

HISTORIC OLD TOWN DESIGN DISTRICT



Corresponding to the original town plat, the area known today as Historic Old Town is generally located between Indian School Road on the north, Second Street on the south, Brown Avenue on the east and Scottsdale Road to the west. Historic Old Town is one of the areas that make up the Downtown Core, and it embodies Scottsdale's historic legacy as the "West's Most Western Town". Although not a formally designated historic district, Historic Old Town has one of the highest concentrations of individually designated historic buildings found in the community. Despite its small size, the impact of Historic Old Town on community character has been significant.

This section presents specific design guidelines for the Historic Old Town Design District - an area which includes Historic Old Town and a small portion of the Scottsdale Arts District west of Scottsdale Road (See Map 3 - Historic Old Town Design District). This specific boundary includes the character defining buildings indicative of the Frontier Town, Western design character and captures the identity of this area of the downtown. The following guidelines are established to help ensure that Historic Old Town's architectural and urban design attributes are maintained and strengthened.

HISTORIC OLD TOWN DESIGN DISTRICT URBAN DESIGN OBJECTIVES

The Old Town Character Area Plan and the Old Town Urban Design & Architectural Guidelines establish specific design objectives for the Historic Old Town Design District to help guide how development physically and visually works together to enhance the overall Frontier Town, Western character in this portion of Old Town. The Historic Old Town Design District is distinguished from other areas of Old Town by its Frontier Town, Western design character. This character was established early in the city's history and it remains an important part of Scottsdale's identity and sustained success as a major tourist destination. The Historic Old Town Design District design objectives include:

- *Maintain the Frontier Town, Western character of Historic Old Town.*
- *Retain historic assets, and other buildings, that substantially contribute to the Frontier Town, Western character.*
- *Reinforce the Frontier Town, Western character through arid landscape design.*
- *Provide wooden covered walkways on Historic Old Town streets to reinforce area character.*
- *Respect the design integrity of Historic Old Town by providing appropriate urban design and architectural transitions between Historic Old Town and adjoining projects.*

STYLE GUIDE: FRONTIER TOWN, WESTERN CHARACTER

The Historic Old Town Design District is recognized as a specialty district under the Old Town Urban Design and Architectural Guidelines, so as to protect and strengthen the area's unique character. Whereas the majority of buildings in the district exhibit the desired Frontier Town, Western character, a limited number of other buildings exhibit different but compatible architecture. When experienced together, the overall effect gives Old Town an authentic quality.



To assist with the design of buildings within and adjoining the Historic Old Town Design District, a summary and examples of desired Frontier Town, Western character have been provided. The following resources within this document are intended to convey the existing urban and architectural design character of the Historic Old Town Design District:

- *Historic Old Town - Character Defining Buildings Map (Page 71)*
- *Historic Old Town Character Defining Buildings Compendium (Appendix)*

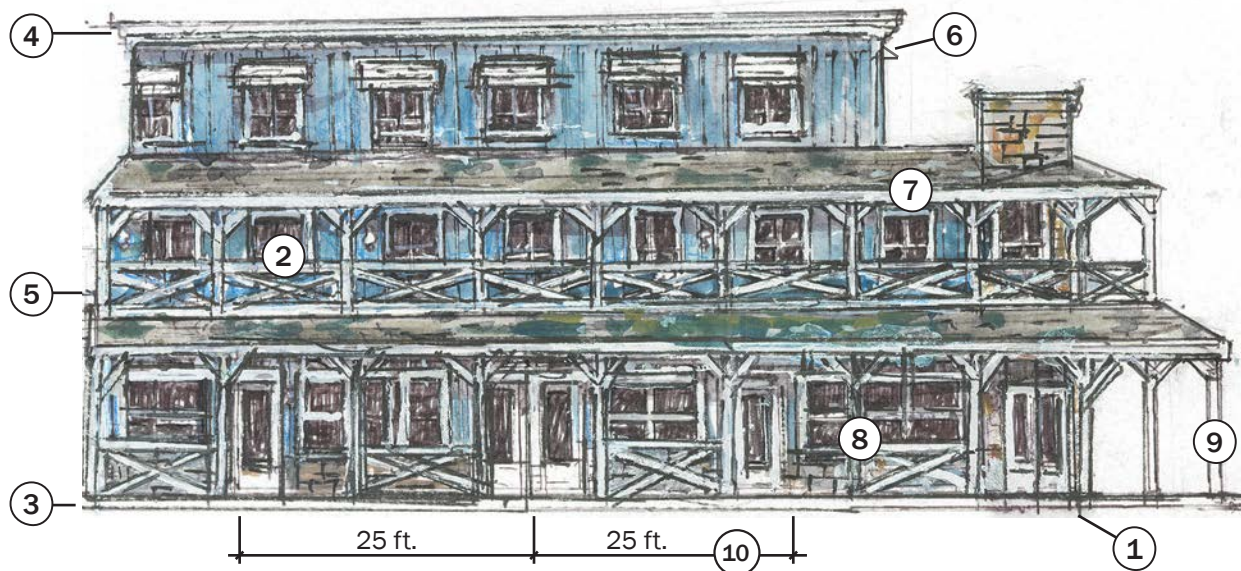
BUILDING DESIGN

HOT 1. Reinforce the Frontier Town, Western character of Historic Old Town through architectural design.

