



Sands North Townhome Community Design Guidelines

Prepared by



Design Group, LLC

Architecture - Historic Preservation - Planning - Landscape Design

1114 Grand Avenue
Phoenix, AZ 85007
(602) 254-5599
motleydesigngroup.com
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Overview

The Sands North Townhome community was built in 1972 by noted Phoenix builder E. T. Wright. Architecturally and historically, this community has considerable importance and weight as a unique community of mid-century modern townhomes of understated architectural elegance. The continuation of its current state, which is not so altered from the original state, is paramount. In April, 2015, the Sands North board of directors took on the project of documenting the architecture and updating the design guidelines. This was done with the expressed purpose of preserving the unique architecture and original design elements, and to assist homeowners in remodeling and design changes. Architect Robert Graham, AIA NCARB, a leader in the field of preservation architecture, was hired to guide the board in this work.

This design guideline provides clarification of the changes or alterations that can and cannot occur in the future as the community grows and develops its identity. In addition, it highlights some alterations still in keeping with the aesthetic of the community. For communities with such potential historic significance, the Secretary of the Interior's Standards for Rehabilitation and Restoration is the primary starting point for any guidelines that aim to preserve the historical authenticity and cohesion of the community. These are the stipulations used for most historic preservation work in the country and provide a broader baseline that dictates what elements can contribute to the historic community's character. A link to *The Secretary of the Interior's Standards for Rehabilitation and Restoration* is provided:

<http://www.nps.gov/tps/standards.htm>

E. T. White was a prolific builder in Phoenix, particularly in the late 1950s through 1970s, a time of a huge surge in building in the region. By the time he constructed Sands North in 1972, he had nearly 20 years of building experience and producing communities that captured a design theme. By the 1970s, we see a similar style in the architecture of his multi-family communities and his single family home designs. He appears to embrace the Mid-Century modern style and incorporates a similar design palette in all development. This vernacular is mostly expressed in the common subdued material palette and distinct recurring architectural features: exposed wood beams and roof structure, metal and wood screens, stucco walls, decorative Mid-Century modern metal screens and grilles, open colonnaded entry walkways, and interior patio courtyards lighted by roof openings (apertures). All exterior walls are stucco finish of a uniform color – off white in color. The beams are all painted dark brown. All original steel gates, and insets, screens, gates are painted black and show simple geometric designs. The same metal design is carried out on

the townhouse, usually. These are common elements to most if not all of the buildings in this community, yet subtle changes and slight permutations make each style type and subtype unique.

At Sands North, five (5) basic floor plans were identified with two exceptions: the community clubhouse and designated House 4 are unique building types. For the purposes of this evaluation, the five basic building types were arbitrarily assigned A through E. Within each basic group, there are three to four subgroups. The differences between the subgroups are mostly stylistic. Please note that this evaluation was limited to street elevations only, including side elevations of the townhomes on corner end lots. This was an exterior survey only; no analysis of the interior or rear elevations was conducted. This is sufficient as the design guidelines are meant to direct the community face of the townhomes. The street face is the most important element in its identification as a community, particularly one with potential historic significance.

There are four types dedicated to the one-story townhomes, but they all start with the same primary design. At the street front of the house, it is composed of the open carport and sparsely fenestrated or windowless room, separated by entry path to the front door. The one-story townhomes all share the position of the front door that is deeply set back from the front of the house.

The two-story townhomes are more homogeneous; only one type group is assigned. All have a front courtyard adjacent to the open carport. The two-story recessed entry is accented by the full two-story high wood panel. The panel extends the design of the normal door incorporated. The front façade at each level is designed the same; there is a large fixed slider window on one side of the entry and a recessed patio at the far end of the other.

Below are general descriptions of the types and subtypes. Where possible, the key architectural elements are highlighted. Please note that in most cases, there is no exact match in the subtypes. These were grouped based on the high degree of commonality, but there are still differences between the units even within the subtypes due to alterations, renovations, and post-construction changes.

