

**Correspondence Between  
Staff and Applicant**

## Meserve, Don

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**From:** Meserve, Don  
**Sent:** Friday, April 26, 2013 4:28 PM  
**To:** 'Grant Edwin H (Ed)'  
**Cc:** Castro, Lorraine  
**Subject:** RE: Introductory Information on Scottsdale's Historic Preservation Program for the Planning Commission

1. I will ask the Pastors or Church Council members to attend the PC hearing. None of the churches are tenants.
2. The staff reports, the HPC recommendations included in the staff reports, and the historic significance report attachments you will receive in your meeting packet describe why each property is significant. The staff presentation, if requested by the Commission, will also describe the significance and eligibility of the three properties.
3. Staff has not had any issues in the past with deciding whether a permit is for exterior or interior work for historic properties. If we do have any problems on determining what constitutes an exterior building permit, staff could resolve any questions with a meeting of myself as Historic Preservation Officer and the Building Official, Michael Flack. To use your example, if the concrete dome roof on Glass and Garden church were proposed to be removed and replaced with a new roof, that would be an exterior building permit. If the church changes their lighting fixtures or does other work on the ceiling inside the church, that would be interior.
4. I think your description here may be mixing the procedures for demolitions with the procedures for certificates for building permits. I hope the FAQs I sent the Commission are clear on the two different procedures. I can sign a Certificate of No Effect (staff approval) for minor exterior changes requiring a building permit. Exterior changes with greater visual impact and additions would need to be reviewed by the Historic Preservation Commission for a Certificate of Appropriateness. Like a DRB decision, the owner can appeal the HPC decision to the City Council.

The approval process for a demolition permit for a property on the local register is different from the building permit process and the certificates just mentioned. The city can put a maximum of a 1-year stay on a demolition permit for a property on the Scottsdale Historic Register if the building is not an imminent hazard (falling down/burned down). The owner could also ask the city to remove the HP overlay and/or apply for a rezoning if they want to redevelop the property. Regarding the "Replacement-Reuse Plan" mentioned in the ordinance procedures for demolitions, I believe that referred to other city policies in force at the time (1999) that may have changed. I will need to review our current demolition policies with other city staff; the HP text may need updating. In the past the city was concerned about developers demolishing existing buildings before they had plans approved for a redevelopment project leaving the neighbors with a vacant dirt lot and the city with an eyesore, sometimes for years. I just looked at the city's web site and the information provided for demolition permits. I did not see any mention of a "Replacement-Reuse Plan". Thank you for pointing this out. I will look into it.

Thank you for your thoughtful comments on the three HP overlay zoning cases for churches and for reviewing the materials you received yesterday. I am glad the materials were helpful. As of this afternoon I have not gotten other comments from Commissioners. The Chair indicated at the Study Session that he may want to meet one-on-one before the May 8<sup>th</sup> Study Session and Public Hearing. I would be happy to meet with you if desired. I prepared a draft PowerPoint today for your May 8<sup>th</sup> Study Session that tries to summarize the local HP program and materials you received. I am sure the packet of materials on each case will provide a lot of the specifics you have started to think about. Staff should complete the packets next week.

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**From:** Grant Edwin H (Ed) [mailto:Ed.Grant@srpnet.com]  
**Sent:** Friday, April 26, 2013 10:32 AM



**To:** Meserve, Don

**Cc:** Castro, Lorraine; Michael D'Andrea - City of Scottsdale (mfdandrea@msn.com)

**Subject:** RE: Introductory Information on Scottsdale's Historic Preservation Program for the Planning Commission

Don -

Thanks very much for taking the time to put the information together for us. This is very helpful!

