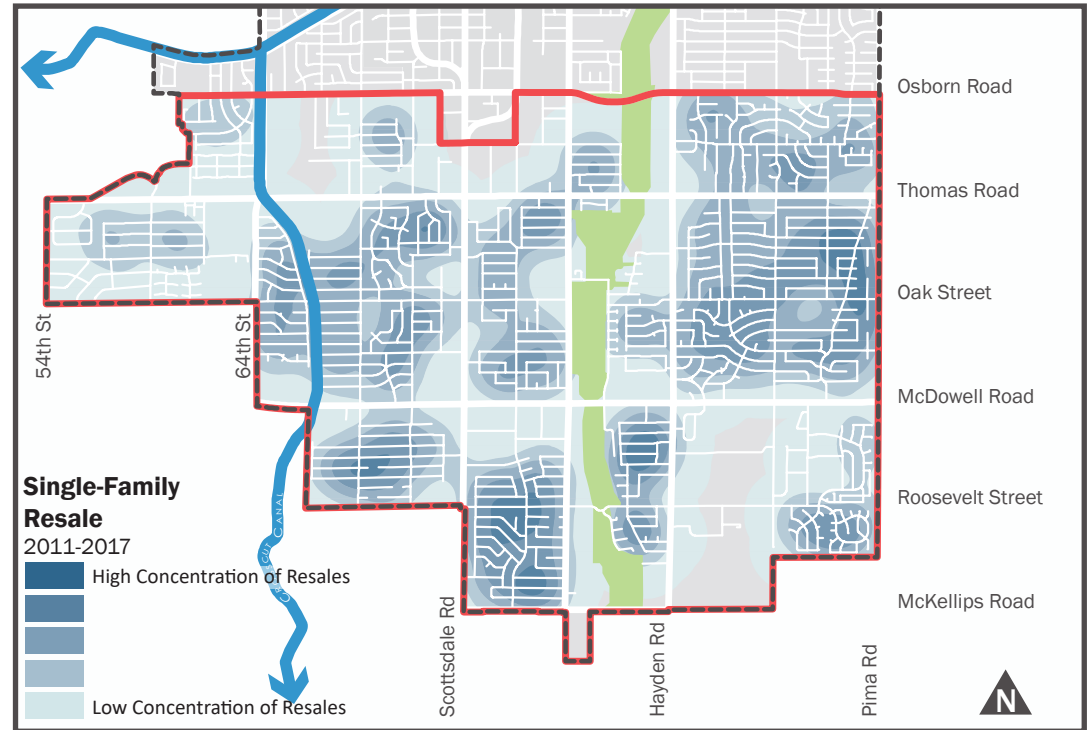


### Average Single-Family Price Per Square Foot & Estimated Monthly Payments



**+102%** Price per Square Foot since 2011

\*Estimated monthly payments assume a 20% down payment at a 30-year conventional interest rate of 4.45% (2011), 4.53% (2014), 4.20% (2017) - principle and interest only, and not inclusive of HOA fees.



## Top 3 MRC Issued-Permit Types 2011-2017

1 **Addition Permits**

2 **Remodel Permits (Interior)**

3 **Carpport Enclosure Permits**

### Interior renovations, including:

- Reconfiguring walls/floorplan
- Repair or replacement of electrical wiring or plumbing system component
- Replacement of appliances:
  - Water heater
  - Air conditioner
  - Ceiling fan
  - Electric vehicle charger

# EXTERIOR

Enhancing the "curb-appeal" of one's home is important to many homeowners. This can be a point of pride for those wanting to show that they care about the appearance of their home and neighborhood, while, to others, it is a means to increase home value.

This section provides an overview of the various exterior "projects" that could enhance curb-appeal in the MRC. Projects are categorized as Economical, Major, or Efficient.

**Economical Projects** improve the appearance of the home and may be less expensive to undertake. In all instances, these projects do not require a permit to complete.

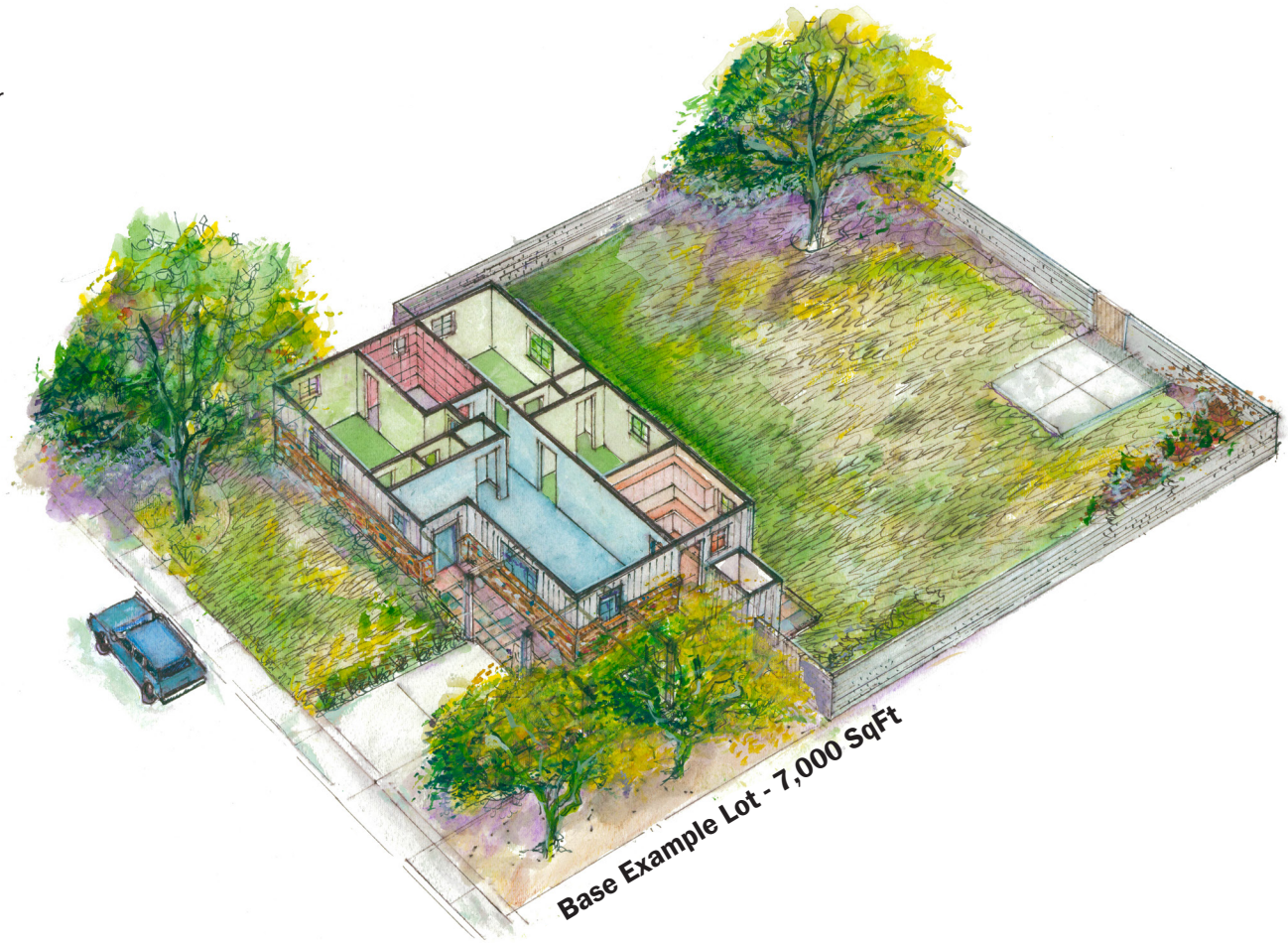
**Major Projects** are larger in scope, and in most cases require a permit to complete. Finally, **Efficiency Projects** include enhancements that may provide increased efficiencies over the lifetime of the investment – some of these projects require a permit to complete.

