

Simulations
Records Packet
Photos
All Graphics (no plans)

Overview of Scottsdale's Historic Preservation Program

Planning Commission Study Session
May 8, 2013

Presented by Don Meserve, AICP
Scottsdale's Historic Preservation Officer

BEGINNINGS

- Citizens advocated for HP during Scottsdale Shared Vision & CityShape 2020
- Council appointed Historic Resources Preservation Task Force – April 1997 Report
- Task Force Action Plan - form HPC, establish HP program, prepare HP ordinance, hire an HPO, and establish a Scottsdale Historic Register
- Historic Preservation Commission (HPC) established by CC in 1997 – charged with several responsibilities in action plan

1997 TF REPORT: Reasons for Historic Preservation

- Create sense of pride in our heritage
- Prevent loss of valuable resources
- Establish distinctive areas
- Create economic benefits by enhancing tourism and increasing property values

Historic Preservation and Archaeological Resources Ordinances, July 1999

- Prepared and recommended by HPC
- HP Ordinance is a Supplemental District in the Zoning Ordinance
- Archaeological Resources is in Chapter 46 of Scottsdale Revised Code

Purposes of Historic Preservation Ordinance

- Formalizes commitment to preservation
- Creates sense of pride in Scottsdale's history by designating special resources and prevents the loss of these valuable resources
- Defines procedures for identifying and preserving resources
- Establishing duties of HP Commission to oversee program – authorized HP applications by HPC

What HP Ordinance Does

- Designation criteria and process – select Best of the Best
- Property specific HP Plan after adoption – character defining features and guidelines
- Review process for exterior changes requiring building permit – staff approval or HPC review
- Review process for demolition of listed properties – maximum 1 year stay

*No change in underlying zoning; no project

Criteria for Designation (6.113.A)

- Associated with significant historical event, OR
- Associated with significant people in our past, OR
- Work of a master, possesses high artistic value or contains special type of construction, OR
- Yields, or is likely to yield, important information in prehistory (archaeological sites), AND
- Retains its integrity and has the physical features to convey its historic significance

HP Designation Process – Overlay Zoning

- Historic Context and Survey of Resources – Places of Worship context and survey completed 2010/11
- HP Commission & HPO evaluate resources and select best example for designation (2/12) – Apply criteria for designation and work with owners on proposed recognition
- HPC initiates HP overlay zoning cases – treated as City-initiated applications; conduct open houses
- Three Public Hearings – HPC, PC and CC

Role of PC on HP Overlay Zoning Cases

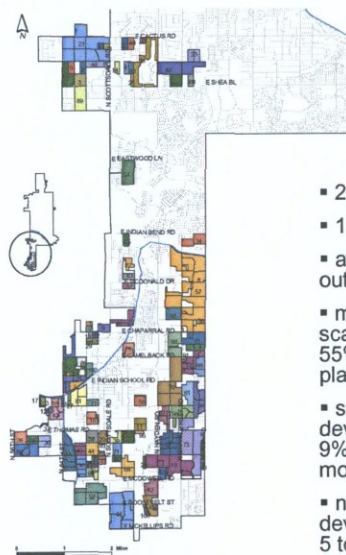
- **Section 1.607.A.** The findings of the Planning Commission on a zoning map amendment shall include a determination that the proposed zonings map amendment is consistent with the adopted General Plan.

Role of PC on HP Overlay Zoning Cases

- **Section 6.118.D.** At its public hearing on the request to place HP District overlay zoning on the property, the Planning Commission shall consider the application for HP District designation, the Historic Designation Report, and the recommendation of the Historic Preservation Commission. (Notice per Section 1.605)

9 Completed Scottsdale Historic Contexts

- An Overview of Scottsdale's Prehistoric Sites, 2003
- Early Town Buildings 1892-1933
- Scottsdale's Development as an Arts and Tourist Destination
- Ranching in North Scottsdale
- Postwar Multifamily Housing Survey, 1946-1965
- Postwar Modern Housing and a Geographic Information System Study of Scottsdale Subdivisions, 1946-1973
- Scottsdale Places of Worship, 1945-1973, Scottsdale
- Scottsdale's Postwar Townhouses, 1960-1974
- A Modern Dynamic City – Scottsdale City Planning, Public Bldgs. & Development, 1961-1979



Scottsdale's subdivision characteristics

- 236 individual plats
- 103 developments
- approximately half were outside city limits
- mainly small to medium scale building operations: 55%, 1 plat; 28%, 2 to 3 plats
- some large scale developments: 9%, 4 to 5 plats; 8%, 6 or more plats
- number of lots per development ranges from 5 to over 1,000; average is 137 lots

Scottsdale's Postwar Subdivisions
1946-1973

Source: Adapted from Maricopa County
Assessor data 1999

Summary of Scottsdale Historic Register

- 8 Early Town Bldgs., 1892-1933 – Old Town including OLP Mission Church
- 7 Arts and Tourism Properties – Taliesin West, Hotel Valley Ho, Cattle Track
- 3 Residential Historic Districts – Village Grove 1-6, Town and Country Scottsdale, and Villa Monterey Units 1-7
- 3 Pending Places of Worship in 2013

Questions/Comments

?



Glass & Garden Community Church, The Garden Church HP Overlay Zoning

14-ZN-2012/5-HP-2012
Planning Commission
May 8, 2013

Coordinator: Don Meserve, AICP,
Historic Preservation Officer

Glass & Garden Community Church



CONTEXT AERIAL

14-ZN-2012/5-HP-2012


Glass & Garden Community Church
8620 E McDonald Drive

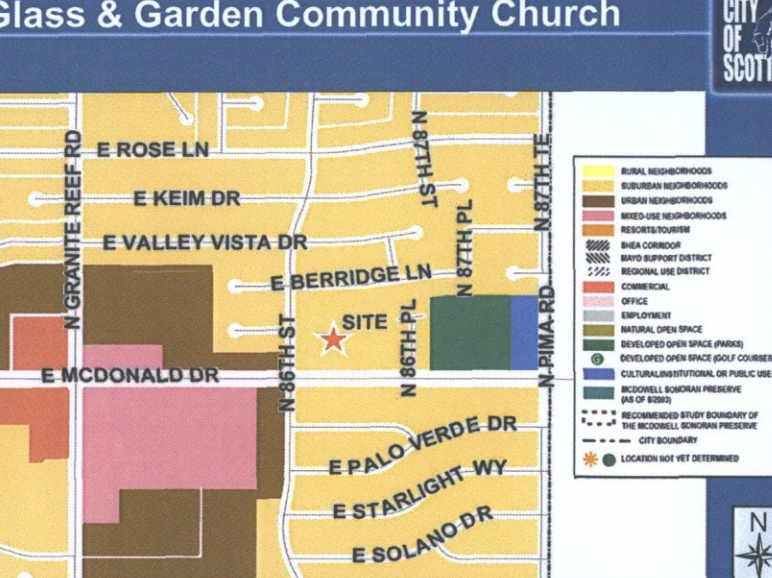
CITY OF SCOTTSDALE

CLOSE AERIAL

14-ZN-2012/5-HP-2012

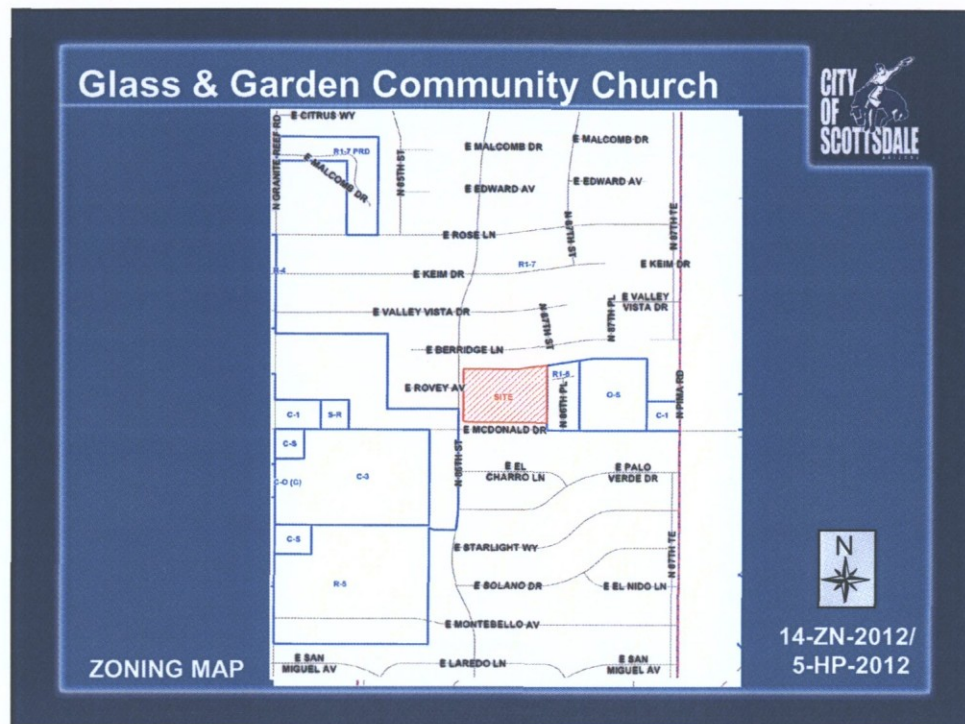
Glass & Garden Community Church





LAND USE

14-ZN-2012/5-HP-2012



Consistent with 2001 General Plan



Character and Design Element

Scottsdale Values...