Just a few thoughts/comments:

1. I'd request that we please have someone who represents the owner of the subject parcels at the hearing. In the event any of these users are tenants and not owners, please be sure that the owner is there. I'd like to hear from them, first-hand, that they understand the impact of this designation and, more importantly, that they are in favor of it and why they are in favor of it.
2. I'm sure you were already going to do this, but I'd appreciate some explanation on why each of these facilities is worthy of preservation. I know you talked about famous architects or structural engineers being involved at our meeting last time. In those cases, what makes them significant enough that their involvement in the projects necessitates historical preservation?
3. I see from your FAQ's that historical significance doesn't involve work done on the interior. Where is that line between interior & exterior drawn? For example, you mentioned use of a famous structural engineer one of these projects last Wednesday. That strikes me as being more on the interior than the exterior.
4. It would appear that the 3 likely outcomes when someone submits to modify something that's been historically preserved would be: a Certificate of Appropriateness is issued, a Certificate of No Effect is issued, or if the City and owner cannot come to an agreement the permit can be delayed for up to one year. During that year an approved "Replacement-Reuse" plan has to be developed though. What happens if that Replacement-Reuse plan is not approved by City Staff though?

Thanks Don. Have a nice weekend!

Ed

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**From:** Castro, Lorraine [<mailto:Lcastro@scottsdaleaz.gov>]

**Sent:** Thursday, April 25, 2013 11:08 AM

**To:** David Brantner; Grant Edwin H (Ed); Ed Grant; Erik Filsinger; Erik Filsinger; Jay Petkunas; Mathew Cody; Michael D'Andrea; Michael Edwards

**Subject:** FW: Introductory Information on Scottsdale's Historic Preservation Program for the Planning Commission

Dear Planning Commissioners,

Don Meserve asked if I could forward this to you regarding the Historic Preservation cases. At the bottom it says he is willing to meet with you if needed.

Thanks,

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**From:** Meserve, Don

**Sent:** Thursday, April 25, 2013 10:49 AM

**To:** Castro, Lorraine; Curtis, Tim

**Cc:** Keagy, Raun; Bloemberg, Greg; Tim Burns

**Subject:** Introductory Information on Scottsdale's Historic Preservation Program for the Planning Commission

In response to the general questions from members of the Planning Commission at the April 24, 2013 Study Session regarding the three HP overlay cases I would like this email with five attachments to be forwarded to the Commission. Consider this part of the 'Historic Preservation 101' overview requested. I will be prepared to describe these or other introductory materials at the May 8, 2013 Study Session and to answer any questions. If there is not



enough time for this discussion during the Study Session, this information can be discussed at the start of the Public Hearings on the three HP cases.

- HPsumm – The first attachment is an introduction to the HP ordinance and a quick description of the purposes of the ordinance adopted by City Council in 1999.
- FAQs – This handout is often used at public meetings to provide citizens with the nuts and bolts of historic designation.
- Zoningchart3 - The flow chart was prepared as a handout showing the numerous steps taken to list a property on the Scottsdale Historic Register. Unlike other zoning cases three public hearings are required for all HP overlay zoning cases. The Historic Preservation Commission (HPC) is typically the applicant for HP designation since they were charged with this responsibility by City Council.
- NATIONAL REGISTER CRITERION C AND RELIGIOUS PROPERTIES – This text was taken from a National Register bulletin. It describes how to evaluate the design and construction of buildings and the special consideration for religious properties. Please note that National Register Criterion C is comparable to local Criterion 6.113.A.3 in our zoning ordinance. The HPC was trained in applying the consideration for religious properties (highlighted in yellow on page 5).
- 2001 GP Character & Design Goal 3 Pg 48 – I copied this page from the General Plan as a PDF because this goal and text deal specifically with the historic preservation program. Placing historically significant properties on the Scottsdale Historic Register with HP overlay zoning is the city's implementation tool. The GP text is actually similar to the purposes for the Historic Preservation Commission when they were established by City Council in 1997.

The public handouts above are meant to answer some of the frequently asked questions about historic preservation. Scottsdale's HP program is similar to other HP programs in other jurisdictions throughout Arizona and the country. The text on evaluating the significance of the design and construction is more advanced than the public handouts. It was used for training of the Historic Preservation Commission as they evaluated places of worship. The General Plan illustrates how these HP cases are consistent with the Character and Design Element of the 2001 General Plan.