## Economical Projects

- Paint
- Replace board and batten or siding
- Replace roof shingles/tile
- Replace fascia
- Maintain/replace landscaping
- Install paver pathways

## Efficiency Projects

- Turf-to-desert conversion
- Plant low-water shade trees
- Implement solar paneling
- Implement water harvesting
- Install efficient doors/windows
- Fill/remove pool
- Install permeable paver pathways
- Shutters/awnings/shade structures
- Drip irrigation/water use monitoring



## Major Projects

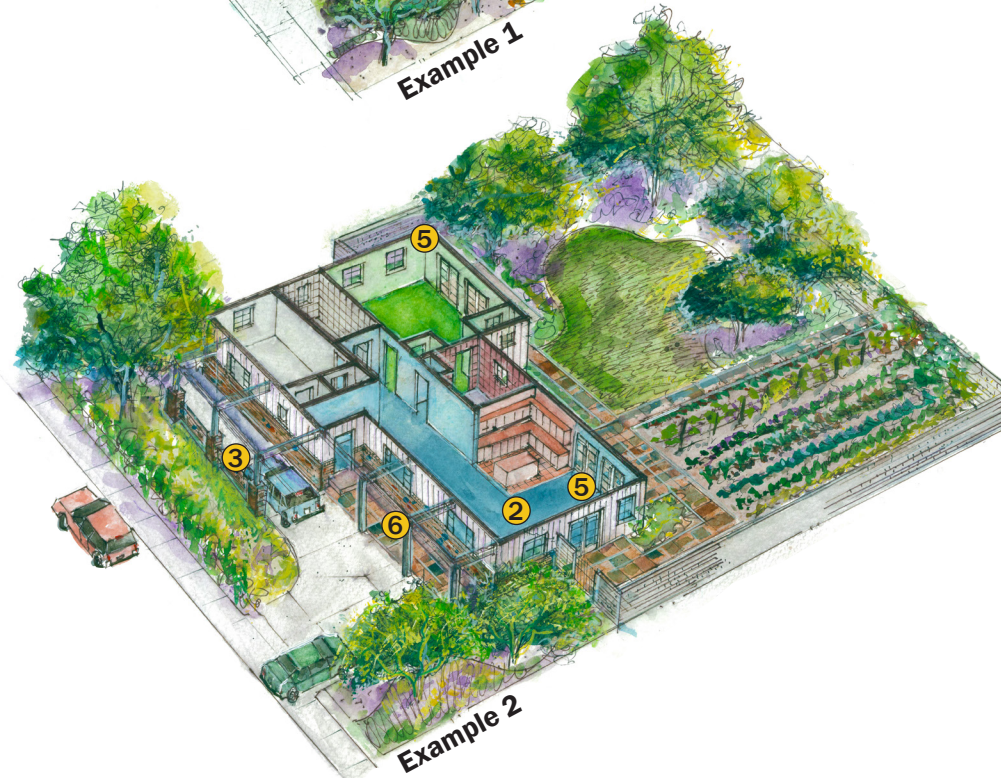
This portion of the exterior section takes a visual look at the projects that are larger in scope. The graphic above provides a generalized lot that may be found in the McDowell Road Corridor. The examples on the opposite page build upon this base graphic, allowing you to see how each project may affect the exterior of the home.

If the base graphic does not resemble your specific home or lot-layout, do not worry! Some – if not all – of the ideas depicted here may still work; however, coming down to the City's One-Stop-Shop (**Next Steps, pg. 10**) may give you a better idea as to how these projects may (or may not) be plausible for your home.

This page represents some of the more prevalent **Major Projects** that could affect the exterior appearance of the home. The two examples build upon the base graphic on the opposite page. It is difficult to convey all option combinations available in one graphic; however, the examples below depict several combinations of project types. The various projects are called out and described in the margins.

### Front Yard Projects

- 1 **Front Additions** include projects that provide additional living space – or square footage – that ultimately alters the front of the home. This includes projects that extend the existing roofline and/or alter the location of the front façade of the home. Since 2011, home additions have added, on average, 482 new square feet per MRC home.
- 2 **Carport Enclosures** may result in a garage (Example 1) or additional living space (Example 2). Carport conversions can create more livable space as well as contribute to an open floor plan; however, by enclosing the carport for living purposes, the availability of covered parking is diminished. Consequently, an accessory garage structure or a **carport addition** may be a companion project for homeowners to consider to complement a carport enclosure. Since 2011, carport enclosures have accounted for 17% of all renovation permits – averaging an additional 200 square feet of livable space or 340 square feet of enclosed garage space per home.
- 3 **Carport Additions** may be a companion project for homeowners to consider to complement a carport enclosure. Since 2011, carport enclosures have accounted for 17% of all renovation permits – averaging an additional 200 square feet of livable space or 340 square feet of enclosed garage space per home.



### Rear Yard Projects

- 4 **Accessory Structures** may include a garage, guesthouse, poolhouse, or shed that is detached from the main structure. Since 2011, the average size of an accessory structure added within the MRC has been 621 square feet.
- 5 **Rear Additions** are similar to front additions, and may alter the existing roofline or location of the rear façade of the home – either by enclosing a rear outdoor space, like a patio (Example 1), or adding on to existing rooms (Example 2).
- 6 **Covered Patios** are open-air (open on two or more sides) outdoor living additions to the home that can be implemented in both the front and rear yards. Since 2011, on average, 349 square feet of covered, outdoor living space has been added to MRC homes.

# INTERIOR

The choice to update the interior of your home may hinge upon what you feel is lacking – outdated design/finishes, poor layout, and/or inadequate storage, to name a few.

Similar to the previous section, the following are project ideas to update the interior of your home to more contemporary standards. Again, projects are categorized as Economical, Major, or Efficient.

**Economical Projects** improve the appearance of the home and may be less expensive to undertake. In all instances, these projects do not require a permit to complete.

