

Marked Agendas
Approved Minutes
Approved Reports

PLANNING COMMISSION REPORT



Meeting Date: April 27, 2011
General Plan Element: *Character and Design*
General Plan Goal: *Identify, promote and protect historic, cultural and archaeological resources*

ACTION

Villa Monterey Units 1-7 HP Overlay Zoning, 13-ZN-2010/4-HP-2010

Request to consider the following:

1. Recommend that City Council approve a zoning map amendment to rezone Villa Monterey Units 1-7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP) on 115± acres in the vicinity of Miller and Chaparral Roads, from Meadowbrook to Medlock and from 74th Place to 79th Place, containing 758 homes and 13 common tracts, by adding Historic Property overlay to this townhouse development and placing Villa Monterey Units 1-7 on the Scottsdale Historic Register as a historic district.
2. Find that the proposed overlay zoning map amendment is consistent and conforms to the adopted General Plan, and find that Villa Monterey Units 1-7 townhouse development meets the eligibility criteria for HP designation and is historically and architecturally significant.

OWNERS

758 homeowners, Villa Monterey Units 1-7
13 common tracts of 7 Homeowners Associations

APPLICANT CONTACT

DON MESERVE
CITY OF SCOTTSDALE - HISTORIC PRESERVATION OFFICE
480-312-2523

LOCATION

13 plats on 115± acres in the vicinity of Miller and Chaparral Roads, from Meadowbrook to Medlock and from 74th Place to 79th Place, containing 758 homes and 13 common tracts.



BACKGROUND

Overview of Study Process and Citizen Involvement Before Initiation by HPC

Early Historic Preservation Program Activities: The Historic Preservation Commission (HPC) was appointed in June 1997 and was charged by City Council with identifying significant historic resources in the city and with establishing and maintaining the Scottsdale Historic Register. City Council approved two ordinances on preservation in July 1999 including the Historic Property Supplementary District overlay zoning. Nineteen properties or complexes and two neighborhood historic districts have been placed on the official Scottsdale Historic Register since 1999.

Early Contacts with Residents of Villa Monterey Regarding Historic Preservation: The Villa Monterey HOA presidents selected Kathy Feld in February 2007 to be the spokesperson for Villa Monterey for historic preservation. In March 2007 Kathy Feld, spokesperson for Villa Monterey presented their request to be considered for historic district designation. Ms. Feld distributed handouts to the Commission with background information on Villa Monterey. In response the Commission advised staff that they wanted the city to complete a city-wide survey of townhouse developments, recognizing that they could not consider any specific development for designation until a historic context was written and the entire range of candidates in the city were first identified in a survey.

HPC Consideration of All Attached/Townhouse Developments and Selection of Best Examples: A historic context on city-wide attached/townhouse developments was researched and initial results were presented to the Commission. The HPC discussed the city-wide survey results in September 2009 and toured 16 of the 52 projects surveyed in October 2009. In March 2010 the Commission discussed the best candidates and agreed upon the top five townhouse projects for ongoing consideration; Villa Monterey was one of the top five.

Ongoing Interest from Villa Monterey Homeowners: While the Commission and staff were completing the city-wide research and survey, residents in Villa Monterey were continuing to pursue the idea of being designated during 2008 and 2009. Members of each of the HOA boards and other volunteers began circulating petitions to gauge the level of support in each Unit for historic district designation. The Commission received updates at their regular meetings on how the petition drive was progressing.

Commission Process on Villa Monterey Units 1-7: The HPC had townhouses of Villa Monterey on their agenda in over thirty different meetings over three years. Debbie Abele, Historic Preservation Consultant, completed a house-by-house analysis of integrity in Villa Monterey over the summer in 2010. She reported to the Commission that 99% of the homes were contributing since only a few homes had major exterior alterations. This is a very high level of integrity for a neighborhood.

After hearing results of the integrity assessment and petition results, in October 2010 the Commission directed staff to hold a neighborhood meeting with the owners of Units 1-7, judged to be the best architecturally and with high levels of both support and integrity. A map of the draft HP boundary for Villa Monterey Units 1-7 was presented at the November 13, 2010 informational neighborhood meeting attended by over sixty people. The Commission initiated this case on December 9, 2010.

General Plan

The General Plan Land Use Element designates the development as Suburban Neighborhoods. This category includes medium to small lot neighborhoods including some townhouses, and can be incorporated into neighborhoods near the downtown area. These areas may be a transition between less intense residential areas and non-residential areas. Densities are usually more than one house per acre but less than eight houses per acre. The General Plan Character and Design Element also states; "Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation."

Character Area Plans

The Character and Design section of the Downtown Plan states in Policy CD 1.6; "Protect prominent historic resources..." and in Policy CD 2.1; "The scale of existing development surrounding the Downtown Plan boundary should be acknowledged and respected through a sensitive edge transition buffer...." The Villa Monterey townhouse development is on the east side of the Arizona Canal, the boundary of the Downtown Plan.

The Southern Scottsdale Character Area Plan has several policies on protecting and enhancing existing neighborhoods and it has similar policies as the Downtown Plan on transition buffers. Character and Design Policy CD 7.3 states; "Respect, protect and enhance established suburban neighborhoods as assets..." Several policies in Neighborhood Revitalization pertain to existing developments including Policy NR 1.5 as follows; "Continue to support the designation of residential and neighborhood historic properties and districts, which protect and enhance property values through appropriate restoration, preservation, and promotion of significant historic districts."

Zoning

The existing 115± acre townhouse development is currently zoned Townhouse Residential District (R-4) and Multiple-Family Residential District (R-5) with about half the area zoned R-4 and half zoned R-5. Specifically, the 59.6± acres in Units 2, 3 and 4 are zoned Townhouse Residential District (R-4) and the 55.4± acres in Units 1, 5, 6 and 7 are zoned Multiple-Family Residential District (R-5). The R-4 townhouse zoning district is intended to provide for relatively low density development having individual ownership of single-family dwellings and built-in privacy. The R-5 multi-family zoning district provides for multi-family residential with increases in amenities as density rises, and promotes high quality residential environment through development standards.

Other Related Policies, References:

- Ordinance No. 3242, adopted July 13, 1999, established Section 6.100 (HP) Historic Property Supplementary District and the Scottsdale Historic Register
- Ordinance No. 3242 authorizes the Historic Preservation Commission to initiate HP overlay zoning cases and requires the Historic Preservation Commission to make a recommendation to the PC and CC on all HP overlay zoning cases
- 2001 General Plan, 2009 Downtown Plan and 2010 Southern Scottsdale Character Area Plan
- Results of the city-wide survey of 52 townhouse and attached housing developments built from

1960-1974, the approved Historic Context for Scottsdale's Postwar Townhouses and other survey documents posted at <http://www.scottsdaleaz.gov/historiczoning/historicresources>

Context

The existing development is located in the vicinity of the Miller and Chaparral Roads intersection. Villa Monterey was developed on the edge of the downtown beginning with Unit 1 on the east side of the Arizona Canal, on the west side of Miller Road, and south of Chaparral Road. Units 2, 3, 4 and 5 were built in succession to the east of Miller Road, from Meadowlark Road to Chaparral Road, and extending east to 79th Street. Units 6 and 7 are northeast of the Miller and Chaparral Roads intersection, extending east to 78th Street and north to Medlock Drive. The largest entry monuments are located by the Coolidge Street entry off of Miller Road but other Units also have entry signs or monuments. All seven units have common tracts used for their clubhouses, swimming pools and other amenities shared and maintained by the residents of each unit. Indian Bend Wash and Hayden Road are a block or two east of this townhouse development. Please refer to the attached context graphics, Attachment 3 and 3A.

Adjacent Uses and Zoning

A number of existing condominiums, townhouses, apartments or single family homes developments are adjacent to Villa Monterey Units 1-7:

- North: El Chaparral Villas zoned R-5, Scottsdale in Towne Villas zoned R-5, Villa Monterey Unit 9 zoned R-5, La Villita zoned R-3 (c); farther north above Vista Drive – Sunrise Villas zoned R-4 (c)
- East: Scottsdale Shadows zoned R-4, R-5 and O.S., La Villita zoned R-4, Scottsdale Monterey zoned R-4 (c); farther east – Hayden Road and Indian Bend Wash
- South: Scottsdale Terrace Unit II zoned R1-7, Monte Vivienda zoned R-5, Villa Bianco zoned R-5, Scottsdale Shadows zoned R-4, R-5 and O.S.; farther south – Camelback Road
- West: Scottsdale Terrace Unit II zoned R1-7, Arizona Canal, Miller Road, The Sage Condominiums zoned R-5 across the Arizona Canal, Casita el Puente zoned R-5

Key Items for Consideration

- Consistency with General Plan, Downtown Plan, and Southern Scottsdale Character Area Plan
- Eligibility criteria in Section 6.113 of the (HP) Historic Property Supplementary District
- The Historic Preservation Commission's initiation of the case in December 2010 and unanimous vote on March 17, 2011 to recommend to the PC and CC that Villa Monterey Units 1-7 meets the ordinance eligibility criteria, has a high level of integrity and is historically and architecturally significant and be approved as a historic district
- Verified signatures of 86% owner support for historic preservation from petitions circulated by volunteers to their neighbors in the seven HOA Units in Villa Monterey
- Support of all seven HOA boards for the historic district for the common tracts in their HOAs

- No changes in current land uses are proposed, and HP overlay zoning and historic district designation does not change the underlying zoning; there is no project or project impacts

APPLICANTS PROPOSAL

Goal/Purpose of Request

As authorized by the zoning ordinance, the Historic Preservation Commission (HPC) initiated this case at their regular meeting on December 9, 2010 consistent with their charge from City Council to identify and protect significant historic resources. The previous text under Background called **Overview of Study Process and Citizen Involvement Before Initiation by HPC** beginning on page 2 described the city-wide research and survey documentation on townhouses, and the events leading up to the HPC's initiation of this case.

The Commission's request is to officially recognize the historic significance of this 1960s townhouse development, Villa Monterey Units 1-7 by City Council adopting HP overlay zoning and placing the neighborhood on the Scottsdale Historic Register as a historic district.

Development Information

No changes are proposed in underlying zoning, land use, traffic, or development are proposed in this city-initiated HP overlay zoning case.

- Existing Uses: Townhouse development on 13 plats including; 758 existing homes of which 757 are attached and 1 is detached; 13 common tracts maintained by the HOAs including clubhouses, swimming pools and other amenities for each Unit; entry features and some open space tracts by the main entries; and mid-block pedestrian walkways in this age-restricted 1960s development
- Parcel Size: 115± acres in Villa Monterey Units 1-7
- Development Standards: No change; R-4 and R-5 underlying zoning standards apply

IMPACT ANALYSIS

General Plan: Land Use and Character and Design Elements

The current Villa Monterey townhouse development, with an average density of less than 7 units per acre, is consistent with the General Plan Land Use Element designation of Suburban Neighborhoods and no changes to the existing development are proposed. The designation of a historic district is also clearly consistent with the General Plan Character and Design Element approach; "Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation."

Character Area Plans: Downtown Plan and Southern Scottsdale Character Area Plan

The one- and two-story scale of the existing Villa Monterey development meets the intent in the Downtown Plan for a transition buffer surrounding the Downtown Plan boundary as described in

Policy CD 2.1. Transition buffers are also described in the Southern Scottsdale Character Area Plan which also has several policies on protecting and enhancing existing neighborhoods. The proposed HP overlay zoning is consistent with several policy statements in the Southern Scottsdale Character Area Plan including Policy CD 7.3, "Respect, protect and enhance established suburban neighborhoods as assets..." and Policy NR 1.5, "Continue to support the designation of residential and neighborhood historic properties and districts, which protect and enhance property values through appropriate restoration, preservation, and promotion of significant historic districts."

Eligibility Criteria

There are five criteria contained in Section 6.113 of the HP zoning district in the zoning ordinance that were used by staff and the HPC in determining the eligibility of Villa Monterey Units 1-7 for historic district designation. Historic significance is present in districts that possess integrity and;

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That 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 distinctions; or
4. That have yielded, or may be likely to yield, information important in prehistory; and
5. That in addition to having retained their integrity of location, design, setting, materials, workmanship, feeling, and association, possesses physical features necessary to convey that significance and are significant within the historic context....

The city's Historic Preservation Officer and our historic preservation consultant presented a staff report and designation report to the Historic Preservation Commission at their March 17, 2011 public hearing on the Villa Monterey Units 1-7 HP overlay zoning application describing how Villa Monterey Units 1-7 meet ordinance eligibility criteria #1, 3 and 5. The historic and architectural significance of the townhouse development is clearly described in Attachment 1. and in the following summary statement:

Historic Significance Summary

The Villa Monterey Historic District is considered historically and architecturally significant as a collection of homes that illustrate a particular type of building and a development pattern that was influential on the physical form of Scottsdale in the postwar era and remains discernible and distinctive today. Further it is associated with an individual, David Friedman, who pioneered successful practices that influenced how townhomes subsequently developed in Arizona. Architecturally it has a high degree of integrity. The historic district provides excellent examples, individually and collectively, of Southwestern-influenced forms, materials and detailing that has distinguished local and regional home building. The intact ornamentation and customized architectural features of the homes sets it apart as a product of a by-gone era and gives it a unique sense of time and place which should be preserved.

The Historic Preservation Commission considered the staff report on eligibility, and unanimously

approved the staff recommendation that Villa Monterey Units 1-7 met the eligibility criteria. The complete text of their approved motion is included in the **Other Boards/Commissions** section.

Community Involvement

Residents in Villa Monterey Units 1-7 have indicated their overwhelming support for becoming an official historic district by having 86% of the owners sign a petition in support and all seven HOAs agreeing to have their common areas included in the district. A flyer describing potential impacts has been distributed to all of the homeowners in the neighborhood. Some residents have spoken against the proposed historic district in neighborhood meetings or in contacts with their neighbors or staff. A list of some of the larger or more critical meetings on Villa Monterey and townhouses follows. For a complete description please refer to Attachment 7. Citizen Involvement Report.

- In March 2007 Villa Monterey residents presented their request to the HPC to be considered for historic district designation
- The HPC had townhouses or Villa Monterey on their agenda for over thirty open public meetings over a three year period from 2007-2010
- In March 2010 the Commission discussed the best candidates and agreed upon the top five townhouse projects for ongoing consideration; Villa Monterey was one of those top five
- In September 2010 Debbie Abele reported the results of her house-by-house integrity assessment for Villa Monterey; she reported that a very high percentage, 99% of the homes were contributing
- In September 2010 staff provided an update to the HPC on the petition drive showing 83% of the homeowners in support of a historic district (this total has since increased to 86%)
- On November 13, 2010 owners in Units 1-7 were invited to attend an informational meeting on a proposed district boundary map and the possible initiation of an HP overlay zoning application by the HPC; 60+ participants attended the neighborhood meeting
- On December 10, 2010 the HPC initiated Villa Monterey Units 1-7 HP Overlay Zoning case
- In February 2011 two open houses were held on the zoning case; about 150 people participated in the two open houses
- On March 17, 2011 The HPC conducted a public hearing on Cases 13-ZN-2010 and 4-HP-2010 Villa Monterey Units 1-7 HP Overlay Zoning, with over 50 citizens in attendance, and voted unanimously to support the historic district

Community Impact

No changes are proposed in underlying zoning, land use, traffic, or development. None of the typical zoning issues associated with rezoning cases for new construction or redevelopment projects apply to this HP overlay zoning and the underlying zoning remains.