I would be happy to meet with members of the Commission individually if desired. I can be reached by email or at 480-312-2523.

Don Meserve, AICP  
Historic preservation Officer/City Archaeologist  
City of Scottsdale

P.S. Raun Keagy, Neighborhood Services Director and Tim Burns, Chair of the Historic Preservation Commission are being copied on this email response as a heads up to them on the Planning Commissioner's general questions about historic preservation during the 4/24 Study Session.



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**Sent:** Thursday, April 25, 2013 10:49 AM  
**To:** Castro, Lorraine; Curtis, Tim  
**Cc:** Keagy, Raun; Bloemberg, Greg; Tim Burns  
**Subject:** Introductory Information on Scottsdale's Historic Preservation Program for the Planning Commission  
**Attachments:** HPsumm.doc; FAQs about Impact of Historic Designation rev 9 12.doc; zoningchart3 [Converted].pdf; NATIONAL REGISTER CRITERION C AND RELIGIOUS PROPERTIES.docx; 2001 GP Character & Design Goal 3 Pg 48.pdf

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## SUMMARY OF PROVISIONS HISTORIC PRESERVATION ORDINANCE

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***PURPOSE:*** *The Historic Preservation Ordinance establishes the framework for a local historic preservation program that will identify and designate special resources in the community, recognize and promote an awareness of Scottsdale's history, and define policies for the preservation of significant historical, archaeological and cultural resources.*

- ◆ Formalizes the City's commitment to historic preservation for the purposes of:
  1. Creating a sense of pride in our heritage
  2. Preventing the loss of valuable historic resources
  3. Create economic benefits by enhancing tourism and increasing property values
- ◆ Establishes the powers and duties of the Scottsdale Historic Preservation Commission (HPC), and representation on the Commission to carry out its oversight responsibilities for a Scottsdale historic preservation program.
- ◆ Creates an updated HP overlay zoning district in the Zoning Ordinance to replace the 1981 HP: the 16 existing HP resources are exempt from the new rules for one year to provide a transition period.
- ◆ Establishes purposes for HP and includes the definitions needed.
- ◆ Officially recognizes significant historic, archaeological and cultural resources, the best of the best, through eligibility criteria and a designation process for HP district and places HP designated resources on a Scottsdale Historic Register.
- ◆ Establishes the roles of Historic Preservation Officer (HPO) and City Archaeologist to provide support for the Historic Preservation Commission, carry out duties defined under the ordinance and manage the program.
- ◆ Provides for the development of a Historic Preservation Plan for a resource that defines specifically what features and/or characteristics resulted in the designation, and measures to implement the plan to preserve these important features and characteristics.
- ◆ Establishes procedures to review and approve exterior changes to HP designated properties in conjunction with the Development Review Board as needed for the project: interior changes and minor repairs are exempt from review procedures.
- ◆ Protects HP designated resources by establishing a demolition approval process and providing a delay in demolition, when applicable, to allow time for all alternatives for preservation to be adequately explored.
- ◆ Informal users manuals on administrative guidelines and procedures will be prepared to aid users in understanding the ordinance and historic preservation program, and any forms needed will be prepared soon after adoption of the ordinance.



## **Frequently Asked Questions About the Impact of Historic Designation**

***Q. If my property is listed on the Scottsdale Historic Register will this affect my ability to sell or rent my property?***

No, designation has no effect on the use or ownership of historic properties.

***Q. If my property becomes an official local historic property with HP overlay zoning, does this mean I cannot make any changes to my building(s)?***

No, designation does not prohibit changes. It is not the intention of an HP overlay to freeze a building or buildings in time. To the contrary, it is recognized that to stay in productive use work must be done to maintain, repair, upgrade and even expand historic buildings. Once a property is designated, the City Historic Preservation Office will provide guidance and assistance so that when changes are made the alterations do not destroy or diminish the historic or architectural significance of the property or district in which it is located.