- Protection of significant historic buildings and settings.

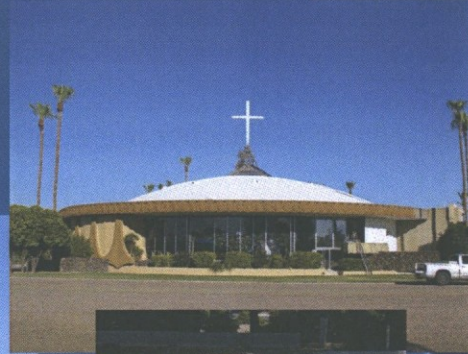
Goal 3.

- Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

Unique 1966 Walk-In, Drive-In Church Design



- The church was designed with a large wall of glass to the east; people could view & hear the service from their cars
- Founding Pastor Goulouze knew Rev. Schuller of Garden Grove walk-in, drive-in church



Uncommon round plan – newer design



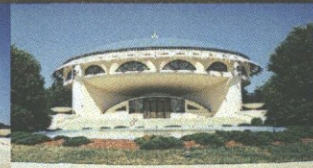
International

- Felix Candela
- Oscar Niemeyer



National

- Frank Lloyd Wright
1961 in Wisconsin

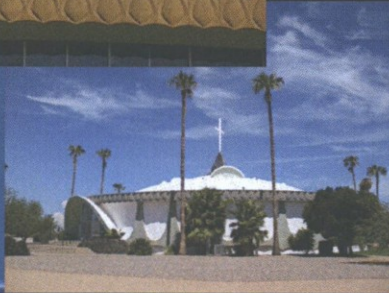
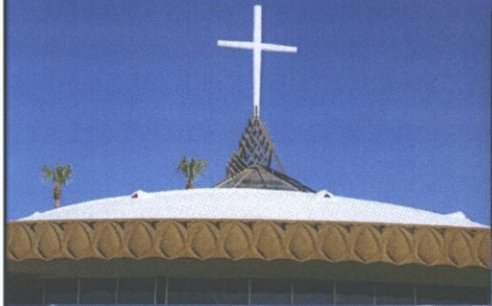


Local

- God's Grace Church



Large-Span Thin Shell Concrete Dome

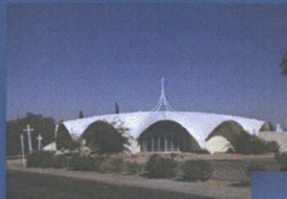


John K. Parsons,
Engineer
136' dome
poured in one
day

Other John K. Parsons Projects



Los Arcos Methodist Church
(Demolished in 2012)



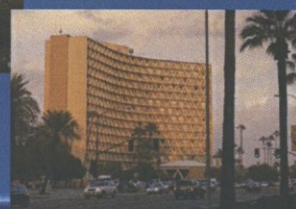
Saint Maria Goretti
Catholic Church



Skydome at NAU



Manzanita Hall at ASU

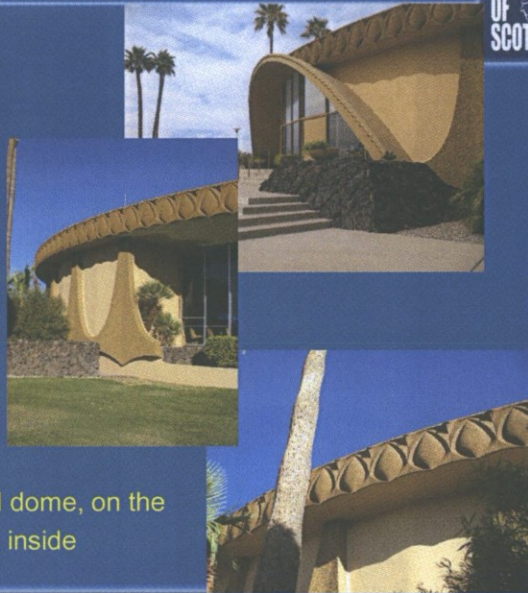


Other architectural features

Arched entrance and volcanic rock walls

Pairs of elliptical columns around cylinder with integral stone aggregate; elliptical windows

Decorative pre-cast concrete trim around dome, on the outdoor balcony and inside



HPC recommendation for approval

Distinctive type, period, or method of construction; possesses high artistic value; or work of a master (Criterion 6.113.A.3)

- Unique walk-in, drive-in 1966 church design and uncommon circular sanctuary layout
- Artistic design by E. Logan Campbell, Architect
- Innovative use of large-span thin shell concrete dome by John K. Parsons, Engineer
- Attractive architectural elements in stained glass skylight, metal sculpture, arched entry, decorative pre-cast concrete details and glass walls