The impacts of placing a neighborhood on the Scottsdale Historic Register include; 1) official honorary recognition by City Council as a historically significant neighborhood in the community, 2) establishing a partnership between the city and residents to actively work to maintain and celebrate

the character and architectural features of the existing townhouse development, 3) publicizing the historic district through various approaches that can include historic district signs on top of street signs, information on the city's internet pages, brochures on Villa Monterey, or special events in the neighborhood, 4) developing preservation guidelines for exterior changes to guide the planning by owners for repairs, additions or exterior alterations and that will guide the city in reviewing exterior changes requiring building permits, and 5) the opportunity for owners to participate in incentive programs offered by the city including the existing Historic Residential Exterior Rehabilitation (HRER) Program that provides matching city funds for rehab projects in historic districts. Since the townhouse development already has architectural review procedures administered by the HOAs in their CC + Rs, the city's review procedures for exterior changes requiring a building permit in Villa Monterey has less impact than it would in a neighborhood that does not already have architecture reviews by neighboring property owners.

Policy Implications

The General Plan supports the city establishing historic districts for identified historically significant neighborhoods, plus enhancing pride in neighborhoods is a policy in the Southern Scottsdale Character Area Plan. Having City Council officially recognize the neighborhood as historically significant just reinforces the strong local identity and sense of pride already evident among Villa Monterey homeowners. According to numerous economic studies, property values in historic districts tend to increase due to increased interest and demand for the housing within officially recognized residential historic districts. If City Council adopts this historic district proposal, initiated by the HPC with strong owner support, the HPC will be encouraged to consider the recognition of other historically significant neighborhoods where there is also strong support from residents.

OTHER BOARDS & COMMISSIONS

Historic Preservation Commission

The HPC conducted a public hearing on cases 13-ZN-2010 and 4-HP-2010 on March 17, 2011 at a special meeting. The following motion on their findings passed unanimously six (6) to zero (0).

Motion by Vice-Chair Marcisz, 2nd by Commissioner Burns, that the Scottsdale Historic Preservation Commission recommend to the Scottsdale Planning Commission and the City Council the rezoning of Villa Monterey Units 1 – 7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP) on 115+ acres. Vice-Chair Marcisz moved this recommendation for the following reasons:

The properties are historically and architecturally significant as a collection of homes that illustrate a particular type of building and a development pattern that influenced the physical form of Scottsdale in the postwar era and remains discernable and distinctive. There are three supportive reasons for this nomination;

1. The influence on how townhomes subsequently developed in Arizona,
2. The current high degree of integrity as witnessed by the 99% integrity rating given by Debbie

Abele, and

3. The intact ornamentation and customized building features of the homes that set them apart as a product of a historic period and give it a unique sense of time and place which should be preserved.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the proposed overlay zoning map amendment is consistent and conforms to the adopted General Plan, and find that Villa Monterey Units 1-7 townhouse development meets the eligibility criteria for HP designation and is historically and architecturally significant and make a recommendation to City Council for approval.

RESPONSIBLE DEPARTMENT(S)

Planning, Neighborhood and Transportation

Neighborhood Services and Current Planning Services

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4/12/11
Date



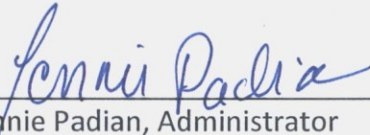
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4/20/11
Date



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Date

ATTACHMENTS

1. Historic Significance and Integrity Assessment Report
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. General Plan Land Use Map
5. Zoning Map
6. Photos of Architectural Styles in Units 1-7
7. Citizen Involvement Report
8. Summary of Verified Owner Signatures from Petitions
9. List of HPC Meetings on Townhouses and Villa Monterey
10. City Notification Map
11. March 17, 2011 Historic Preservation Commission Minutes

Villa Monterey Townhouse Historic District **Historic Significance and Integrity Assessment Report**

Background

In March of 2007, representatives of the Villa Monterey 1-9 Homeowners Associations initially contacted the Historic Preservation Commission (HPC) about designating their townhome neighborhood as a historic district. The residents were advised that no research and analysis had been undertaken on townhouses and their historic development in Scottsdale to date. Consequently, there was no basis for making judgments about the relative significance, integrity and, consequently, eligibility for designation of the Villa Monterey neighborhood on the Scottsdale Historic Register. The homeowners shared information they had gathered about the history and importance of their townhouse neighborhood, offered support in further research work and urged the HPC's consideration of their request. The HPC decided to include efforts to evaluate this historic residential population as part of their annual work program and directed staff to begin work on a context study related to the historic influences its development. An historic context report was completed by Linnea Caproni, an ASU public history graduate student, in 2009. As the work on the historic context report was being finalized, a city-wide survey was initiated of the existing townhouse developments, which were built during the period 1950 - 1974, to identify the best representative examples of the historic influences and architecture that distinguishes this property type. The survey field work was conducted by Historic Preservation (HP) staff, program interns and the HPC. Some 5871 townhouses were studied as part of this work. These townhomes were located in fifty-six separate development complexes that were made up of eighty-one recorded subdivision plats. In the course of the survey work, the townhouse developments were divided into various subsets based on their size, physical arrangement, architecture and community amenities so that comparative analysis could be done. Out of the total surveyed, six townhome complexes were selected as the best illustrations of the relevant historic context themes. The Villa Monterey Townhouse neighborhood was determined to be one of the top-ranked areas that warranted further work to document its importance and how it met the HP ordinance criteria for listing on the Scottsdale Historic Register.

Historic Contexts

National Post WWII Residential Development

In the twenty years after World War II, America experienced an unprecedented housing boom. This boom added more than twenty-five million new residential structures to our cities and towns by the year 1965. Demographic factors, socioeconomic conditions and trends, the availability of land, and government policies all influenced the spiraling demand for housing. In the postwar era, housing starts by month and year grew to be an important economic indicator for the first time and housing for Americans became both a national priority and big business.

During the first decade after WW II, housing demand favored single family home construction. Between 1945 and 1955, most of the residential growth was of free-standing, or detached, homes with multifamily units accounting for less than fifteen percent of new housing construction. The preference for single family detached housing had been established in the

early days of the nation's settlement. It symbolized independence and personal identity and many of the egalitarian qualities underlying the establishment of American democracy. Historical studies indicate that the typical postwar American household would have chosen ownership of a freestanding, single family home, if given the opportunity. This notwithstanding, by the late 1960s housing development included a growing volume of postwar multifamily housing products. Some of this change related to shifting family structures during this time. In the 1960s wives were increasingly becoming wage-earners while single parents and self-supporting unmarried persons moved up as heads of households. These changes affected the financial practicability of single family home ownership.

In the early 1960s, along with the growth of planned "New Towns," many developers began building master-planned residential developments, particularly in the West. Many of these developments offered both single and multifamily housing along with recreational amenities. Single family attached (SFA) homes were constructed by attaching walls of their housing units and situating them in high-density complexes with shared common spaces. The single family attached house or "Townhome" offered benefits for both developers and buyers. The SFA home design of shared walls, roofs, parking areas and infrastructure cost less per unit than detached homes and the space which would have been used for private yards accommodated additional units instead. This cost-effectiveness spurred their production. The fact that they "felt" like single family homes also contributed to their popularity. Consequently, in their advertisements, SFA developers touted the similarities of townhouses to private detached homes. The units came complete with appliances, such as new refrigerators, stoves, dishwashers, and garbage disposals; had private, often fenced, backyards and "park-like" settings for their common outdoor spaces. These new, less costly, developments quickly attracted the buyers who were unable to afford single family detached housing but who desired home ownership and community amenities. When townhouse developments began to offer FHA and VA financing in the late 1960s/early 1970s this expanded their potential markets. To appeal to the lifestyles of newly-married couples and retirees, townhouse promotions began to emphasize the maintenance-free aspect of townhome living which did not require the time or physical effort needed for traditional home upkeep. When choosing site locations, SFA developers sought townhouse locations situated near existing residences and service and retail centers. In the West this resulted in the placement of most early townhouse complexes near or in the newly built single family housing developments and on, or just off, major arterial roads. Thus situated, townhouses were imbued with a sense of place that fused the neighborhood appeal of a single family residential area environment with the comfort of easy access to city conveniences, similar to high density urban apartment living. It is a testament to the allure and profitability of SFA complexes that townhouses and condominiums composed nearly one-third of new construction in the United States by 1970.

Regional and Local Townhouse Development

In the 1960s and 1970s, California moved to the forefront in the development and design of townhouse communities. Although considered by some to be a descendant of the Eastern "row house," the townhomes of the West developed in response to the markedly different lifestyles of the region. The Western Townhome was not a continuation of the building practices of earlier periods nor a local

expression of the planning principles of cluster housing and new town developments which guided 1960s housing development in the East. Instead they embodied the lifestyle change embraced by America in the years after WWII. Notably, the Western townhouse usually included courtyards, atriums, patios and resort-like landscaping and other features important to recreating and outdoor living and entertaining. According to numerous planning and real estate studies which sought to analyze the rise in popularity of this housing form, townhouses of the West emphasized more light and color in the kitchen and bathroom areas. Western complexes also were given names that implied glamour or the exotic rather than labels suggesting pastoral environments, such as "village, orchard, oaks or farms," used for Eastern developments.

Just like in the first half of the twentieth century, Arizona builders and developers closely watched and borrowed freely from the California housing development trends and practices during the postwar years. An excellent example of the influences of the California Townhouse concept can be seen in the planning and development of the Villa Monterey Townhomes in Scottsdale, Arizona. Dave Friedman was successful builder in Philadelphia who moved to Arizona almost an invalid to retire. However, his health improved and he became involved in local housing construction. He established Butler Homes, Inc. and built several small-scale, traditional housing developments that were financially successful. In 1959-1960 Friedman acquired approximately 100 acres north of Camelback Road and the Arizona Canal. A huge wash cut through the acreage which would have a major impact on any development which might occur. While mulling over his options, Friedman and his wife travelled to Carmel and the Monterey peninsula in California. According to a 1966 article in Scottsdale's newspaper, the *Arizona*, Friedman described how he became fascinated by the many houses in California that were being built close together but in such a way that they retained charm and practicality. He decided to try a similar development for his Scottsdale property. Drawing upon the West's Spanish territorial past, he planned a "casita colony" which Friedman defined as "small houses built together." This concept also suggested a type of neighborhood living that would be as intimate and friendly as the romantic Spanish colonial living traditions. Importantly, Friedman understood the segmented buyer market which was emerging within America's increasingly-mobile society. Friedman saw the townhouse concept as ideal for buyers in the earlier interim or transient stages of life as well as for those in the latter stages of life who preferred low-maintenance property in order to "'jet around the world without having to worry about what happens to the old homestead'." In this market families no longer remained together "'as they did in years gone by,'" and people retained a 'spirit of living regardless of age' in contrast to 'the Pullman-car days, [when] the old folks just sat on the front porch and rocked'."

The first unit of the Villa Monterey Colony was constructed in 1961 and in six months 180 houses were sold. Purported to be the first successful townhome project in Arizona, similar developments soon followed Villa Monterey in the metropolitan Phoenix area and Tucson. By 1969 there were nearly 50 townhouse developments in Scottsdale. Although many builders were active, Dell Traylor and John C. Hall of Hallcraft Homes led the construction of both large and small townhouse complexes throughout the 1970s. The national and regional boom in townhouse construction in the 1960s prompted an increased number of zoning requests for townhouses in Scottsdale in the 1970s. The advent of large mixed-use developments also contributed to this phenomenon as it was often easier to obtain approvals

for high-density residential developments if they are part of a larger mixed-use development plan than a stand-alone project. Thus during the period 1970-1980, with the sanction of approximately 20,000 dwelling units as part of major, mixed-use development projects of 80+ acres, land available for townhouse projects became more plentiful in Scottsdale. With the growing demand for this housing type, many properties originally zoned for apartments also were used to construct a townhouse project instead.

In Scottsdale another important influence on townhouse development was the crusade to improve central Scottsdale's Indian Bend Wash. In the early 20th century Indian Bend Wash was considered an eyesore that divided the community when it periodically flooded. In 1961 the Corps of Engineers developed a plan for a concrete channel, 23' deep and 170' wide, to line Indian Bend Wash to control flooding. Most Scottsdale citizens opposed the concrete channel and recommended that the town pursue a greenbelt solution instead whereby lands within the floodplain would be donated to the City for the greenbelt in exchange for "zoning or other means to raise the value of their remaining [adjacent] land." In 1965 the City hired an engineer to analyze Maricopa County Flood Control District and the Corps of Engineers plans for the concrete channel. The "Erikson Plan" (named for the engineer who headed up the study) also recommended a greenbelt alternative. There followed a decade of disputes among the parties involved over the design and funding for the needed improvements. However, in 1974, after a major 1972 flood had destroyed numerous homes along the 7-1/2-mile wash and curtailed plans for any future home building within the Wash's floodplains, the Corps finally approved the greenbelt alternative. With the adoption of the 1974 greenbelt plan, the City of Scottsdale agreed to grant landowners higher density zoning in exchange for their investment in improvements to Indian Bend Wash and their provision of the needed floodplain easements to the City. As a result, numerous multi-family and townhouse developments were approved for 736 acres of private land along the length of the 1200-acre wash.

Another important impetus to townhome development, nationally and locally, was the concerted and, ultimately successful, marketing approaches that sought to promote several key aspects of townhouse development. First, it was stressed that townhouses were not condominiums or cooperatives. Purchasers actually owned their homes and the land under it. The property was conveyed by an individually-recorded deed protected by title insurance. Consequently, for real estate and legal purposes, a townhome was not that different from a detached single family home. The specialized residential environment provided was also extolled. Many developments were age-restricted to adults of 55+ years with recreational amenities and social activities established accordingly. While the individuals were assured privacy, the sense and benefits of belonging to a community were also available to residents. Well-planned, these development sought to provide resort living at home, balancing suburban tranquility with urban conveniences.

The Form and Physical Characteristics of Townhomes

Townhouses are defined and categorized by the Maricopa County Recorder and Assessor's office as a specific building type, the single family attached (SFA) dwelling. Like the traditional home the, single family detached (SFD) dwelling, the SFA house is designed for occupancy by one family or living unit and it sits on its own platted lot within a subdivision. The townhome is constructed, however, to have one

or two party walls shared by an adjacent home or homes. While attached to each other, each townhouse is a single residence vertically. That is, there is no other home above or below it. This is the primary factor that distinguishes it from a condominium which is not a physical property type but a form of ownership.

The size of townhomes which were built during the post WWII era was typically smaller than single family detached homes but larger than most apartments. In Scottsdale they ranged in size from under 1000 square feet to larger units of 2200 to 3000 square feet. The majority, however, were 1300 to 1800 square feet in size. One and two-story heights were found in most developments, many offering a choice of one or another. There were also variations in how parking was provided for the homes in terms of its type, size and location. Carports were most common and found in approximately seventy-five percent of the town home developments. These one- or two-car carports were located next to the houses, at the rear or in covered parking areas separate from the dwelling unit. Enclosing a carport to become a garage was an option frequently offered by builders and garages became increasingly prevalent as time progressed. Most homes had outdoor living areas including front porches and patios. Backyard spaces, when provided, were often fenced.

There were distinct differences in the design and physical layout of the complexes among the Scottsdale townhouse developments. Some of this related to the number of units in a row that were attached to one another. Generally three or more units constitute a row. Some, however, were constructed in pairs. These "twins" or semi-detached" homes were attached by a single party wall to only one adjacent home. How the rows or collections of dwelling units were arranged within a complex provided another variation in their appearances. The traditional row arrangement with the home's primary façade fronting the street was most common and is found on eighty-five percent of Scottsdale's post-WWII townhomes developments. Another seven per cent of the complexes have curvilinear streets and/or houses staggered in a non-linear fashion along winding roadways. Another distinct type is the "clustered" townhouse complex. These are developments with three or more townhomes grouped together and arranged on the site in a manner that is not necessarily related to the road ways. They may be oriented or arranged around a community facility such as a pool or green space. Within the groups the houses have one or more shared walls with one another. Parking maybe adjacent to homes or grouped themselves in defined parking areas. Common driveways and open spaces between the groupings are also found.

Like single family subdivisions, the size of townhome developments ranged in size to those quite small with less than twenty-five houses to those with hundreds of dwelling units. Forty-five percent of the townhomes built in Scottsdale in the post WWII years, are located in large developments with 200+ units.