***Q. Will I be required to do special maintenance or restore my property to a particular appearance?***

No, there are no requirements for you to initiate work. The City HP office would only become involved when you decide to undertake work on the exterior of your building(s) that requires a building permit.

***Q. How is the City Historic Preservation Office involved?***

When you or your architect or contractor apply for a building permit for your project, your plans will be referred by the City's "One-Stop-Shop" staff to the Historic Preservation (HP) staff for review. The HP staff will review the materials and information you submit to obtain a building permit and will issue either a "Certificate of No Effect" or a "Certificate of Appropriateness."

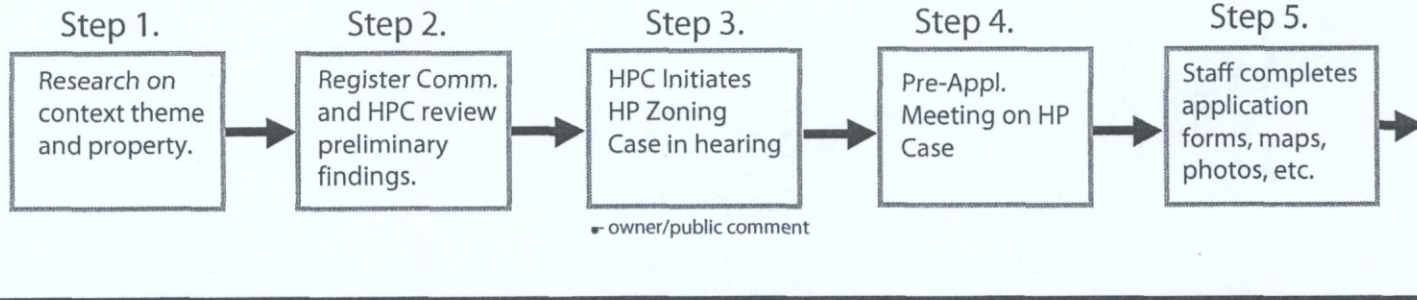
***For more information call Don Meserve, Historic Preservation Officer  
at 480-312-2523, in Scottsdale's Historic Preservation office.***

(Over)