Holy Cross Lutheran Church HP Overlay Zoning

15-ZN-2012/6-HP-2012

Planning Commission

May 8, 2013

Coordinator: Don Meserve, AICP,
Historic Preservation Officer

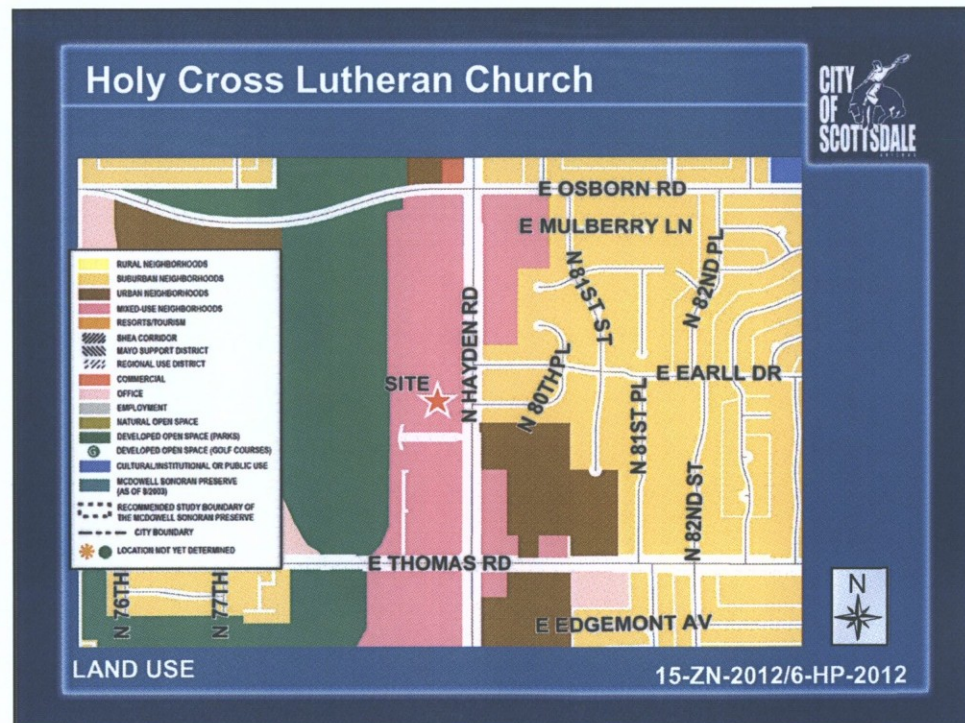


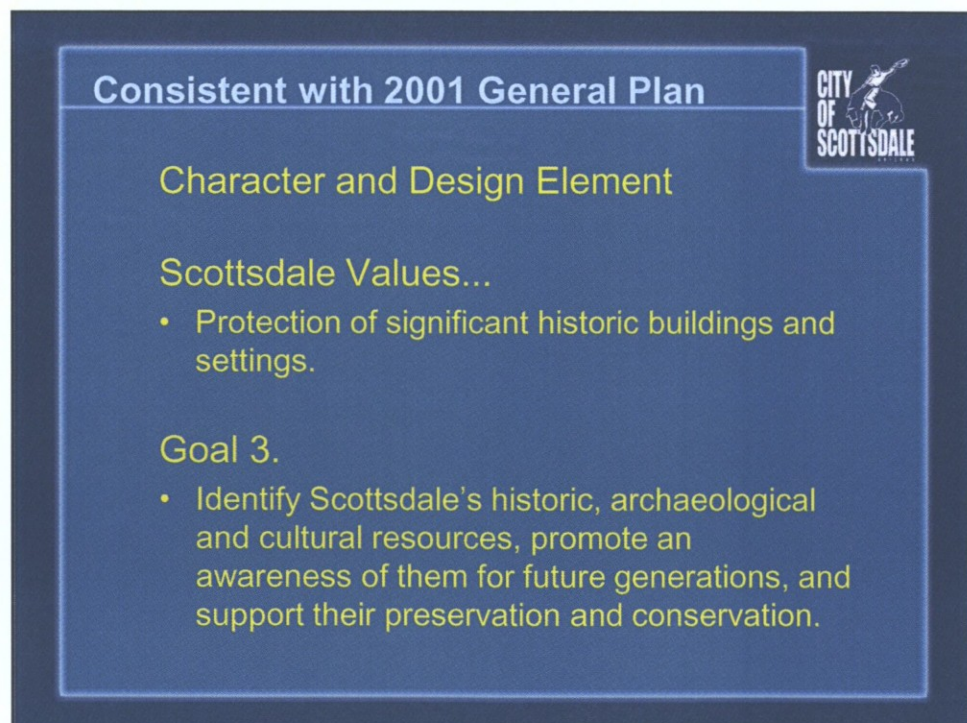
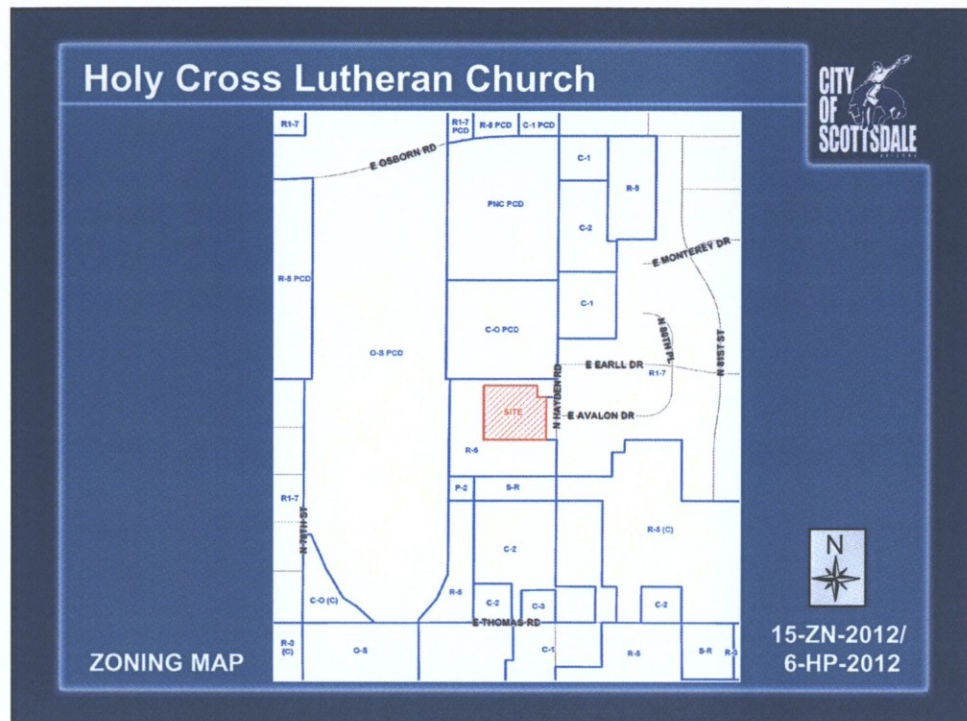
Holy Cross Lutheran Church



CONTEXT AERIAL

15-ZN-2012/6-HP-2012





Creative/innovative uses of concrete

- Varied roof forms: Sanctuary roof curved



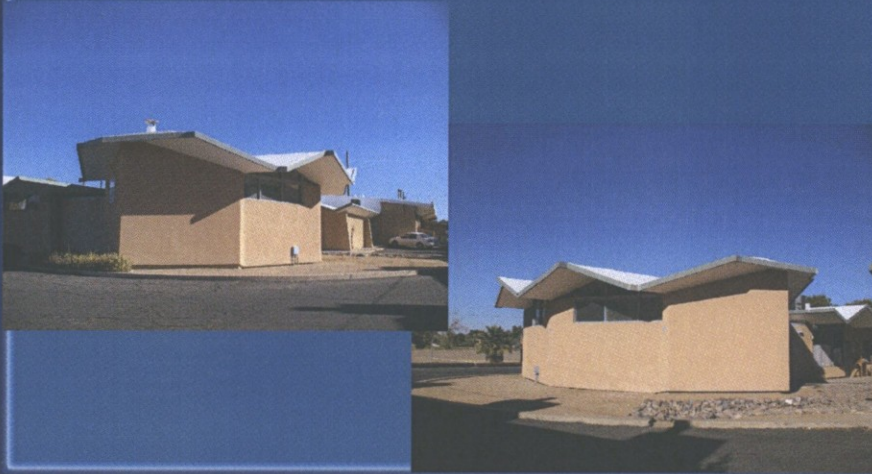
Creative/innovative uses of concrete

- Varied roof forms: folded plate on two 1964 Sunday school wings



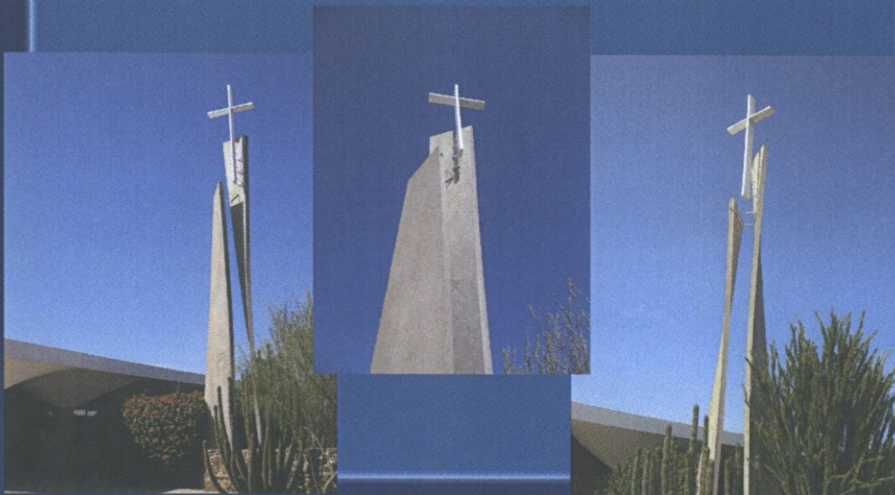
Creative/innovative uses of concrete

- Varied roof forms: Chapel folded plate roof over 8-sided worship space



Creative/innovative uses of concrete

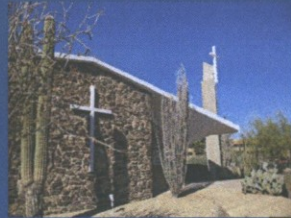
- Cross tower is two free-standing ribbons of concrete that twist 45+ degrees as they rise



Other architectural features



Stone wall and tall windows at street



Wall of windows and windows to ceiling



HPC recommendation for approval



Distinctive type, period, or method of construction; possesses high artistic value; or work of a master (Criterion 6.113.A.3)

- Creative/innovative roof forms and use of concrete
- Innovative use of thin shell concrete curved roof sections on sanctuary
- Artistic 1961 design by William D. Knight, Jr., Architect
- Attractive architectural elements and use of local materials in stone and brick walls, tall windows, walls of glass

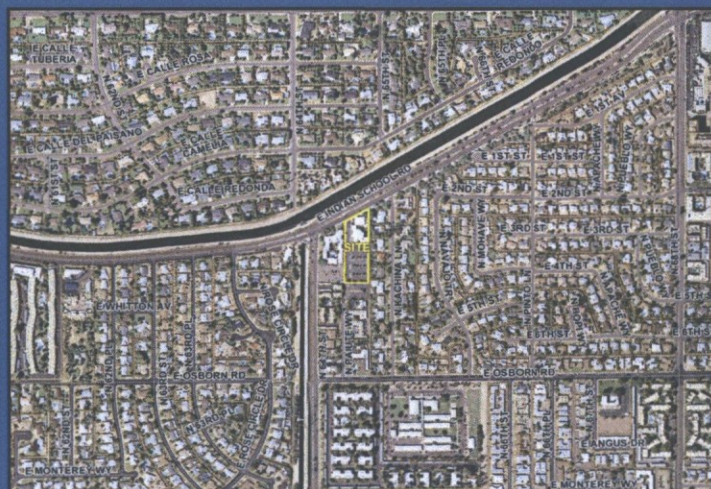


First Church of Christ, Scientist HP Overlay Zoning

5-ZN-2013/1-HP-2013
Planning Commission
May 8, 2013

Coordinator: Don Meserve, AICP,
Historic Preservation Officer

First Church of Christ, Scientist



CONTEXT AERIAL

5-ZN-2013/1-HP-2013

First Church of Christ, Scientist

6427 E Indian School Road



CLOSE AERIAL

5-ZN-2013/1-HP-2013

First Church of Christ, Scientist



LAND USE

5-ZN-2013/1-HP-2013



Consistent with 2001 General Plan

Character and Design Element

Scottsdale Values...

- Protection of significant historic buildings and settings.

Goal 3.