There is no dominant architectural style that characterizes the design of post WWII townhouse or a style that relates to specific time subset within that period. Instead historic townhouse architecture was usually a simplified version of the popular styles found on single family homes that were built during the same time period. Simple geometric forms are employed in the massing and proportions of the construction. Materials types; the inclusion of selected architectural features, such as arched opening;

or a minimal level detailing was employed as a means of giving a townhouse an architectural character. For the housing constructed in Scottsdale during the two decades following World War II, the predominant identifiable influences were those typical of the "Ranch House," "Modern" and "Postwar Period Revivals" styles.

Villa Monterey Historic District Summary

Description

The proposed Villa Monterey Historic District is a residential neighborhood generally located just to the north of the commercial core of Scottsdale's downtown. The proposed historic district boundaries include plats 1 through 7, which were subdivided and built up during the period 1961-1969. It is comprised of 758 individually-owned houses and thirteen areas, owned in common by the various home-owner associations, which are dispersed throughout the area. With its multiple plats, Villa Monterey is the largest historic townhome complex in Scottsdale. The district is distinguished from its surroundings in a variety of ways. Features such as entry signage, low walls and picturesque structures and elements define the entrances to the neighborhood. Tree-lined medians, undeveloped landscaped lots at corner locations, plantings and other vegetation also create distinctive streetscapes within the complexes. This setting combines with the consistent scale, massing, form and materials of the buildings to give the proposed historic district a visual cohesiveness and set it apart from other residential developments.

The streets in the proposed Villa Monterey Historic District are, for the most part, laid out in a traditional grid fashion with some curvature related to topography of the Arizona Canal on the west and to allow the incorporation of common areas for the subdivision's amenities. The houses are primarily situated in traditional rows with the home's main entrance fronting the street and its parking adjacent to the house. Yards are small but nicely landscaped with traditional grass lawns, shrubbery and mature trees. Others have desert landscaping with cactus, desert trees and plantings. The outside areas have seating and lawn furniture, art elements, fountains and flowering plants in pots – all which convey a sense that there is extensive use of the outdoor spaces, as well as a notable pride in the appearance of their properties and the neighborhood by its residents. The common areas are typically gated and fenced. Their appurtenances include clubhouses, pools, patios, ramadas, fountains, barbeque grills, picnic area with umbrella tables and chairs. All of these amenities contribute to the resort-like setting of the area which was promoted from its beginnings.

Homes are both one and two story in height. While Unit 1 had only three two-story houses, the percentage of the total homes constructed with second stories continued to climb as additional plats were added to the development. The house walls are constructed of concrete painted block. Some have a light application of stucco on the exterior, although the block pattern underneath the stucco coating is often discernible. Most roofs are flat but there are also some low-pitched gabled roofs and hipped roofs over second story areas. The flat roofs are covered with built-up roofing materials. The pitched roofs have historically been sheathed with red clay barrel tiles. Over the years, the tile roofing has been replaced with asphalt shingles or concrete and synthetic material tiles, both rounded and flat. Almost all roofs have some sort of decorative treatment or moldings at the cornice. Many houses have short

parapet walls that extend above the main body of the house along the length of its primary façade or in stepped segments. These parapets are also created by the addition of ornamental block or tile along the roof cornice. Roof eaves that extend out over the house can be bracketed or have exposed rafters. In addition to the roof cornice, a myriad of ornamental detailing has been applied to the exterior wall surfaces and surrounding the door, window and porch openings. These include decorative block patterning, raised reliefs, medallions, inset tiles, applied vigas and canales and ornamental ironwork. This detailing serves to customize each house, giving it an individualized appearance and reinforces the Southwestern styling of the architecture.

Typical of housing in the postwar era, windows are metal sliding units with horizontal proportions. They are in simple rectangular or square shapes. Large picture windows, single units or in pairs, are the dominant elements of most of the home's front elevation. Entry doors are often not noticeable as they lead from the carport or garage or are adjacent to the large window units. Windows are set off by simple sills, shutters, awnings of varying shapes and sizes and, as noted, decorative surrounds. Many windows have metal or wooden bars over the openings. While probably installed for security purposes, the decorative design of most systems makes it a contributing element of the housing's design. Second story porches with ornamental railings and columns are a distinctive feature of a number of the larger homes. Porches at ground level are primarily created through the extension of the main roof over the front façade. In many homes, the carport functions like a front porch providing shading and locations for seating.

The Villa Monterey Historic District exhibits a high degree of integrity. In the field survey of the area only 7 houses, or less 1% of the population, were found to have alterations such that they no longer contributed the historic and architectural character of the district. This level of integrity is rare in neighborhoods dating from the mid-Twentieth century and increases its significance as an intact representation of early development and building practices.

Significance

Villa Monterey was one of many housing developments that sprang up in Scottsdale in the two decades of growth following World War II. While it shared similarities to much of the residential construction occurring at the time, it also differed in a number of ways. As noted, it was the product of Dave Freidman. Typical of many transplants before him, Freidman came to Arizona from the East in ill health, suffering from asthma. However, after only a year, his health improved and he came out of retirement to return to work as a home builder. With the high demand for housing, he quickly enjoyed success with several small-scale developments similar to what he had constructed in Pennsylvania. However, according to newspaper accounts from the period and interviews with those who knew him, Friedman wanted to do something more challenging than what he had done before. The purchase of 100 acres of land in an undeveloped area north of Scottsdale's small downtown, that was adjacent to a canal and scarred by a desert large wash with intermittent water flow presented both problems, and in Friedman's mind, interesting possibilities for a new design and approach that would be more unique than what was found in Scottsdale and Arizona at the time. Through travel and research, Friedman developed a

concept for the "Villa Monterey Colony Casitas." He drew his inspiration from other areas of the country with warm weather and those known for their 'gracious living.' Harkening to the early Spanish traditions of Arizona, he settled on the idea of building casitas, that is, small houses that were clustered together in a country-club setting. Although cautioned when he first began that trees would not grow well the desert, he planned for parkways with trees, fragrant citrus groves and tall pecan trees. All which flourished. He was also advised that "Spanish" styles had not been used anywhere except in south Phoenix for years. Nonetheless, he designed the attractive models in his first development with Spanish Colonial accents. Front yards were reduced to make room for a larger backyard which could serve as an outdoor living room. The concept proved to be so popular that it sold out before all the houses planned for the Unit 1 could be constructed. Friedman continued to rapidly expand and moved northward. A golf course was built on the wash spillway. Utilities were put underground. Each Spring he brought out new models with changes and improvements to previous house plans that were responsive to the desires and concerns expressed by the residents who had moved to his first units. Each new subdivision plat was built with a central recreation area with a landscaped park, pool, sauna and other recreational facilities.

The Villa Monterey townhomes sold out as quickly as Friedman could construct them. They offered residents proximity to the shops, dining, entertainment and cultural venues of the nearby downtown yet no commercial intrusions within the residential neighborhood. Located within the City limits, they had the metropolitan services of police, fire protection, water and sewer. "Within steps of their doorsteps" they could enjoy riding stables, an 18 hole golf course and club house and a range of other recreational options. Homeowner Associations (HOA) were organized to manage the complex in accordance with their By-laws and the deed restrictions on the individual properties. Overseeing alterations and improvements made to by owners to their homes, maintenance of the common facilities, landscaping and, often, sponsoring social activities, the HOA have responsibility for ensuring that the quality of the development of the original construction is maintained. Due to the diligence of the HOAs, Friedman's legacy and his vision for attractive, comfortable and convenient living have endured.

Summary Statement:

The Villa Monterey Historic District is considered historically and architecturally significant as a collection of homes that illustrate a particular type of building and a development pattern that influenced the physical form of Scottsdale in the postwar era and remains discernible and distinctive today. The work of a successful local builder who pioneered different approaches to development and marketing of homes in the post WWII era, it is significant because of it influenced how townhomes subsequently developed in Arizona. Further it is significant because of its high degree of integrity. The historic district provides excellent architectural examples, individually and collectively, of Southwestern-influenced forms, materials and detailing that has distinguished local and regional home building. The intact ornamentation and customized building features of the homes sets it apart as a product of a by-gone era and gives it a unique sense of time and place which should be preserved.

Project Narrative

Villa Monterey Units 1-7 Townhouse Historic District

HP Overlay Zoning Case

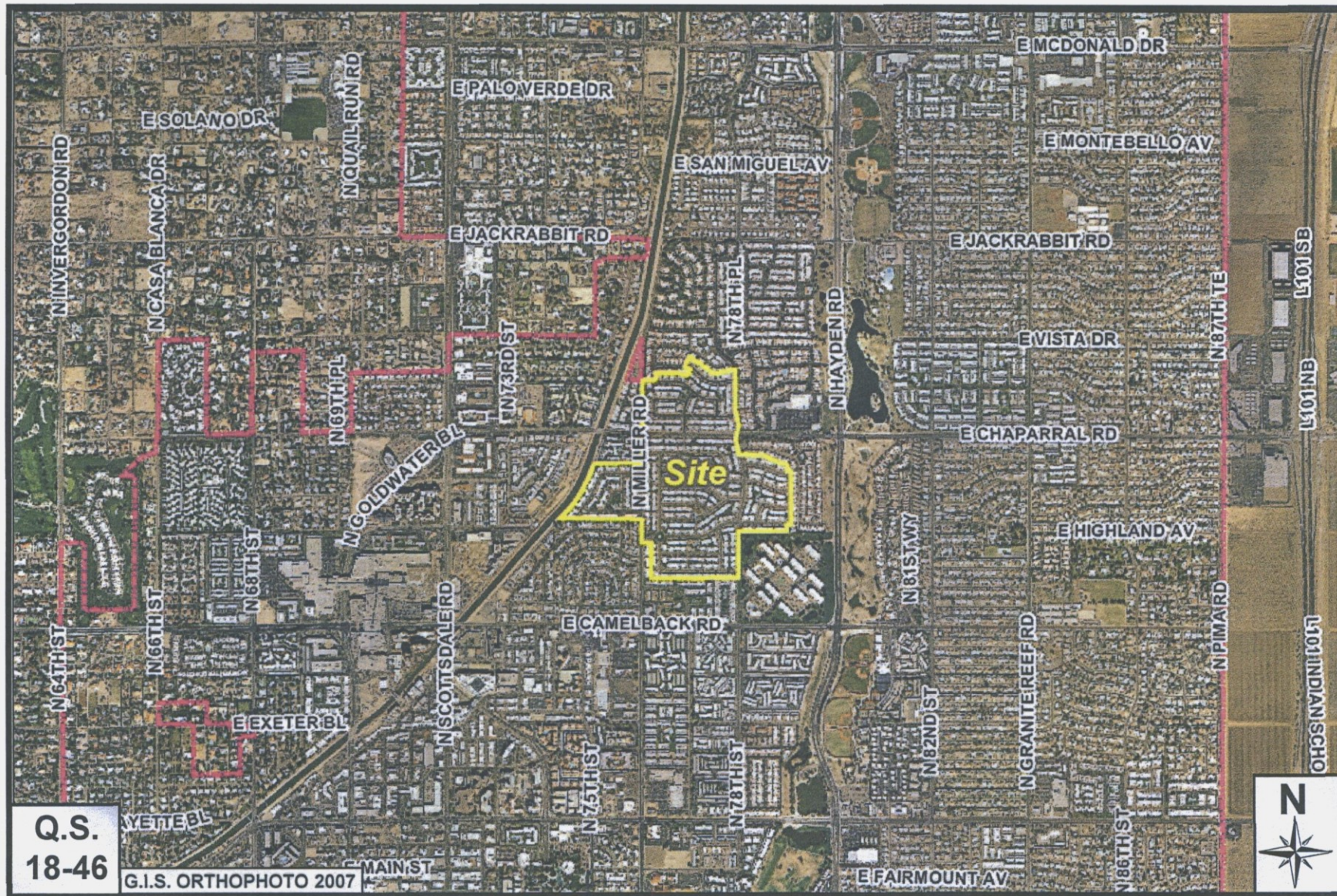
The Villa Monterey Units 1-7 Townhouse Historic District is proposed to be initiated for HP overlay zoning consideration by the City's Historic Preservation Commission (HPC) on December 9, 2010. No development or change in use is proposed by the City or homeowner's associations with this City-initiated case. The 757 homeowners in this age-restricted townhouse development repeatedly requested that the HPC and the City consider this recognition. Strong owner support for the proposed HP designation from homeowners in Villa Monterey Units 1-7 is documented by signed petitions from the majority of the owners in these seven HOAs.

Owner's representatives approached the Historic Register Committee and the HPC in 2007 asking that Villa Monterey be considered for HP designation as a significant historic townhouse development adjacent to the downtown on Miller and Chaparral Roads. The HPC and staff advised the residents that the City needed to undertake a city-wide survey of townhouses and attached housing developments before it could determine which developments merited considered for local register designation. A city-wide townhouse/attached housing survey of 56 projects containing almost 7000 homes was completed and presented to the HPC in 2009. The Commission identified five projects as meriting further consideration and research, including Villa Monterey. While the survey was being completed the neighbors circulated a petition to gauge support for HP designation. They were able to contact 620 owners in Units 1-7 and the vast majority, 605 of these (97.6%) supported Villa Monterey becoming a historic district.

An integrity assessment on a house-by-house basis was completed in the summer of 2010. The result was that about 99% of the homes in Units 1-7 are viewed as contributing – a very high integrity rating. Based upon the city-wide survey, the initial HPC interest in pursuing five developments, the strong local support indicated by the petition from Villa Monterey residents, and the very high integrity rating of the townhomes, the HPC has but the initiation of an HP overlay zoning case on their December 9, 2010 for potential action.

A "Historic Significance and Integrity Assessment Report" will be completed and presented as part of the staff report when this case goes to hearing. The city-wide historic context and survey on townhouses will be included in the case folders as background information.