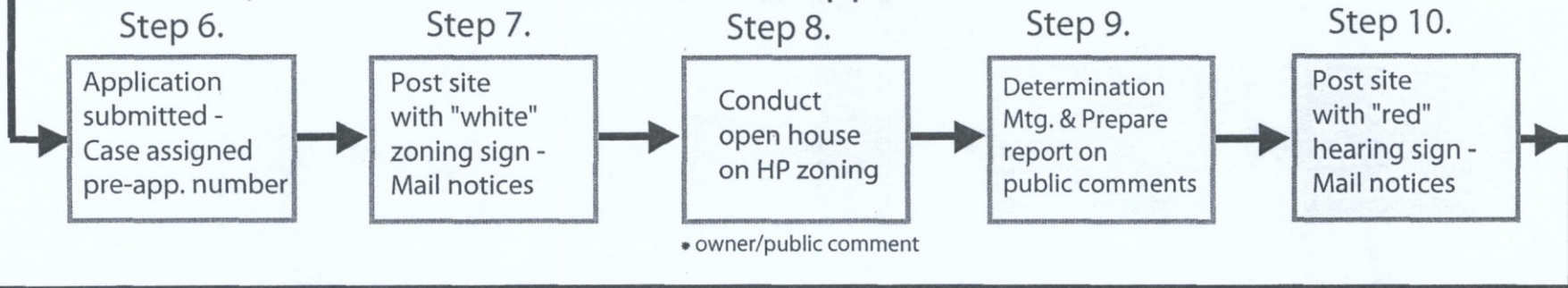


# Steps to Zone Property HP and Place on Register

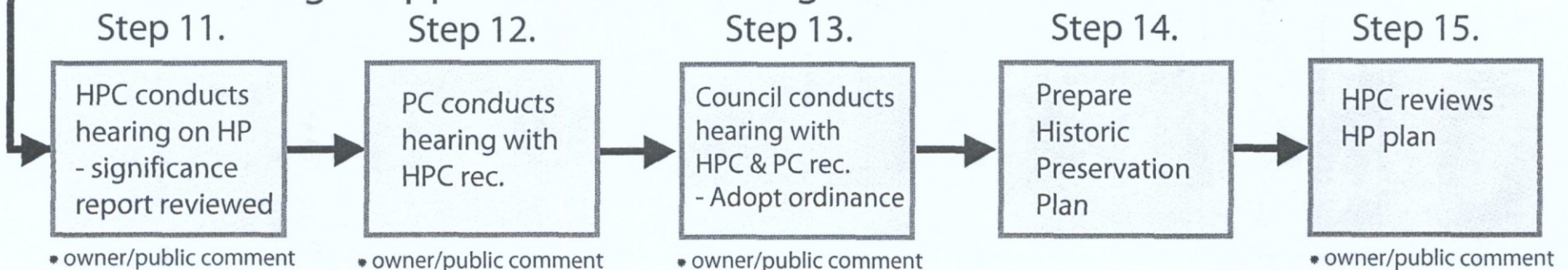
Preliminaries: Approx. 3-5 Mos.



Submittal, Initial Review and Comment: Approx. 2-3 Mos.



Public Hearings: Approx. 2 Mos. Hearings + HP Plan





## **NATIONAL REGISTER BULLETIN: HOW TO APPLY THE NATIONAL REGISTER CRITERIA FOR EVALUATION – SECTIONS RELATED TO RELIGIOUS PROPERTIES**

### **V. HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT**

#### **UNDERSTANDING HISTORIC CONTEXTS**

To qualify for the National Register, a property must be significant; that is, it must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past. This section explains how to evaluate a property within its historic context. (*For a complete discussion of historic contexts, see National Register Bulletin: Guidelines for Completing National Register of Historic Places Registration Forms*).

The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. Historians, architectural historians, folklorists, archeologists, and anthropologists use different words to describe these phenomena such as trend, pattern, theme, or cultural affiliation, but ultimately the concept is the same.

The concept of historic context is not a new one; it has been fundamental to the study of history since the 18th century and, arguably, earlier than that. Its core premise is that resources, properties, or happenings in history do not occur in a vacuum but rather are part of larger trends or patterns.

In order to decide whether a property is significant within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

### **VI. HOW TO IDENTIFY THE TYPE OF SIGNIFICANCE OF A PROPERTY**

#### **CRITERION C: DESIGN/CONSTRUCTION**

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.



contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials.

### ***Eligible***

- A building eligible under the theme of Gothic Revival architecture must have the distinctive characteristics that make up the vertical and picturesque qualities of the style, such as pointed gables, steep roof pitch, board and batten siding, and ornamental bargeboard and veranda trim.
- A late Mississippian village that illustrates the important concepts in prehistoric community design and planning will qualify.
- A designed historic landscape will qualify if it reflects a historic trend or school of theory and practice, such as the City Beautiful Movement, evidencing distinguished design, layout, and the work of skilled craftsmanship.

### ***Not Eligible***

- A commercial building with some Art Deco detailing is not eligible under Criterion C if the detailing was added merely as an afterthought, rather than fully integrated with overall lines and massing typical of the Art Deco style or the transition between that and another style.
- A designed landscape that has had major changes to its historic design, vegetation, original boundary, topography/grading, architectural features, and circulation system will not qualify.

### **Type, Period, and Method of Construction:**

"Type, period, or method of construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology.

A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however, simply because it has been identified as the only such property ever fabricated; it must be demonstrated to be significant as well.

### ***Eligible***

- A building that has some characteristics of the Romanesque Revival style and some characteristics of the Commercial style can qualify if it illustrates the transition of architectural design and the transition itself is considered an important architectural development.
- A Hopewellian mound, if it is an important example of mound building construction techniques, would qualify as a method or type of construction.
- A building which illustrates the early or the developing technology of particular structural systems, such as skeletal steel framing, is eligible as an example of a particular method of construction.