Simple building form, covered walkways, wood frame windows and doors, board and batten siding, and other architectural details associated with the Old West contribute to the Frontier Town, Western character of Historic Old Town.

HOT 1.1 Incorporate architectural elements and design details that contribute to the Frontier Town, Western character of Historic Old Town.

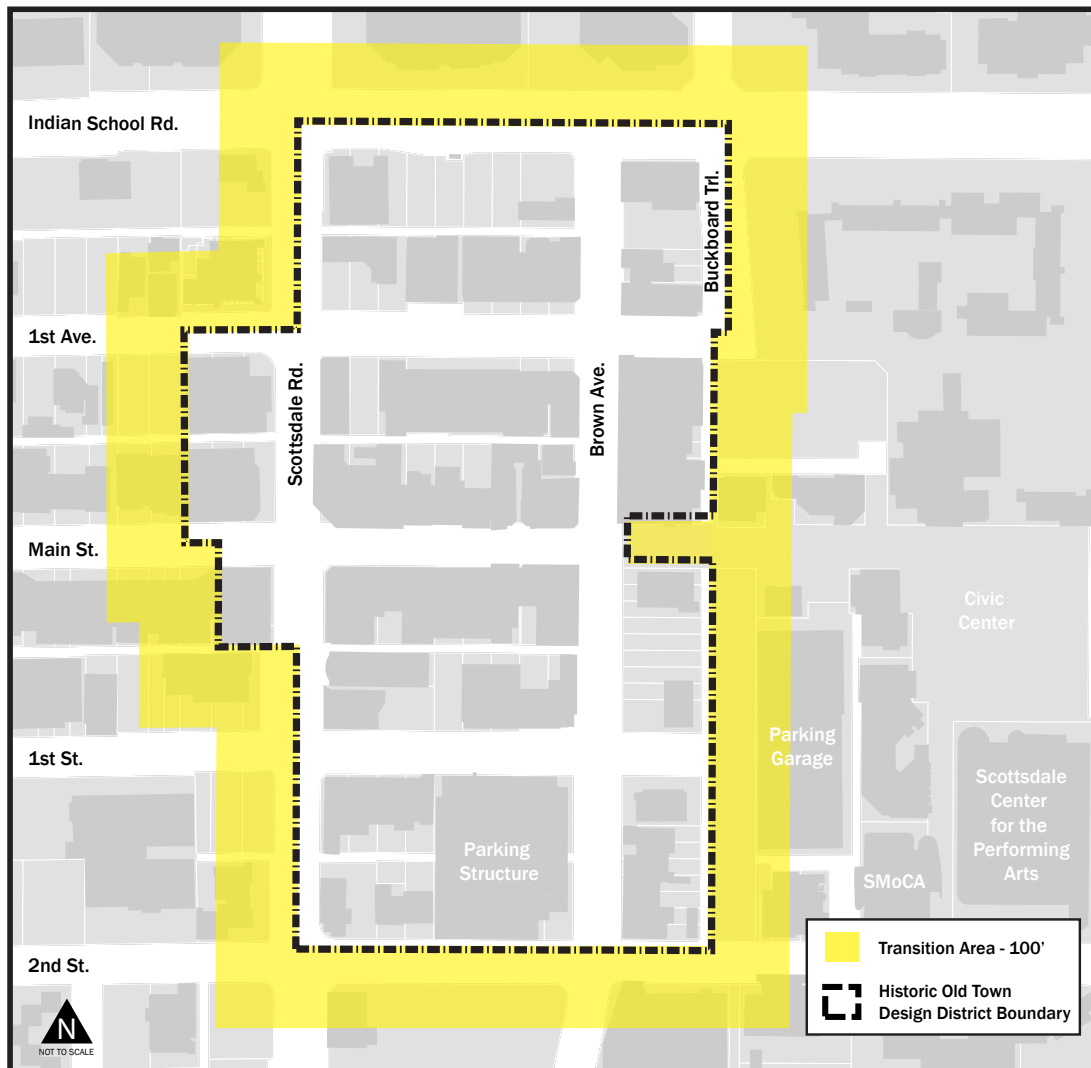
Figure 24 - Historic Old Town Frontier Town, Western Elements & Design Details



- 1 - Flat and partial shed roof covered walkway with wood shake shingles and vertical support columns spaced at 10 to 15 ft.
- 2 - Western cross-brace railing design with mesh behind
- 3 - Natural stone building base with board and batten wood siding above
- 4 - Western cornice detail
- 5 - Contrasting white paint scheme emphasizing building details
- 6 - Kick-brace window awning with wood shake shingles
- 7 - Shed roof covered terrace with wood shake shingles
- 8 - Operable and fixed wood-frame windows and doors featuring mullions, muntins and western pediment detail
- 9 - Western style light fixtures, hardware and site elements
- 10 - Frequent building entrances and shingle signs beneath covered walkway

HOT 1.2 **Reinforce** the architectural continuity and character found within the Historic Old Town Design District, in the design of buildings that are located within the 100' transition area adjacent to the design district boundary.