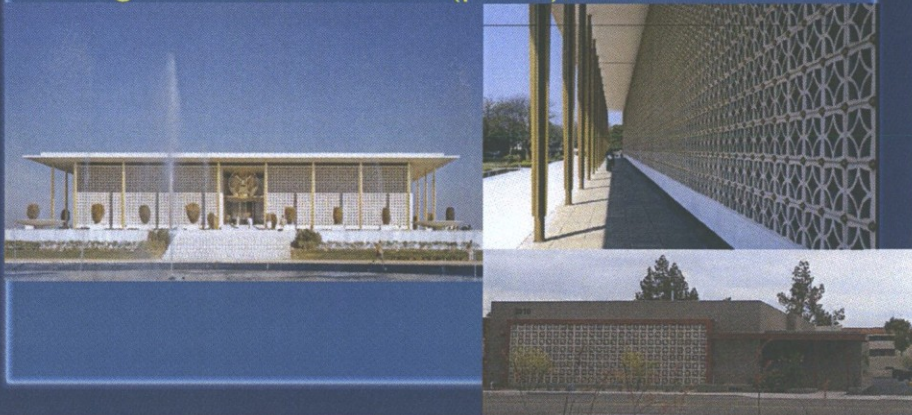
- Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

CITY OF SCOTTSDALE

Creative/innovative uses of concrete



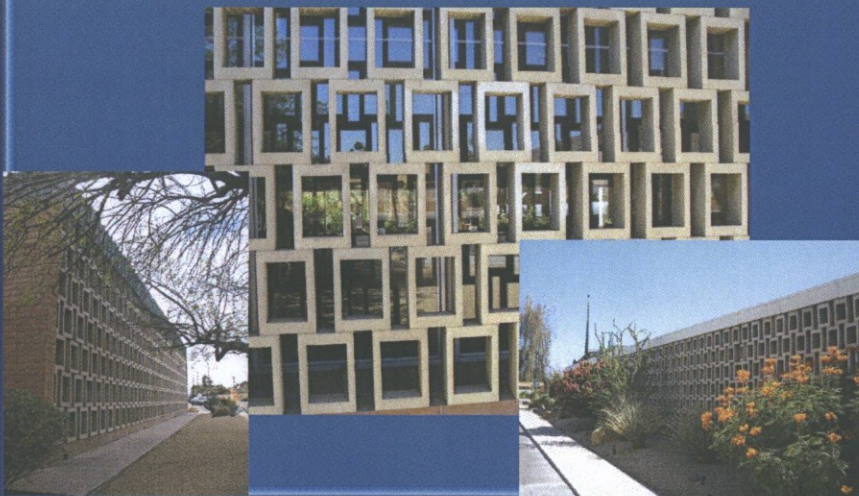
Screen walls, also called 'Brise Soleil', were used by Edward Durell Stone and other architects during this period - New Delhi embassy, AZ legislature, the Parlor (pizza), etc.



Creative/innovative uses of concrete



- Pre-cast rectangular concrete block screen walls



Creative/innovative uses of materials

- Southwestern materials – copper trim and fired adobe bricks



Creative/innovative uses of concrete

- Pre-cast roof sections with cantilever beyond support columns or walls and interior recesses



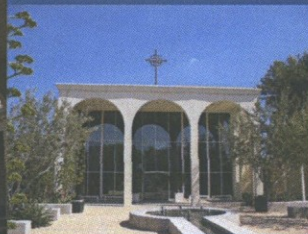
Creative/innovative uses of concrete

- Half-circle classroom with radiating beams



T. S. Montgomery – Master Architect

Craftsman Court
5th Avenue, Scottsdale



St. Barnabas on the Desert, PV

Other architectural features



The entrance on the west side is framed by three rectangular openings around the solid wooden doors and tall flanking windows; matching doors and windows across from entry leading into courtyard

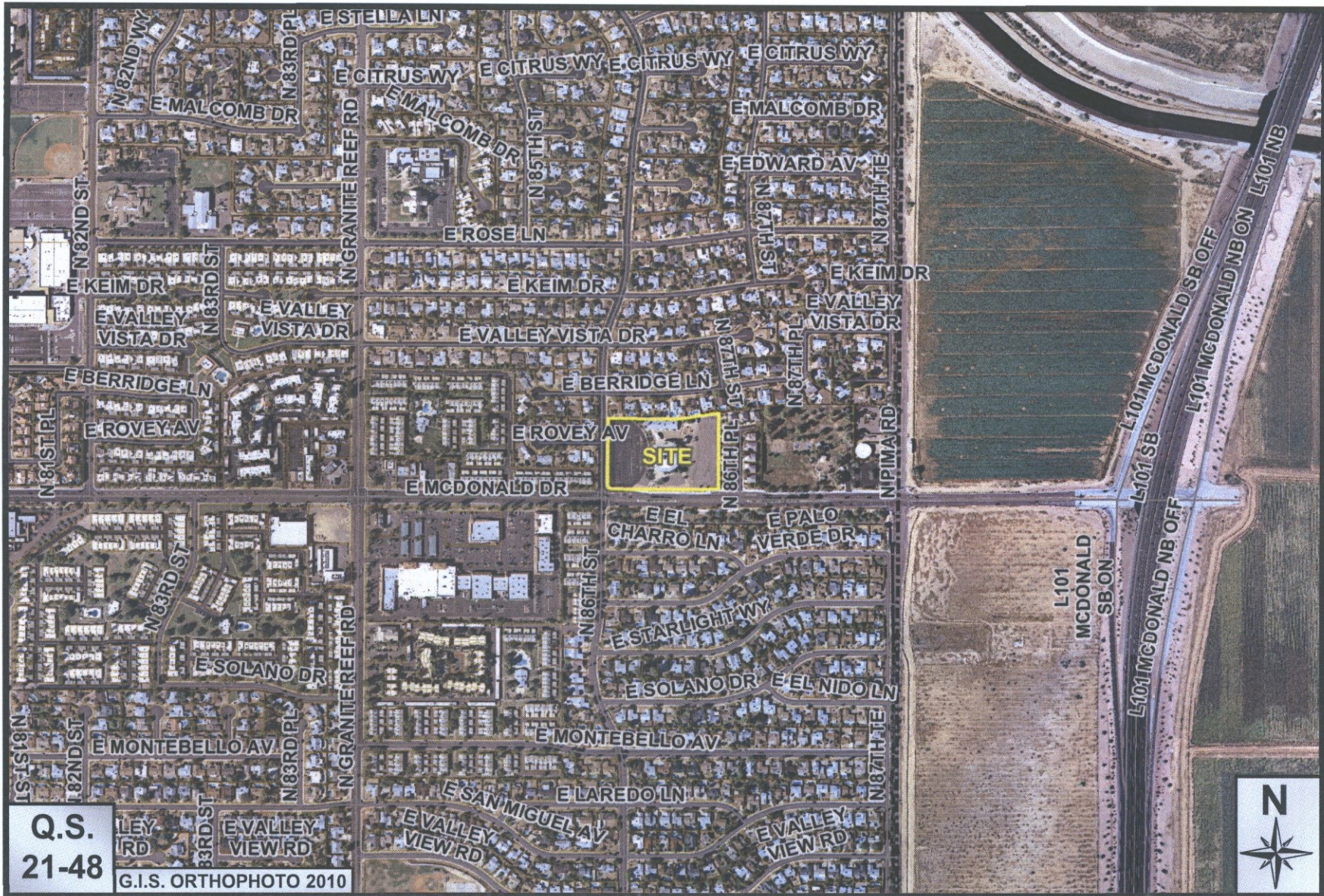


HPC recommendation for approval



Distinctive type, period, or method of construction; possesses high artistic value; or work of a master (Criterion 6.113.A.3)

- Creative/innovative of pre-cast concrete block for screen walls
- Innovative use of pre-cast concrete roof
- Artistic 1962 design by T. S. Montgomery, a master architect
- Attractive architectural elements and use of Southwestern materials – copper and adobe brick