Sands North Townhome Community

Map | Building Assignments and Model Types



KEY	
Survey ID No	
Model Type (Subtype)	

House Types

House Type A

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

Subtype A1:

Five Townhomes: SN_23, SN_30, SN_37, SN_40, SN_51

- Continuous exposed wood beams at front of house/carport
- Exposed roof rafters above beams
- Street-front low wall with partial wood post screening and wrought iron gate
- Wood post screen on stucco wall at interior courtyard
- Side alley access with metal gate located beyond carport; metal gate in most cases mimics front metal ornamentation
- Stucco columns between carport and walkway
- Front patio with roof aperture (unglazed, meaning no glass, roof opening) above
- Interior courtyard lit by roof aperture above

Subtype A2:

Four Townhomes. SN_8, SN_19, SN_26, SN_32

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

Subtype A3:

Three Townhomes. SN_3, SN_28, SN_43

- Front wall continuous across front patio and open carport
- Pop out of wall at front patio, partial height with four narrow vertical openings and main square opening at entry walkway
- Front-most, free standing partial height wall with infilled screen
- Exposed wood beam interior of carport
- Stucco columns between carport and walkway
- Screen between carport/ inner courtyard – stucco/wood
- Side alley access with metal gate located beyond carport; metal gate in most cases mimics front metal ornamentation

House Type B

Twelve Townhouses: SN_4, SN_5, SN_6, SN_16, SN_17, SN_18, SN_34, SN_35, SN_36, SN_48, SN_49, SN_50

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

Notable architectural features include (but are not limited to) the following

- Full double-height recessed entry; decorated wood panel matching entry door extends full height
- Side alley to the rear yard; entrance within carport
- Screen between carport and front courtyard/entry; original screen likely the low stucco wall with wood post screen at rear - (SN_49)
- Infilled metal rail above at carport roof edge option
- Decorated front wall between patio and entry; wall decorated with one central or multiple vertical recessed panels
- Front courtyards show owner preferred pavings and designs, landscaping, screens at front floor
- Front courtyard wall at street has a variety of openings (arched, rectilinear and paneled recesses) stucco walls which define five subgroups, some with metal partial or full decorative metal infill
 - Arched opening at entry walkway; partial height arched opening centered at courtyard
 - Full height arched opening with two flanking block pedestals; curvilinear or flat
 - full-height Triple arched opening; central walkway

- Full height arched opening with low wall and pedestal return terminating at entry walkway; metal infill at low wall.
- Modified key-hole arch, entry walkway width only

House Type C

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

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

Subtype C1

Four Townhomes: SN_2, SN_12, SN_14, SN_44

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

Subtype C2

Three Townhomes: SN_11, SN_27, SN_45, SN_47

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

Subtype C3

Four Townhomes: SN_9, SN_20, SN_25, SN_46

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

House Type D

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

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

The house type is mostly void of embellishments. The front wall has some decorative wall treatment at parapet edge (recessed band, wide projecting band). This and the shape of the wall distinguish the subtypes:

Subtype D1

Four Townhomes: SN_1, SN_21, SN_33, SN_38

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

Subtype D2

Two Townhomes: SN_7, SN_15

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

Subtype D3

Two Townhomes: SN_10, SN_24

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

House Type E

Six Townhomes: SN_13, SN_22, SN_29, SN_31, SN_41, SN_42

This house type has an L-shaped footprint, infilled at the front by an open carport.

The main house has its own flat roof; carport and entryway are under a separate roof supported by continuation of wood beams. A roof aperture runs the length of walkway. Entry walkway can be completely covered or partially covered with wood beams. Secondary trellis structure about the entry walkway, also articulated around the front elevation of house; top of trellis is just below level of main roof.

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

Centered front window has decorative metal screen. The other screen for this house type is located at rear of carport and is a low stucco wall with wood posts.