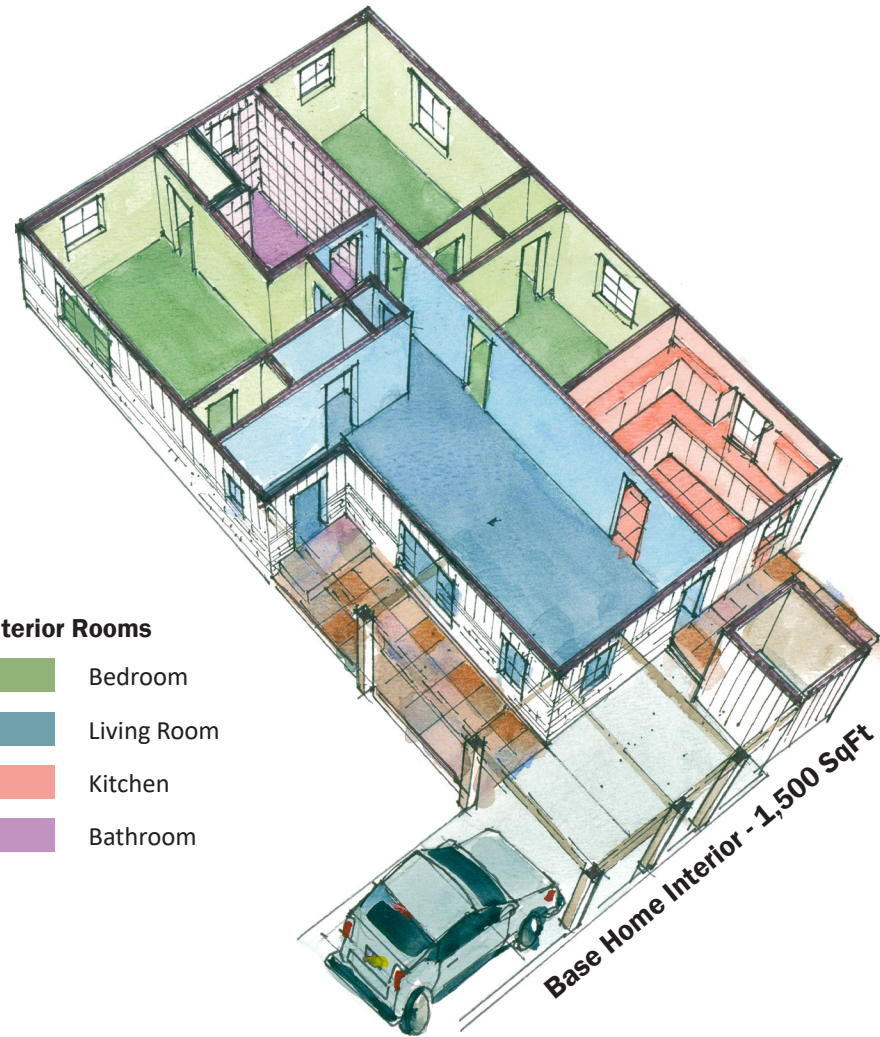
**Major Projects** are larger in scope, and in most cases require a permit to complete. Finally, **Efficiency Projects** are enhancements that provide increased efficiencies over the lifetime of the investment – some of these projects may require a permit to complete.

## Economical Projects


- Paint
- New baseboards/crown molding
- New flooring or finished concrete flooring
- Remove 'popcorn' ceilings
- New interior doors
- New hardware/fixtures
- Refinish cabinetry

## Efficiency Projects

- Insulation/weather stripping
- Repair leaky ducts
- Replace appliances
- Interior shutters/window coverings
- Programmable thermostat
- LED light bulb replacement
- Water-efficient fixtures
- Task lighting
- Smart Home devices



### Interior Rooms

	Bedroom
	Living Room
	Kitchen
	Bathroom

## Major Projects

This portion of the interior section takes a visual look at the projects that are larger in scope. The graphic above provides a generalized floorplan that may be found in the McDowell Road Corridor. The examples on the opposite page build upon this base graphic, allowing you to see how each project may adjust the interior of the home.

If this base graphic does not resemble your specific floorplan, do not worry! Some – if not all – of the ideas depicted may still work; however, coming down to the City's One-Stop-Shop (**Next Steps, pg. 10**) may give you a better idea as to how these projects may (or may not) be plausible for your home.



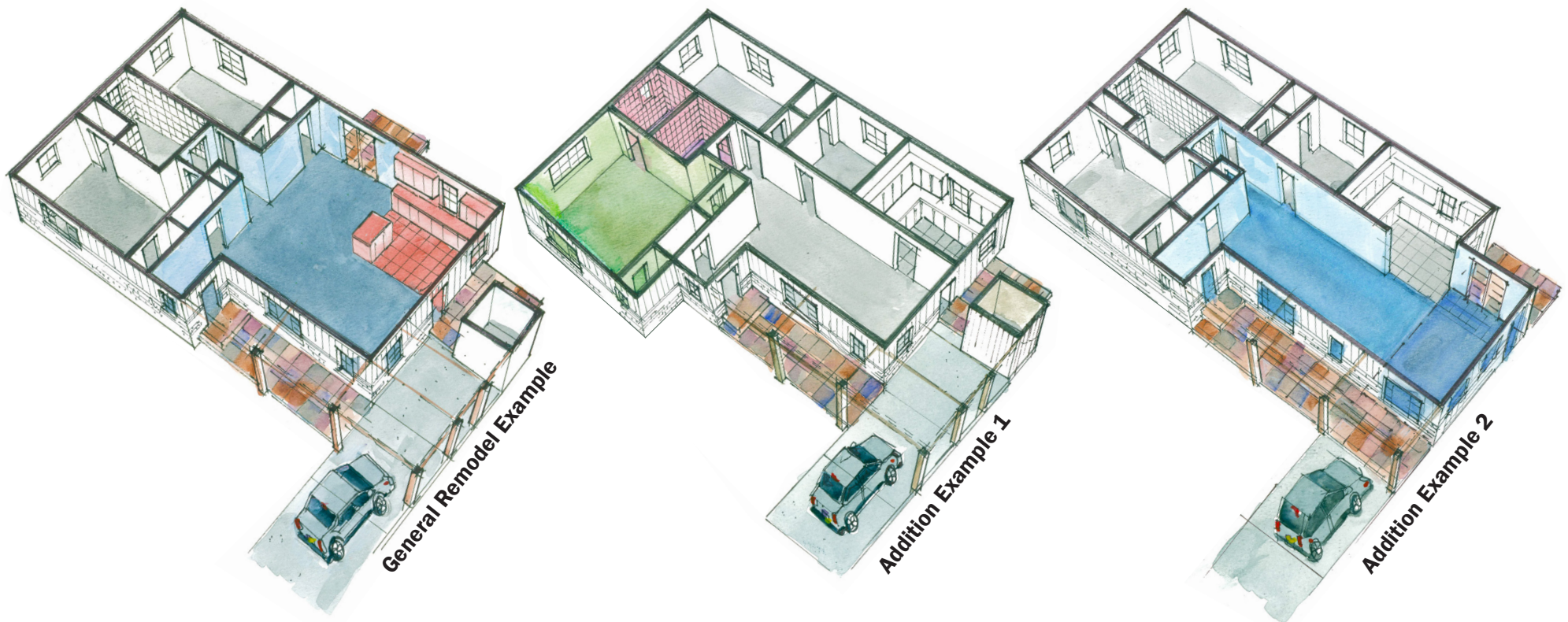
This page represents some of the more prevalent **Major Projects** that could adjust the interior of the home – in terms of livable space, layout, or both. The images build upon the base graphic on the previous page, noting interior rooms by coloration so as to make project improvements more apparent.

