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Scottsdale Historical Society



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Honorable Mayor & City Council
Planning Commission
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Re: Zoning Cases 19-ZN-2003 Pink Pony) & 20-ZN-2003
(Sugar Bowl)

On behalf of the Scottsdale Historical Society I am writing this letter in support of the two zoning cases that would apply the Historic Property overlay to the Pink Pony and Sugar Bowl buildings in Old Town Scottsdale. Both of these buildings have become icons of downtown Scottsdale and have been a gathering place for generations of residents and guests.

Given their historic presence representing Scottsdale as an emerging community of the 1950s, these buildings and the uses they have housed are significant and worthy of this designation. Their exposure to the community at-large by being on Scottsdale Road also is an important factor supporting the importance of this action.

Sincerely,

Donald Hadder, Sr.
President, Scottsdale Historical Society



• "Most Livable City" U.S. Conference of Mayors •

January 29, 2004

CERTIFIED MAIL

Ms. Gwen Briley
C/O Pink Pony Restaurant
3831 N. Scottsdale Road
Scottsdale, AZ 85251

Dear Ms. Briley:

This letter is to notify you of an important meeting on February 12, 2004 that is part of the continuing efforts of the City of Scottsdale's Historic Preservation Commission (HPC) to identify and recognize significant historic resources in the community. As you discussed with Debbie Abele, the City's Historic Preservation Officer, designation to the Scottsdale Historic Register occurs through the establishment of a Historic Property (HP) zone on the property. This overlay zone has no effect on the underlying zoning or your use of the property. On November 13, 2003, the HPC initiated the case for the Pink Pony property to be considered as a significant historic property and zoned HP. The HPC held two open houses in January 2004 on the Pink Pony (19-ZN-2003) and two other current HP overlay zoning cases.

The HPC will hold a public hearing on **Thursday, February 12, 2004** at 5:00 P.M., in the Community Development Conference Room, 1st Floor, Suite 105, One Civic Center, 7447 E. Indian School Road to hear your comments and public comments on:

19-ZN-2003/5-HP-2003 (Pink Pony Historic Property Overlay) - request by City of Scottsdale, applicant, Charles W. Briley Revocable Trust (Gwen Briley), owner, to rezone from Central Business District (C-2) to Central Business, Historic Property (C-2 HP) on an .2± acre parcel located at 3831 N. Scottsdale Road. This request would add Historic Property (HP) overlay zoning to the Pink Pony Restaurant property in downtown Scottsdale, and place the building on the Scottsdale Historic Register.

After the public hearing, the HPC can vote on a recommendation to City Council on the Pink Pony. The tentative Planning Commission (PC) public hearing is March 10, 2004. The City Council hearing date will be determined after the case has been to the HPC and PC public hearings. Please contact me at the City's Preservation office at (480) 312-2523, fax (480) 312-9177, or e-mail: dmeserve@scottsdaleaz.gov if you have any questions. A Historic Significance and Integrity Assessment Report for the Pink Pony, prepared by Debbie Abele, Historic Preservation Officer will also be sent to you before the hearing. We look forward to hearing from you or seeing you at the HPC meeting on February 12, 2004.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Meserve", is written over a horizontal line.

Don Meserve, AICP
Preservation Planner

HPChearinglrs12904



• "Most Livable City" U.S. Conference of Mayors •

February 24, 2004

Ms. Gwen Briley
C/O Pink Pony Restaurant
3831 N. Scottsdale Road
Scottsdale, AZ 85251

Dear Ms. Briley:

This letter is to notify you of an important meeting on **March 10, 2004** that is part of the continuing efforts of the City of Scottsdale's Historic Preservation Commission (HPC) to identify and recognize significant historic resources in the community. As you discussed with Debbie Abele, the City's Historic Preservation Officer, designation to the Scottsdale Historic Register occurs through the establishment of a Historic Property (HP) zone on the property. This overlay zone has no effect on the underlying zoning or your use of the property.

On November 13, 2003, the HPC initiated the case for the Pink Pony property to be considered as a significant historic property and zoned HP. The HPC held two open houses in January 2004 on the Pink Pony (19-ZN-2003) and two other current HP overlay zoning cases. On February 12, 2004 the HPC held a public hearing and approved a recommendation to the Planning Commission and City Council that the Pink Pony be placed on the Scottsdale Historic Register and HP overlay zoning be added to the property to recognize its historic significance.

The Planning Commission will hold a public hearing on **Wednesday, March 10, 2004 at 5:00 P.M., in the Kiva - City Hall, 3939 N. Drinkwater Boulevard** to hear your comments and public comments on:

19-ZN-2003 (Pink Pony Historic Property Overlay) - request by City of Scottsdale, applicant, Gwen Briley, owner, to rezone from Central Business District (C-2) to Central Business, Historic Property (C-2 HP) on an .2± acre parcel located at 3831 N. Scottsdale Road and to place the property on the Scottsdale Historic Register. This request would add Historic Property (HP) overlay zoning to the Pink Pony Restaurant in downtown Scottsdale. Applicant/Staff Contact person is Don Meserve, 480-312-2523.