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

House 39 (SN_39)

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

This is a one-story, L-shaped home with open carport. A semi-engaged wall on façade has a large square arch for entry walkway and smaller opening infilled with decorative metal. The main opening/entry has a freestanding partial wall covered with original aqua tile. Exposed rafters meet this front element. Exposed rafter tails at the side elevation as well. Rear section of townhome has clerestory windows; narrow rectangular front patio beyond. Concrete column between carport and entry; exposed beams/rafters at entry only; exposed beams on interior of carport, stucco wall with wide opening at carport; wood double-door; roof aperture above entry walkway elements tied; front courtyard with roof aperture.

Community Building

The building sits on a raised platform approximately 1.5' above grade. Main building is rectangular in footprint. It is partially unenclosed on the north end, with a large roof aperture over the unenclosed space. A flat roof with generous overhang covers the enclosed and unenclosed areas of the building. Wide central steps lead to an entry canopy with thickened flat-roof, stucco post/beam with exposed wood rafters.

The top of the canopy is several feet higher than the main building roofline and is clearly the prominent element. As is typical for the community, the exterior walls are painted white stucco; all exposed wood elements are painted dark brown. Globe pendant lights provide additional accent to the exterior.

Surrounding the front and sides of the building, there is a 5' tall stucco wall with an engaged planter at the entry front and decorative metal insets. Additionally, on site is an outdoor pool on the south side of the building.

Design Guidelines

General

Zoning

R-4R (Resort/Townhouse Residential District) –

(Reference: Appendix IV Land Use and Zoning, Southern Scottsdale Existing Conditions Report)

Height Limit – 35 ft

Min Property Size – 8000 sf

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

Approval

In accordance with the CC&Rs of Sands North Home Owner's Association, changes to the architecture, design elements and landscaping visible from the street must be submitted for approval to the Sands North board of directors before work commences. Removal of original metalwork, lighting or changes to other architectural elements, which have not been submitted to the board for approval, is prohibited.

Massing

Main Building Shape and Size

While the survey identified five (5) types of basic model types for the community: each model type carries a unique identity. The model type dictates the general massing of the townhouses, but each expresses this differently yet with a familiar palette of elements that suggests architectural cohesion. Within the 5 basic model types, there are 3-4 subgroups and these tend to have very similar exterior appearances. *Please refer to general type descriptions for main architectural components.*

Changing any massing on the front or side elevations is not permitted. The historic character of the townhomes is in the balance of the outside space and interior space with various degrees of privacy from the use of the in the front patios, the permeability of the carport. These semi-private spaces include, but are not limited to the following:

- front courtyard/patio
- carport
- entry walk

- side alley
- front patio/balcony on the 2-story townhomes

Total enclosure of these elements would greatly alter the intent of the community plan and is therefore not permitted. Alterations to the rear of the property are permitted as they would not directly impact the historic massing of the community, provided additions or alteration were limited to one-story; two-story addition possible for two-story units only.

Carport. Each of the style types has a unique approach to the carport appearance. For most, the structure of the carport is celebrated with exposed beams and rafters and is painted dark brown – contrasting with the off-white building elements. In some model types, the carport structure is more concealed by the stucco façade, with exposed beams only on the interior with finished ceiling between. This original treatment of the carport is pivotal element to the streetscape of the community; alterations to completely or partially enclose the carport are not permitted. However, the addition of weatherproofing flashing across the top to protect the facade exposed beam is permitted, provided it is painted to blend with the beam. Replacing the facade exposed beam or any beam with a metal beam, or enclosing it with metal, is not permitted.

No alteration or removal is permitted of the connecting elements between the carport/entry walkway and screening elements at the rear of the carport. Removal of wood or black wrought iron decorative elements is not permitted. These are distinct architectural features that unify the public presence of the carport throughout the community. *See Architectural Screens for more details.*

Storage in carport. Many of the units have a storage area in the carport along the common wall. It is approximately three feet deep and is nearly as long as the carport. As this is already an option on some of the units, addition of a new enclosed storage area or demolition of an existing storage area in the carport would not have an impact on the integrity of the unit and is permitted as long as it has a stucco sand finish and is painted to match the house walls.