**General Remodels** include projects that alter the existing interior of the home, including: reconfiguration of interior walls, as well as the repair or replacement of electrical wiring or plumbing system components. Major Projects such as updating the floorplan, as well as kitchen and bathroom remodels also fall within this category. Since 2011, single-family home remodels have accounted for 30% of all renovation permits in the MRC.

- **General Remodel Example** depicts the home with an "open" floor plan, where walls were removed to allow for a large, open living room, kitchen, and dining area.

**Additions** include projects that provide additional living space – or square footage – to the home. This includes projects that extend the existing roofline on the front, rear, or side of the home, or those that utilize the existing roofline by enclosing a carport/garage or covered patio. Since 2011, single-family additions have accounted for 32% of all MRC renovation permits – adding, on average, 482 square feet of livable space.

- **Addition Example 1** depicts a combination of an Addition and General Remodel. In this instance, a front addition allowed for a larger master bedroom and an additional bathroom.
- **Addition Example 2** depicts a carport enclosure, adding extra living space on to the living room of the home.



# NEXT STEPS

With all these new ideas to improve your home, what's next? This section will help guide you through the process to make your home improvements a reality. The theme of this section is **Research** – ensure that you have a solid foundation of information as to what projects are allowable with or without a permit, and, how your home improvements can complement your surrounding neighborhood.

## Property Research

This Every House Changes guidebook does not cover building code and zoning ordinance requirements. To keep it simple, we suggest that you bring your ideas down to the **City's One Stop Shop** (7447 E Indian School Road) and speak with a planner/building reviewer at the counter. Staff can help you determine:

- What can be accomplished on your property
- Limitations of your property
- Permits that may be required
- Permit fees

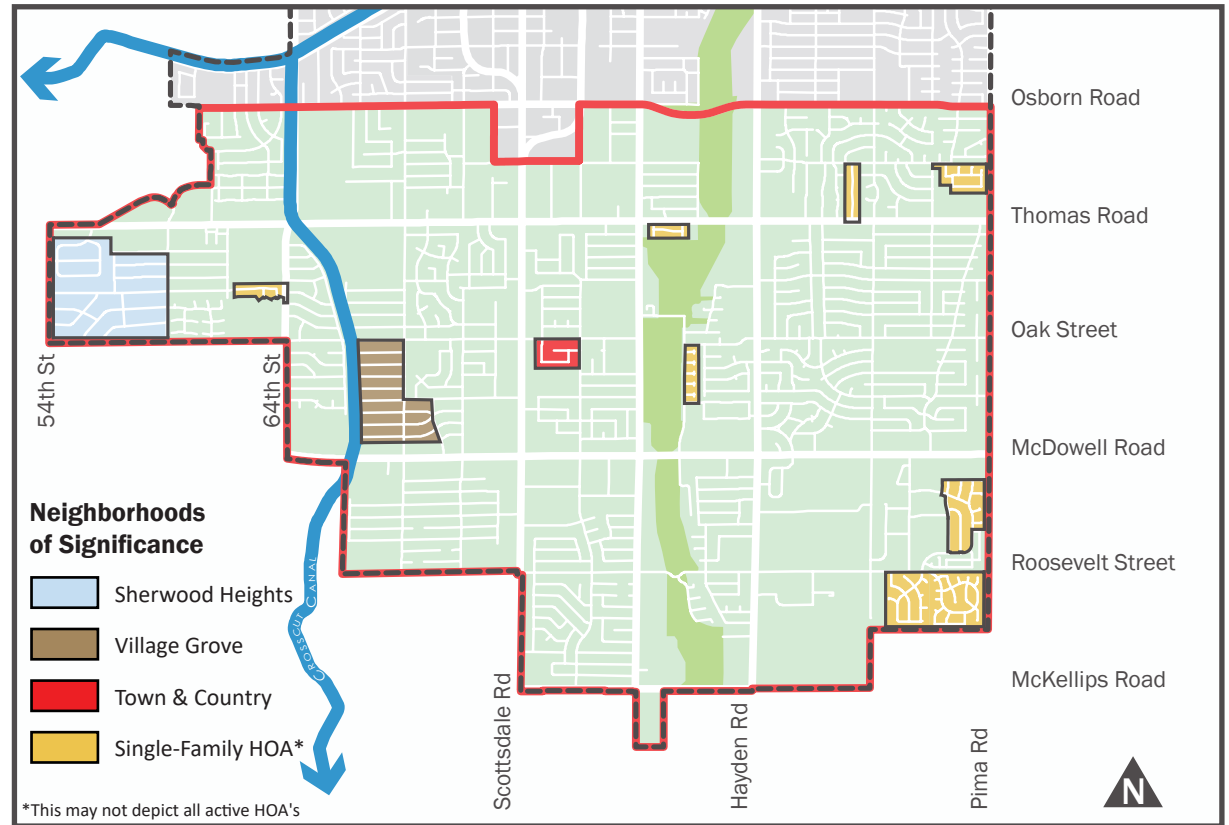
## Neighborhoods of Significance

Some additional conditions that may affect how you improve your home involve whether your home is located within an active Homeowners Association, is part of a Neighborhood Plan, or is on the Scottsdale Historic Register.

### Homeowners Association

As noted in the data section, the majority of single-family homes in this area of the city are not located within a Homeowners Association (HOA) – meaning, most individuals can undertake any project that complies with city requirements, without additional considerations.

If your home is within a HOA, or is regulated by Covenants, Conditions, and Restrictions (CC&Rs), it will be important for you to review your project with your HOA to ensure that you are meeting those standards as well.



### Sherwood Heights Neighborhood Plan

Neighborhood Planning is a collaborative partnership between residents, businesses, and the City. Through the establishment of common goals, neighborhood planning can identify and work to resolve issues affecting a particular area. The Sherwood Heights Plan, in particular, created an overlay zoning district as a means to restrict residential building heights to 16 feet within that specific neighborhood. If your home is located here, this restriction may potentially limit a project you want to implement.

### Historic Preservation & Design Guidelines

The Scottsdale Historic Preservation Program, in cooperation with the Historic Preservation Commission, works to identify, protect, and preserve

buildings and neighborhoods that best represent Scottsdale's past. If your home is located within a designated historic district, as noted on the map above, you will be required to seek approval from the Historic Preservation Commission prior to any exterior project.