Glass & Garden Community Church Historic Preservation Overlay Zoning



Glass & Garden Community Church Historic
Preservation Overlay Zoning

14-ZN-2012

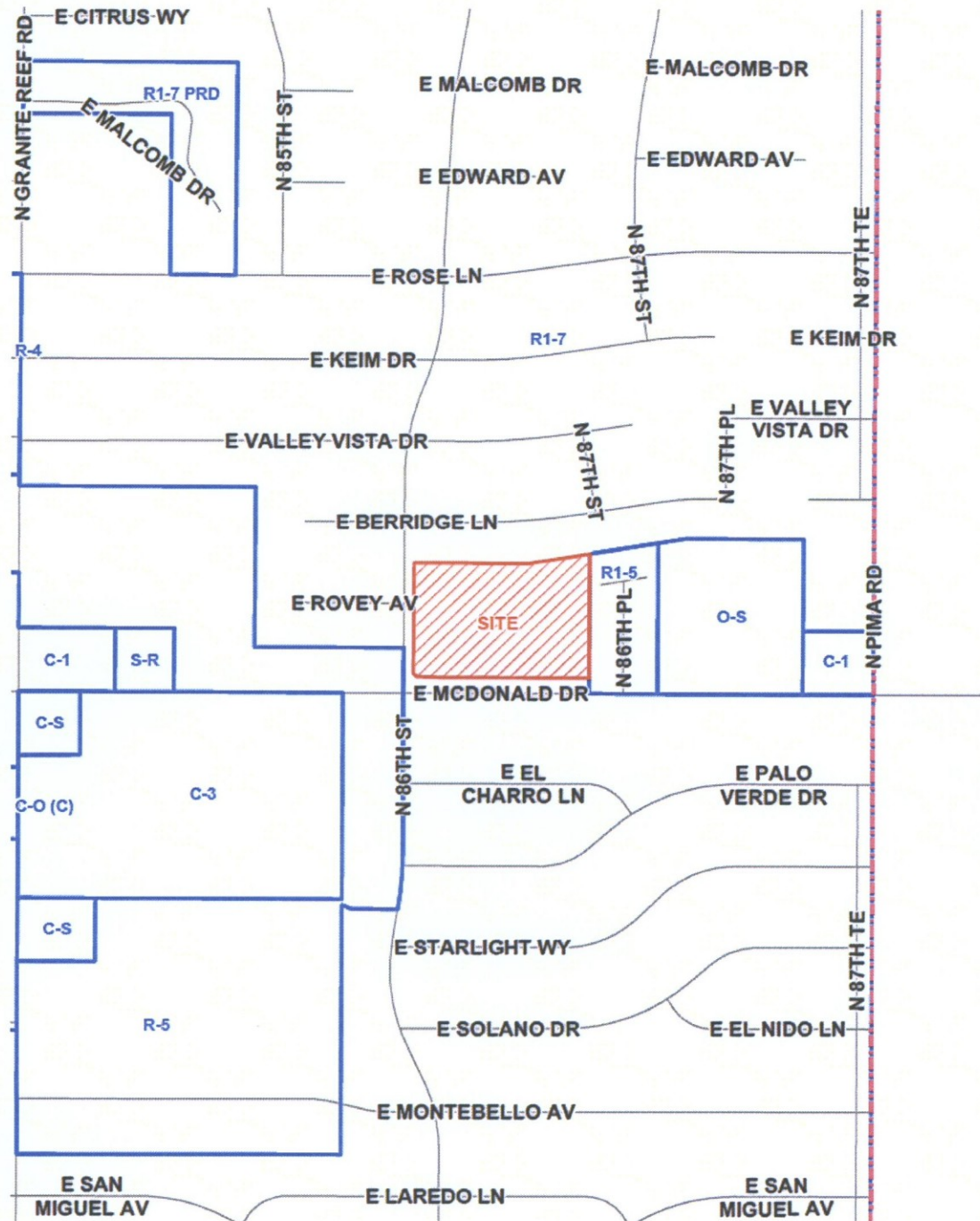
ATTACHMENT #2A

The map shows a grid of streets. The site is located at the intersection of E Berridge Ln and N 86th St, marked with a red star. To the west of the site is a large brown area. To the east is a green area and a blue area. To the south are E Palo Verde Dr, E Starlight Wy, and E Solano Dr. To the north are E Rose Ln, E Keim Dr, and E Valley Vista Dr. The map also shows N 87th St, N 87th Pl, N 87th Rd, and N Pima Rd. The site is located between N 86th St and N 87th St.



14-ZN-2012
ATTACHMENT #3

Zoning Map



14-ZN-2012
ATTACHMENT #5

SCOTTSDALE PLACES OF WORSHIP

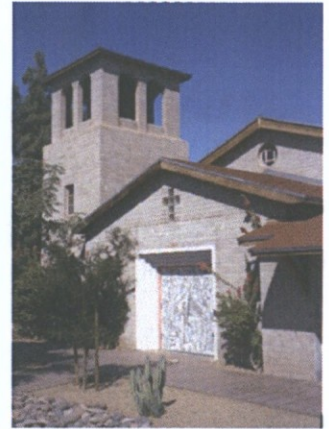
TOP FIVE IDENTIFIED BY HPC FEBRUARY 9, 2012

Ascension Lutheran Church

7506 E. Indian School Road (now city offices)

Date: 1952

Architect: Unknown



First Church of Christ Scientist

6427 E Indian School Road

Date: 1962

Architect: T. S. Montgomery



Glass and Garden Community Church

8620 E. McDonald Drive

Date: 1966

Architect: E. Logan Campbell



Holy Cross Lutheran Church

3110 N Hayden Road

Date: 1961

Architect: William D. Knight Jr.



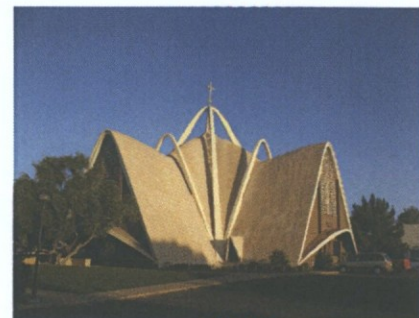
Saint Maria Goretti Catholic Church

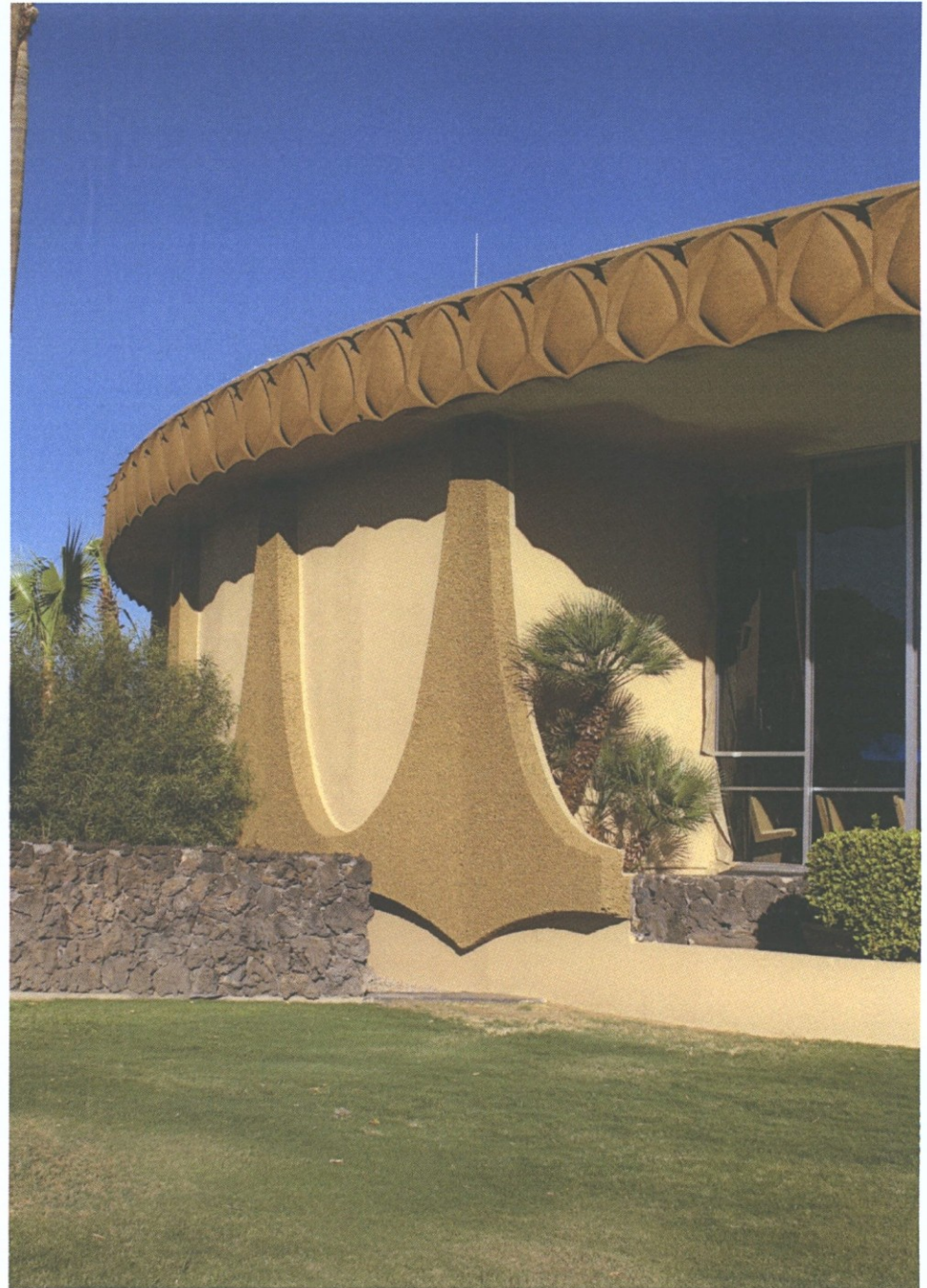
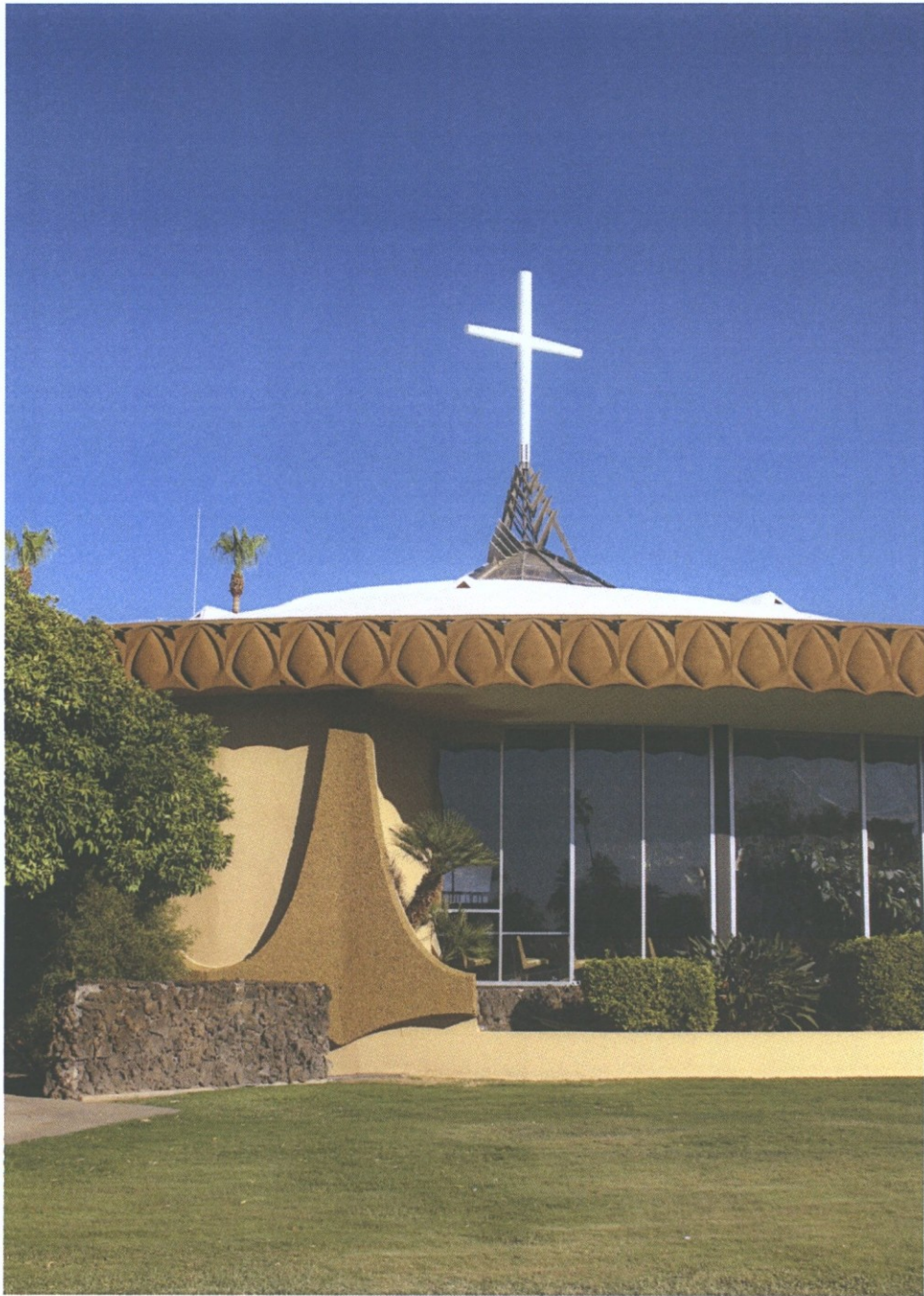
6261 N. Granite Reef Road

