

**Neighborhood Notification  
Open House Information  
Citizen Comments**

**SUMMARY OF HISTORIC PRESERVATION COMMISSION MEETINGS WHEN PLACES OF WORSHIP WERE DISCUSSED BY THE COMMISSION OR INCLUDED IN A STAFF REPORT DURING AN OPEN PUBLIC MEETING**

Prepared by Don Meserve, Historic Preservation Officer, December 2012

**SUMMARY OF 2009 HPC MEETINGS**

1. Annual Retreat - Commissioners proposed doing a survey of churches at their annual retreat on January 31, 2009. They included a reconnaissance survey of Scottsdale's historic churches in the draft 2009 Work Program. The HPC approved the 2009 Work Program on February 12, 2009, including a Survey task on churches.
2. August and October Staff Reports - Staff reported to the Commission in August that the city-wide survey was underway. In October, Debbie Abele introduced John Southard as the intern working on writing the historic context for places of worship.

**SUMMARY OF 2010 HPC MEETINGS**

1. Annual Retreat - On January 23, 2010 the Commission included the Places of Worship survey in their 2010 Work Program. They also agreed to initiate their review on relative significance and priorities for designation consideration in 2010.
2. Staff Progress Reports - Staff included the historic context and field survey efforts on Places of Worship in January 14, 2010 and February 11, 2010 reports.
3. June 24, 2010 Historic Context Presentation - The historic context for Places of Worship built in Scottsdale between 1945 and 1974 was discussed by the Commission. They received copies of the context text and materials on architectural styles to be presented later.
4. August 12, 2010 Survey Results and Architectural Styles Presentation - Commissioners received information from staff illustrating international, national, state and local examples of places of worship styles, including some excellent local examples of mid-century modern styles. No actions taken.
5. September 9, 2010 Distribution of Survey Information - Staff provided Commissioners with photos and addresses for local places of worship included in the survey results and were encouraged to visit the sites on their own so they could select the best candidates for potential designation.

**SUMMARY OF 2011 HPC MEETINGS**

1. Annual Retreat and Annual Report - On January 15, 2011 the Commission agreed to identify their priorities for Places of Worship in their 2011 Work Program. Their annual report to City Council approved by the HPC on February 10, 2011 listed the June and August presentations and discussions in the activities for 2010.
2. April 14, 2011 Selection Discussion - Commissioners each listed their favorite Places of Worship that are potential candidates for local register listing. One Commissioner was absent so staff was asked to solicit their preferences and to tally all the votes for discussion in May.
3. Top Four Selected June 23, 2011 - Commissioners selected the top four candidates; Glass and Garden Community Church, Saint Maria Goretti Catholic Church, Los Arcos Methodist Church, and Ascension Lutheran Church. They discussed producing a flyer on church architectural styles.
4. July 14, 2011 Staff Report - Mr. Meserve noted that Los Arcos Methodist Church was closed and was for sale. The area is proposed for rezoning for apartment development. He also reported that the Glass and Garden Community Church, now known as The Garden Church had just been painted.