After the public hearing, the Planning Commission can vote on a recommendation to City Council on the Pink Pony. The City Council hearing date will be determined after the case has been to the Planning Commission public hearing. Please contact me at the City's Preservation office at (480) 312-2523, fax (480) 312-9177, or e-mail: dmeserve@scottsdaleaz.gov if you have any questions. We look forward to hearing from you or seeing you at the Planning Commission meeting on March 10, 2004.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Meserve", is written over a horizontal line.

Don Meserve, AICP
Preservation Planner



DRAFT
SUBJECT TO CHANGE
TENTATIVE AGENDA
SCOTTSDALE PLANNING COMMISSION
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
MARCH 10, 2004
5:00 P.M.

12-AB-2003

(DC Ranch Street Abandonment) request by Biskind, Hunt & Taylor, applicant, DC Ranch LLC, owner, to abandon a 280 +/- foot portion of the right-of-way for Horseshoe Canyon Drive at the east side of the intersection of Thompson Peak Parkway and Horseshoe Canyon Drive. Staff contact person is Tim Curtis, 480-312-4210. Applicant contact person is Karrin Taylor, 602-955-3452.

19-ZN-2003

(Pink Pony Restaurant Historic Property Overlay) request by City of Scottsdale, applicant, Gwen Briley, owner, to rezone from Central Business District (C-2) to Central Business District, Historic Property (C-2 HP) for the Pink Pony Restaurant (.2 +/- acre parcel) at 3831 N Scottsdale Road and to place the property on the Scottsdale Historic Register. Applicant/Staff contact person is Don Meserve, 480-312-2523.

20-ZN-2003

(Sugar Bowl Restaurant Historic Property Overlay) request by City of Scottsdale, applicant, Huntress Trust, Jaclyn Krawczyk, Margery Morton, and Fredrick Huntress, owners, to rezone from Central Business District (C-2) to Central Business District, Historic Property (C-2 HP) for the Sugar Bowl Restaurant (.13 +/- acre parcel) at 3935 & 4005 N Scottsdale Road and to place the property on the Scottsdale Historic Register. Applicant/Staff contact person is Don Meserve, 480-312-2523.

23-ZN-2003

(Corriente by Starpointe) request by Starpointe Corriente Condominium LP, applicant, Town King Enterprises Co Ltd, owner, to rezone from Resort/Townhouse Residential District (R-4R) and Open Space District (O-S) to Multi-Family Residential District (R-5) on a 9.28 +/- acre parcel located at 7601 E Indian Bend Road. Staff contact person is Kira Wauwie, 480-312-7061. Applicant contact person is Dan Richards, 480-609-6779.

30-UP-1995#4

(Venue Of Scottsdale) request by H.J. Lewkowitz, applicant, Valley of the Sun Entertainment LLC, owner, for a renewal of the conditional use permits for live indoor entertainment on a 1.11 +/- acre parcel located at 7117 E Third Avenue with Central Business District (C-2) zoning. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is H.J. Lewkowitz, 602-200-7222.**

31-UP-1995#4

(Venue Of Scottsdale) request by H.J. Lewkowitz, applicant, Valley of the Sun Entertainment LLC, owner, for renewal of a conditional use permit for a pool hall on a 1.11 +/- acre parcel located at 7117 E Third Avenue with Central Business District (C-2) zoning. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is H.J. Lewkowitz, 602-200-7222.**

11-TA-2000#3

(Text Amendment/ESLO II) request by City of Scottsdale, applicant, to amend Ordinance 455 (Zoning Ordinance) Article VI. Supplementary Districts., Section 6.1010. Environmentally Sensitive Lands Ordinance (ESLO).; Section 6.1022. Exemptions and Exceptions. This area covers approximately 134 square miles of upper desert and mountain areas of Scottsdale and is located north and east of the Central Arizona Project (CAP) Canal. **Staff/Applicant contact person is Al Ward, 480-312-7067.**

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING LOCATIONS:

Police Department, 9065 East Via Linda
City Hall, 3939 N. Drinkwater Boulevard
El Dorado Park & Recreation Center, 2311 N. Miller Road
Online at: <http://www.ScottsdaleAZ.gov/Boards/PC>

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

For additional information click on the link to 'Projects in the Public Hearing Process' at:
<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.