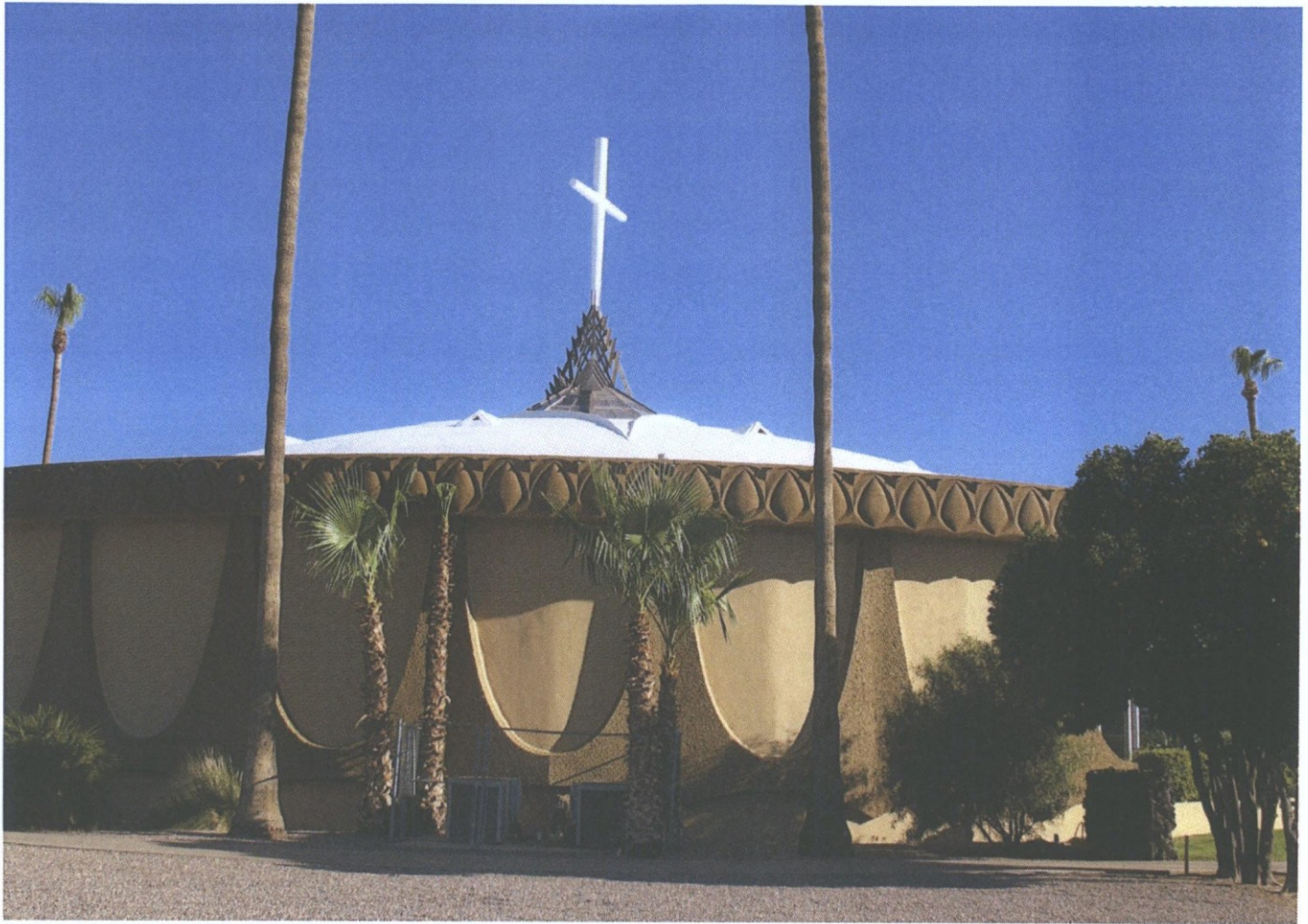
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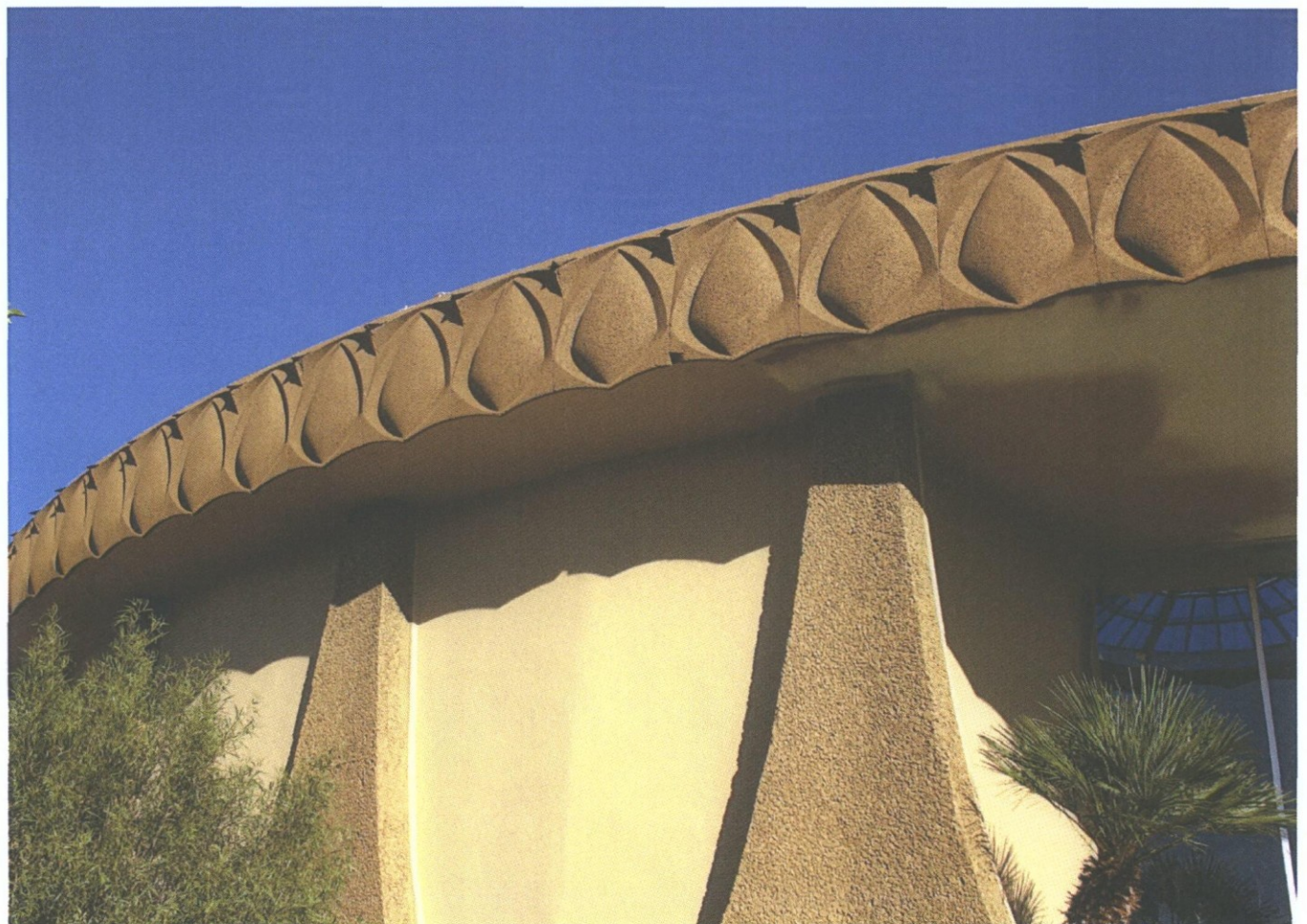
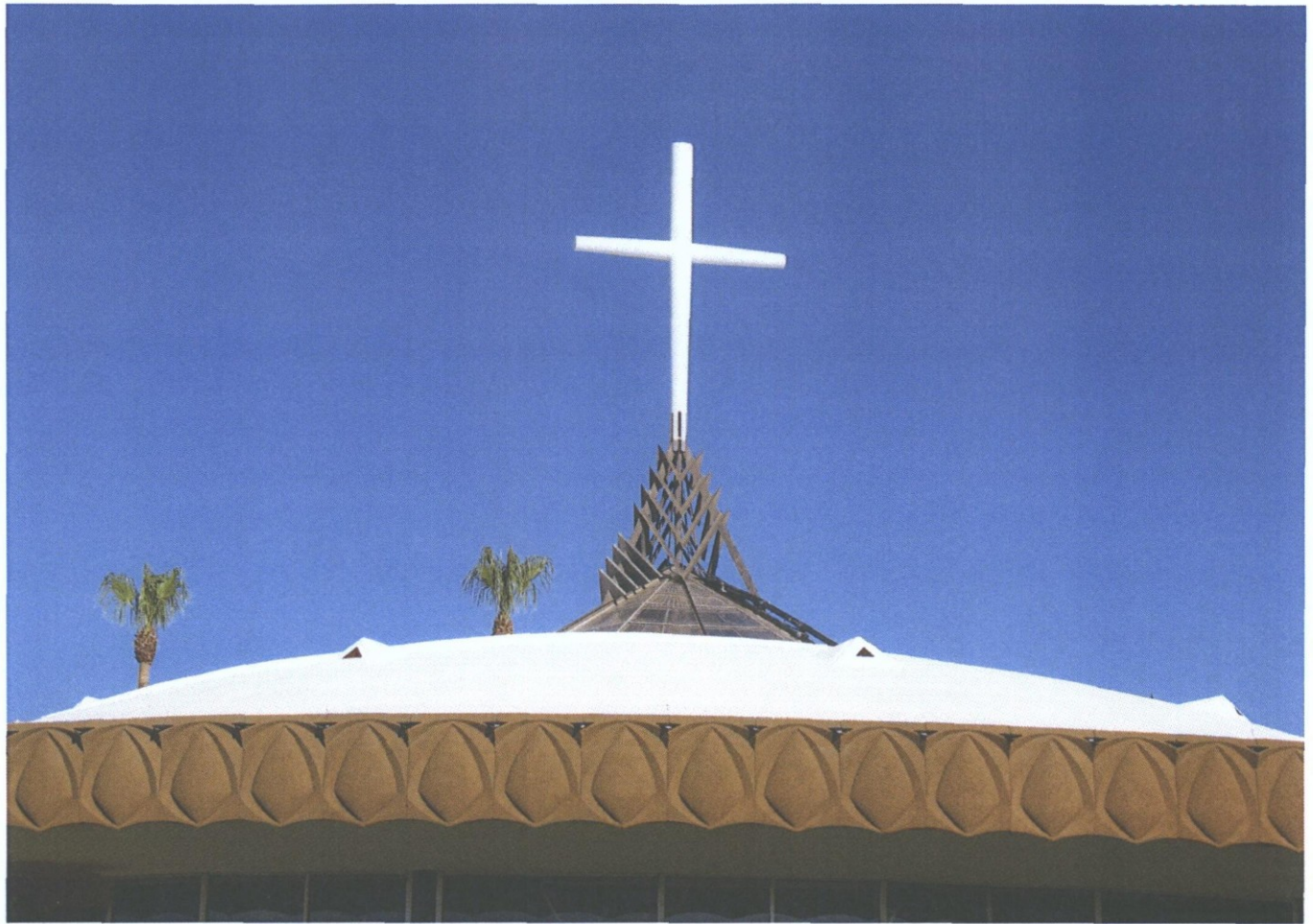
Architect: Wendell E. Rossman & Associates