5. September 8, 2011 Task Discussion – The HPC reviewed the 2011 Work Program and decided upon a list of tasks for the remainder of the year. They agreed to work on the best strategies for churches.
6. January 28, 2012 Annual Retreat – When asked to name a favorite property they would like to see listed on the local register, individual Commissioner named Saint Maria Goretti, First Church of Christ, Scientist, and the Glass and Garden Community Church. They reviewed their accomplishments for 2011 and expressed a willingness to reconsider their list of the top churches if one or more of the ones selected are dropped from consideration.
7. February 9, 2012 Vote for Top Five and for Draft Letters – The Commission reviewed the list of candidates and were informed that Los Arcos Methodist Church had been sold for an apartment development. Following discussion, they selected the top five churches by deleting Los Arcos Methodist Church and adding Holy Cross Lutheran Church and First Church of Christ, Scientist. Staff will draft letters to mail to the top five churches expressing the Commission's interest in designation.
8. Draft Letters Reviewed March 8, 2012 – The Commission reviewed the draft letters to be sent to the top five places of worship to inform them about the HPC's interest in adding their sanctuaries to the local register. Staff sent revised drafts of the letters to the HPC. The letters were mailed to five church representatives after the April 12, 2012 regular meeting.
9. First Two Responses to Letters – On May 10, 2012 staff reported it had received a positive response from Saint Maria Goretti Catholic Church to the April HPC letter. Mayor Lane's office responded to the letter by requesting a meeting on the designation. The HPO will set up a meeting with the mayor to discuss Ascension Lutheran Church. David Schmidt, Chair of the HPC and the HPO met with Mayor Lane and city staff on May 22, 2012.
10. June 7, 2012 Report on Responses – The HPO received another positive response from the First Church of Christ, Scientist representative and also reported that the mayor seemed positive and encouraging about the proposed consideration of the city-owned church for designation.
11. August 9, 2012 – Staff reported receiving a favorable response to the letters from the President of the Church Council for Holy Cross Lutheran Church. One property had not been heard from.
12. September 13, 2012 – Chair Schmidt reported on a meeting with the Board of Holy Cross Lutheran Church on September 11, 2012. Staff heard later that the Board was in support of designation.
13. October 11, 2012 Final Staff Report on Responses – Pastor Gene James from The Garden Church, originally the Glass and Garden Community Church responded positively to the letter meaning that all of the top places of worship selected by the Commission appeared supportive. The Commission supported proceeding with scheduling open houses at all five locations.
14. November 8, 2012 Discussion of Open Houses – The Commission received a list of the planned dates and times for open houses, as required by the city zoning process before formal applications. The HPO made brief presentations and answered questions about historic preservation and designations at each open houses. Commissioners planned on attending some of the open houses.
15. December 13, 2012 Action on Churches – The Commission received a staff report on four open houses and one church meeting. Members of the First Church of Christ, Scientist decided they were not interested in being designated. The four open houses had gone well and there were no vocal opposition at the open houses, by email or by phone. The Commission voted to formally initiate HP overlay zoning cases for four churches: Ascension Lutheran Church, Holy Cross Lutheran Church, The Glass and garden Community Church (The Garden Church), and Saint Maria Goretti Catholic Church. The Commission voted not to initiate a case for the First Church of Christ, Scientist. On December 19, 2012 staff filed HP overlay zoning cases on behalf of the HPC for the four church properties.

April 2012

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

# **SCOTTSDALE PLACES OF WORSHIP**

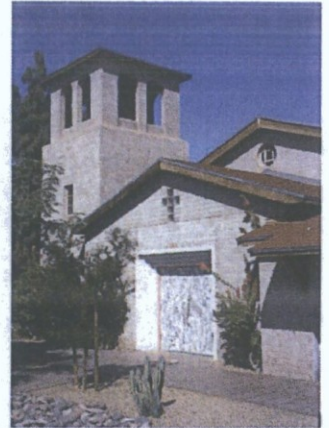
## **TOP FIVE IDENTIFIED BY HPC FEBRUARY 9, 2012**

### **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

Date: 1972

Architect: Wendell E. Rossman & Associates

Engineer: John K. Parsons







## NEIGHBORHOOD SERVICES

What do you think?

Name Dr. Gene James Date 11-18-12  
 Address 8543 E Keim Dr Scottsdale 85250 Zip Code 85250  
 Phone 602 577 2576 Best time to call M-F 10-2 e-mail address drgenejames@gmail.com  
 Comment great meeting thanks for coming



## NEIGHBORHOOD SERVICES

What do you think?

Name ROY C. COLLIN Date 11/18/12  
 Address 6153 N. 86TH PLACE - SCOTTSDALE 85250 Zip Code 85250  
 Phone 480-348-1676 Best time to call ANY TIME e-mail address LSRCC@AOL.COM  
 Comment Please keep me informed on Progress  
I am President of HOA to the east  
of the church





## NEIGHBORHOOD SERVICES

What do you think?

Name Kim Hicks Date 11/18/12  
 Address 1430 E. MONTE CRISTO AVE Zip Code 85022  
 Phone 602-789-7813 Best time to call \_\_\_\_\_ e-mail address HICKSK6616@yahoo.com

Comment

Agree w/ the presentation



## NEIGHBORHOOD SERVICES

What do you think?  
Matthew 7:25

Name Ann Brandes Date 11-18-12  
 Address 8342 E. Cheryl Dr. Scottsdale Zip Code 85258  
 Phone \_\_\_\_\_ Best time to call \_\_\_\_\_ e-mail address \_\_\_\_\_

Comment

Glass and Garden Community Church 8620 E. McDonald Dr.  
built: 1966 The unusual round structure with stone and glass walls is significant to Scottsdale's history as it was the "first & only" drive-in church. The history and development of a church that evolved and "adapted" to the changing society/culture/neighborhood continues to be a chronological progress achievement. It is historical as well as architectural in significance and deserves to be protected.