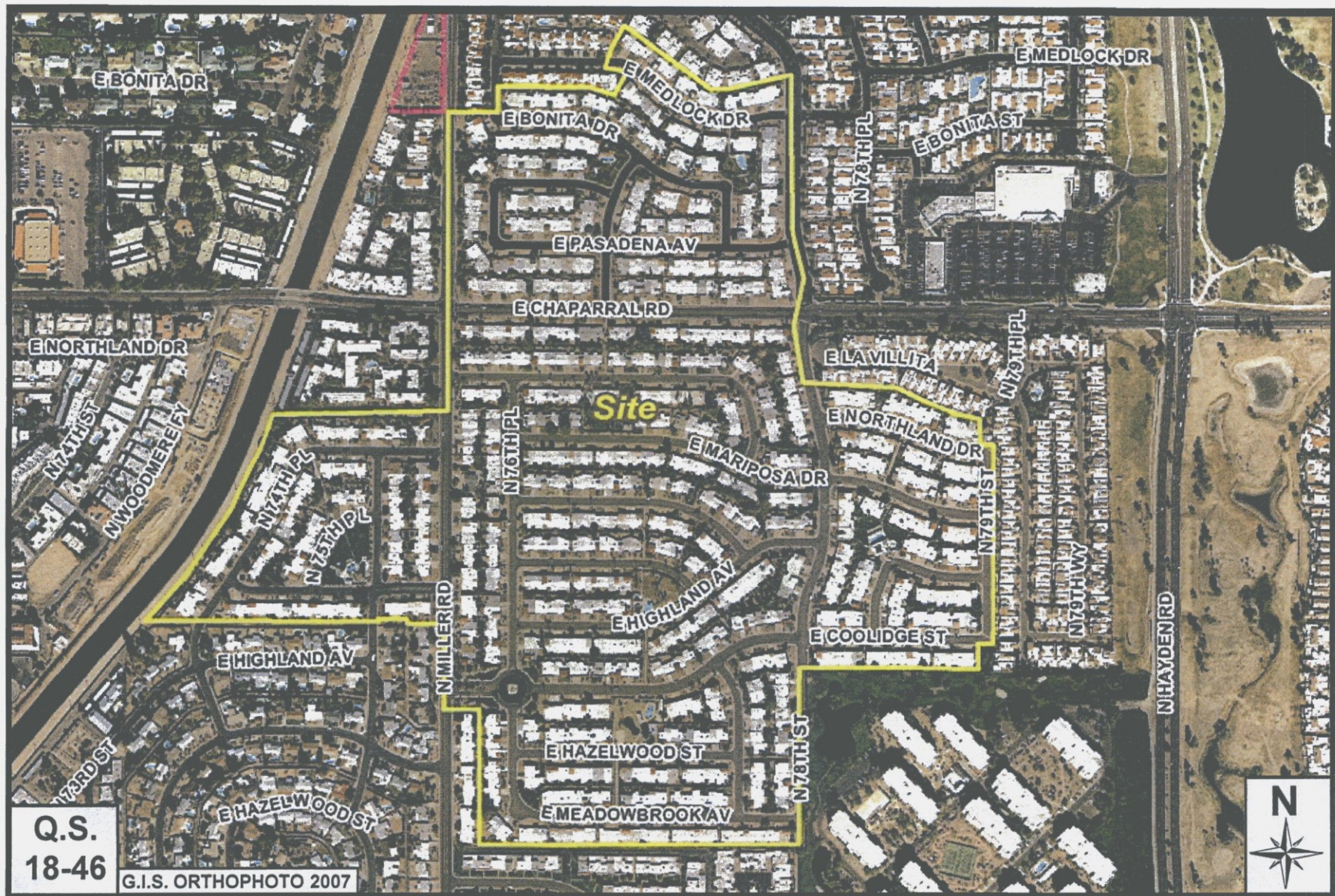
Prepared by Don Meserve, AICP, Historic Preservation Officer, November 2010
Staff liaison for the Historic Preservation Commission



Villa Monterey Units 1-7 HP Overlay Zoning

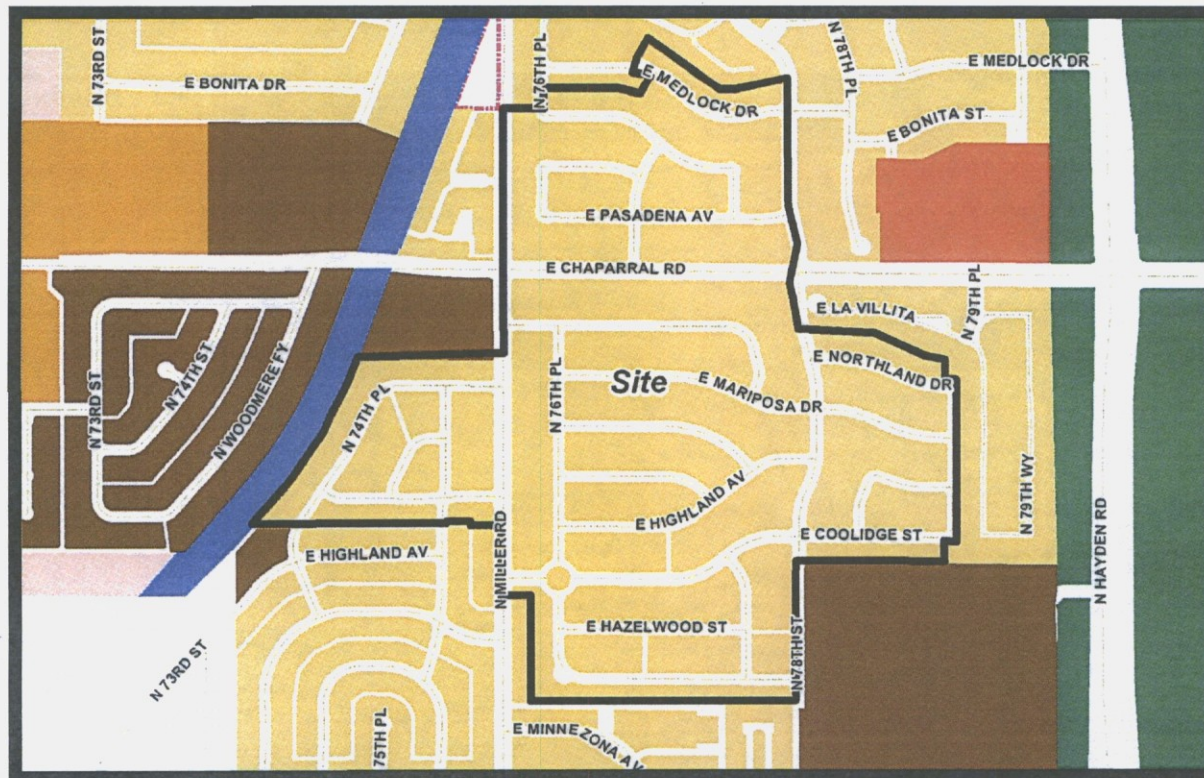
**13-ZN-2010 &
4-HP-2010**

ATTACHMENT #3



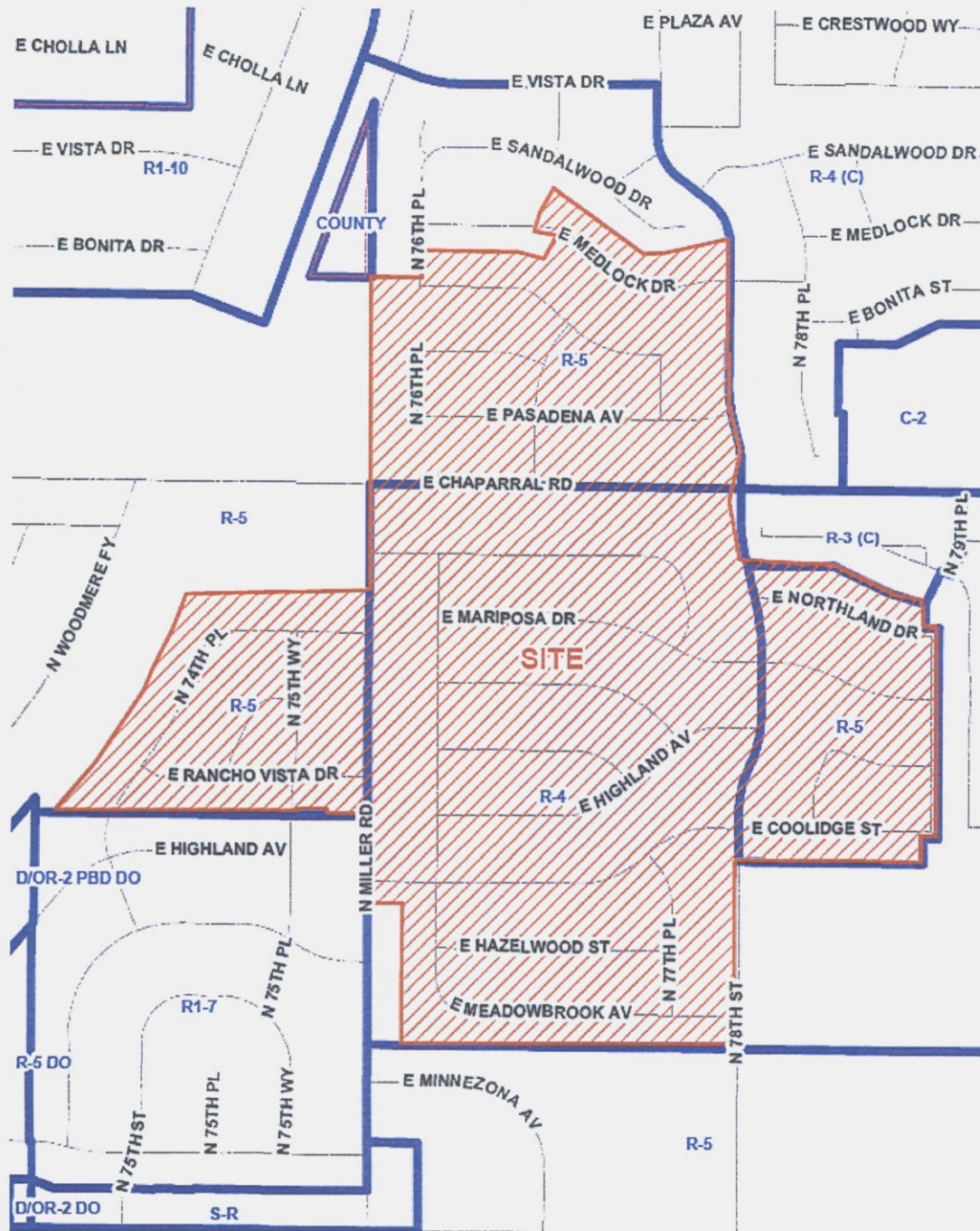
Villa Monterey Units 1-7 HP Overlay Zoning

ATTACHMENT #3A



13-ZN-2010 &
4-HP-2010
ATTACHMENT #4

Zoning Map



**13-ZN-2010 &
4-HP-2010
ATTACHMENT #5**

PHOTOS OF THE ARCHITECTURAL STYLES IN VILLA MONTEREY UNITS 1-7



Example of a one-story townhouse in Unit 1



Example of a two-story townhouse in Unit 1



Example of a one-story townhouse in Unit 2



Example of a two-story townhouse in Unit 2



Example of a one-story townhouse in Unit 3



Example of a two-story townhouse in Unit 3



Example of a one-story townhouse in Unit 4



Example of a two-story townhouse in Unit 4



Example of a one-story townhouse in Unit 5



Example of a two-story townhouse in Unit 5



Example of a one-story townhouse in Unit 6



Example of a two-story townhouse in Unit 6



Example of a one-story townhouse in Unit 7



Example of a two-story townhouse in Unit 7



Photo of the entry sign and curving wall at the Coolidge entry



Photo of one of the seven clubhouses that are for the use of the residents in each HOA

CITIZEN INVOLVEMENT REPORT

Cases #13-ZN-2010/4-HP-2010, Villa Monterey Units 1-7 HP Overlay Zoning Historic Property (HP) Overlay Zoning Map Amendment

Numerous efforts have been undertaken to ensure that interested citizens, surrounding property owners and others understand the proposed HP zoning map amendment and have adequate opportunities to comment on the case. Many efforts have been undertaken by the Historic Preservation Commission (HPC), Villa Monterey residents, their HOAs and representatives, and city staff. This report describes the citizen involvement efforts undertaken to comply with the city requirements and the 12/2010 Citizen Review Plan. Since this report covers a few years of activities it is divided into different phases.

Early Contacts with Residents of Villa Monterey Regarding Historic Preservation

Representatives from Villa Monterey townhouse development first contacted the city's Historic Preservation Office in late 2006. Debbie Abele, Historic Preservation Officer at the time attended a meeting of Home Owners Associations (HOAs) in Villa Monterey to answer their questions about historic districts. The HOA presidents selected Kathy Feld to be the spokesperson for Villa Monterey for historic preservation. In March 2007 Kathy Feld and other residents attended an HPC regular meeting and expressed their interest in being considered for historic district designation. Ms. Feld distributed handouts to the Commission with background information on Villa Monterey. In May and June 2007 the HPC toured some properties and neighborhoods they may consider for potential designation, including Villa Monterey. The Commission advised staff that they wanted the city to complete a city-wide survey of townhouse developments, recognizing that they cannot consider any specific development for designation until the entire range of candidates in the city are identified in a survey. A historic context on attached/townhouse developments was researched in 2008 and some of the research results, including advertisements for townhouse developments, were presented to the Commission in late 2008.

HPC Consideration of All Attached/Townhouse Developments and Selection of Best Examples

The results of the city-wide research and survey were presented to the HPC in October 2008 and the final text of the historic context was completed a few months later. The 2009 Work Program approved by the Commission included considering Villa Monterey designation in the list of tasks. The HPC continued discussing the city-wide survey results in September 2009 and toured 16 representative projects in October 2009, out of a total of 52 projects. The approved 2010 Work Program included the tasks of completing all the research on townhouses and identifying the projects eligible for designation. The Commission discussed their individual lists of the best candidates and agreed upon a list of the top five townhouse projects for ongoing consideration, including Villa Monterey as one of the top five.

Activities of Villa Monterey Residents During the Survey Efforts

Residents in Villa Monterey were continuing to pursue the idea of being designated during 2008 and 2009 while the Commission and staff were completing the city-wide research and survey. Residents wanted to circulate petitions to all the homeowners in each of the nine HOAs to see if owners supported the city considering a historic district for their neighborhood. The Historic Preservation Office developed the language to be used on the petitions with city attorneys and provided the format for petitions to Villa Monterey representatives. Members of each of the HOA boards and other volunteers began circulating petition to gauge the level of support in each Unit for historic district designation. Since this is an age restricted community with many homeowners away for part of the year it took a lot of effort for the volunteers to contact the majority of the owner in their Units. The HOA board for Unit 8 decided not to participate in the petition drive. Interested citizens knew that their chances for being approved as a historic district would be greatly improved if they could document a strong showing of owner support. In the spring of 2010 the Commission was advising Villa Monterey that they were considering Villa Monterey for designation along with four other townhouse developments. The HPC received updates from staff on how the petition drive was going in Villa Monterey and residents were kept informed about the survey.

South Scottsdale Community Area Plan and Villa Monterey Input

Residents from Villa Monterey made sure that the city planners working on the South Scottsdale Community Area Plan in 2010 knew that they were interested in becoming a historic district. Ross Cromarty told the HPC that several residents from Villa Monterey had contacted him expressing their interest in becoming a historic district.

Integrity Assessment, Results of Petition Drive and Moving Forward with Villa Monterey

A combination of factors resulted in the Commission deciding to consider Villa Monterey as their first potential townhouse development; 1) its prominent location on the edge of downtown, 2) the ongoing interest of a majority of the homeowners in being considered, 3) the variety of architectural styles and the evolution of styles as later plats were developed and 4) the high level of integrity for the area. Debbie Abele completed a house-by-house analysis of integrity in Villa Monterey over the summer in 2010 to determine how many houses had been altered to the degree that they would not contribute to the character of the area. Only a few homes had major exterior alterations so she reported to the Commission that 99% of the homes were contributing, which is a very high level of integrity. When the Commission heard the results of the petition drive in April and September 2010 they concluded that Units 1-7 had the strongest support, Unit 9 had fewer signatures and Unit 8 elected not to participate.

Neighborhood Meeting and Initiation by HPC

After hearing results of the integrity assessment and the latest petition results in September showing 83% of the homeowners in support of a historic district, the Commission directed staff in October 2010 to hold a neighborhood meeting with the owners of Units 1-7, judged to be the best architecturally and with high levels of both support and integrity. Residents were invited to attend a meeting at the Unit 4 Clubhouse on Northland Drive on Saturday, November 13, 2010. A map of the draft HP boundary for Villa Monterey Units 1-7 was presented at the neighborhood meeting. The HOAs used their email distribution lists to let homeowners know about this neighborhood meeting. Over sixty people from each of the seven Units attended this informational meeting advising residents that the initiation of an HP case would be on the next HPC agenda. The attendees seemed to be overwhelmingly in favor of becoming a historic district.

The HPC had townhouses or Villa Monterey on their agenda in thirty different meetings over three years so there have been ample opportunities for interested citizens to be aware of Commission discussions on Villa Monterey. On December 9, 2010 the HPC voted unanimously to initiate an HP overlay zoning case for Villa Monterey Units 1-7 on approximately 115 acres including 758 homes and 13 common tracts. The Commission asked staff to file an application on their behalf and to proceed with scheduling and notices for two open houses for their zoning case. The application was filed on December 14, 2010 by Don Meserve. Open houses were scheduled with the required notification for February 12th and 19th.