- Properties that are important representatives of the aesthetic values of a cultural group, such as petroglyphs and ground drawings by Native Americans, are eligible.

#### *Not Eligible*

- A sculpture in a town square that is a typical example of sculpture design during its period would not qualify for high artistic value, although it might be eligible if it were significant for other reasons.
- A building that is a modest example (within its historic context) of the Craftsman Style of architecture, or a landscaped park that is characteristic of turn of the century landscape design would not qualify for high artistic value.

**A Significant and Distinguishable Entity Whose Components May Lack Individual Distinction:** This portion of Criterion C refers to districts.

## **VII. HOW TO APPLY THE CRITERIA CONSIDERATIONS**

Certain kinds of properties are not usually considered for listing in the National Register: religious properties, moved properties, birthplaces or graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past fifty years. These properties can be eligible for listing, however, if they meet special requirements, called Criteria Considerations, in addition to meeting the regular requirements (that is, being eligible under one or more of the four Criteria and possessing integrity). Part VII provides guidelines for determining which properties must meet these special requirements and for applying each Criteria Consideration.

### **CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES**

**A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.**

#### *Understanding Criteria Consideration A: Religious Properties*

A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.

#### *Examples of Properties that MUST Meet Criteria Consideration A: Religious Properties*

- *A historic church where an important non-religious event occurred, such as a speech by Patrick Henry.*
- *A historic synagogue that is significant for architecture.*
- *A private residence is the site of a meeting important to religious history.*
- *A commercial block that is currently owned as an investment property by a religious institution.*
- *A historic district in which religion was either a predominant or significant function during the period of significance.*



economic, or political history of the area. Eligibility depends on the importance of the event or broad pattern and the role of the specific property.

***Eligible***

- A religious property can qualify for its important role as a temporary hospital during the Revolutionary War, or if its school was significant in the history of education in the community.

***Not Eligible***

- A religious property is not significant in the history of education in a community simply because it had occasionally served as a school.

**Eligibility for Historic Persons**

A religious property can be eligible for association with a person important in religious history, if that significance has scholarly, secular recognition or is important in other historic contexts. Individuals who would likely be considered significant are those who formed or significantly influenced an important religious institution or movement, or who were important in the social, economic, or political history of the area. Properties associated with individuals important only within the context of a single congregation and lacking importance in any other historic context would not be eligible under Criterion B.

***Eligible***

- A religious property strongly associated with a religious leader, such as George Whitefield or Joseph Smith, is eligible.

**Eligibility for Architectural or Artistic Distinction**

A religious property significant for its architectural design or construction should be evaluated as are other properties under Criterion C; that is, it should be evaluated within an established architectural context and, if necessary, compared to other properties of its type, period, or method of construction.

***Eligible***

- A historic camp meeting district that meets the requirements of Criterion C for its significance as a type of construction is eligible.

**Eligibility for Information Potential**

A religious property, whether a district, site, building, structure, or object, is eligible if it can yield important information about the religious practices of a cultural group or other historic themes. This kind of property should be evaluated as are other properties under Criterion D, in relation to similar properties, other information sources, and existing data gaps.

***Eligible***

- A 19th century camp meeting site that could provide information about the length and intensity of site use during revivals of the Second Great Awakening is eligible.
- Rock cairns or medicine wheels that had a historic religious mythological function and can provide information about specific cultural beliefs are eligible.