### Village Grove Historic Neighborhood

The design guidelines for this neighborhood highlight the importance of building materials, architectural features, and building mass.

### Town & Country Historic Neighborhood

This neighborhood is comprised of homes designed by architect Ralph Haver, and the design guidelines highlight the importance of character-defining features, massing, and building materials.

# Neighborhood Character

**Neighborhood character** is the combination of common building features, layout, and materials found in your subdivision. When subdivisions are first built they typically have a unified and consistent neighborhood character. Over time, exterior improvements can add to this character, or potentially diminish it. This guidebook displays a variety of ways to alter your home – many of which can be seen from the street. Consequently, this section is meant for you, the homeowner, to consider how your project can contribute to the existing character of your neighborhood – rather than detract from it.

By analyzing your neighborhood, it is possible to identify patterns which contribute to its character. Your analysis of the neighborhood should include the street you live on, and possibly the entire subdivision where your home is located. This immediate area is most important in helping you understand the qualities that could inform your design decisions as you move forward. By creating an inventory of your neighborhood, you can identify important development patterns, shared architectural features, and other important characteristics and qualities that can ultimately be incorporated into your projects.

**Create a Neighborhood Character Inventory** – take pictures and notes detailing the important features and similarities of the various homes in your neighborhood. The pictures you collect, and the notes you take, can help formulate a basis for the design of your projects, as well as help communicate your projects to city staff and with any architect or contractor you may choose to hire.

## Character-Identifying Questions

As you create an inventory of your neighborhood, review the following series of questions. This will help identify design elements that could be incorporated into your projects.

### Overall Style & Character

- What features, or style, define the homes in your neighborhood?
- Is the neighborhood predominantly single-story, ranch style homes? Are there two-story homes, and how do they fit the area contextually?
- Do the majority of homes have distinctive characteristics? (**Appendix, pg. 12**)

### Previous Alterations

- If apparent, what previous improvements have been made to the homes? What makes them stand out?
- Are these improvements compatible with the surrounding homes in the neighborhood, and if so, how?

### Windows & Doors

- What is the style and type of windows and doors?

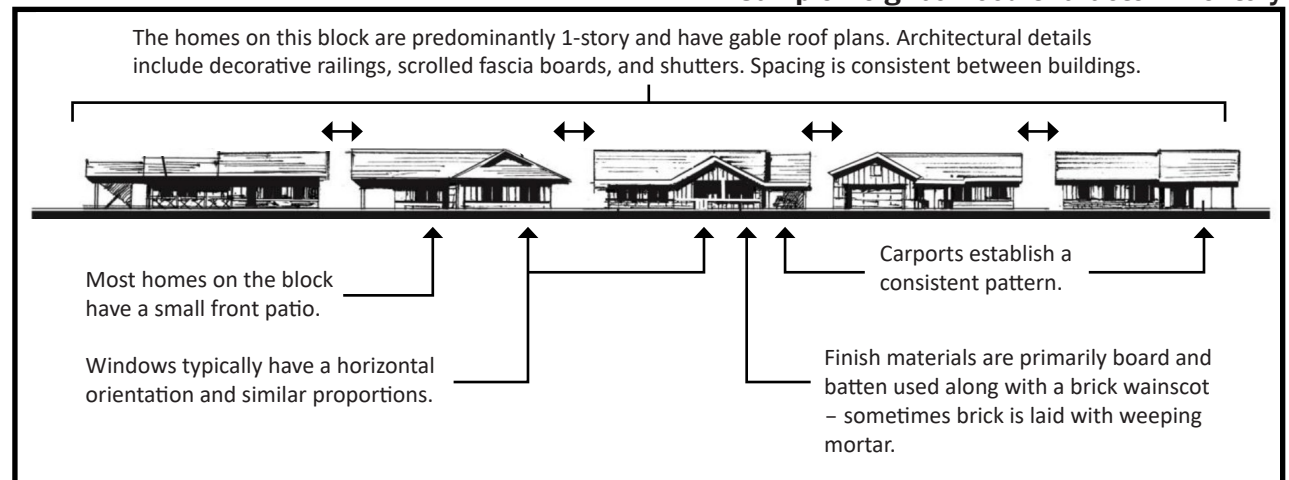
### Color & Materials

- What colors are generally utilized throughout the neighborhood – desert, neutral, or bright tones?
- What materials are generally utilized on the exterior of the homes? Are homes painted or unfinished; are they brick, and do they have wood siding, or stucco?
- What decorative trim and ornamental elements are found in the neighborhood? (shutters, light fixtures, exposed rafter tails, scrolled fascia, etc.)

### Landscaping

- Are yards large expanses of grass or xeriscape?
- Have plant materials been spread through the yard in a traditional or natural manner?
- What types of trees and plants have been utilized?

## Sample Neighborhood Character Inventory



# APPENDIX: ARCHITECTURAL STYLES

As a quick-reference guidebook, *Every House Changes* provides a brief focus on the various housing styles and characteristics found within the McDowell Road Corridor (MRC). The final section discusses the importance of neighborhood analysis to identify patterns which contribute to local neighborhood character. The ability to discern shared architectural features may not be a simple task to the unfamiliar eye – consequently, this appendix provides simplified graphics of typical architectural characteristics found on various postwar (1940s–1970s) housing types within the MRC.

## Single-Family Ranch Style

The typical postwar home found in the MRC are single-level, ranch style homes, with walls of concrete block, floors of concrete, and low-pitched roofs. Most roof styles are gable, hip, or a modified hip shape with the broadside to the street. This style often has a simple, rectangular form; however, upscale and custom-designs are typically characterized by projecting wings with more exterior façade detailing.

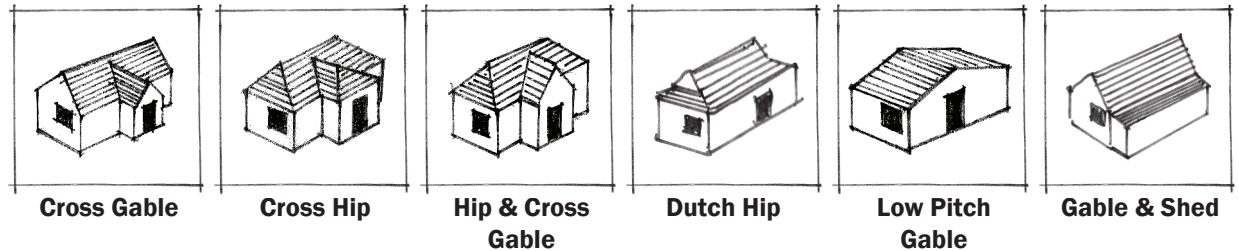
The tremendous demand for housing in the postwar period was satisfied by the early 1950s. To remain competitive, builders became more creative in order to sell homes. To appeal to potential buyers, they offered a variety of house styles, materials, and features. They also marketed the individuality of their homes, as well as the amenities and modern conveniences to lure new buyers. Slight modifications to the ranch style form and detailing were made, usually by enlarging the basic building form and giving it a new personality through architectural detailing. Thus, a number of ranch substyles were constructed in Scottsdale.