Communication with Management and City Council

After the Commission formally initiated a historic district case for Villa Monterey it was decided that a meeting with the City Manager and other managers was in order since the last two historic districts in Scottsdale were adopted in June 2005. A meeting was held on the Villa Monterey Units 1-7 HP overlay zoning case in January before the open houses were scheduled. The Historic Preservation Office received direction at this meeting on three things: 1) to prepare a memo to the Mayor and City Council describing the case, 2) to proceed with open houses after the memo is distributed, and 3) to verify the signatures on the petitions to see if they match the owner(s) of record with the understanding that having more than 75% owner signatures is highly desirable.

Signature verification is not a legal requirement for a city-initiated case but the Zoning Administrator, Tim Curtis preferred confirmation of the signatures in case opponents show up at hearings questioning the

validity of the petitions. Don Meserve verified the signatures and found that some owners have changed since the petitions were circulated and a few homes were bank owned. Neighborhood volunteers were asked to contact the new owners or other homeowners that were missed previously in order to bring the total over 80% in support. The updated signature verification has resulted in 652 owners or 86% signing petitions in support. HOAs boards were also asked to indicate their support for the historic district for the common areas they are responsible for. All seven HOAs have now indicated their support for HP for their common HOA tracts.

The briefing memo on the proposed district was emailed to the Mayor and City Council on February 2, 2011. A follow-up question from one Councilman was answered. The meeting with the City Manager in January and the memo to the Mayor and City Council in early February were the significant recent communications with management or Council on this case since initiation and prior to open houses or public hearings being scheduled.

February 12th and 19th Open Houses for Villa Monterey Units 1-7 HP Overlay Zoning

The application was assigned numbers 13-ZN-2010 and 4-HP-2010 with one file kept in the Historic Preservation Office for greater accessibility for interested citizens. After the white signs were posted and the postcards were mailed to residents and owners within 750' of the proposed boundary, Don Meserve logged fifteen calls or emails about the proposal and the open houses. Some contacts were seeking additional information on the proposal and the boundary, others were seeking work on a project, and still others were from adjacent developments asking questions. The first open house on Saturday afternoon, February 12th was very well attended with 115 people signing in and more present. The attendees were overwhelmingly from homeowners from Villa Monterey Units 1-7. Debbie Abele and Don Meserve described the case and answered a variety of questions. Owners from two households in Unit 1 said they were opposed to the historic district and one indicated an interest in selling his home for redevelopment. Others owners present from Unit 1 indicated their support for the proposed HP designation. The questions and answers covered many subjects including; potential impacts on property values or taxes, the approval process for exterior changes, when guidelines would be written on additions and alterations, when public hearings would be set, policies set for Chaparral and whether these could change, integrity of the neighborhood and non-contributing homes, and the decision making process for certificates.

The second open house was on Saturday morning February 19th under cloudy skies with increasing winds as the meeting progressed. Thirty people signed in for the second open house. Jim Murphy, President of Unit 1 HOA noted that he had spoken to all the residents he could and that 87% supported historic preservation and four owners did not. He wants the Commission and city to keep Unit 1 in the proposed HP boundary. Other questions and answers were similar to the first open house with many people expressing their support for the historic district.

Proceeding with Public Hearings

Given the large number of residents in support of the historic district designation for Villa Monterey Units 1-7 and based upon the case being complete (with this report and the signature verification), staff is proceeding with the legal notice requirements for the first public hearing by the HPC on March 17, 2011. The public hearing dates for the Planning Commission and City Council have yet to be determined. Information on cases 13-ZN-2010 and 4-HP-2010 is on the internet and case folders are located in Current Planning and in the Historic Preservation Office in Neighborhood Resources.

Report Prepared by,
Don Meserve, AICP, Historic Preservation Officer and City Archaeologist

CITIZEN INVOLVEMENT REPORT CONTINUED
PAGE 4

Exhibits

1. List of HPC Meetings, 3 pages
2. Handouts for public meetings, 3 sheets
3. Petition form, 1 page
4. Summary of Verified Owner Signatures from Petitions with maps attached of Units 1-7 showing the verified signatures of owners and HOAs, 8 pages
5. Notice of November 13, 2010 neighborhood meeting, 1 page
6. November 13, 2010 Sign-in Sheets, 5 pages
7. February 2, 2011 Memo to Mayor and City Council on Villa Monterey Units 1-7 HP, 2 pages
8. February 12th and 19th Open Houses Postcard, 1 page
9. February 12, 2011 Open House Sign-in Sheets and Comment Cards, 11 pages
10. February 19, 2011 Open House Sign-in Sheets and Comment Cards, 5 pages
11. Log of Emails and Phone calls to Don Meserve, 2 pages
12. HPC Public Hearing Postcard
13. March 17, 2011 HPC Public Hearing Sign-in Sheets and Speaker cards,

Other Information Related to Villa Monterey Not Attached to Report

1. Petitions for Units 1-7 and working maps to verified signatures: on file by Unit in Historic Preservation Office
2. March 8, 2007 handouts to HPC on Villa Monterey history: on file in Historic Preservation Office
3. Agendas and Minutes for HPC meetings when Villa Monterey or townhouses were discussed: on city internet pages under HPC by meeting date and on file in Historic Preservation Office
4. Historic Context for Townhouses/Attached Housing – posted on internet with other local historic preservation documents at <http://www.scottsdaleaz.gov/historiczoning/historicresources>

CITIZEN INVOLVEMENT REPORT ATTACHMENT: LIST OF HISTORIC PRESERVATION COMMISSION OR COMMITTEE MEETINGS AND DISCUSSIONS ON VILLA MONTEREY AND/OR ON TOWNHOUSES THAT INCLUDED VILLA MONTEREY

2007 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
3/8/07	Public comment	Kathy Feld, spokesperson chosen for HOAs in Villa Monterey, did a presentation requesting that the HPC begin studying designation for Villa Monterey. She provided handouts.
5/12/07	Tour of potential designations	Driving tour included a variety of potential future designations including the Villa Monterey townhouse development.
6/14/07	Future HP designations	Villa Monterey was included in the discussion.

2008 HISTORIC REGISTER COMMITTEE MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
2/14/08	Staff report on townhouse survey	Report noted that city-wide survey is underway and that Villa Monterey was a good candidate.
5/8/08	Report/discussion on townhouse research	Progress report on ongoing research and survey on townhouses.
10/16/08	Presentation/discussion on townhouse survey	Linnea Caproni, intern provided presentation on 1960s ads on townhouses and described historic context. Don Meserve summarized city-wide data and field survey results.

2008 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/19/08	Annual retreat; 2008 work program	HPC discussed accomplishments for 2007 and their work program for 2008. Retreat was held at Villa Monterey clubhouse. Villa Monterey's interest in becoming a historic district was discussed.
4/10/08	Staff report	Staff noted that Villa Monterey was considered a good candidate for designation based upon the research.
5/8/08	Staff report	Reported that representatives in each of the nine HOAs in Villa Monterey will circulate petitions to owners to identify support.
6/12/08	Staff report	The wording for the petition to be circulated was finalized with input from City Attorney's office on wording. An intern will work on the historic context for townhouses.
9/25/08	Staff report	Petition is being circulated for signatures in Villa Monterey HOAs.

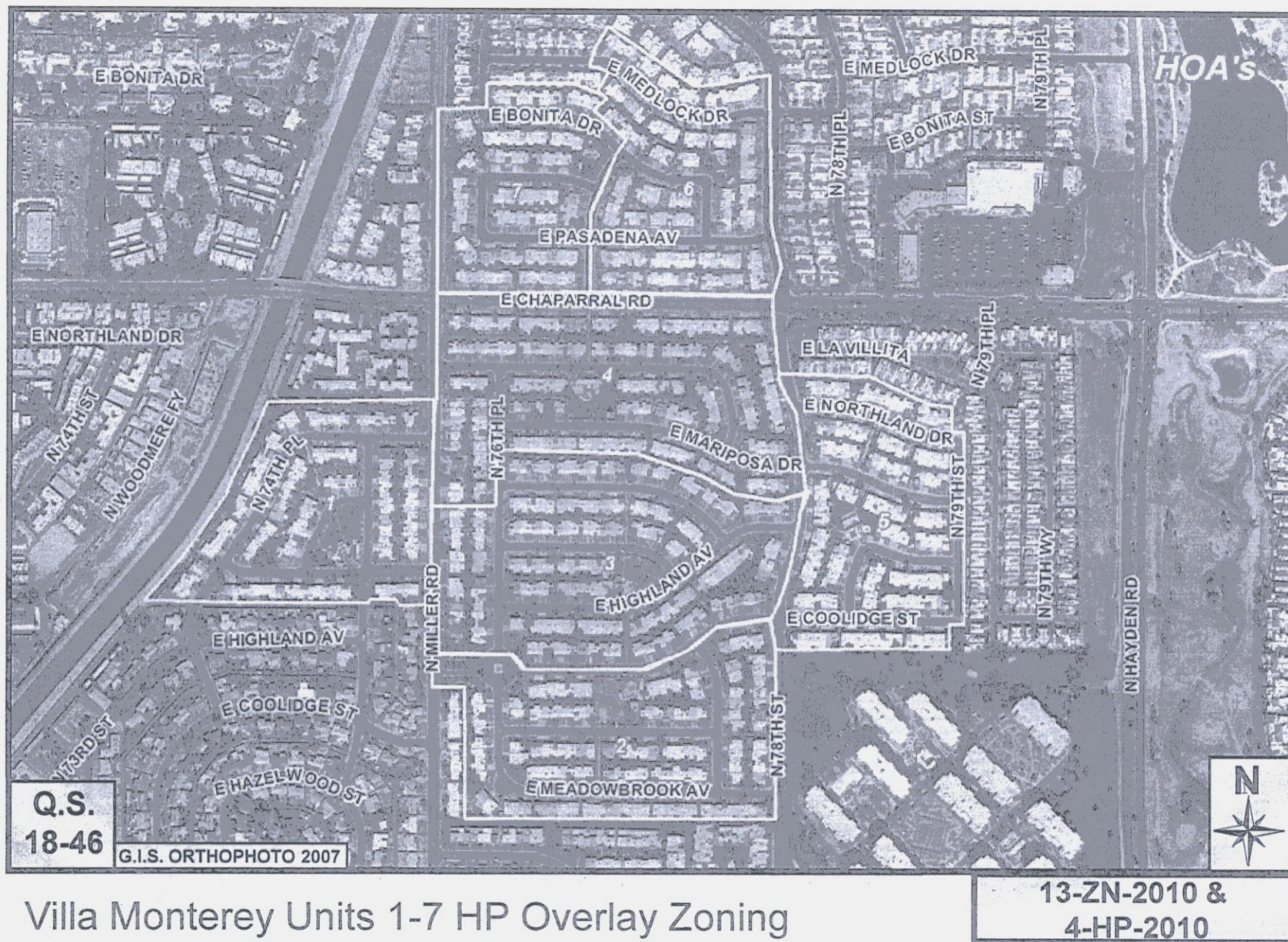
10/16/08	Presentation on city-wide townhouse/attached survey	Staff presentation included several components of the research and survey including; 1) intern work on historic context research, 2) Don Meserve's field work, mapping and photographs of projects, 3) PowerPoint showing 1960s ads for Villa Monterey, and 4) descriptions of the architectural styles and different types of layouts for projects.
12/11/08	Staff report	Text for townhouse historic context is being finalized for review by the HPC.

2009 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/8/09	Townhouse research	Petition signing in Villa Monterey progressing. Reported that 51 townhouse or attached projects with 86 plats for period studied.
1/31/09	Annual retreat; 2009 work program	City will be on forefront of HP programs nationally with any mid-century townhouse designations. Strong support from owners required for any districts. Prop 207 waivers discussed and % needed. HPC interest in proceeding with Villa Monterey if strong owner support.
2/12/09	2009 Work program	Approved including task to consider Villa Monterey designation in 2009.
3/12/09	Staff report	Staff noted that 100% support not feasible for establishing a historic district. A determination on which of the 9 HOAs in Villa Monterey are eligible for designation is needed.
4/16/09	Staff report	HPC will schedule a presentation on the final text for the townhouse historic context.
5/14/09	Staff report	Staff discussed waivers and % required with attorney; considered a policy decision on what % needed for designation – not a legal requirement. Discussed possible study session with Council on Prop 207.
9/24/09	Presentation of city-wide townhouse survey and context	Reviewed the final text for the context report and discussed the variations in style and layout.
10/31/09	Townhouse tour	Staff conducted a driving tour of 16 townhouse projects representative of 51 projects; Villa Monterey was included on the tour.
11/12/09	Comments on tour	Discussion of the tour and what the best examples of townhouses are for the period. Discussed selection process and what distinguishes a project.

2010 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/23/10	Annual retreat; 2010 work program	Task approved to complete the research on townhouses and for the HPC to identify eligible projects for designation.
3/11/10	Commission preferences on townhouses	HPC members each prepared a list of their best candidates for designation. Discussion resulted in Commission selecting their five top projects for further research and consideration including Villa Monterey.
4/8/10	Villa Monterey responses	The results of the petition drive for the 9 HOAs in Villa Monterey were presented. Several neighborhood residents attended the meeting and voiced support for designation. Signature gathers noted that getting 100% to sign was virtually impossible. Commission told residents they were considering Villa Monterey for designation along with 4 other townhouses. Support is strong in HOAs 1-7, it is lower in HOA 9 and HOA 8 elected to not participate in the petitioning.
6/24/10	South Scottsdale CAP report; Staff report	Ross Cromarty presented the proposed community area plan and highlighted historic preservation related text. He noted that several residents from Villa Monterey had contacted him expressing their interest in historic district designation. Staff reported that a house-by-house integrity assessment will be completed over the summer for Villa Monterey.
9/9/10	Report on integrity survey of Villa Monterey	Debbie Abele reported that 99% of the homes had been determined to be contributing which is a very high level of integrity for a district. Photos of the architectural styles and details of homes were presented along with pictures of altered facades. HOAs 8 and 9 are not recommended for inclusion in a potential district.
10/14/10	Staff report	HPC directed staff to proceed with neighborhood meetings and contacts with residents in HOAs 1-7 to advise them of possible initiation of an HP overlay zoning case.
11/11/10	Staff report	Commissioners advised of November 13 th Villa Monterey neighborhood meeting on HP designation and invited to attend. A map was presented showing the potential HP boundary that would be used by staff for the neighborhood meeting in Villa Monterey.
12/9/10	Initiation	The HPC voted unanimously, 5-0 to initiate an HP case for Villa Monterey Units 1-7



Villa Monterey Units 1-7 HP Overlay Zoning

Frequently Asked Questions About the Impact of Historic Designation

Q. If my neighborhood becomes a historic district 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 neighborhood becomes a historic district, does this mean I cannot make any changes to my house?

No, designation does not prohibit changes. It is not the intention of an HP overlay to freeze a building 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 neighborhood 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 house 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 house that requires a building permit.