**see the Goals  
of the Historic  
Preservation  
Commission in  
Appendices**



**see the Streetscape  
map for Streetscape  
classification area  
locations**

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

- Continue the Historic and Archaeological Preservation Process. The Historic Preservation Commission advises the Planning Commission and City Council in all matters concerning historic and archaeological preservation.
- Enforce and refine the city's Historic Preservation Ordinance and the Archaeological Resource Preservation Ordinance to protect our significant resources and mitigate unavoidable loss.
- Continue the process of identifying Scottsdale's historic, archaeological, and cultural resources.
- Provide a variety of support and incentives to enhance and maintain significant historic and archaeological resources.
- Establish standards required to preserve and retain the historic character of designated resources.
- Promote revitalization of identified significant current or future historic resources through preservation, adaptive reuse or other means as an alternative to wholesale redevelopment.
- Initiate programs for the preservation, restoration or rehabilitation of City-owned historically significant structures and resources.
- Advocate programs for the restoration and rehabilitation of privately owned significant structures and resources.
- Discourage and work to prevent unwanted demolition of buildings and structures identified by the Commission as significant and work to prevent the destruction of significant archaeological resources.
- Develop partnerships with groups, such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.
- Promote the Historical and Archaeological Preservation programs within the community through education and public outreach.

**4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.**

Streetscape is a term used to describe the combination of individual design elements that give character to the street frontages of the city. Some examples of these elements are landscaping, street furniture, lighting, and sidewalk design. Streetscape design plays a major role in setting a standard of quality and innovation for other design issues.





# SCHOOL DISTRICT

## Determination of Adequate Facilities

City of Scottsdale Project Number: 738 -PA- 2012

Project name: Villas 136

Project Location Northeast corner of 136th Street & Via Linda

Applicant Name: John Berry Phone: (480) 385-2727

Applicant E-mail: JB@BRRLAWAZ.com Fax: (480) 385-2757

School District: Scottsdale Unified

I, DANIEL PETERSEN hereby certify that the following determination has been made in regards to the Referenced project:

- ☒ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;

I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

[Signature]  
Superintendent or Designee

19 FEB 13  
Date

### Planning, Neighborhood and Transportation Division

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



Dear Pastor Dr. Gene James,

I am contacting you on behalf of the City Council-appointed Scottsdale Historic Preservation Commission (HPC or Commission) in connection with their recent evaluation of the historic significance of religious buildings in this community. Your church has been identified as one of the five best examples of church architecture in Scottsdale (see attachment). The Commission is excited about the quality and variety of church architecture in Scottsdale and wants to pursue ways for the city to appropriately recognize significant historic local churches.

To quickly summarize the Commission's research, city staff completed a survey of all 30 places of worship built in Scottsdale before 1974. The HPC then reviewed the survey information on the various styles of architecture, methods of construction and, if known, the architects involved as well as how local churches relate to the broader historic context of other church architecture in the Valley and elsewhere. The Commission then selected the religious buildings they felt were the best examples of church architecture from this period, based mainly upon their artistic design and construction.

The Commission and the city will not proceed with recognizing a religious building without first receiving support or interest from the property owner. Owner support is vital before local historic preservation efforts are implemented. The HPC also realizes that the decision-making structure of religious groups can vary greatly. City staff and the Commission would like to contact the appropriate people for working with your religious organization to discuss historic preservation.

Scottsdale's historic preservation program aims to identify and recognize the most significant historic and cultural resources in Scottsdale. One church, opened in 1933 and designed by Robert Evans, has already been officially recognized for its historic significance. In April 2001, Our Lady of Perpetual Help (OLPH) Mission Church on Brown Avenue was added to the Scottsdale Historic Register by City Council. This recognition occurred, in part, because of the strong vocal support from parishioners and from the Hispanic families that built this adobe church during the Depression.

The city's program uses long-established criteria for determining the significance of buildings. The criteria below have been used in local, state and national historic preservation efforts and are incorporated into the text on historic preservation in the city code. Religious structures are most often evaluated and recognized by a community as important works of architecture and for their design (Criterion C). Other criteria are rarely used for churches. It should also be noted that the religious beliefs of the owners and users of religious buildings are not a consideration when evaluating the significance of religious buildings.

- A. The building/property is associated with a significant historical event, OR
- B. The building/property is associated with significant people in our past, OR
- C. The building/property is the work of a master, possesses high artistic value or contains a special type of construction, OR



- D. The property yields, or is likely to yield, important information in prehistory (usually applies to archaeological sites), AND
- E. The building/property retains its integrity and has the physical features to convey its historical significance.