The following pages depict the various characteristics and materials that are typical of ranch style homes – and the most common substyles – found within the MRC.

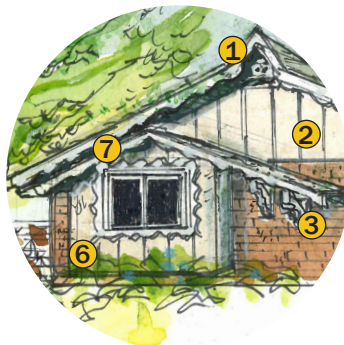
## Roof Types

The MRC is dominated by two roof types – the Gable and the Hip. The Gable is a roof that slopes downward in two parts from a central ridge, so as to form a gable at each end. The Hip is a roof having sloping ends and sides meeting at an inclined projecting angle.

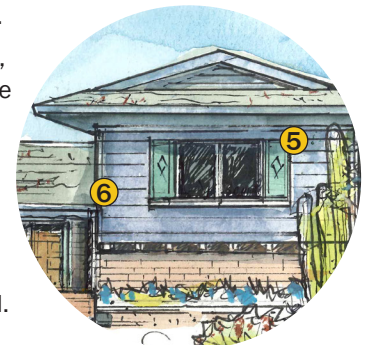
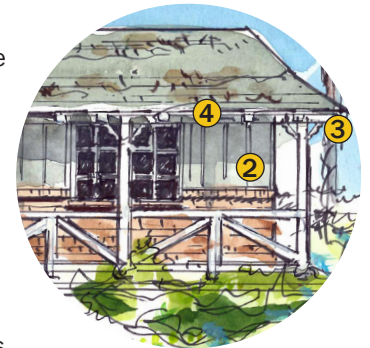
Roof types within the MRC vary. Consequently, a combination of Gable and Hip – or possibly other roof types – may be present. The surrounding graphics depict some of the most common MRC roof types.

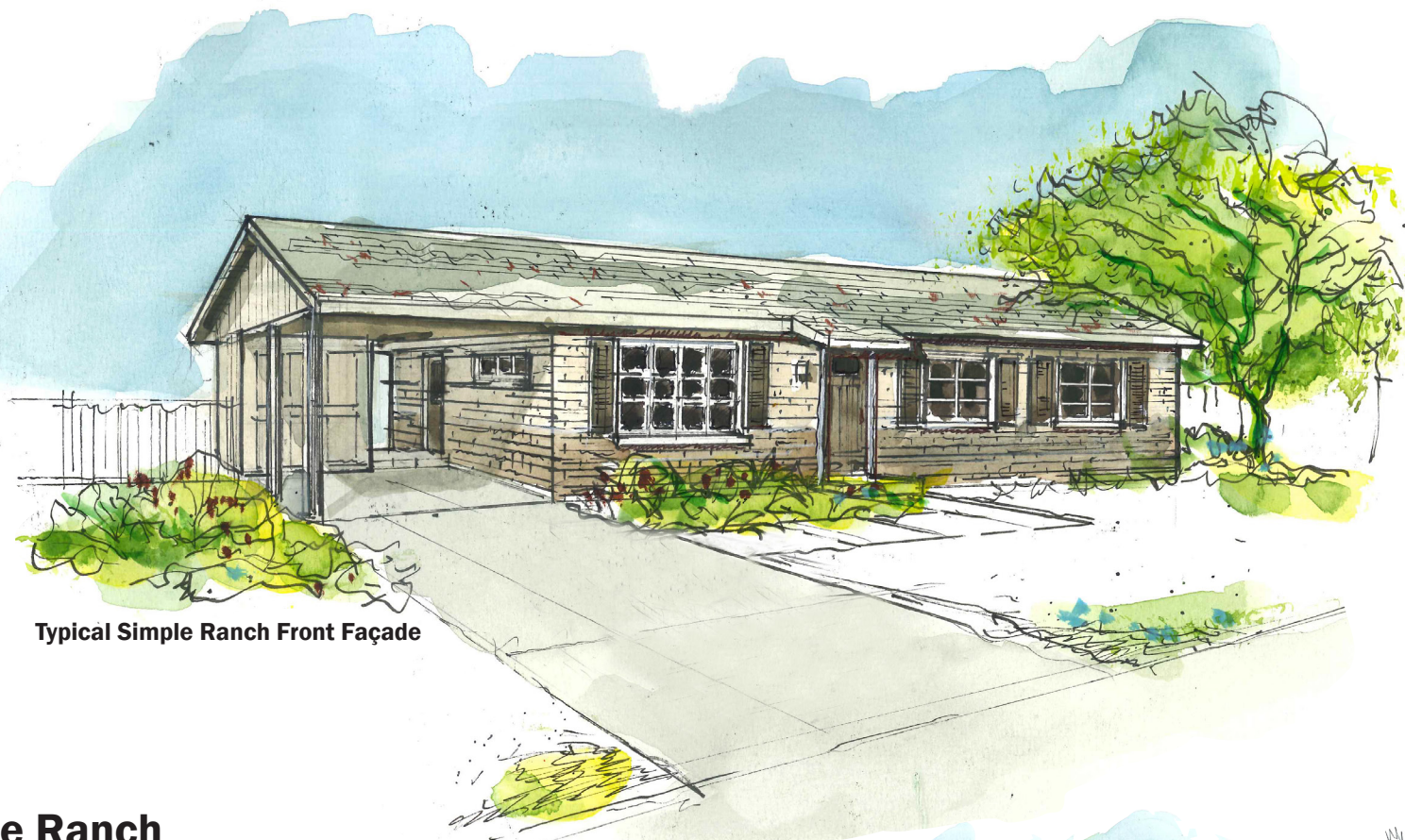


## Architectural Detailing Glossary



- Bird Houses** are typically located on the gable end, at the peak; may serve as a functioning bird house or as a decorative gable vent.
- Board and Batten** are wide boards set vertically along the outer walls of a home, where the resulting joints are covered by narrow strips of wood.
- Brackets** are triangular shaped supports.
- Exposed Rafter Tails** are the protruding ends of the truss, viewable in the absence of fascia.
- Shutters** are typically for decorative purposes, permanently attached to the exterior of a home on either side of a window.
- Oriel Windows** are a form of bay window which protrude from the main wall of a home, but do not reach the ground.
- Scrolled Fascia/Frame** provide a curvilinear alternative to typical, straight-edge fascia board.





**Typical Simple Ranch Front Façade**

## Simple Ranch

Simple Ranch homes are just that – simple, single-family homes prominently built in 1950s–1960s subdivisions. These small, economical homes were usually under 1,600 square feet in livable space, with only a few bedrooms.