Q. How is the City Historic Preservation Office involved?

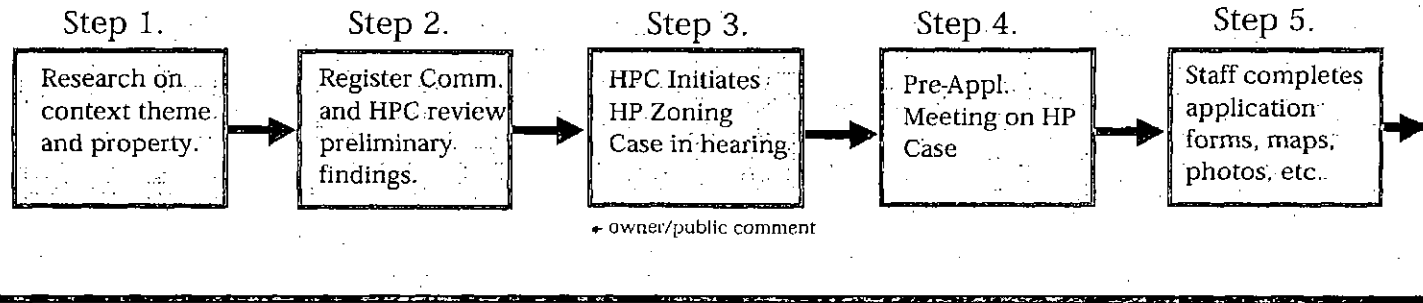
When you or your architect or contractor apply for a building permit for your project, your plans will be referred by the City's "One-Stop-Shop" staff to the Historic Preservation (HP) staff for review. The HP staff will review the materials and information you submit to obtain a building permit and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

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

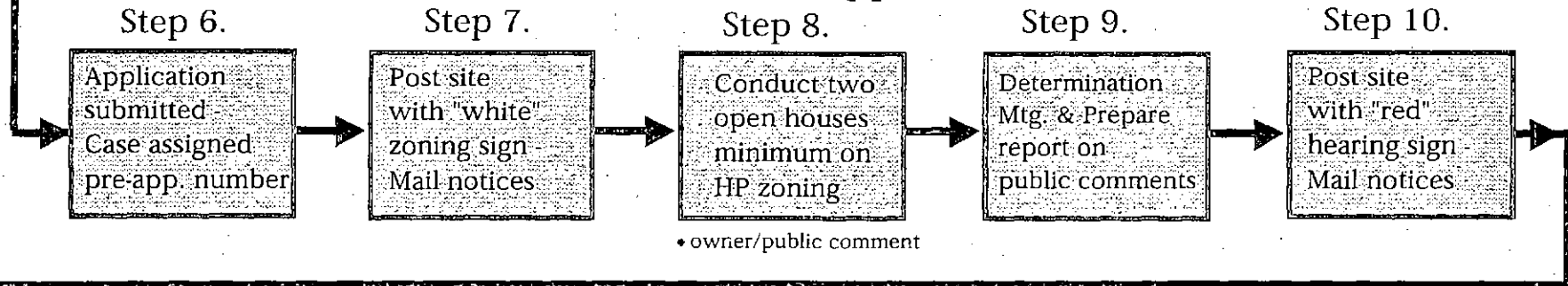
(Over)

Steps to Zone Property HP and Place on Register

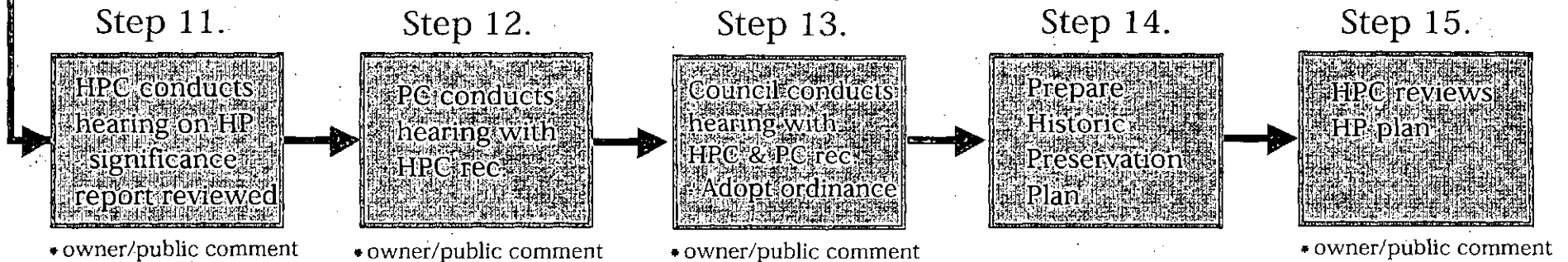
Preliminaries: Approx. 3-5 Mos.



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



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



We, the undersigned, are supportive of the efforts of the residents of Villa Monterey Homeowner Association Unit #___ and the City of Scottsdale Historic Preservation staff to designate the Villa Monterey Town Homes on the Scottsdale Historic Register. We have received information on the advantages and the results of being designated a historic district. We are aware that designation occurs through the establishment of an HP overlay zone on our properties. Further we understand that requesting HP overlay zoning will require us to conform with the City's policies related to Proposition 207.

Date	Name (printed)	Address	Signature

SUMMARY OF VERIFIED OWNER SIGNATURES FROM PETITIONS VILLA MONTEREY UNITS 1-7 TOWNHOUSE HISTORIC DISTRICT

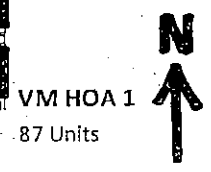
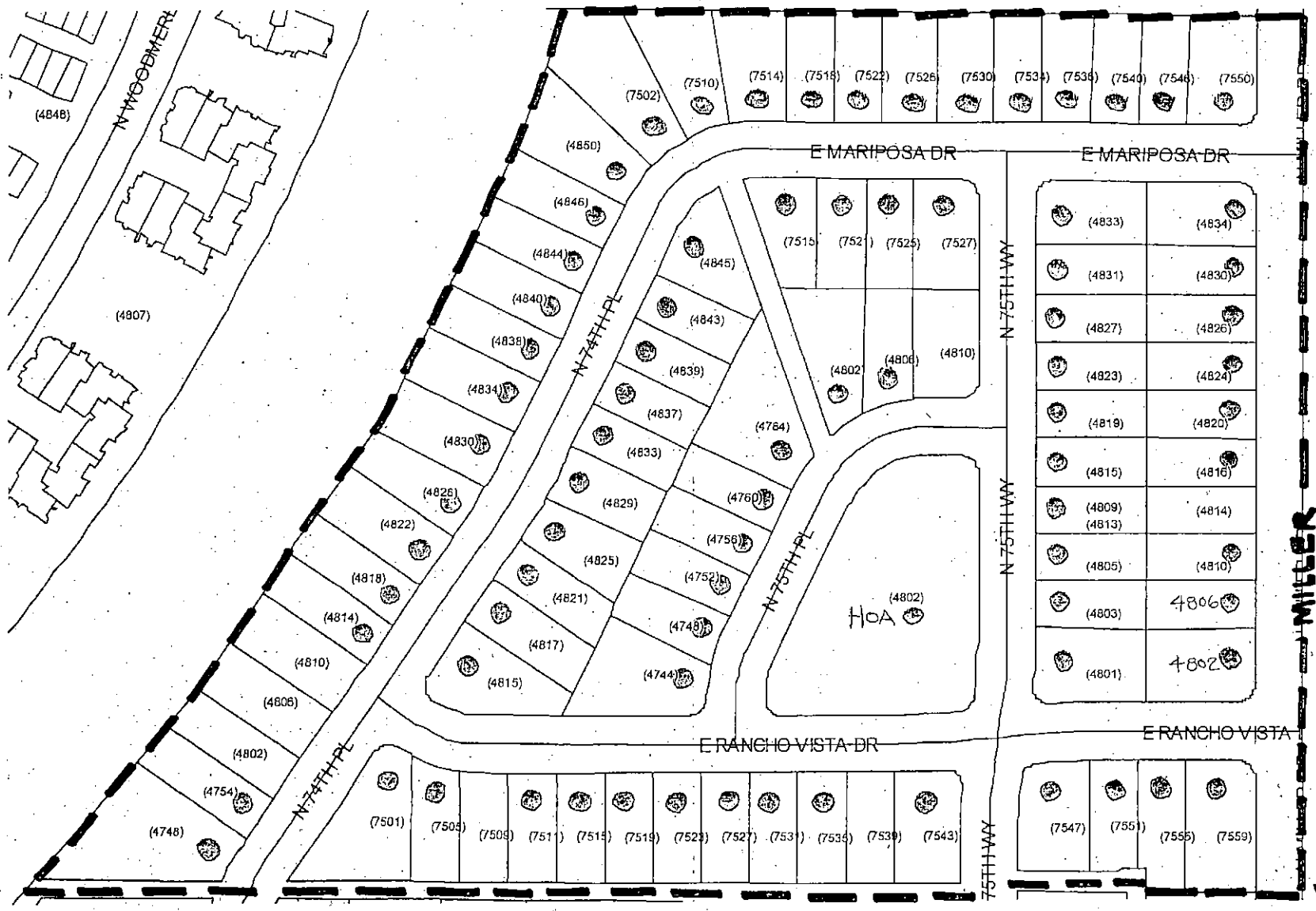
Prepared by Don Meserve, HPO, 3/11/11

Unit/ HOA #	Number of Homes	Owner Support	% of Homes	Number Common Tracts	HOA Support HP	Support of Owners and HOAs
1	87	80	92%	1	Yes	81
2	136	95	70%	7	Yes	102
3	124	109	88%	1	Yes	110
4	145	124	86%	1	Yes	125
5	99	91	92%	1	Yes	92
6	94	82	73%	1	Yes	83
7	73	71	97%	1	Yes	72
Totals 7	758	652	86%	13	All support	665 of 771 86%

Signatures were verified by comparing the owner's names on Maricopa County Assessment data with the signatures and addresses on petitions and emails. It is always important to know the level of property owner support prior to action by City Council on a zoning map amendment, such as the proposed overlay zoning required to place a neighborhood on the Scottsdale Historic Register as a historic district. The verification of signatures on petitions documents the high level of owner support (86%) from the homeowners in Villa Monterey Units 1-7 and from their Homeowners Associations (HOAs) for the common tracts. According to the volunteer homeowners who circulated the petitions to their neighbors, they were unable to get signatures from some owners in their unit/HOA for a variety of reasons including:

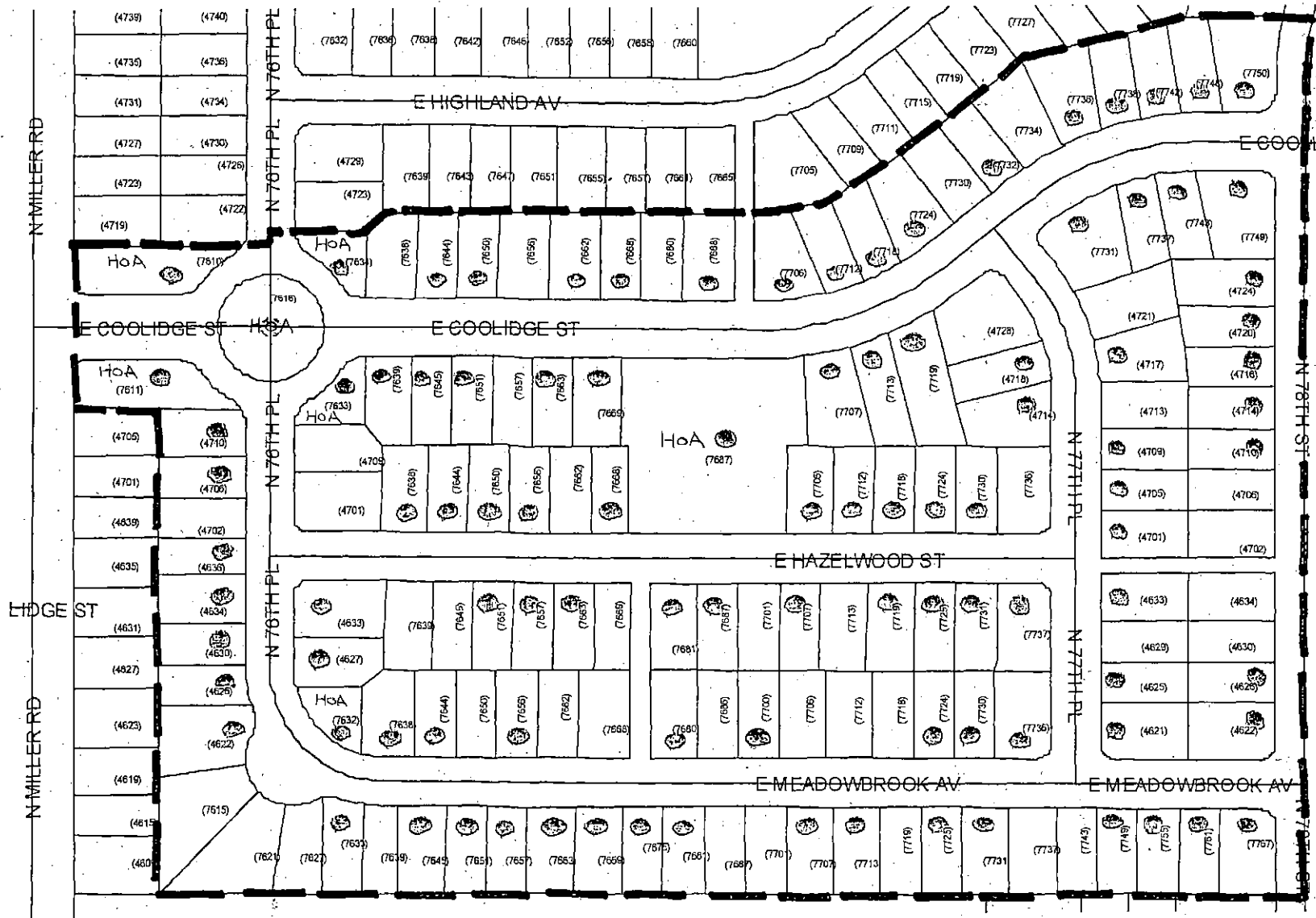
- 1) home is vacant,
- 2) home is vacant for sale,
- 3) home is bank owned (foreclosure),
- 4) owner is out of state and unable to contact,
- 5) home is a rental and unable to contact owner,
- 6) some owners wanted to think about it or simply did not want to sign a petition,
- 7) owner is opposed to becoming a historic district, or
- 8) owner is deceased.

It should also be noted that it is not a legal requirement or an ordinance requirement that the signatures be verified on petitions for an area to become a historic district when the designation is a city-initiated case by the Historic Preservation Commission. If the property owners had initiated this zoning map amendment, rather than the case being city-initiated by the Historic Preservation Commission, support from 75% of the property owners representing 75% of the land area would have been required. Based upon the verification of the petition signatures and the support of all seven HOAs, Villa Monterey Units 1-7 exceeds the 75% standard (Section 1.304) for an owner-initiated zoning application; in fact the level of support from the neighborhood is 86% in favor.