"Most Livable City"
U.S. Conference of Mayors

March 22, 2004

Ms. Gwen Briley
C/O Pink Pony Restaurant
3831 N. Scottsdale Road
Scottsdale, AZ 85251

Dear Ms. Briley:

This letter is to inform you that hearings for two downtown historic properties, the Pink Pony and Sugar Bowl, are being rescheduled due to an error on the earlier legal notices. Notices for the February 12, 2004 Historic Preservation Commission (HPC) and March 10, 2004 Planning Commission (PC) public hearings did not list your property as having the Downtown Overlay (DO) as part of the existing zoning. The Downtown Overlay (DO) should have been shown in legal notices and on the zoning map since City Council approved the (DO) in July 2003 for every downtown property. Due to this error, the Preservation Division is re-advertising the HPC and PC public hearings. The aim is to still reach City Council by the beginning of May 2004. We apologize for any inconvenience this omission may have caused you.

The Historic Preservation Commission of the City of Scottsdale, Arizona, will hold a public hearing **Thursday, April 8, 2004 at 5:00 P.M., at the Community Development Conference Room, 1st Floor, Suite 105, One Civic Center, 7447 E. Indian School Road,** and the Planning Commission will hold a public hearing on **Wednesday, April 14, 2004 at 5:00 P.M., in the Kiva - City Hall, 3939 N. Drinkwater Boulevard** to hear your comments and public comments on:

19-ZN-2003/5-HP-2003 (Pink Pony Historic Property Overlay) - request by City of Scottsdale, applicant, Charles W. Briley Revocable Trust (Gwen Briley), owner, to rezone from Central Business District Downtown Overlay (C-2 DO) to Central Business District, Downtown Overlay, Historic Property (C-2 DO HP) on an .2± acre parcel located at 3831 N. Scottsdale Road. This request would add Historic Property (HP) overlay zoning to the Pink Pony Restaurant property in downtown Scottsdale, and place the building on the Scottsdale Historic Register. **Staff/Applicant contact person is Don Meserve, 480-312-2523.**

The City Council hearing date will be determined after the case has been to the Historic Preservation Commission and Planning Commission public hearings. We look forward to hearing from you or seeing you at the April 8th or April 14th public hearings. Please contact me at the City's Preservation office at (480) 312-2523, fax (480) 312-9177, or e-mail: dmeserve@scottsdaleaz.gov if you have any questions.

Sincerely,



Don Meserve, AICP

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ZONING NOTICE

NOTICE IS HEREBY GIVEN that the Historic Preservation Commission of the City of Scottsdale, Arizona, will hold a public hearing **Thursday, April 8, 2004** at 5:00 P.M., at the Community Development Conference Room, 1st Floor, Suite 105, One Civic Center, 7447 E. Indian School Road for the purpose of hearing all persons wishing to comment on the following:

19-ZN-2003/

5-HP-2003

(Pink Pony Historic Property Overlay) - request by City of Scottsdale, applicant, Charles W. Briley Revocable Trust (Gwen Briley), owner, to rezone from Central Business District Downtown Overlay (C-2 DO) to Central Business District, Downtown Overlay, Historic Property (C-2 DO HP) on an .2± acre parcel located at 3831 N. Scottsdale Road. **Staff/Applicant contact person is Don Meserve, 480-312-2523.**

Comments: This request would add Historic Property (HP) overlay zoning to the Pink Pony Restaurant property in downtown Scottsdale, and place the building on the Scottsdale Historic Register. No changes in use or the underlying zoning are proposed.

20-ZN-2003/

6-HP-2003

(Sugar Bowl Historic Property Overlay) - request by City of Scottsdale, applicant, Jaclyn H. Krawczyk, Margery H. Morton, Frederick R. Huntress, and Northern Trust Bank, N.A, Trustee, owners, to rezone from Central Business District, Downtown Overlay (C-2 DO) to Central Business District, Downtown Overlay, Historic Property (C-2 DO HP) on .13± acre parcel located at 3935 and 4005 N. Scottsdale Road. **Staff/Applicant contact person is Don Meserve, 480-312-2523.**

Comments: This request would add Historic Property (HP) overlay zoning to the Sugar Bowl property containing two businesses (Sugar Bowl and AZ Accents) in downtown Scottsdale, and place the building on the Scottsdale Historic Register. No changes in use or the underlying zoning are proposed.

The Planning Commission public hearing is April 14, 2004. The City Council hearing date will be determined after the applications have been to the Historic preservation Commission and Planning Commission public hearings.

Case files, that include the legal descriptions of the subject properties, are located in Preservation Division at 7447 E. Indian School Road, Suite 300, where they may be viewed by any interested person.