### Design characteristics typical of the Simple Ranch:

- Gable roof, broad side to the street
- Little variation in the front façade
- One exterior wall material – typically concrete block or brick
- Little or no extra detail or ornamentation
- Single-car, attached carport – under main house roof
- Often lacks a defined front porch – may have a slight overhang at entry



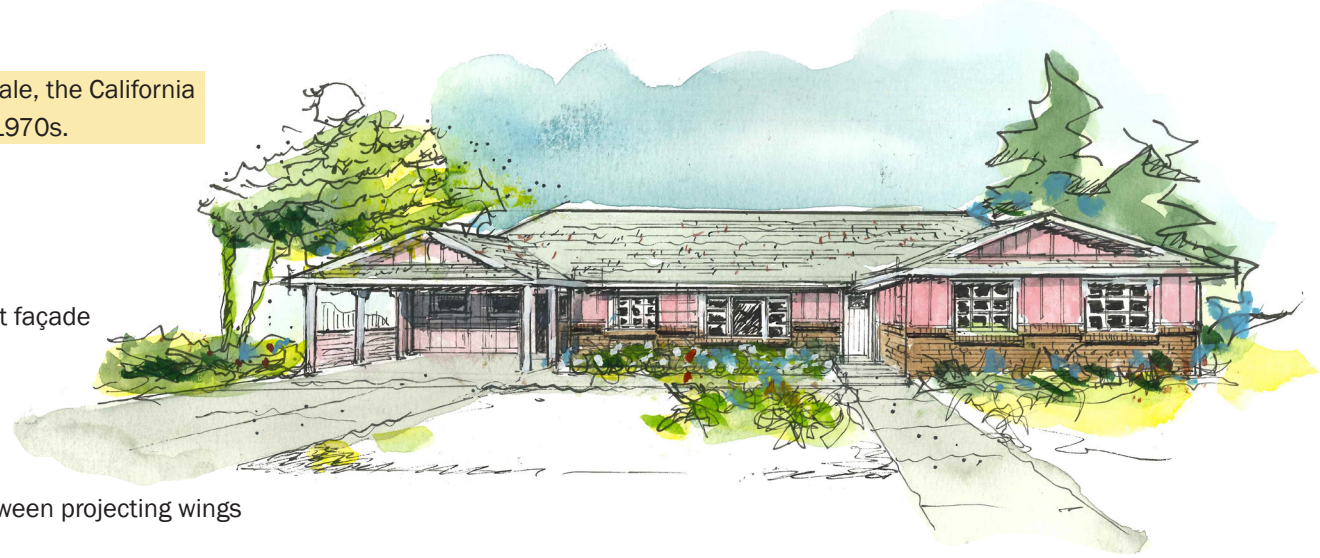
**Modified Simple Ranch – Parallel Carport**

## California Ranch

One of the most prolific ranch styles found within Scottsdale, the California Ranch was mass-produced from the 1950s through the 1970s.

### Design characteristics typical of the California Ranch:

- Low-pitched gable or hip roof
- Long, horizontal form with projecting wings
- Combination of two or more wall materials across front façade
- Front porch extended across the front façade
- Two-car garage or carport
- May have ornamental trim, such as shutters
- Supporting posts or minimal front porch overhang between projecting wings



## Cowboy Ranch

A common substyle, the Cowboy Ranch has design commonalities with the Simple Ranch. However, the Cowboy Ranch adopts a western motif, complete with an elongated front patio and posts/railings.

### Design characteristics typical of the Cowboy Ranch:

- Gable roof, broadside to the street
- Rafter tails are often exposed on the front roof edge
- Usually constructed with brick; sometimes with a timber log façade
- Prominent front porch extends across the front façade and includes porch posts, brackets, and railings and fences
- May have shutters or wall art with western imagery

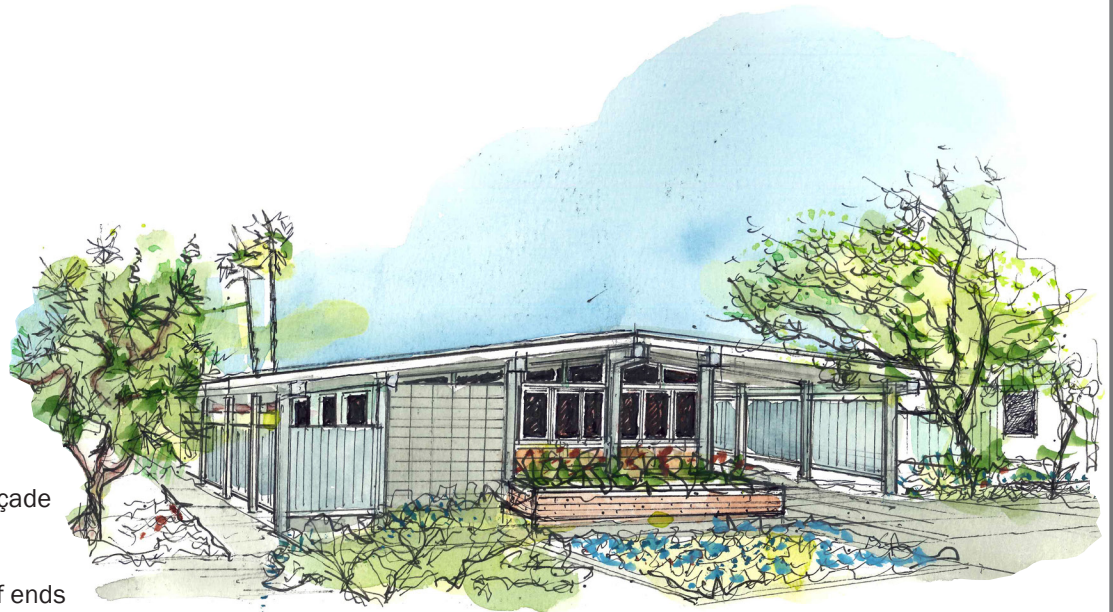


## Contemporary Ranch

Offered as a more progressive alternative to the Simple Ranch, the Contemporary Ranch began appearing in the 1950s. Builders sought design input from architects and began including this style among their tract model options – in some cases, entire subdivisions were built as Contemporary Ranch. This streamlined, efficient substyle appealed to the tract builder as it had the potential to reduce costs by eliminating attics and other building spaces.

### Design characteristics typical of the Contemporary Ranch:

- ☐ Extremely low-pitched gable roof, usually with gable end to the street
- ☐ Low horizontal emphasis
- ☐ Often features a band of concrete block or brick along bottom of front façade
- ☐ Architectural details such as unusual block patterns or porch posts
- ☐ Usually includes glass window walls and glass tucked beneath gable roof ends
- ☐ Attached carport – under main house roof



## Split Level Ranch

The Split Level Ranch emerged as a means to combat an increase in persons-per-household, becoming the modern substitute for two- and three-story homes. This substyle became a niche product for growing families, providing more space and an arrangement that afforded more privacy within the household.