Please note that the City sometimes receives requests from citizens to review comment cards, and the City is obligated to release any information on the cards that is considered a public record.



# NEIGHBORHOOD SERVICES

What do you think?  
*Matthew 7:25*

*Ann Brandes*

Name

*11-18-12*

Date

*8342 E. Cheryl Dr.*

*Scottsdale*

Address

*85258*

Zip Code

Phone

Best time to call

e-mail address

## Comment

*Glass and Garden Community Church 8620 E. McDonald Dr.*

*built: 1966 The unusual round structure with stone and glass walls is significant to Scottsdale's history as it was the "first & only" drive-in church. The history and development of a church that evolved and "adapted" to the changing society/culture/neighborhood continues to be a chronological progress achievement. It is historical as well as architectural in significance and deserves to be protected.*

Please note that the City sometimes receives requests from citizens to review comment cards, and the City is obligated to release any information on the cards that is considered a public record.



# NEIGHBORHOOD SERVICES

What do you think?

Kim Hicks

Name

11/18/12

Date

1430 E. MONTE CRISTO AVE

Address

85022

Zip Code

602-789-7813

Phone

Best time to call

HICKS124616@yahoo.com

e-mail address

Comment

Agree w/ the presentation



# NEIGHBORHOOD SERVICES

What do you think?

Roy C. Collin

Name

11/18/12

Date

6153 N. 86TH PLACE - SCOTTSDALE 85250

Address

85250

Zip Code

480-348-1676

Phone

Any Time

Best time to call

LSRCC@AOL.COM

e-mail address

Comment

Please keep me informed on Progress  
I am President of HOA to the east  
of the church



# NEIGHBORHOOD SERVICES

What do you think?

Name Dr. Gene James Date 11-18-12  
Address 8543 E Keim Dr Scottsdale 85250 Zip Code 85250  
Phone 602 577 2576 Best time to call M-F 10-2 e-mail address drgenejames@gmail.com

## Comment

great meeting thanks for coming

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

The Historic Preservation Commission (HPC) began discussing places of worship in Scottsdale beginning in 2009. Since then staff completed the historic context for this use and did a survey of religious architecture built from 1945 to 1973. The Commission reviewed the local buildings, heard presentations on the historic context, considered examples of church architecture in other locations and toured the places of worship in Scottsdale. The Commission process has taken a few years to date. A complete list of the process used by the HPC to consider local examples and to select their top candidates for local designation is in Attachment 1.

**Recent Steps Taken Leading to Initiation of HP Overlay Zoning Case:**

1. 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 Glass and Garden Community Church, now known as The Garden Church.
2. The HP Office has been keeping some city staff updated on the progress of the HPC in selecting and recognizing historically significant local places of worship, which are all churches.
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. The sign in sheets and any comment cards received at the open house are Attachment 3.
3. 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.

**HPC Initiation on December 13, 2012:**

The HPC voted to initiate an HP overlay zoning case to place the Glass and Garden Community Church property on the Scottsdale Historic Register. Based upon this decision to proceed, the city's Historic Preservation Officer (HPO) submitted the formal zoning application as the representative for this Council-appointed body, making cases 5-HP-2012 and 14-ZN-2012 city-initiated cases. The city will be responsible for posting the site, legal notices in the newspaper and mailings to owners within 750 feet of the proposed boundary. The Marked Agenda from the December 13, 2012 HPC meeting is Attachment 4.

**City Staff Notification and SB1598 Meeting:**

The HPO has been keeping some staff members updated about the church designations. The HPO met with other city staff on January 2, 2013 and it was determined that the cases were subject to the requirements of SB 1598 and that they were not yet administratively complete. However, following this staff meeting and further consultation with Legal Staff it was determined that all four of the city-initiated cases will not be subject to SB 1598 since the law is not applicable to city-initiated cases. The HPO noted that he must prepare a Historic Significance and Integrity Assessment Report for the HPC prior to the first public hearing by the HPC. No public hearings dates have been set yet.