- Design transition area buildings to be compatible with, yet differentiated from, Historic Old Town architecture. Incorporate architectural forms, materials, and elements that best demonstrate the Frontier Town, Western character of Historic Old Town into transition area building design.
- Utilize building form as the primary method to make scale and height transitions of Type 2 and Type 3 developments within the 100' transition area adjacent to the Historic Old Town Design District. Locate the lowest portions of these Type 2 and Type 3 developments at the Historic Old Town Design District boundary.



This map depicts the 100' transition area surrounding the Historic Old Town Design District. Incorporate architectural forms, materials, and elements that best demonstrate the Frontier Town, Western character of Historic Old Town into transition area building design.

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Map 4 – Historic Old Town Design District Transition Area

HOT 1.3 **Design** buildings with a gable, flat or shed roof.

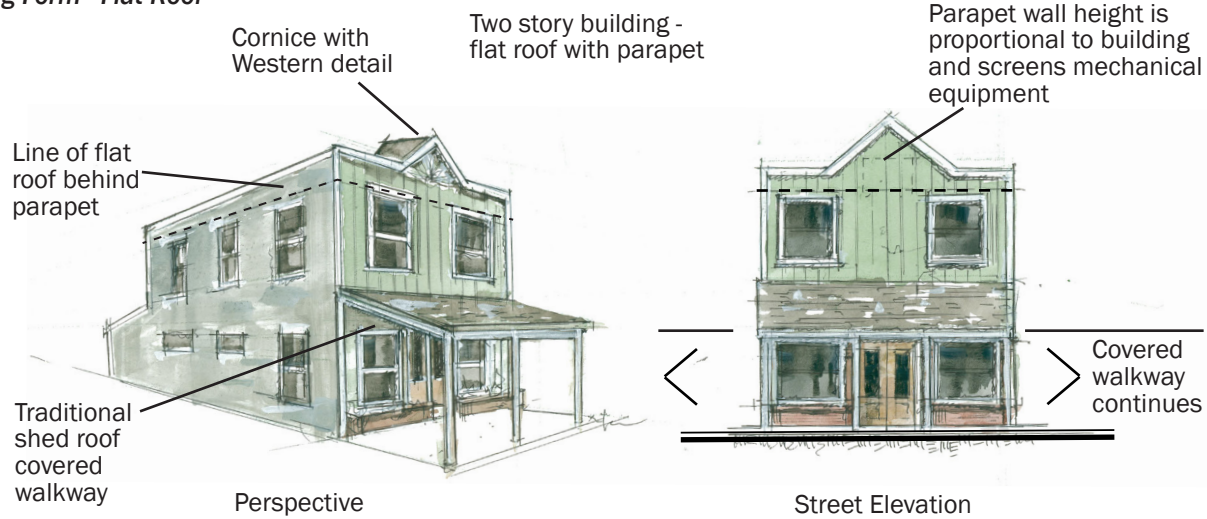
- Include a false front or parapet with Western details in conjunction with flat and shed roof design.
- Design gable roofs with a singular ridge at the center, running perpendicular to the front wall. The gable roof form may be used with or without a false front or parapet.
- Incorporate parapet heights that are proportionate to the scale of the building and similar in height to others on the same block. Fully screen roof-top mechanical equipment with parapets.