Engineer: John K. Parsons

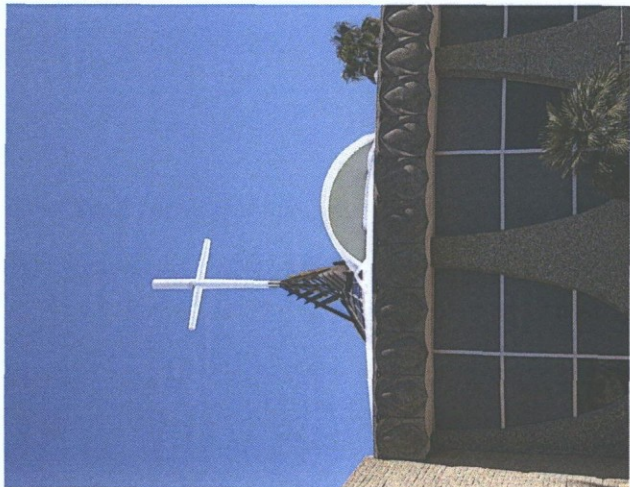
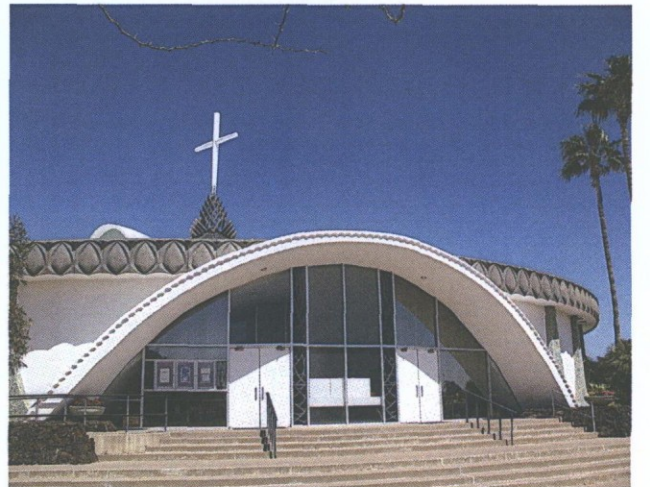
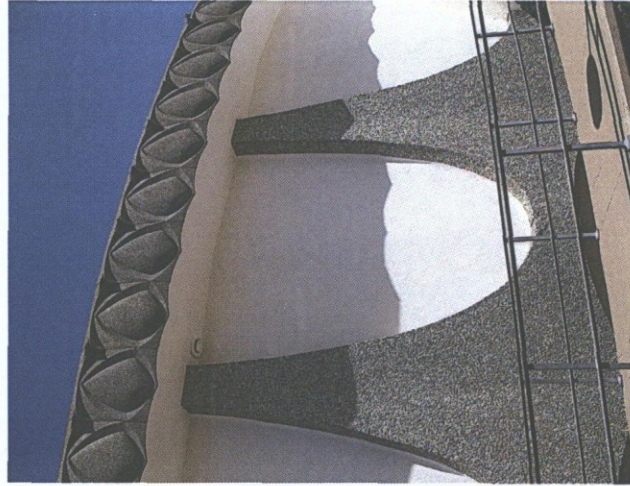
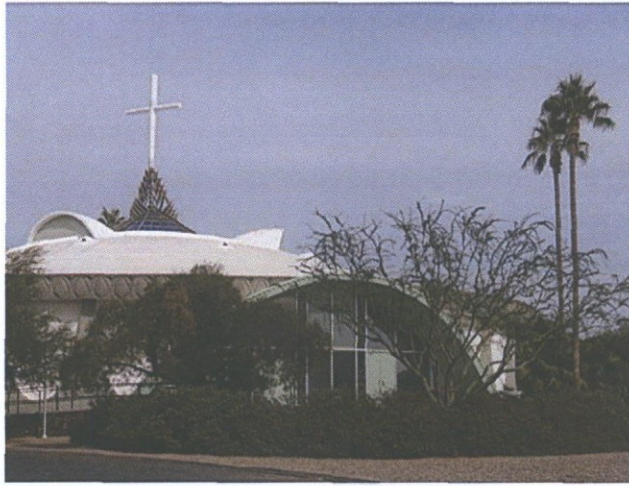