**Attachments:**

1. Summary of HPC Meetings on Places of Worship
2. April 2012 letter to Pastor Dr Gene James
3. November 18, 2012 open house sign in sheets and comment cards
4. Marked HPC Regular Meeting Notice and Agenda, December 13, 2012

MEETING: THE GARDEN CHURCH  
HP OPEN HOUSE

[illegible]



**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.

## **CITIZEN REVIEW PLAN**

### **Cases #633-PA-2012, The Glass and Garden Community Church (The Garden) Historic Property (HP) Overlay Zoning Map Amendment**

Prepared by Don Meserve, AICP, Historic Preservation Officer/Applicant

Numerous efforts are planned or have been undertaken to ensure that interested citizens, surrounding property owners and others understand the proposed zoning map amendment and have adequate opportunities to comment on the case. This plan describes the citizen involvement efforts planned or undertaken to comply with city requirements for a Citizen Review Plan.

#### **1. IDENTIFICATION OF INTERESTED/POTENTIALLY IMPACTED PARTIES:**

- City of Scottsdale/Property owners or owners' representatives
- Pastor, President of the Congregation, Board of the Congregation and church members
- Scottsdale's HPC-Historic Preservation Commission (Council-appointed)
- Dr. Gene James, pastor will be the point of contact for the city to use regarding this case.
- City Departments/Divisions: Planning Neighborhood & Transportation, Neighborhood Services, Asset Management, Economic Vitality
- Mayor and City Council, Acting City Manager, and City Attorney's Office
- Surrounding residential owners, HOAs, and business owners
- Scottsdale Historical Society (Private non-profit)
- State Historic Preservation Office (SHPO) and Modern Phoenix

#### **2. NOTIFICATION METHODS**

- Owner/City Contacts: Meet with Board of church to answer questions on HP. Continue contacts with staff where appropriate, about HPC meetings and any hearings. Send copies of agendas and/or notices, describe HP zoning process and pros/cons of overlay zoning to other staff, and answer questions. Answer inquiries by phone, email or in meetings. HPC members will make some contacts and/or may attend meetings as the applicant.
- Open House: Mail notices first class to owner, property owners within 750' for the public open house and for the HPC, PC and CC zoning hearings. Encourage church to put open house in newsletter or emails to members.
- HPC Meetings: Follow HP ordinance and zoning ordinance standards for owners and public notification of HPC meetings. Post agendas, post on internet and send to interested citizens. First class mailings for all three hearings.
- Posting Site/Notices: Post site with the Early Notification and Zoning Hearing signs as required, and place legal notices in the newspaper for three public hearings (HPC, PC&CC).
- Mayor and Council: Memos to Mayor and City Council, if deemed appropriate by City Manager, describing initiation of case, proposed rezoning process and updates. Post HPC agendas and minutes on City's internet pages. Use Council updates or other current communication tools to update Council on open houses, and hearings.
- Scottsdale Historical Society: Contact President of the Scottsdale Historical Society (private) about the proposed HP zoning case and share information on the rezoning and request support of the Historical Society for the HP designation.
- SHPO/Modern Phoenix: Notify both about HP zoning application and local designation.
- Interested Citizens: Solicit articles in local newspapers on proposed designation and use city opportunities for notifying interested citizens. Email information to representatives of citizens' organizations upon request.

### **3. INFORMATION ON SUBSTANCE OF HP ZONING CASES**

- Public Information Handouts: Provide information on the HPC, HP zoning, selection process, and other general information on the historic preservation program at any open house, meetings, hearings and on city internet pages.
- Case Information: Use media updates, internet, newspaper articles and other techniques to inform the public about the pending zoning. Make case files available in both Current Planning and the Historic Preservation Office in Neighborhood Resources for the public to inspect/review during work hours.
- Inquiries: Respond to drop-ins, phone calls, emails, etc. from the public and reporters to answer questions about historic preservation and this case. Inform open house participants about hearings/meetings upon request using email addresses supplied by participants.