Figure 25 - Historic Old Town Architectural Design

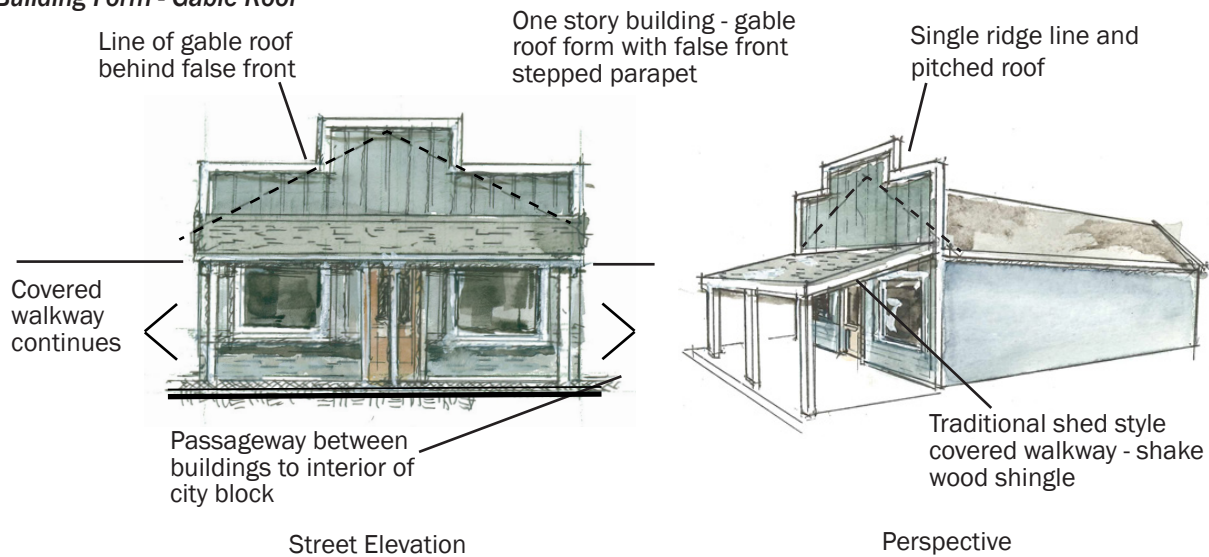


Figure 26 - Historic Old Town Building Form - Roofs

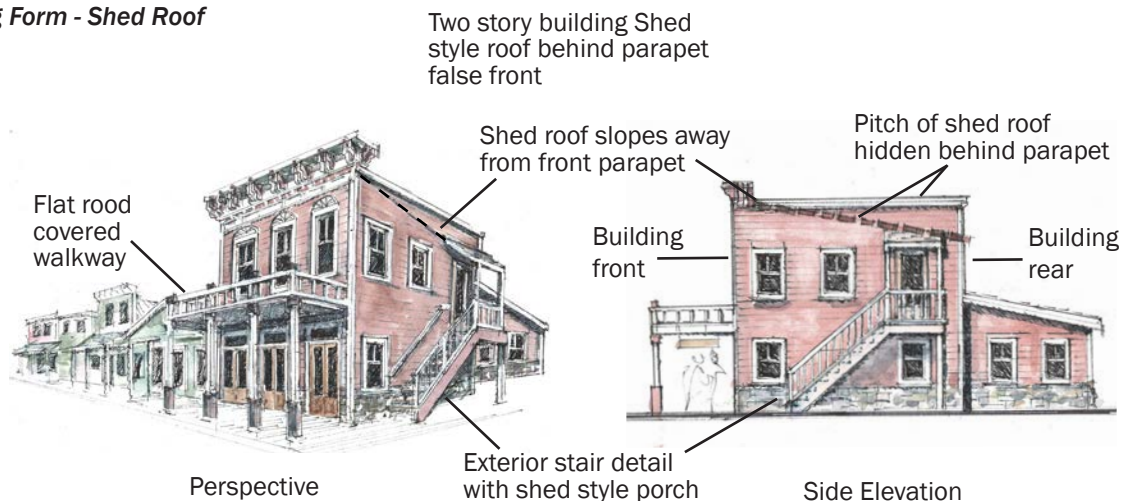
Building Form - Flat Roof



Building Form - Gable Roof



Building Form - Shed Roof



HOT 1.4 **Design** two and three story buildings to maintain the low, human scale of Historic Old Town.

Figure 27 - Historic Old Town Building Form - Two & Three Story

The three story corner building shown below illustrates some of the building features that maintain the low, pedestrian scale of the Historic Old Town Design District. These features include:

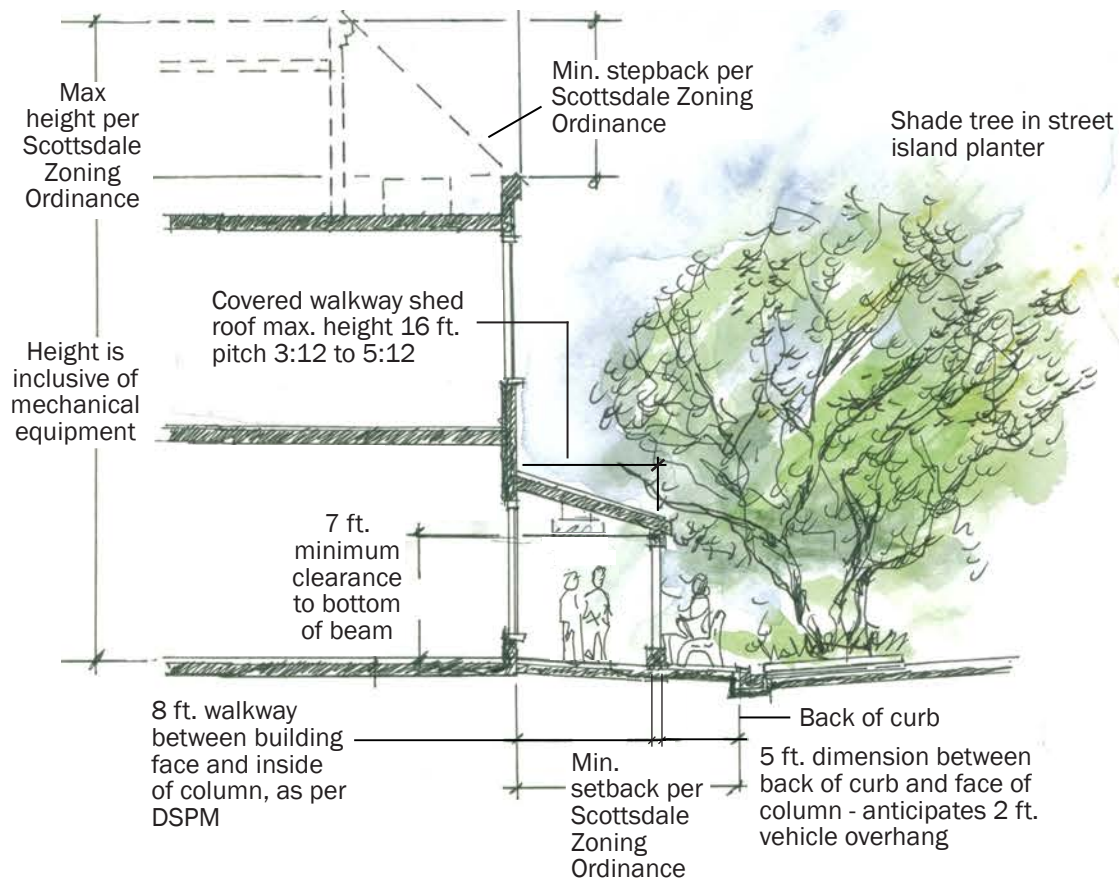


- 1 - Building length less than 75 ft.
- 2 - Terraces, balconies and covered walkways
- 3 - Third level building stepback
- 4 - Maximum building height - 40 ft.
- 5 - Building mass is divided into base, middle, and top sections (refer to Guideline 13.1)

HOT 1.5 Design covered walkways on a single building to include the following features:

- Shed or flat roof form, maximum height of 16 feet
- Wood post and beam support structure
- Square, rectangular, or round wood column supports
- Column cross sectional area of less than 1 sq. foot
- Columns spaced at a minimum of 10 feet and a maximum of 15 feet on-center
- Wood shake shingles
- Eight-foot walkway width

Figure 28 - Historic Old Town Shed Roof Covered Walkway Cross-Section



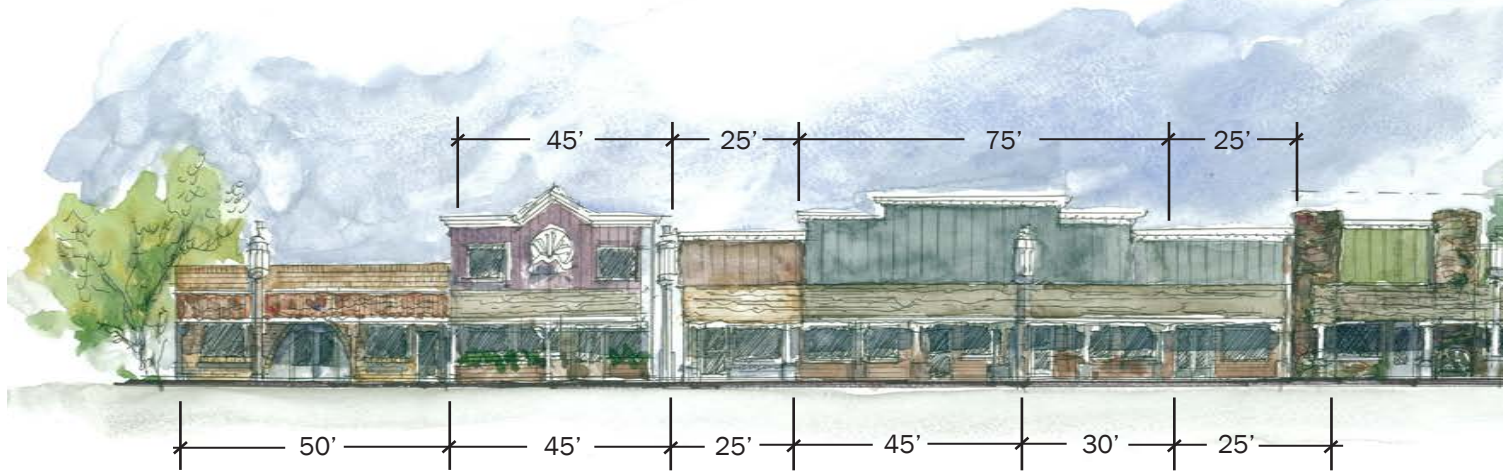
STOREFRONT DESIGN

HOT 2. Design building storefronts for merchandise display and pedestrian appeal.

HOT 2.1 **Maintain** a running building elevation of no more than 75 feet.

HOT 2.2 **Provide** at least one storefront entrance per building, with a maximum separation between entrances of 50 feet.

Figure 29 - Historic Old Town Building Design - Length of Building Elevation & Apparent Storefronts



Building Length

Building elevations that exceed 75 feet in length are discouraged.

Storefront Width

The width of storefronts on this blockface range from 25 feet up to 50 feet. Dividing the long elevation into multiple storefronts maintains pedestrian appeal beneath the covered walkway.



The clear glass windows of this retailer are deeply recessed into the stone wall, providing a sense of the wall massing.



This storefront incorporates a traditional style covered walkway, wood-frame windows and a brick wainscot below board and batten siding. The storefront has multiple entrances and doorways that are recessed as well as decorative Western details.