Based upon the eligibility criteria, all five churches proposed for recognition by the Commission are considered eligible under Criterion C, as representing the work of a master, possessing high artistic value or utilizing special types of construction. Places of worship (churches, synagogues and temples) are often some of the most significant works of architecture in a community, in part because well known architects or top architectural firms are often selected to design a sacred worship space.

The HPC selected your church as an important example of local architecture, design or construction methods because of the noteworthy features and characteristics of your sanctuary building. Staff prepared the description below. Please advise me if the information describing your property is correct and if you have other information that would contribute to evaluation of the building.

**The Garden Church (formerly Glass and Garden Community Church):** Our research has identified this church as a 1966 drive-in church designed by E. Logan Campbell with a round form and a concrete dome roof. It is the only drive-in church in Scottsdale, and possibly in the metro area. The walls have concrete columns with integral greenstone aggregate and with an inverted elliptical shape formed by each pair of columns. The top of the walls and the edge of the dome roof have a band of decorative concrete trim with a cast sculptural form. This cast concrete form is repeated on a railing located on the east side of the building; this railing continues into the interior of the sanctuary. The east side of the church has a large wall of glass that faces the outdoor parking area used for the drive-in church. Posts formerly holding speakers in the parking lot have been removed; worshipers can now tune to a radio station to hear the service from their vehicles. The round form of the building, the use of a concrete dome for the roof and the shape of the columns reflect the innovative uses of concrete by engineers and architects in the 1960s.

In summary, please let me know who the person is that city staff or the Commission should contact to discuss recognition of the building as a significant historic property. Is there a formal group or other body within your congregation, parish or organization that should be involved in discussions? As Historic Preservation Officer for the city, I would be happy to meet with you in person to discuss the Commission's interest in having your church receive the recognition it deserves. The Commission extends an open invitation to you or other representatives of your religious organization to attend an HPC meeting to discuss the historic significance of your church and to answer any questions. Likewise, a Commission member or I would also be happy to meet with one or more interested people on this matter at your convenience. Please call me at 480-312-2523 or contact me by email at [dmeserve@scottsdaleaz.gov](mailto:dmeserve@scottsdaleaz.gov) if you have any questions, would like more information or to set up a meeting.

Sincerely,

Donald H. Meserve, Historic Preservation Officer  
City of Scottsdale  
Attachment

**SUMMARY OF CITY AND CITIZEN INVOLVEMENT REGARDING THE GLASS AND GARDEN  
COMMUNITY CHURCH BY THE HISTORIC PRESERVATION OFFICER, DON MESERVE – 12/12**

After the Commission and staff completed the survey of local churches and approved a historic context, the Commissioners selected their top places of worship to be considered for placement on the Scottsdale Historic Register. Staff drafted letters to be sent to the top five churches selected, including what is now called The Garden Church.

1. A letter expressing the Commission's interest in the church designation was sent to the pastor, Dr Gene James in April, 2012. Dr James responded favorably by phone to staff and said Sharon Maloley in the church office would be the contact person for the owner.
2. On October 11, 2012 the Commission discussed plans for the open houses required for any zoning case. Five open house dates were selected with the property owners and staff proceeded with posting four white early notification signs and mailing notices to owners within 750 of the property boundaries.
3. On Sunday, November 18, 2012 after the morning church service had let out, Mr. Meserve addressed the 5 members present for the open house. A few comment cards were received from participants. Those present, including Pastor James were supportive.
4. During the open house it was noted that the church exterior had been painted to show the neighbors that the church was still active and that it was changing with a new pastor. It was also noted that the church had been on a Modern Phoenix architectural tour.

**Recommended Action on December 13, 2012:** Vote to initiate an HP overlay zoning case to place the Glass and Garden Community Church property, known as The Garden Church, on the Scottsdale Historic Register.