### **4. OPPORTUNITIES FOR COMMENT BEFORE HEARINGS**

- Meetings: Interested citizens can speak and comment at church meetings, the open house, public meetings and public hearings of the HPC, PC or Council.
- Open House: Schedule public open house. Encourage HPC and church members to attend. Have a sign-in sheet and collect comment cards from participants.
- Staff/HPC Listening: Staff and HPC members are available to provide information or can be contacted during working hours by phone, fax, Email or in person.
- Case files: Available in Current Planning and HP Office for public inspection.
- City Contacts: Acting City Manager, and other interested manager or supervisors, and City Attorney's Office to discuss case.
- Citizens can respond to the open house postcards, site postings, emails, hearing notices in the newspaper, newspaper articles and mailings to surrounding property owners.
- Hearings: Provide opportunity for interested citizens to comment on the record.

### **5. SCHEDULE**

- Initiation: City-initiated case will be formally initiated by a vote of HPC at a regular meeting following a report from the HPO on the open houses on any known support/opposition.
- Preliminary Meetings: Historic Preservation Commission discussed the proposed designation in several meetings before considering initiation.
- Signs/Notices/Mailings: As required by ordinance
- Open House: Date to be determined
- Projected Hearings: January 2013 - April 2013

### **6. APPLICANT/CITY STAFF COMMUNICATION**

The City of Scottsdale's Historic Preservation Commission is the applicant since this case will be initiated by the Commission, in accordance with the zoning ordinance. Don Meserve, AICP in Neighborhood Resources and the city's Historic Preservation Officer (HPO) will act as the coordinator for the case. Staff in Current Planning will provide support or advice as needed. Don will provide updates on the case to Raun Keagy, Director and Raun will assist with keeping higher level city employees informed.

All the city requirements for citizen involvement and zoning procedures will be met.



# Affidavit of Posting

**Required: Signed, Notarized originals.**  
**Recommended: E-mail copy to your project coordinator.**

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

**Case Number:** 14-ZN-2012 & 5-HP-2012  
**Project Name:** Glass and Garden Community Church  
**Location:** 8620 E. McDonald Dr.  
**Site Posting Date:** 3/26/13 Sign Modified: 5/20/13  
**Applicant Name:** City of Scottsdale  
**Sign Company Name:** Dynamite Signs, Inc.  
**Phone Number:** 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

*Pamela Swartz*  
Applicant Signature

5.20.13  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

Acknowledged before me this the 20 day of May 2013



*Tiffany Echols*  
Notary Public

My commission expires: June 1 2015

## City of Scottsdale -- Current Planning Division

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





**City of Scottsdale  
PUBLIC NOTICE**

**ZONING/PUBLIC HEARINGS**

**HISTORIC PRESERVATION COMMISSION: 5:30 P.M., 04/11/2013**  
Community Design Studio Nave, 7506 E. Indian School Rd., Scottsdale, AZ

**PLANNING COMMISSION: 5:00 P.M., 05/08/2013**  
City Hall Kiva, 3939 N. Drinkwater Blvd., Scottsdale, AZ

**CITY COUNCIL: 5:00 P.M., 06/04/2013**  
City Hall Kiva, 3939 N. Drinkwater Blvd., Scottsdale, AZ

**REQUEST:** The City of Scottsdale's Historic Preservation Commission is proposing a zoning map amendment from Single Family Residential District (R-1 7) to Single Family Residential District, Historic Property (R-1 7 HP) to place Historic Property overlay zoning on the Glass and Garden Community Church, known as The Garden Church, and to place this historic place of worship on the Scottsdale Historic Register.

**CASE NAME:** Glass and Garden Community Church HP Overlay  
Zoning

**LOCATION & SIZE:** 8620 E. McDonald Drive: 4.55+/- acres

**CASE NUMBER:** 14-ZN-2012 and 5-HP-2012

**Applicant/Staff Contact:** Don Meserve, 480-312-2523  
dmeserve@scottsdaleaz.gov

Case File Available at City of Scottsdale, 480-312-7000 or 480-312-2523  
Internet Info available at: <http://www.scottsdaleaz.gov/projects/projectsinprocess/>

Posting Date: 3/26/13

Penalty for removing or defacing sign prior to date of last hearing





# Affidavit of Posting

**Required: Signed, Notarized originals.**  
**Recommended: E-mail copy to your project coordinator.**

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

Case Number: 14-ZN-2012 & 5-HP-2012

Project Name: Glass and Garden Community Church

Location: 8620 E. McDonald Dr.