Roof

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

apertures (unglazed, meaning no glass, roof openings) in the roof for exterior spaces.

Any repairs or replacement of the roofing must duplicate what is currently in place. However, protecting exposed carport beams may necessitate the extension of the roofline forward. This alteration of the roof is permitted. See additional discussion of flashing and water protection in Architectural Exterior Features-Wood Elements, below.



Roof Extension and flashing modifications to protect exposed wood members.

Apertures. No alterations to the original external space roof apertures (unglazed roof openings) are permitted. This is an original and unique feature to the town homes and allows natural light to external spaces and window openings for the deeply recessed entry.

Skylights. Alterations or addition of glazed skylights servicing the interior of homes are left to the discretion and needs of the homeowner. Skylights shall be close to flush with the plane of the roof when located within the front half of the building envelope. In the rear half of the roof, skylights may be of greater height as they will remain less visible from the street side.



Equipment/Equipment Screening. Rooftop equipment should be low profile type and shall be placed within the rear half of the roof area to reduce the view from street level. The use of low parapet walls on the roof for equipment screening must be no greater than 30 inches in height. The wall screen must be of simple design

with a stucco sand finish to match the existing exterior house walls, and painted/color-matched to the exterior house walls, not the color of the roof.

Exterior Wall

The austerity and simplicity of the exterior walls are key characteristics of the district. The reserved character of design elements on the walls is a primary attribute of the style of the community, including the exterior walls of the townhouse as well as freestanding walls and partial walls that create street presence for each model type. All walls are fine sand finish painted stucco. Any repairs or replacements due to maintenance shall replicate the existing walls in style and finish. The subtle ornamentation including reliefs, copings, bands, recessed panels, and pop-outs as window accents shall also be recreated as necessary on any repairs or replacement walls or columns.

Penetrations in the exterior wall for venting (laundry, cooking hoods) shall be limited to private 'alley' side walls (when possible) or rear exterior walls.

Columns. There are two types of squared column in the community: a simple straight type with no cap or base (Type A and C), and a square column with a recessed base and cap (Type E). No alterations to the existing columns are allowed. Where necessary, columns shall be repaired or replaced according to the existing design of the model type. Column designs are specific to particular model types.

Replacement or repair shall replicate materials in size, shape, and workmanship.

No alteration of size location or color should be permitted. Replacement with alternative material is not permitted.

Architectural Exterior Features

Wood beams, fascias, posts – colors, shape and configuration

Wood Elements (Structural and Decorative). One of the primary distinguishing features of the community is the exposed wood elements: posts, beams, and rafters darkly-colored to contrast the near-white stucco walls. The exposed beams are common in many carports and as cover for entry walkways. They are prominently featured at the community building as the main entry, free standing canopy. There is uniformity to the size and color of the beams, posts and rafters; locations and occurrence vary dependent on model type. These wooden elements shall be preserved where they occur. If damaged, they shall be replaced to match the existing in size, configuration, and detail.

Due to the weather exposure of the original roof eave designs, some beam or joist ends have been exposed to the elements and may deteriorate. It is acceptable to add weather protection to these elements in the form of painted metal flashing over the tops of the beams. Such an addition is permitted provided the flashing has a simple profile and that it is painted to match the beam color. Replacement of wood beams with metal beams is not permitted; wrapping of wood beams with metal sheeting is not permitted. See additional discussion of flashing and water protection in Roof Section above.