Avoid long spatial gaps on street facing elevations as depicted. Utilize building design to create visual interest for pedestrians.

HOT 2.3 **To provide** visual transparency into a building at the street level, design storefronts with clear glass openings equal to fifty to seventy percent (50 - 70%) of a the storefront area.

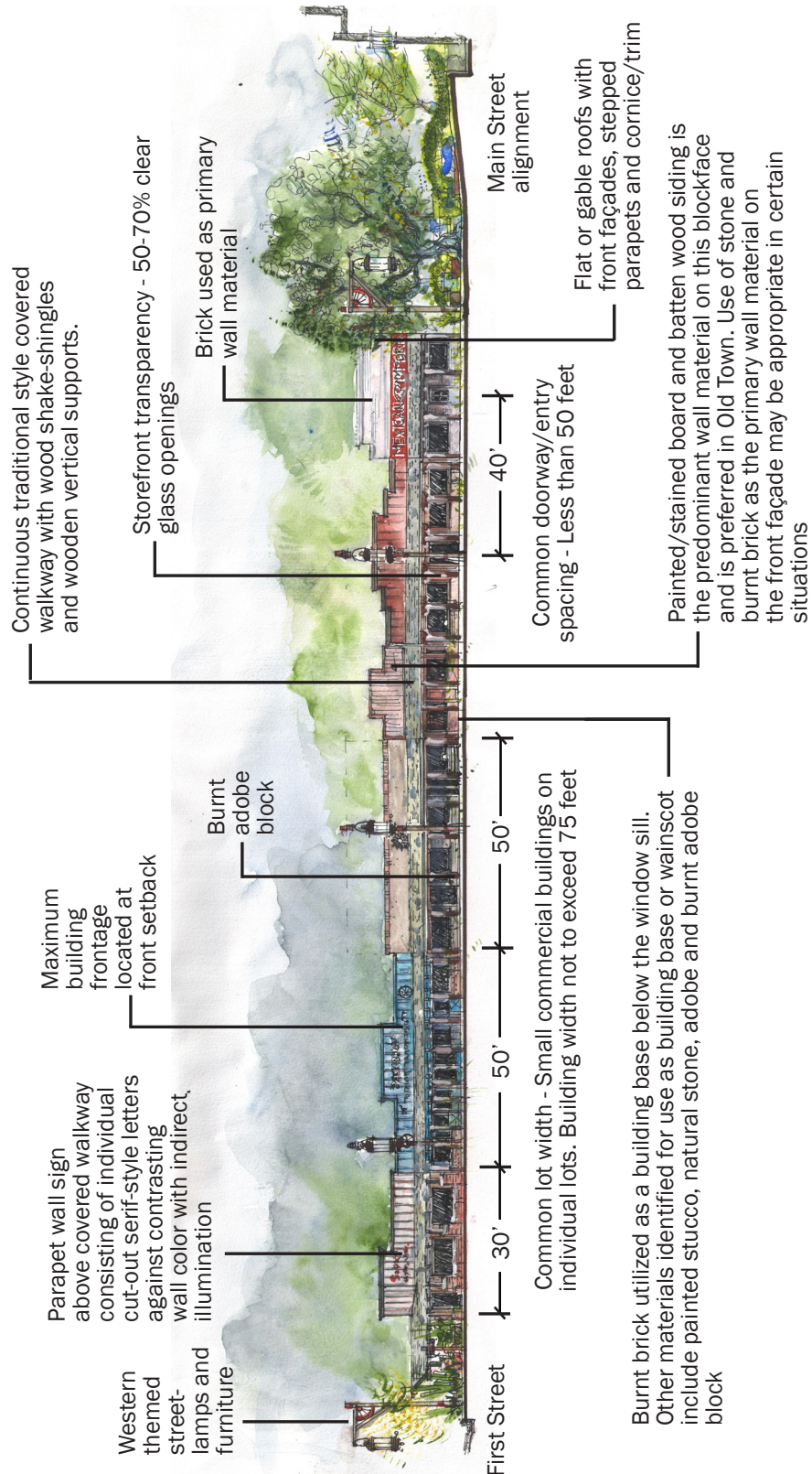
HOT 2.4 **Design** storefront windows with sills at least 10 inches, but no more than 36 inches above the sidewalk. Maintain at least a ten-inch high, solid kick-plate as the bottom panel of operable, floor to ceiling windows and doors to continue the pattern of building base treatments.

HOT 2.5 **Align** window sills, headers, brick courses, banding and other horizontal architectural elements with those of adjoining buildings to increase design continuity and strengthen patterns that unify the block.

HOT 2.6 **Utilize** a commercial grade, transparent, single or multi-light wood frame door, or other Frontier Town, Western compatible design, within a solid wall. Whenever possible, install doors so that the threshold is flush with the finished surface of the adjoining sidewalk or exterior walkway for ease of access.

Figure 30 - Historic Old Town: Brown Avenue Elevation

Buildings on Brown Avenue exhibit the Frontier Town, Western details that help define the Historic Old Town Design District.