Site Posting Date: 3/26/13 sign modified: 4.17.13

Applicant Name: \_\_\_\_\_

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

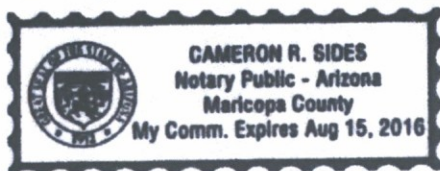
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Pamela Sweeney  
Applicant Signature

4-17-13  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

Acknowledged before me this the 17 day of April 2013



Cameron R. Sides  
Notary Public

My commission expires: 08/15/16

**City of Scottsdale -- Current Planning Division**

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





City of Scottsdale  
PUBLIC NOTICE

## ZONING/PUBLIC HEARINGS

**HISTORIC PRESERVATION COMMISSION: 5:30 P.M., 04/11/2013**  
Community Design Studio Nave, 7506 E. Indian School Rd., Scottsdale, AZ

**PLANNING COMMISSION: 5:00 P.M., 05/08/2013**  
City Hall Kiva, 3939 N. Drinkwater Blvd., Scottsdale, AZ

**CITY COUNCIL: 5:00 P.M., TBD**  
City Hall Kiva, 3939 N. Drinkwater Blvd., Scottsdale, AZ

**REQUEST:** The City of Scottsdale's Historic Preservation Commission is proposing a zoning map amendment from Single Family Residential District (R-1.7) to Single Family Residential District, Historic Property (R-1.7-HP) to place Historic Property overlay zoning on the Glass and Garden Community Church, known as The Garden Church, and to place this historic place of worship on the Scottsdale Historic Register.

**CASE NAME:** Glass and Garden Community Church HP Overlay Zoning

**LOCATION & SIZE:** 8620 E. McDonald Drive, 4.55 +/- acres

**CASE NUMBER:** 14-ZN-2012 and 5-HP-2012

**Applicant/Staff Contact:** Don Meserve, 480-312-2523  
dmeserve@scottsdaleaz.gov

Case File Available at City of Scottsdale: 480-312-7000 or 480-312-2523  
Internet Info available at: <http://www.scottsdaleaz.gov/projects/projectsinprocess/>  
Posting Date: 3/26/13

Penalty for removing or defacing sign prior to date of last hearing





# Affidavit of Posting

**Required: Signed, Notarized originals.**  
Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

**Case Number:** 633-PA-2012  
**Project Name:** The Garden Church  
**Location:** 8620 E. McDonald Dr.  
**Site Posting Date:** 11/6/12  
**Applicant Name:** City of Scottsdale  
**Sign Company Name:** Dynamite Signs, Inc.  
**Phone Number:** 480-585-3031

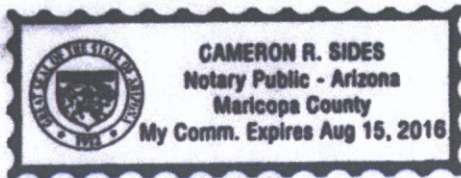
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Stephen A. Savage  
Applicant Signature

11/6/12  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 6 day of November 2012



Cameron R. Sides  
Notary Public

My commission expires: August 15, 16

**City of Scottsdale -- Current Planning Division**

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



# Early Notification of Project Under Consideration

## OPEN HOUSE MEETING

Date: Sunday, November 18, 2012  
Time: 12:00 - 1:30 PM  
Location: The Garden Church, 8620 E. McDonald Drive

**REQUEST:** The City of Scottsdale's Historic Preservation Commission is proposing a zoning map amendment from R-1 7 to R-1 7 HP to place Historic Property overlay zoning on the Glass and Garden Community Church, known today as The Garden Church, and to place this historic property on the Scottsdale Historic Register.