Decorative Wall Accents – Exterior Tile/Wall Molding

In general, exterior walls are unadorned. The use of the various bump-outs, panels, insets and roofline coping details are the elements that give the walls interest. Any alteration or removal of exterior wall accents is not permitted. Currently some facades boast reserved tile decoration, some at roofline, on planters, and one on a partial front wall. The tile helps set a theme without overshadowing the simplicity of the design. Occurrences of the tile are few; removal of original tile is not permitted. Any additional adornments to the walls may not be permanent, such as a sign, and should be able to be removed without damage to the walls.



Decorative Screening.

The townhomes' design creates a sense of permeability to allow the experience of outside with varying degrees of privacy. This is one of the prominent unifying qualities of the community, one not specific to a concrete architectural physical element though accomplished in several ways. This includes the use of the low and partial walls, colonnaded walkways, and wood or metal screens. These elements allow for the circulation of air, extended view for security, while delineating space and function.

In the community there are several types of screens –

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

These are original unifying elements of the community and may not be altered. No existing screens or metalwork may be removed from original locations. Where damaged, replacement decorative screens shall replicate the original design and materials.



Decorative screens.

Decorative wrought metal insets. In addition to decorative metal use as screens, metal panels accent much of the community from insets at windows and stucco wall openings.

Decorative metal insets at the corner units are unique to these units and help create the integrity of the community streetscape. Removal or alteration of these metal insets is not permitted. Where these have been removed in past alterations, installation of replica metalwork is encouraged.

Other features. Additional objects that are not part of the original design palette may not be added at the front yard or open carport areas. The intent is to not detract from the cohesion of the original design elements or have competing design elements in the community streetscape. Exterior elements such as statuary, trellis, and other built elements, can be placed beyond carport screening (within courtyard/patio) or within the front courtyard if not visible from the street.



Metal Screening, insets and gates.

Entry Doors/Security/Screen Doors

Preserving an original wood entry door is a priority. The original wood doors are decorative raised or recessed multi-paneled wood doors.

In the case of the two-story townhouse, a prominent wood panel decorated with raised or recessed geometric panels fills the double-height recessed entrance volume. The door and above-door panel show one continuous pattern.

Replacement or repair of the door is permitted as long as it replicates the original and matches the panel above the door. Removal of the decorative raised elements on the doors and panels above door is not permitted.

The entry on the one-story townhomes is located beyond the carport. Typical are single and double wood doors; designs varied originally and currently. While exact duplication is not required given the lack of similarity, it is recommended.

Replacements should duplicate the door design in simplicity and style. Replacement doors of a style other than Mid-Century Modern, such as Victorian or Craftsman, are not permitted.

Security/Screen Doors. Security Screen doors must be as transparent as possible, permitting a view of entry door particularly where a homeowner has an original carved wood door. Screen materials that present an opaque appearance, such as perforated sheet metal, are not allowed. Original metalwork for the screen door

where it existed matched that of the other decorative black metal on the home. Replacement or new metalwork for a screen door must be fabricated with a pattern to match original metalwork used for the particular model type. Screen or security doors shall be of dark colors of black or dark brown to minimize their visual

impact.



Screen Doors.

Windows

The windows used in the development of Sands North were consistent throughout the community. A variety of types and proportions were used, always rectangular, combining fixed lights with sliding vent panels. All appear to have been mill finish or clear anodized aluminum with single glazing. This was typical for builder construction in the 1960s and 1970s. About 15% of the units have since had the windows replaced. In most cases they have followed the original patterns or styles but in different finishes, such as white paint or dark/black anodizing; the replacements are a noticeable departure from original appearance, particularly the darker frames. It is preferred, although not mandatory, to maintain the existing original windows. Despite the claims of many window manufacturers, the payback period of upgrading to double glazed/insulated windows can be 20 years or more and may not be worth the expense. If windows must be replaced, windows that are visible from the common areas should be replaced only with units that follow the original locations, shapes, patterns, material, and finish. Windows with divided light patterns (grids) may not be used. New windows should be thermally improved aluminum incorporating a thermal break, of clear anodized finish, appear silver in color like the original windows, and have glass of neutral color which appears clear; with a visual transmittance (VTR) of at least 65%. Acceptable window manufacturers and models include Milgard models 710 (fixed) and 1110 (sliding), Jeld-Wen model A-500, and International Window Corp. model 8200.