### Design characteristics typical of the Split Level Ranch:

- ☑ Multi-story – 3 levels with 1 main floor and 2 half-stories
- ☑ Gable and Dutch-hip roof
- ☑ Characteristics similar to California Ranch
- ☑ Usually does not have a front porch
- ☑ May have an attached garage or carport



## Swiss Chalet Ranch

A very popular substyle within the MRC, the Swiss Chalet Ranch utilizes romanticized, overly ornamented architectural detailing to mimic American-Swiss architecture popularized in the mid-19th century.

### Design characteristics typical of the Swiss Chalet Ranch:

- Gable Roof
- Short horizontal form with projecting wings facing the street
- Exterior walls concrete block or brick, often with weeping mortar
- Scrolled fascia board
- Asymmetrical/wide gable window hoods with exaggerated extensions
- Decorative features often include oriel windows and brackets
- May include a bird house at end-gable peaks
- Attached carport – under main house roof



## English Tudor Ranch

The English Tudor Ranch substyle added eclectic, asymmetrical Tudor architecture elements to the Simple Ranch style.

### Design characteristics typical of the English Tudor Ranch:

- Gable Roof, broad side facing the street
- Often rafter tails are exposed on the front roof edge
- Exterior walls concrete block or brick
- Sometimes utilizes weeping mortar or decorative arrangement of bricks
- Steep gable hoods over doors and windows, sometimes with scrolled fascia
- Often includes scrolled window frames and diamond-pane windows
- Single-car, attached carport





## French Provincial Ranch\*

Less prominent within the MRC, the French Provincial Ranch is characterized by balance and symmetry, inspired by rural French Homes.

### Design characteristics typical of the French Provincial Ranch:

- Multiple hip roof, often medium pitched
- Occasionally features wide overhangs and closed eaves (enclosed soffit)
- Small front porch – often supported by stylized, metal posts
- May have bay, corner, or large picture windows – often with shutters
- May or may not have an attached carport



## Polynesian Ranch\*

Infused with expressions of exotic architectural escapism, the Polynesian Ranch substyle borrows architectural elements from various Pacific Island cultures.

### Design characteristics typical of the Polynesian Ranch:

- Broadside gable or modified hip roof
- Flared or soaring gable peaks, sometimes with exposed rafter tails
- Occasionally features an applied “A” frame shape to the front façade – may serve as porte-cochère
- Decorative imagery includes nautical, “tiki” and “exotic” façade accents with stone and thatch-like wood patterns, and applied metal and concrete wall art



\* Style is less prominent within the McDowell Road Corridor.

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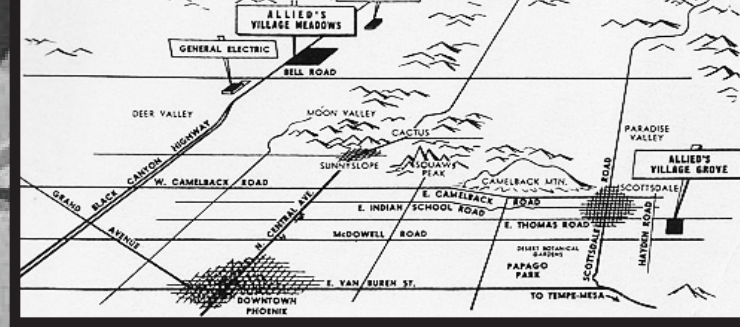
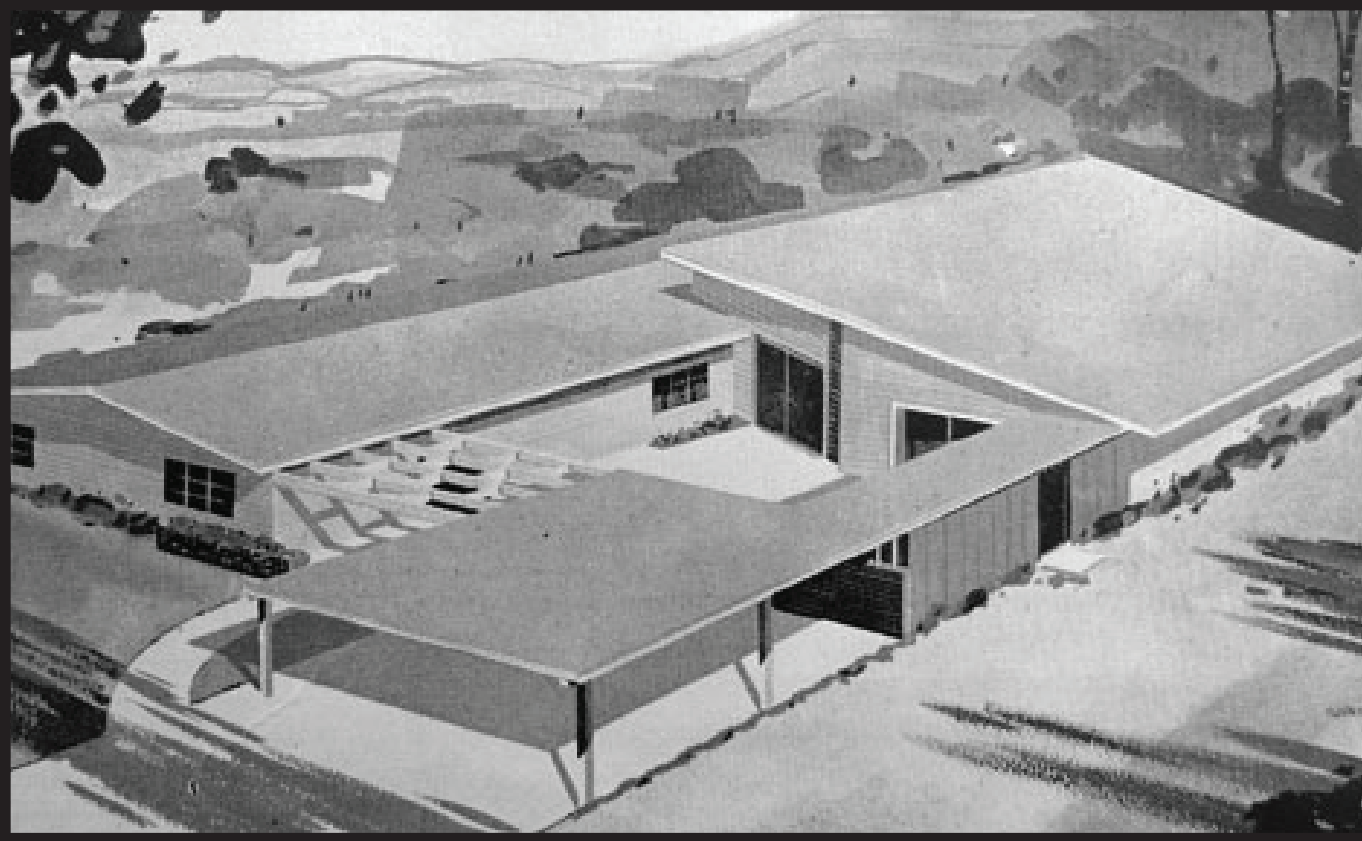
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