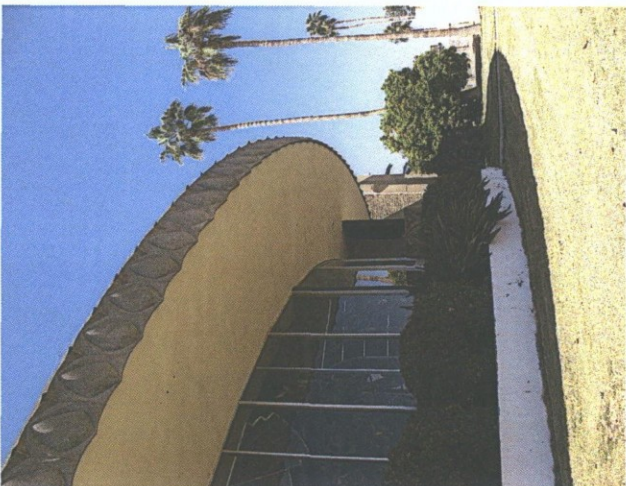
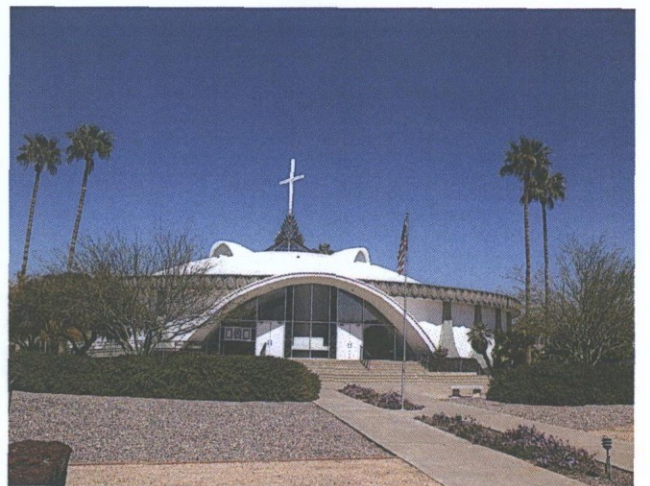
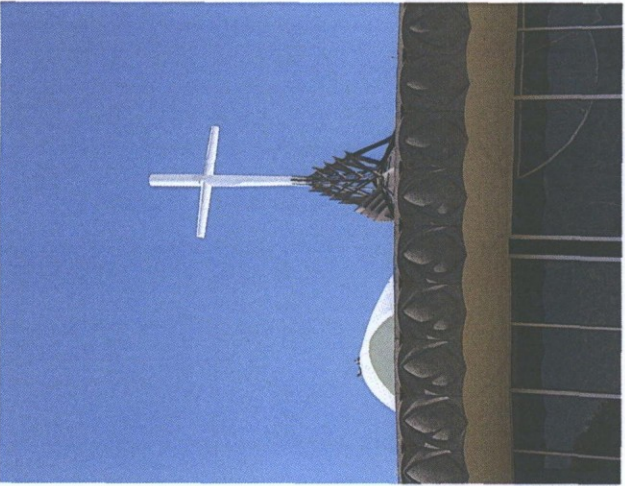
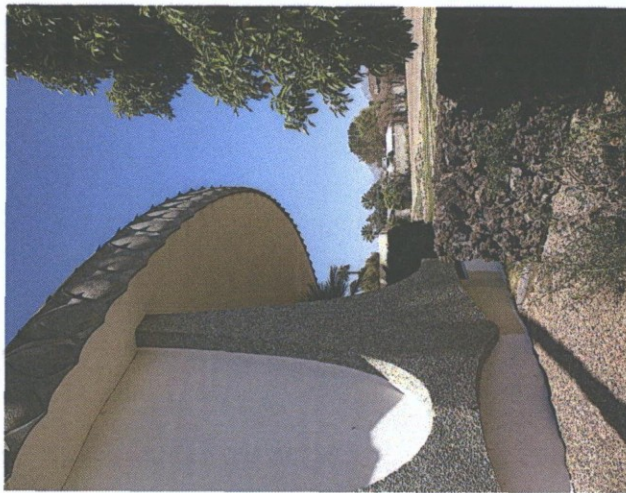


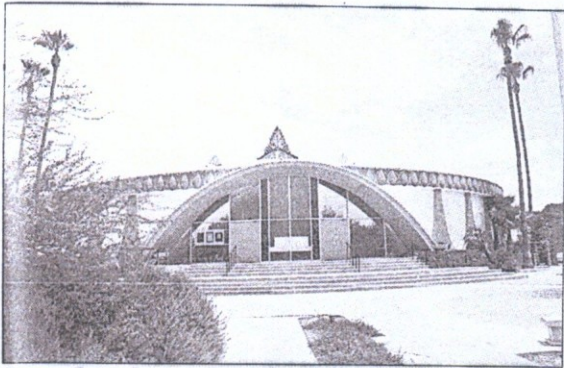
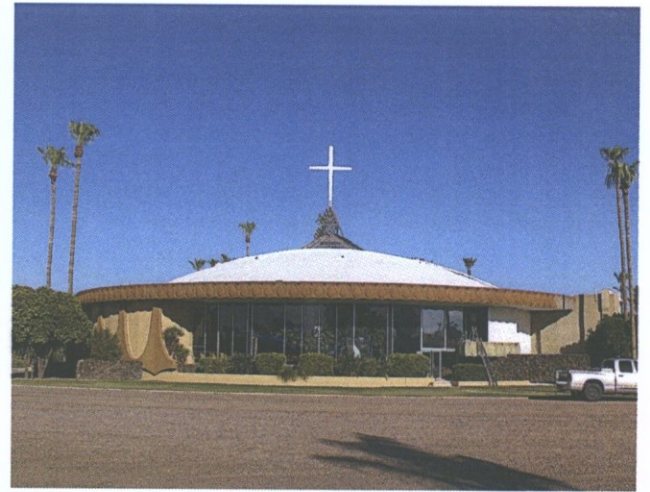
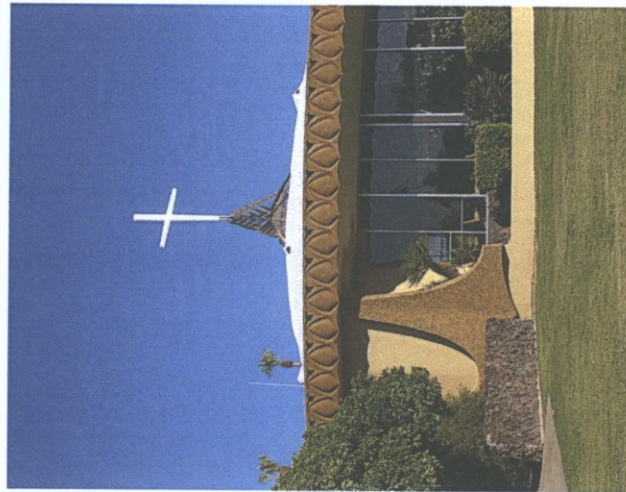
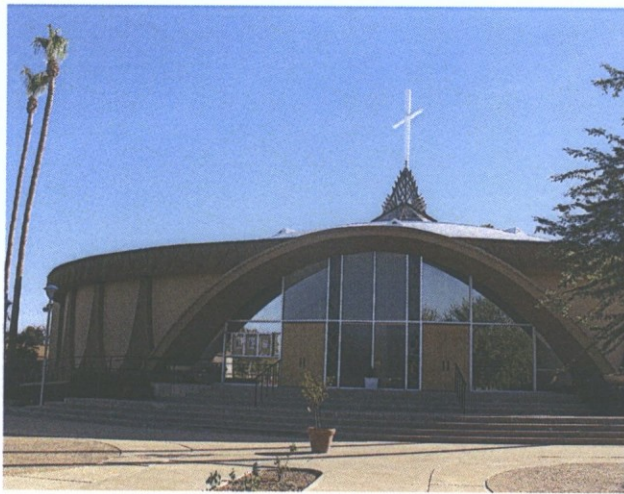












GLASS AND GARDEN COMMUNITY CHURCH. The 1966 Glass and Garden Community Church totaling 16,500 square feet is located at 8620 East McDonald Drive. The main sanctuary has a circular plan that was a "symbol of eternity for it has no beginning and no end." The church's dome is cast in 6-inch-thick concrete, which was completed in one day. It is a drive-in church where the choir and minister's voice can be heard by a special radio broadcast. The architect was E. Logan Campbell. (Author's collection.)