Exterior Window Treatments

Originally, none of the windows were provided with exterior shading or protection such as awnings, shade screens, hinged or rolling shutters. A small number of units have added these as a practical measure particularly on unprotected east, west, and south exposures.

The addition of exterior window treatments is discouraged except in special circumstances such as for secondary south and west windows completely unprotected by overhangs or landscaping. Interior protection (draperies, blinds, or shutters) is preferred over an exterior addition. Exterior treatments should be used on secondary (side and rear) building elevations, with the exception of sunscreens. Sunscreens are permitted on windows. The preferred sunscreen fabric color is a light shade blending with the exterior walls of the building; fabric color of beige, gray or black are acceptable. Sunscreen metal frames should match the aluminum color surrounding the windows. Sunscreens must be removed from November 1st – February 28th. Exterior blinds of wood, such as bamboo, or plastic are not permitted.

Fabric awnings that are rectangular in shape and closely fitted to the window opening are permitted, as they are already in use at several units and are reversible. The color of the fabric must be off-white matching the standard wall color or dark brown matching the standard wood color; edges may be square or scalloped.

Additions that change the architectural statement or appear unduly utilitarian, such as applied decorative shutters and rigid rolling shutters, are not permitted since these change the architectural theme considerably. All exterior window treatments including all screen types must be kept in good condition and replaced when faded or showing wear.

Other Exterior Decoration

The style of the exterior elements, the house numbers and the exterior lighting should be of the same style or at least complimentary in style and color. Overly designed elements, even in the Mid Century Modern style should be avoided.

Exterior Lighting Fixtures

Most one-story townhomes have three (3) wall-mounted exterior lights – one on the front façade at entry path and one (1) on the interior of the carport – midway along the side wall, and one (1) by the front door. These are predominantly wall-mounted

though there are ceiling mounted fixtures in some carports. In some cases, lights have been removed but remain pre-wired with a painted cover plate. Fixture style and complexity varies widely within the community but are always consistent within a single townhome. Typically, the style of the lighting fixtures and the house numbers is also consistent within a single townhome.



The two-story townhomes have been observed to have three to five exterior lights visible to the façade survey. These are predominately wall and ceiling mounted in the carport, but it is common to have an exterior pendant at the entry.

The preservation of the original light fixtures must be maintained in keeping with the stylistic intent of the community. If this is not possible, replacement should be as close to the original as possible or of a simple modern design indicated in the photographs above. The color of the metal must be matte black or dark gray to match the original color palette of the lights. Brass or copper is not permitted.

Replacement of the light fixtures for security lighting, particularly the original light fixtures, is not permitted. To avoid replacing original exterior lights for reasons of energy efficiency or bulb availability, LED replacement bulbs can be installed in the fixture. Security lighting may be added to supplement homeowner's expectation for lighting and security. Any additional lighting must be located in areas that are hidden from street view; if this is not possible, lights must be located as unobtrusively as possible with board approval.

Site/Path Lighting. Use of site/path lights along the walk is allowed provided these lights maintain a low profile (under 24") and have a finish in a dark neutral color, such as matte gray/black or dark brown, or darker rubbed bronze finish. No bright colors or metals (copper, brass, gold) are permitted as they would detract from the original neutral design palette. Additionally, no site/path lights may have competing design elements; simple modern light design or basic forms are required.

House numbers

Like the exterior lighting fixtures, there are a variety of house number styles currently in the community. These range from ceramic tile house number plaques to metal letters of numerous styles and sizes. Typically, the style of the house numbers and the lighting fixtures is consistent within a single townhouse. The range of colors for the metal numbers is limited to brushed steel/aluminum, black or dark bronze. The ceramic tile house numbers – present in 25% of homes – are plaques varying in detail, but often consistent with other tile detailing on the townhome. The majority of the house number/number plaques are located on one side of the entry walkway – on available wall. Some townhomes have numbers/plaques above the carport opening.