ENCOURAGED - Decorative iron work that enhances the building character while introducing an element of security.



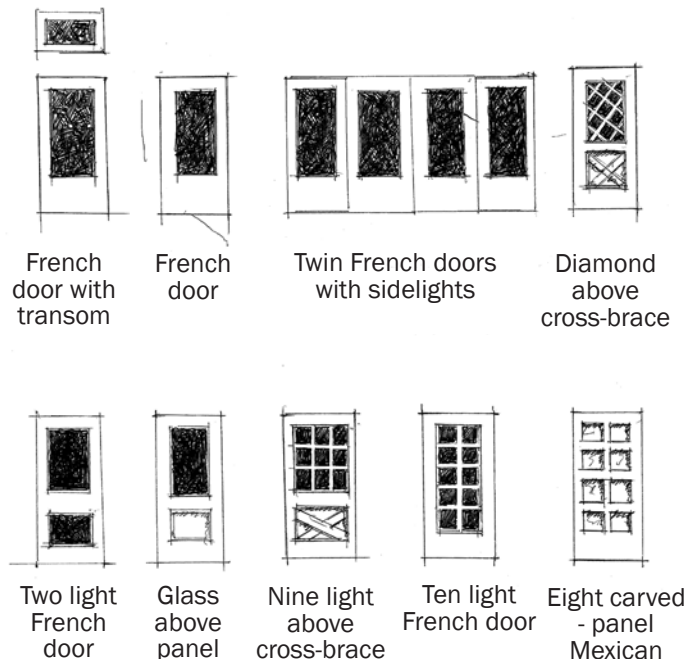
DISCOURAGED - Exterior mounted, roll-down, security doors on storefronts.

HOT 2.7 **Security** features that contribute to building design, such as decorative, sculptural or custom designed grills and gates or security barriers internal to the storefront and fully screened during business hours, are encouraged.

HOT 2.8 **Exterior-mounted**, roll-down security shutters are strongly discouraged on street-facing building façades and storefronts.

HOT 2.9 **Exterior-mounted**, roll-down security shutters may be considered on other building elevations such as the back of a building that faces an alley or service area.

Figure 31 - Historic Old Town Doorways



Depicted: Some of the most common door designs used on building storefronts in the Historic Old Town Design District.

COLORS, MATERIALS, & SITE FURNISHINGS

HOT 3. Select colors, materials, and site furnishings that reinforce the Frontier Town, Western character of Historic Old Town.

- HOT 3.1 **Materials** with natural or integral coloring are preferred. Avoid painting or staining natural stone and burnt brick, unless previously painted.
- HOT 3.2 **Wood**, stucco, and concrete surfaces may be protected from the elements and sun exposure through the use of compatible paints, stains, and clear coatings.
- HOT 3.3 **Utilize** opaque or semi-transparent desert tones for the main color of a building. Accent colors may be darker or lighter in contrast to the main color. Flat finishes are generally preferred.
- HOT 3.4 **Design** storefronts utilizing colors, materials and finishes already in use on the block and that are consistent with the desired Frontier Town, Western character. Some common materials, material combinations, and color choices used in Historic Old Town buildings include:
- Vertical, board and batten wood siding is the preferred wall material for storefronts. Other styles of wood siding that are consistent with the Frontier Town, Western character of the Historic Old Town Design District include tongue and groove, horizontal ship lap and clapboard wood siding;
 - Stucco - painted or integrally colored, light desert tones, used as a base below the window sill in combination with wood siding above;
 - Adobe or burnt adobe block, burnt brick or irregular-shaped brick, and natural stone; used as a base below the window sill in combination with wood siding above;
 - Building walls, other than storefronts, may include mortar washed concrete block, and painted, stained, or integrally colored concrete masonry units (CMU); and,
 - Stone and burnt brick used as the primary wall material on the front façade may be appropriate in certain situations. Successful examples include historic territorial buildings such as Johnny Rose's Pool Hall, First U.S. Post Office Building, and Farmer's State Bank (See Map 5 - Historic Old Town - Character Defining Buildings).
- HOT 3.5 **The unit** dimensions of materials help establish project scale. In Historic Old Town, materials with smaller scaled units are generally preferred.
- HOT 3.6 **Finish stucco** surfaces with a steel trowel or sponge float method to provide a smooth or textured surface.
- HOT 3.7 **Incorporate** Western-style details such as window and door hardware, hitching posts, benches, earthen pots, watering tanks, light fixtures, and swinging doors into building and site design.
- HOT 3.8 **Provide** broom finish, wood-plank texture pattern or brick-look pavement treatments that are compatible with other pavement applications along the same block face.



This sign features hand-crafted, torch cut letters, mounted above a stucco finished adobe wall - an appropriate sign for an historic blacksmith shop.



This sign represents cut-out letters applied to the painted wall surface and indirectly illuminated.



Shingle signs provide an opportunity to communicate business identification and reinforce Historic Old Town character.

SIGNS

HOT 4. Design signage to be compatible with building architecture and overall neighborhood character.