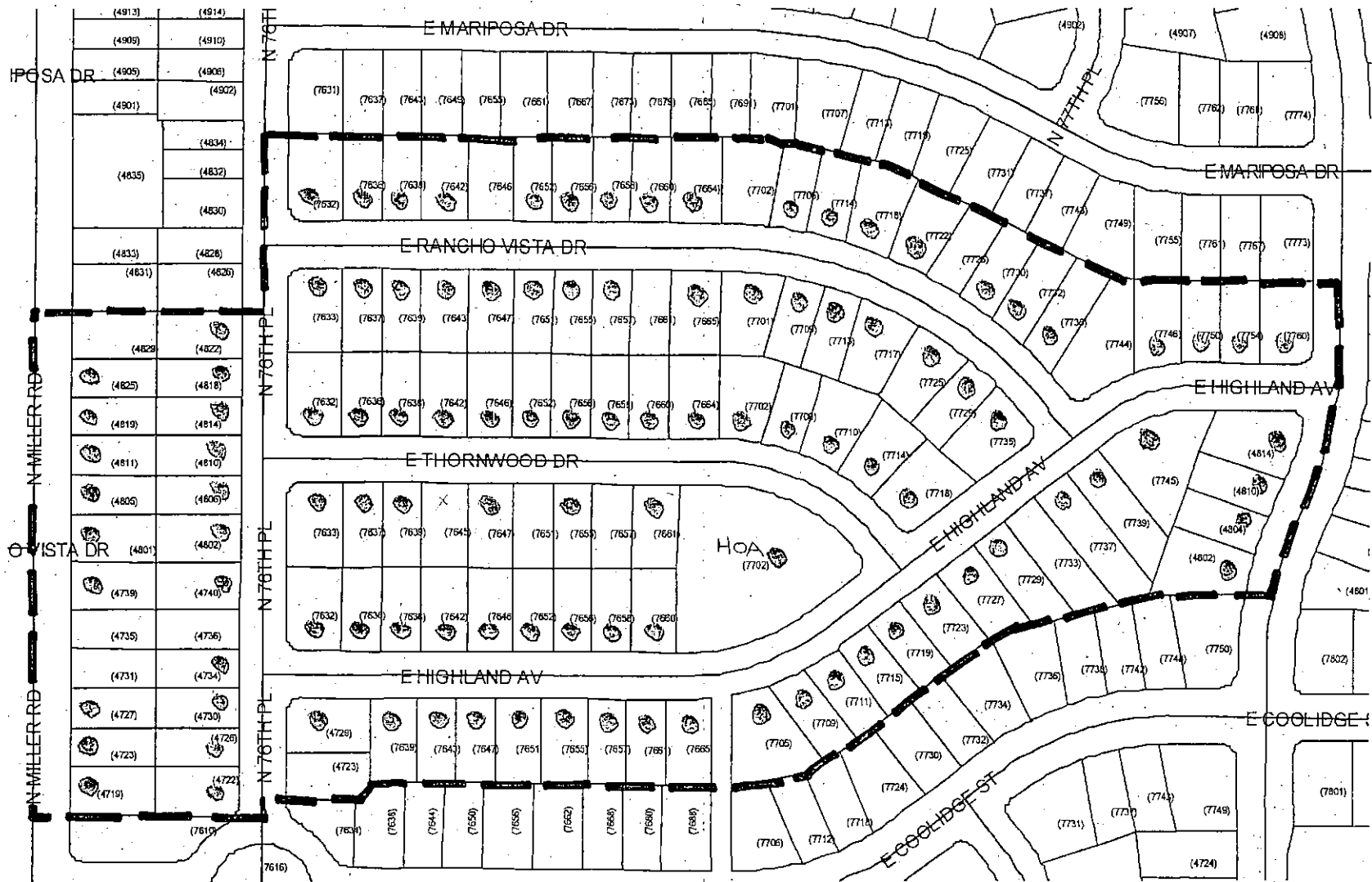
VM HOA 1
87 Units

80 verified signatures on petitions in support – 92%



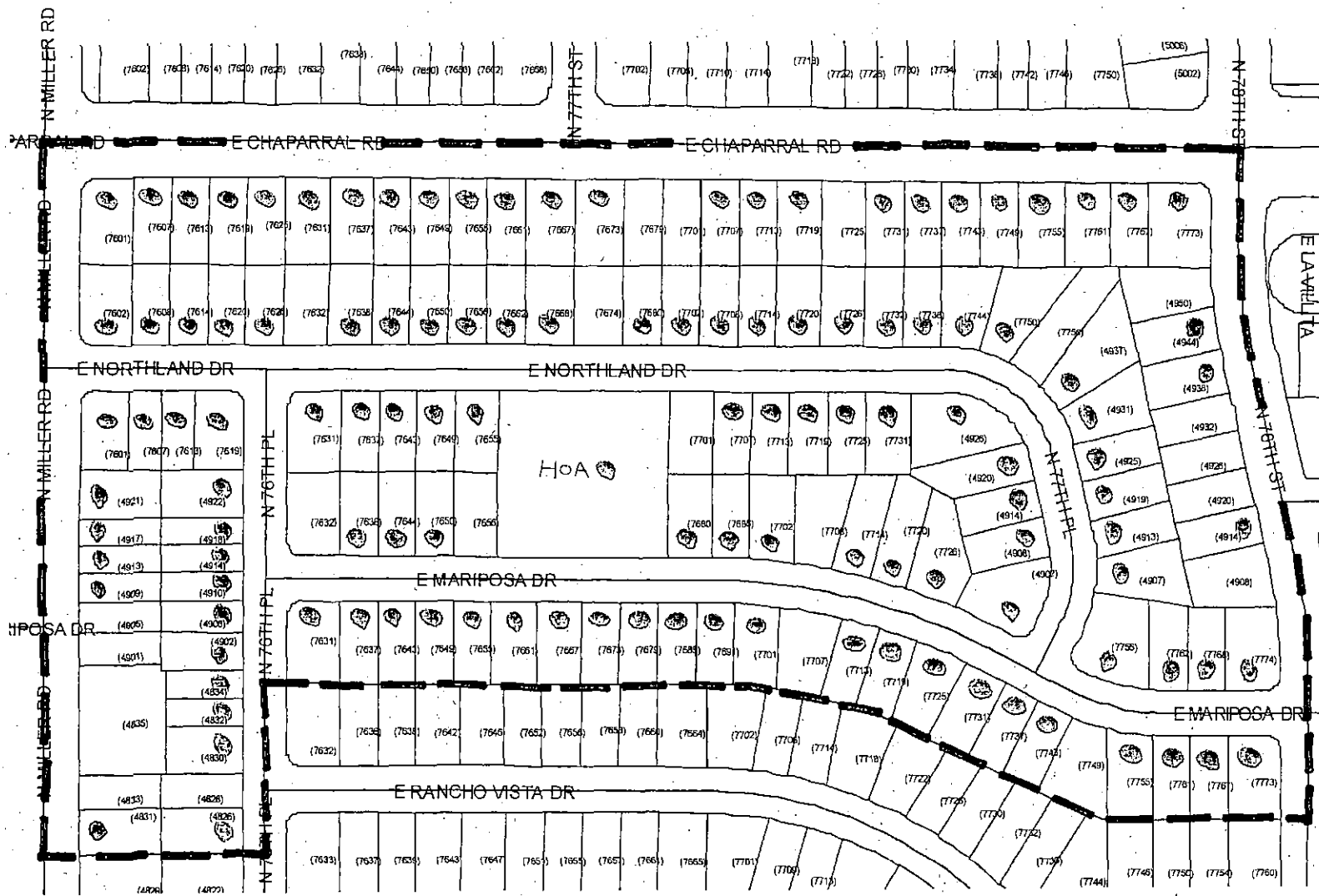
VM HOA 2
136 Units

95 verified signatures on petitions in support - 70%



VM HOA 3
124 Units

109 verified signatures on petitions in support – 88%



VM HOA 4
145 Units

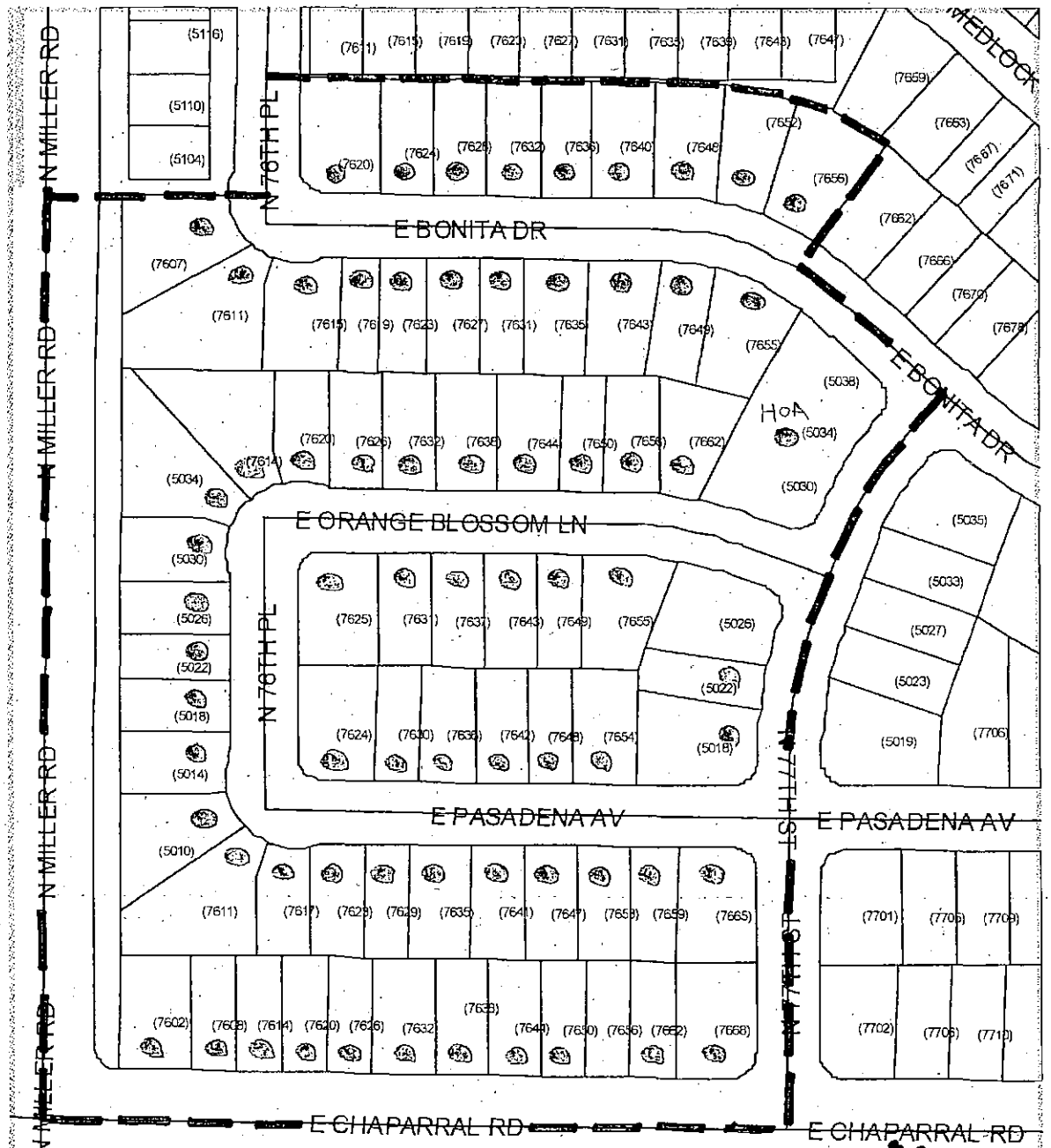


124 verified signatures on petitions in support – 86% ☺




VM HOA 5
99 Units

91 verified signatures on petitions in support - 92%



VM HOA 7
73 Units

71 verified signatures on petitions in support -- 97% 

Meserve, Don

From: KATHLEEN FELD [kfeld60@msn.com]
Sent: Wednesday, November 10, 2010 9:07 AM
To: KATHLEEN FELD
Subject: Fw: VM HISTORIC PRESERVATION

Importance: High

BCC: ALL VM RESIDENTS WITH EMAIL ADDRESSES

REMINDER.....

RESERVE THE DATE!

WHAT: Historic Preservation General Meeting of VM Units 1,2,3,4,5,6,7

WHEN: Saturday, November 13, 2010

TIME: 10 AM

WHERE:

Villa Monterey 4 Ramada

7667 E. Northland Dr. (additional entrance on Mariposa)

Please bring a lawn chair if you can.....limited seating at tables in the Ramada

Villa Monterey Units 1,2,3,4,5,6 & 7* are currently in the final phase of Historic Designation as a Townhouse community under the City of Scottsdale Historic Preservation Commission (HPC). This meeting will include a presentation from Debbie Abele, HPC on where we are in the process, and she will be available for questions and answers from our owners. Other HPC staff will also be in attendance.

To date our residents have invested nearly three years in the process of historic designation. We have distributed educational material, have had various meetings in the community, and each of our units have individually canvassed their respective residents for initial approval of this designation, with an average approval rating in the high 80's.

We are in the final phase of this designation and the study has been completed. I am glad to tell you that the report reflects that we are an excellent example of a historic townhouse neighborhood, thanks to our individual unit CC&R's, which has helped us to maintain the original and beautiful architecture of this community. The architectural details of our homes is unique and pristine.

Having a historic preservation designation has proven to raise property values, by evidence of other historic designation properties/neighborhoods in Scottsdale, Tempe and Phoenix. In our case, I believe a historic designation would also make us a destination neighborhood in the real estate market of downtown Scottsdale due to our location, and it will help to protect Chaparral Road as Units 4, 6 and 7 face Chaparral Road.

There are additional benefits to historic designation that will be discussed at this meeting by Debbie Abele.

Many thanks to all of you for your continued work and support of this designation! We are almost there!!

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETINGDATE: SATURDAY, NOVEMBER 13, 2010 10:00AM YM #4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
JEFF-JENNY CARTER	4714 N. 77 th PL	602-430-5990	jeffdcarter1@cox.net	2
PATRICIA M. JONES	5018 N 76 th PL	480 945-3222	PMQT-webTV	7
GEORGE BYERHOF	5022 N. 76 th PL	480 699-8653		7
Dee Sanders	7667 E Mariposa	480-940-1311		4
JAM BULYCH	4726 N 76 th PL	480-946-1108		3
Colleen Klapac (Kelly)	4810 N. 78 th ST	480-219-3227	das3fre@cox.net	3
John W. Flier	5031 N 77 th PL	480-949-7333	SWiffer@COX	6
Gloria W. Flier	"	"	Net	11
JOAN CUZZO	4919 N. 77 th PL	480-949-5416	DNA	4
CAROLYN LACEY	7638 E NORTHLAND	480-483-6544	-	4
MILDRED PALMER	"	"	-	4
BETTY SLATER	4830 N 72 nd PL	480 941-4911		3
BARBARA WOELZLEIN	7683 E. MARIPOSA	480 284-8309		4

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETING

DATE: SATURDAY, NOVEMBER 13, 2010 10:00AM YM#4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Joanna Weeks	7659 E. Mellock Dr.		SA WEEKS@cox.net	#6
BARBARA HATHAWAY	4720 N 78 th ST	480-390-1404		#6
Cathy Besson	6321 E Catalina Dr.	480-874-4232	ClydeBesson@cox.net	Golden Keys
Johnathan Wilson	7707 E. Meadowbrook	480-944-8656		#2
Myrna Walker	4801 N. 75 th Way	480-947-5891	MYRNAW95@cox.net	
FREDITH BERNSTEIN	7652 E. Bonita Dr.	480-943-6399	MickAndArtie@cox.net	#7
ERIC MALIN	7712 E. Woodward	946 1101		#2
Barbara McBain	7613 E. Northland Dr.	602-697-7258		#4
Bob L. Loberg	Village Verde 7832 E Highland	480-947-2520		575A
BARBARA Sipple	7665 Highland Ave	945-7534		#3
Dennis & Gaynelle Stamm	7710 E. Thornwood Dr.	623-505-0569		#3

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETING
 DATE: SATURDAY, NOVEMBER 13, 2010 10:00AM VM#4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Jim Bennett	4802 N. 78 th Place	429.8049	bennett.safety@att.net	5
MARGARET Bogan	7649 E Chaparral	945-8522	—	4
BARBARA BAKER	7613 E CHAPARRAL RD	480-990-8584	bsBAKER305@yahoo.com	4
Gene Drake	7632 E. Rancho Vista Dr	480-447-3750	you have it	3
MARY CATHERINE CONKLIN	7637 E RANCHO VISTA DR	480-994-3402	mcconklin@cox.net	3
Karl Warner	3018 N. 62 nd St.	480-946-6892	gimxyguy@hotmail.com	
Dan Sriboda	6330 E. Catalina	480-946-5055	ds789@cox.net	
Candee MELDGARD	4922 N. 76 th Pl.	818-515-4526	candee@obannon.com	4
CAROL COCO	7643 E NORTHLAND DR	480-209-8633	caralcoco@cox.net	7
Huguette Marshall	7242 Chaparral	480-		
DAVID METCALF	7813 E. Coolidge	480-429-1931	You have it	#5
JOAN SANDERS	7656 E. Highland	480-490-0834		#3
MARY ANGELA	7700 E MEADOWS DR	480-428-9754	mangelacox.net	#2
Lynne Wright	4621 N. 77 th Pl.	480-472-6411	lynnegwright@gmail.com	#2