House numbers shall not be replaced unless they have been damaged or if in the future the numbering is changed. If numbers must be replaced, the new numbers should be consistent with the finish and style of other features on the townhome such as the light fixtures.

Site

The common treatment of the landscapes is unifying in this community – an element of cohesion.

Driveway and Walks. Most driveways and entry walks are paved concrete: this is original to the community. The original design intention was a continuous flow of material from street to door. Currently, most homes still have the continuous concrete. All homes still have concrete in the driveway and carport. Most homes have concrete for the entry walkway. A few homes have partial concrete and tile for the entry walkway.

The driveway, carport and entry walkway shall remain exposed concrete between the curb and the building façade or entry portal. If repairs or replacement are required in these areas due to damage or excessive cracking, concrete shall be replaced or repaired replicating the general color and finish of the original. No concrete tinting or painting is permitted for the driveway, carport flooring or the entry walkway.

Tile finish on concrete is permitted on the entry walkway from the house façade or portal to the main door with Board approval. Concrete shall remain from the house façade to the street. Tile shall be solid color or homogenous pattern such as speckled or flashed that appears solid from street distance. Color shall be a light neutral color, grays or beiges to eliminate obvious visual transition from the original concrete.

Paving in Courtyards and Landscape Areas. Pavers (brick, stone or tile) are common in the inner front courtyards of the two-story homes and are allowed in the semi-private courtyard areas. Limited use of pavers as borders or curbs, 12 inches or less in width, in front landscaped areas as part of a landscape design, is permitted.

Landscaping/Planting. All front yards feature low water use landscaping, including cacti, low shrubs and a few trees. Preferred plantings are arid, low-water-use plants characteristic of the site and shall not obscure the architectural elements of the building facades. Artificial flowers or plants are not permitted. Non-native deciduous trees, except for citrus or olive trees, are not permitted. Olive trees must be kept trimmed and sprayed to eliminate olives from forming and littering the ground, street or neighboring yards. All trees in the community must be kept trimmed and pruned to prevent plant material from littering of ground and neighboring yards.

Decomposed granite or gravel/stone ground cover is widely used across the community site. For most landscapes, the gravels are light to medium neutral in color and generally small size. Sizes are generally graded $\frac{3}{4}$ "-minus or $\frac{1}{2}$ "-minus. In some cases, larger sized stone was used. Any new or replaced ground cover should likewise be of natural stone, neutral colors, graded $\frac{3}{4}$ "-minus or $\frac{1}{2}$ "-minus. White or non-neutral colored stone is not permitted, including dark brown volcanic-type stone. Artificially colored stone/gravel is not permitted. River rock or smaller smooth stones are permitted of gray or black tones as an accent groundcover but should not cover more than 50% of the front landscape visible from the street.

Turf is discouraged in the front yard area. If turf is to be used, it shall cover 50% or less of the front yard landscape area and should be natural grass turf. No artificial turf is permitted.

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

Many townhomes have small planters integrated in the façade design. Most planters are portions of the stucco front walls and shall not be removed or replaced. Some planters are delineated by small curbs or low walls at the front of the townhomes. Additional free-standing flower plant pots are permitted on concrete walkways and entries.

Fencing. Front-yard property boundaries are typically delineated at ground level through changes in material or concrete/tile paving or a low single-brick row. In some cases there is no visual distinction in the landscaping at the property line. End lots and corner lots are the exception; they have undecorated low stucco walls.

There are additional walls at the rear of these corner units to conceal the rear yard area. Apart from these existing elements, no fencing is permitted at the front yard and visible side yards.

APPENDIX A – Tabular Summary of Design Guidelines

Note: This table is provided for quick reference only. For detailed requirements, refer to full written guidelines.

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

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