**CASE NAME:** Glass and Garden Community Church HP  
Overlay Zoning

**LOCATION & SIZE:** 8620 E. McDonald Drive: 4.55 +/- acres

**Applicant/Staff Contact:** Don Meserve, 480-312-2523  
dmeserve@scottsdaleaz.gov

**Case Number:** 633-PA-2012

Case File Available at City of Scottsdale: 480-312-7000 or 480-312-2523  
Internet Info available at: [www.scottsdaleaz.gov/projects/projectsin process](http://www.scottsdaleaz.gov/projects/projectsin process)

**Posting Date:** 11/6/12

Penalty for removing or defacing sign prior to date of last hearing





# Affidavit of Posting

Required: Signed, Notarized originals.  
Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

Case Number: 14-ZN-2012 & 5-HP-2012

Project Name: Glass and Garden Community Church

Location: 8620 E. McDonald Dr.

Site Posting Date: 3.26.13

Applicant Name: City of Scottsdale Historic Preservation

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Pamela Savage  
Applicant Signature

3.26.13  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 26 day of MARCH 20 13



Cam R Sides  
Notary Public

My commission expires: 08/15/16

**City of Scottsdale -- Current Planning Division**

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





**City of Scottsdale  
PUBLIC NOTICE**

**ZONING/PUBLIC HEARINGS**

**HISTORIC PRESERVATION COMMISSION: 5:30 P.M., 04/11/2013**  
Community Design Studio Nave, 7506 E. Indian School Rd., Scottsdale, AZ

**PLANNING COMMISSION: 5:00 P.M., TBD**  
City Hall Kiva, 3939 N. Drinkwater Blvd., Scottsdale, AZ

**CITY COUNCIL: 5:00 P.M., TBD**  
City Hall Kiva, 3939 N. Drinkwater Blvd., Scottsdale, AZ

**REQUEST:** The City of Scottsdale's Historic Preservation Commission is proposing a zoning map amendment from Single Family Residential District (R-1 7) to Single Family Residential District, Historic Property (R-1 7 HP) to place Historic Property overlay zoning on the Glass and Garden Community Church, known as The Garden Church, and to place this historic place of worship on the Scottsdale Historic Register.

**CASE NAME:** Glass and Garden Community Church HP Overlay Zoning

**LOCATION & SIZE:** 8620 E. McDonald Drive: 4.55+/- acres

**CASE NUMBER:** 14-ZN-2012 and 5-HP-2012

**Applicant/Staff Contact:** Don Meserve, 480-312-2523  
dmeserve@scottsdaleaz.gov

Case File Available at City of Scottsdale: 480-312-7000 or 480-312-2523  
Internet Info available at: <http://www.scottsdaleaz.gov/projects/projectsinprocess/>

Posting Date: 3/26/13

Penalty for removing or defacing sign prior to date of last hearing



## **Meserve, Don**

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**From:** Kimberly Hicks <hicksk0616@yahoo.com>  
**Sent:** Tuesday, October 30, 2012 12:17 PM  
**To:** Meserve, Don  
**Cc:** Pastor Gene; larrybrasen; David Nokes; Sharon Maloley  
**Subject:** The Garden Church - Historical Building

Good afternoon Mr. Meserve,

The Garden church, formally Glass and Garden Community Driven In church, was recently contacted by the City of Scottsdale requesting a public meeting be held at the church to designate the church as a historical building. Your name was provided as a person to contact that could help answer a few questions about this.

- If the facility is deemed a historical building does this prevent the church from certain upgrades in the future?
- Is there a list of requirements we would need to conform to?
- Is a sign posted advertising our building as a historical facility?
- Are there any fees associated with this?
- If approved, will the City of Scottsdale advertise the church as "The Garden Church" versus "Glass and Garden Community church?"
- Do you have an estimate of how long the meeting would last?

Any information you could provide about this would be greatly appreciated.

Regards,

Kim Hicks  
Garden Church Board Member  
480-502-6373

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

## Meserve, Don

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**From:** secretary@glassandgardenchurch.org  
**Sent:** Friday, October 26, 2012 1:54 PM  
**To:** Meserve, Don  
**Subject:** Historical Bldg

Don,

I have sent out to the board requesting Nov 18 at noon be the day we will have the open public meeting. I am still waiting for a final response. I am fairly certain the day and time will be good, but would like to get at least majority response. I will keep in touch and let you know as quickly as I do

*Blessings from The Garden!*

Sharon Maloley  
Church Administrator  
The Garden Church  
8620 E. McDonald Drive  
Scottsdale, AZ 85250  
480-948-8800 office  
480-948-0083 fax  
[sharon@TheGardenAZ.com](mailto:sharon@TheGardenAZ.com)