(Refer to Article VIII of the Scottsdale Zoning Ordinance)

The Frontier Town, Western character in Historic Old Town establishes the need for sign design that is simple, hand-crafted, and rustic.

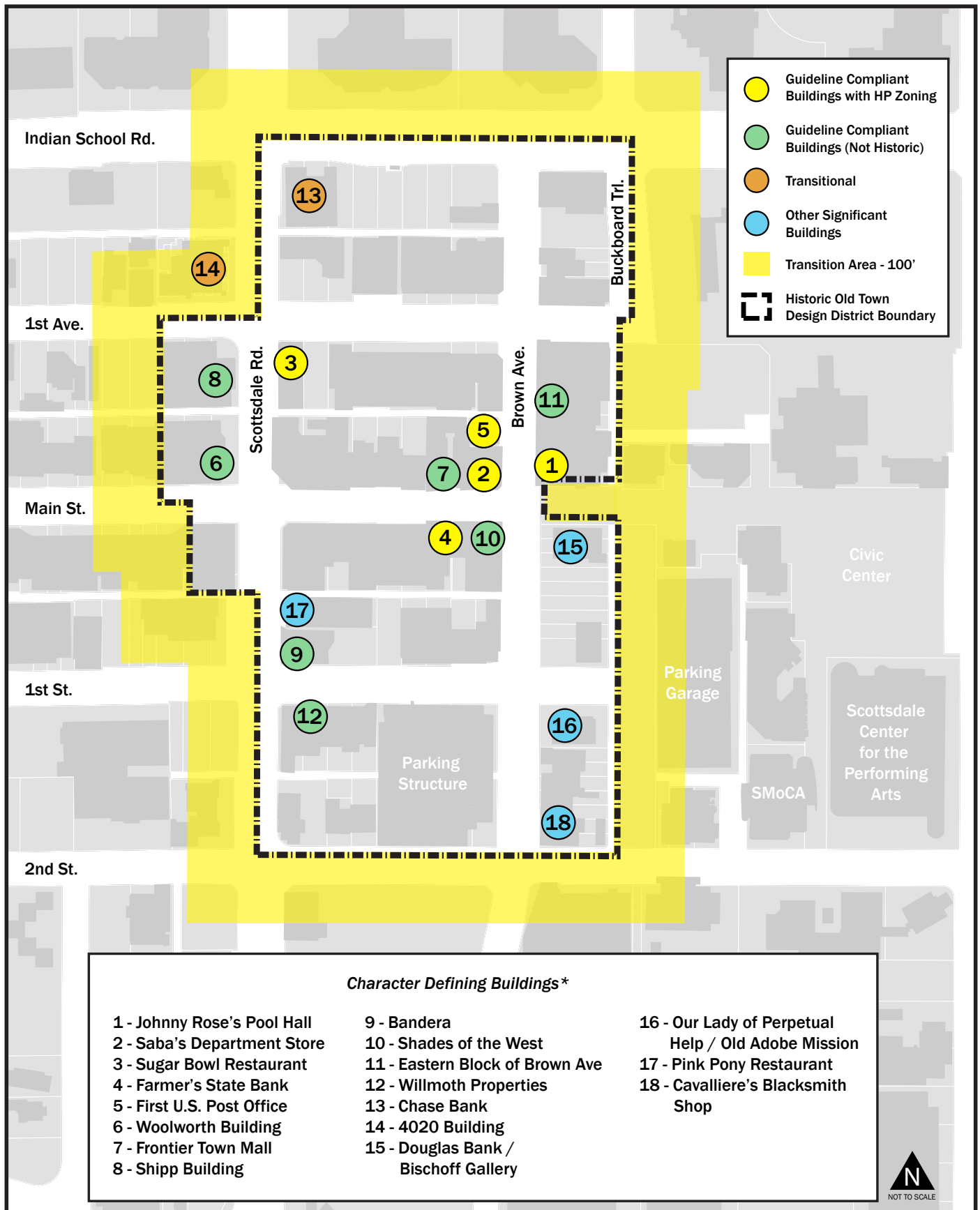
HOT 4.1 **Design** parapet wall signs located above covered walkways to be flat to the wall surface, composed of cut-out, bold stroke serif letters or similar Western-style typeface, and illuminated from an indirect, remote source.

HOT 4.2 **Maintain** a daylight contrast between sign copy and background of 40 - 70%.

HOT 4.3 **Provide** shingle signs under the covered walkway, and install perpendicular to the face of the building at a height no less than seven foot and six inches. Construct shingle signs of wood or rustic metal. Utilize indirect, remote source illumination. This illumination is most often from above, and recessed within, the structure of the covered walkway. Parallel canopy fascia signs and suspended canopies are discouraged.

HOT 4.4 **Illuminated** cabinet signs are strongly discouraged in Historic Old Town.

HOT 4.5 **Monument** signs are prohibited in Type 1 Development areas and strongly discouraged in other downtown areas.



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Map 5 - Historic Old Town - Character Defining Buildings

*See Historic Old Town Character Defining Buildings Compendium in the Appendix