A COPY OF THE FULL AGENDA, INCLUDING ANY ITEMS CONTINUED FROM PREVIOUS MEETINGS, IS AVAILABLE AT LEAST 24 HOURS BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

Police Department, 9055 East Via Linda

City Hall, 3939 North Drinkwater Boulevard

El Dorado Park & Recreation Center, 2311 N. Miller Road

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

CHAIRMAN

HISTORIC PRESERVATION COMMISSION

Attest: Don Meserve, Preservation Division



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.

October 30, 2003

CERTIFIED MAIL

Ms. Gwen Briley
C/O Pink Pony Restaurant
3831 N. Scottsdale Road
Scottsdale, AZ 85251

Dear Ms. Briley:

This letter is to advise you of an important meeting on November 13, 2003 as well as to update you on the recent efforts of the City of Scottsdale's Historic Preservation Commission (HPC) to identify and recognize significant historic resources in the community. The HPC has completed a survey of downtown Scottsdale to identify buildings that might be eligible for designation on the Scottsdale Historic Register (Register). This survey builds upon earlier work that placed eight historic buildings associated with Scottsdale's "Early Town Building" era on the Register. The recent survey effort has focused on downtown resources related to Scottsdale's development as an "Art Colony and Tourist Destination" in the postwar years after World War II. The HPC held open houses in January 2002 at the Loloma School to share information about the survey process and findings. We will be sending out invitations before the end of this year for additional open houses planned for January 2004 on proposed designations of downtown historic properties.

The HPC, staff in the City's Preservation Division and Debbie Abele, the City's Historic Preservation Officer (HPO), have identified several downtown properties that are considered historically and/or architecturally significant due to their association with important influences that shaped Scottsdale's development during the post World War II period. These properties also possess a high degree of integrity. As the next step, the HPC is now considering formally recognizing the significance of your property, which is located at 3831 N. Scottsdale Road and known as the Pink Pony Restaurant, by considering its designation on the Scottsdale Historic Register.

As you discussed with Debbie Abele when you met in September, designation to the Scottsdale Historic Register occurs through the establishment of a Historic Property (HP) zone on the property. This overlay zone has no effect on the underlying zoning or your use of the property. The public review process to consider the designation to the Register will take several months and include many opportunities for your participation and comment. The HPC, the Planning Commission and City Council must each hold a public hearing to consider the HP zoning and register nomination for the property.

At their Thursday, November 13, 2003 meeting the HPC will consider officially beginning the process for designation by initiating an HP zoning application for your property at 3831 N. Scottsdale Road and known as the Pink Pony Restaurant. Please contact me at the City's Preservation office at (480) 312-2523, fax #(480) 312-9177, or e-mail: dmeserve@scottsdaleaz.gov to arrange a meeting or if you have any other questions or comments. Please advise Susan Quinet or me at (480) 312-7013 if there is someone else the City should be contacting about this matter. We look forward to hearing from you or seeing you on November 13, 2003.

Sincerely,

Don Meserve, AICP
Preservation Planner

June 4, 2004

Gwen Briley
Pink Pony Steakhouse
3831 North Scottsdale Road
Scottsdale, AZ 85282

Dear Mrs. Briley:

As you know, the Pink Pony was listed on the Scottsdale Historic Register (SHR) last month in recognition of its historic and architectural significance. Once a property is designated on the SHR, the City Historic Preservation (HP) staff next prepares a preservation plan that identifies the issues and physical needs that might affect the preservation of the building. The HP plan also sets forth public assistance that can be provided to help owners in their efforts to preserve their historic properties. As part of the preparation of the HP plan, the City often commissions building studies, prepared by architectural firms, experienced with historic properties, who are under contract with the City for on-call services.

The City would like to offer you assistance in planning for work to repair and maintain the architectural features of the Pink Pony's primary façade. We would like to have one of our on-call architectural firms inspect the Scottsdale Road façade and prepare a report describing what repair or reconstruction of detailing is recommended. The report would be supplemented with drawings and specifications that would describe the type of materials, design and workmanship that should be utilized. Cost estimates for the proposed work also would be calculated. Work recommendations will take into account the relative importance of the building's character-defining features and their relative contribution to the property's significance. Priorities for immediate work as well as phased improvements over time could be established.

Conducting the "Façade Study" would not obligate you, as the owner, to undertake any rehabilitation work. Rather it provides information that helps the City HP staff understand what work is needed and the associated costs. This information will help us in the development of a Historic Preservation Plan for the property which will include recommendations for financial, technical and promotional assistance from the City

I would like to make arrangements to undertake the Pink Pony Façade Study as soon as possible. Please contact me so we might discuss this further. You can reach me at 480 774-2907. If there is someone else I should be dealing with that is responsible for the building's upkeep, just let me know who to contact. I look forward to hearing from you.

Sincerely,

Deborah Edge Abele

Historic Preservation Officer
cc: Robert Cafarella, Preservation Division Director
HP Commission members