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETINGDATE: SATURDAY, NOVEMBER 13, 2010 10:00AM YM #4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
PEVELPE MEYERS	7705 E HIGHLAND AVE	480- 947-5357	pt.meyers@cox.net	3
Nancy Kemp	7713 E. Coolidge	480 421-0607	—	2
PAT LINDBERG	7669 E MEADOW BROOK	480 449-7072		2
Susan M. Suhel	4822 N 74th Pl	949-8774		1
Ed Sullivan	4931 N 77th Pl	480- 945-7585		4
NORM OLSON	7633 E. MEADOW BROOK	424-7137		2
Jeannette OLSON	7633 E Meadowbrook	424-7137		2
LYNN MEHEN	7831 E. HIGHLAND	945-4697		215
Pearl Hayes	7732 E Coolidge	970-1442		2
VAL S. OBERST	7846 E. North Loop	945-302		5
FRAN OBERST	" "	" "		5
HOMI VARAHARAMYAN	4734 N. 76th PLACE	480-664-6069		
RUHI " " "	" " "	480-664-6069		

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETINGDATE: SATURDAY, NOVEMBER 13, 2010 10:00AM YM#4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
KORREE SIEDARE	7628 E. BONITA DR.	480-947-2512		7
Sharon Gourley	4724 N. 78 th	480-990-1624	sgourley1@g.com	3
Caron O'Hagan	7044 E. Coolidge	480-360-4330	caronoct@gmail.com	2
Julie Blackstock	4722 N. 76 th Place	480-245-7464	jblackstock@cox.net	3
Tim Blackstock	"	"	mtblackstock@cox.net	3
PAUL RITTMANIC	7724 E. HAZELWOOD	480-357-9192	PARCJR@aol.com	2
Ellen Bond	7730 E. Meadowbrook	480-268-7188	Watermellenbond@gmail.com	2
SANDRA EDWARDS	4902 N. 77 th Pl	480-247-0114	sjepppppp1@yahoo.com	4



MEMORANDUM

TO: Honorable Mayor and Members of Council
CC: David Richert, City Manager
Bruce Washburn, City Attorney
Paul Katsenes, Executive Director, Community & Economic Development
Connie Padian, Administrator, Planning, Neighborhood & Transportation
THROUGH: Raun Keagy, Director, Neighborhood Services
PREPARED BY: Don Meserve, Historic Preservation Officer

**RE: THE PROPOSED VILLA MONTEREY UNITS 1-7 TOWNHOUSE HISTORIC DISTRICT
AND SCOTTSDALE'S REVIEW PROCEDURES FOR HISTORIC DISTRICTS**

Background

On December 9, 2010 the Historic Preservation Commission (HPC) initiated an HP overlay zoning case for Villa Monterey Units 1-7 containing 757 homes, cases 13-ZN-2010 and 3-HP-2010. The HPC is undertaking this effort as part of its Council-mandated charge to identify and protect the significant historic buildings and areas in the community. Since the HP ordinance was adopted in 1999, the HPC has initiated all HP overlay zoning cases which have been adopted by Council, in accordance with the public hearing procedures for zoning amendments set forth in state statutes and city regulations. In practice, strong owner support is sought for HP zoning and Scottsdale Historic Register designations, but it is not a City Code requirement.

During 2008-10 the Commission and staff completed a historic context study and a city-wide survey of historic townhouses and identified the top five significant complexes to be considered for designation on the Scottsdale Historic Register. The HPC selected Villa Monterey to be considered first because the homeowners had requested designation in 2007 and had demonstrated strong support from the residents for historic designation through a petition signed by 83% of the homeowners. The HPC also decided at their January 15, 2011 annual retreat that local register designations would be the top priority for their 2011 work program.

While townhouses were being surveyed city-wide, the city staff provided numerous informational handouts to owners in Villa Monterey to answer their questions about designation and also met repeatedly with the HOA boards. Most owners are eager to have the approval process completed and are looking forward to the official recognition of their neighborhood's historic and architectural significance. As noted, petitions supporting a historic district were signed by 629 of the 757 owners in Villa Monterey Units 1-7 and the seven HOA boards have also expressed their support.

The underlying townhouse zoning is unchanged by adding an HP overlay zone to an existing townhouse development. Historic designation of neighborhood residential areas also increases property values. There is ample evidence of the positive impact of historic designation of neighborhoods that has been documented in local, regional and national studies. Petitions signed by a majority of the owners in support of historic designation (83%) should be sufficient documentation of the support that exists. Staff is also verifying the signatures on the petitions against the property owners of record as further documentation of owner support.

Review Procedures and Anticipated Schedule for Villa Monterey Units 1-7 Historic District

The HPC-initiated HP overlay zoning case for the Villa Monterey Units 1-7 is the first historic district brought forward in Scottsdale since 2005. Staff is proposing to move this city-initiated case forward through the public hearing process on the strength of the petitions signed by the majority of the homeowners, with the normal public notice and public hearing requirements being followed.

On February 12th and 19th, the HPC and city staff will be conducting open houses on the case at a clubhouse in Villa Monterey at 7667 E. Northland Drive. Notices of the open houses have been mailed to residents and surrounding property owners. Since this is an HP case, three public hearings are required. The HPC holds the first public hearing, tentatively scheduled for their regular meeting on March 10, 2011. A Planning Commission (PC) hearing is anticipated for April 2011 with the case expected to reach City Council (CC) by May or June 2011. Hearing dates for PC and CC are to be determined.

Staff would be happy to meet with the Mayor and Council members to discuss this memorandum further if desired.

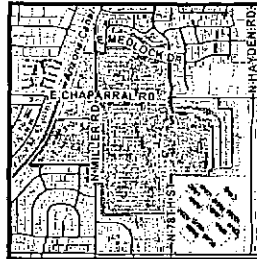
**OPEN HOUSE INVITATION FOR VILLA
MONTEREY UNITS 1-7 HP OVERLAY ZONING**



Dear Property Owners and Interested

Citizens: You are invited to attend an open house with city staff and Historic Preservation Commission members to learn about Villa Monterey Units 1-7's historic and architectural significance, the timeline and process for listing the area on the Scottsdale Historic Register, what this recognition means, and how you can participate in the process.

**Case Name/Numbers:
Villa Monterey
Units 1-7
HP Overlay Zoning
13-ZN-2010/4-HP-2010**



Meeting Dates, Times & Place:

Saturday, February 12,
2:00 - 4:00 PM and Saturday,
February 19, 10:00 AM - 2:00 Noon

Villa Monterey Unit 4 Clubhouse
7667 E. Northland Drive

For more information contact Don
Meserve, Ph. 480-312-2523,
dmeserve@scottsdaleaz.gov, or click
on 'Projects in the Public Hearing
Process' at:
<http://www.scottsdaleaz.gov/projects.asp>

The Historic Preservation office is located at 7506 E Indian School Road

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Jim Bennett	4802 N. 78 th Place	429 8049	bennett.sarah@aol.net	5
Val Bennett	" " "	" "	" " "	5
Sharon Simmons	7601 E. Northland Dr	947-0922	Simmons.SG@hotmail.com	4
Barbara McPain	7613 E. Northland Dr.	602 697 7255	barbara.mcpain@usps.com	4
CHRISTINA KREUTZER	7638 E HIGHLAND AV.	785-249-4410		3
Bertie Bryant	5100 N. MILLER	803 796 9288	BERTIE.BRYANT@AOL.COM	12
Sharon Gourley	4724 N. 78 th	480-990-1624	sgourley1@gmail.com	2
Opal Paden	4824 N. Miller Rd.	480-990-1330	opalpaden@carl.net	1
Joseph FALDUO	4839 N 74 th PL	480 481 9940	pat.joe732@hotmail.com	1
Pat Falduto	" "	" "	" "	1
VAL OBERST	7846 E N. LAND DR	480-945-3802	VALOBERST@GMAIL.COM	5A
FRANK OBERST	" "	" "	" "	5A
Gladys Green	7655 E. MARIPOSA SEASIDE, AZ 85262	480.307. 3272	glady@gladysgreen.com	4
Andy Bente	7652 E. Brite DR	480 948 6399		7

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011

13-ZN-2010/4 - HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Betty QUINN	7518 E Mariposa	402-677-5863	betty.f.guinn@cox.net	#1
ELAINE & DON COUTURE	7834 E. Mariposa Dr.	480.946.0265	elaine.n.couture@gmail.com	#3A
CAROL JORDAN	24937 N. 77th	602-840-4224	JCJORDAN1@cox.net	
Georganna Tait	7838 E Mariposa Dr	480-698-2379	dodyta@juno.com	
Abe Guin	4921 N. Mill Rd	480-629-5616	jg.wzer@cox.net	4
Alex & Lisa KARUZIM	4887 N. 74th Place	480-970-5630	akaruzim@cox.net	1
ROL Rogers	4601 NORTHLAND	760-904-8112	ROLgveRR@msn.com	4
JACK & Sue O'CONNOR	7650 E. MARIPOSA	970-232-6399	JAYON500@SBCGLOBAL.NET	
Ronnie Dunbar	7810 E. Coolidge	480-423-8131	rdunbar@mac.com	5
Joanne Baron	7673 E. Mariposa	480-840-1757		4
Dolores Rosenfield	766 E. Northland Dr.	480-423-8397	rosenfield252@msn.com	4
BARBARA WOELZLEIN	7686 E MARIPOSA DR	480-284-8309	bwoelzlein1@cox.net	4
Frank & Lynn	7809 E Mariposa	946-720		5-5A
ROSALIE BENNETT	7731 E Northland Dr.		bennettinaz@cox.net	4

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Ralph & Velda BROWN	7840 E Highland Ave	480 990 1270	— 0 —	3
WIKI H. ALHWA	H 6 5027	480-393-3000	— 0 —	
DOMINIC BEGUGLIO	7620 E BONITA DR	480-990-7460	— 0 —	7
MARY BEIGUGLIO	" "	" " "	— 0 —	7
JOAN SANDERS	7656 E. Highland	480-970-0834		3
H. & J. MARE	7711 E Bonita Drive	480 970-4589	—	6
DOROTHY J. DeFIRE	7708 E. NORTH HLAND	480-949-8054	—	4
Kathy Feld	7631 E. Mariposa Dr	480.945.4886	—	4
John & Penny McQuilley	7793 E. Coolidge	480 947-8218		2
Judith Rosenthal	7801 E. Northland	480 970-1213		5
Georgia Garrett-Norris	7658 E. Thornwood	480 970-1213		3
John & Marilyn Porstman	7750 E. Northland	480-219-4016	jporst@hotmail.com	3
Mike Lee	7414 76 —	480-555-5555		

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Myrna Walker	^{Scottsdale} 4801 N. 75 th Way	480 947-5837	MyrnaWalker@aol.com	1
Chuck Lacy	4802 N 74 th PL	480 874 1664		1
MARTIN COPPE	5202 N 78TH PL	480/421-9179		8-B
CONSTANCE DUMAS	7713 E. Northland	480-946-3961		
LYNNE WRIGHT	4621 N. 77 th Pl.	480 947-2641		2
JEWELL HORRELL	7665 E PASADENA	480 947-8515		7
NORM OLSON	7633 E meadowbrook	480 424-7137		2
Robin Day	4920 N. 78 th ST.	602-692-1881		6
Lynn Mehen	7831 E. Highland Ave	480-945-4697		5
MARIE ABATE	7644 E Orange Blossom	480-874-3212		7
BOB WYATT	5022 NO. 77 th	480-425-1399		7
Ola Royalty	7643 Bonita	946-5183		7
Pamela Sheridan	7555 Rancho Vista Dr	990-5576		1

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011

13-2N-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Jeff Carter Jenny Carter	4714 N. 77 th Place	480 840 1260	JeffreydCarter@msn.com	II
John & Judy Preston	7814 E. Mariposa	" 941-4904	7814 E. MARIPOSA	V
Bob & Norma Palmer	9639 E. Thornwood	947 9005	Palmer's place@a.com	III
Tony & Bev Viti	4838 N. 74 th Pl.	843 226-6258	racel1615@ATT.net	T
RENELOPE MEYERS	7705 E HIGHLAND	480 947-5357	Penelope Meyers	3
Paulette Watton	7739 E. Highland Ave	480-874-3027	wattm105@comcast.net	3
Barbara Sipple	7665 E Highland Ave			3
Jack & Gloria W. L. L.	5031 N. 77 th Pl	PD 480-949-233	JW.L.L. @cox.net	4
Donette Sattler	4834 N 76 th Pl	480 423-0621		4
Bob & Maureen Donatelli	7631 E Chaparral	708 804-7622	BOBMOORE@comcast.net	
Homi/RUTH VARAHRAMYAN	6234 N. 76 th Pl	(480) 664-6069		
Syann Wood	7652 E. Highland Ave	480 945-0629	Swood171@cox.net	3
Hanther McShellan	7525 E Mariposa	480 941-1038		1

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONINGDATE: SATURDAY, FEBRUARY 12, 201113-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
SHARON LANGER	4735 N MILLER RD	480 994-0506	castorbtkinger@cox.net	3
JANINE GRUISE	4814 N. 76 th Pl.	480 990-1459	N/A	3
PAT LINDBERG	7669 E MEADOW BROOK			2
Roland Eckert	7664 E THORNWOOD	480-387-9229		3
ED CURTIS	5022 N 78 PL	949 8300	ELCURTIS@cox.net	—
Susan Bonfiglio	7713 E. Mariposa	480-735-8668	sbonfiglio101@msn.com	4
Rick Morin	7527 E. Mariposa Dr			1
Rob + Lynda Mc Bride	7638 E. Mariposa	480-699-2551		4
John + Sue O'Connor	7650 E MARIPOSA	970-215-9794	—	4

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY FEBRUARY 12, 2011

13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
RICK KJELSGAARD	4922 N. 76TH PL	818-205-7425	COVEBLUEYES@aol.net	4/
PATRICIA WILKINS	7680 E. Meadowbrook	480-974-0806		2
S. MORRIS	7726 E. CHAPARRAL ROAD	480-659-2793		
ANNIE SMITH	7661 E CHAPARRAL RD	480-425-1208		
Jim ^{BONITA} MURPHY	4805 N. 75 th way	480-990-1836	Murphy forum 2@VISH.COM	1
Bob & Margaret Chan	7510 E. MARIPOSA DR	480-941-0548		
Sharon Klausner	7725 E. MARIPOSA	480-718-9717	sharonklausner@ 42000.com	
Boyd & FRANK BAKER	7726 MARIPOSA	623-326-4548		4
JOE + JANET PRADY	7635 E. BONITA DR	480-840-0474		7

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011
13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Ed Gullig	4931 N. 77 th PL	480-945-7588		4
Barbara Thill, Ps	7744 E. Northland Dr	480-945-0452	SSTRAVELCLUBS2@YAHOO.COM	4
NANCY TESTA	4906 N. 76 th PLACE LA VILLITA	480-719-3395	Intesta@AOL.COM	4
DON DAMASO	7955 E. CHARRARAL RD #1	480-518-2518	DDAMASO@COKINET	
Maureen & Tom Prombo	4764 75 th Way	630-802-1090	TPROMBO@PRINT-DIGI.COM	1
Janet Johnson	7649 E. Northland Dr	480-946-7347	—	4
Robert & Kati Huf	4926 N. 77 th Pl	484-732-7401		
Lisa Knudson	4817 N 78 th Place	(480) 699-2646	lisa.lotusflower@	
Wayne Knudson	" " " "	" " "	aol.com	5

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011
13-ZN-2010/4-HP-2010

[illegible]



NEIGHBORHOOD SERVICES

What do you think?

Name Linda Lacy Unit # 1 Date 02/12/11
Address 4802 N 74th PL Scottsdale Zip Code 85251
Phone 480-874-1664 Best time to call Early Morning e-mail address _____

Comment
Questions about government interference
Unit One has five garages which is
a change from when it was built. Also
a house completely was changed
and doesn't match any other house in Neighbor
hood

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?

Name Chuck Lacy Date 02/12/11
Address 4802 N 74th PL VM-1
City Scottsdale AZ Zip Code _____
Phone _____ Best time to call _____ e-mail address _____

Comment
Keep VM-1 out of this district !!!

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?

ROBERT CHANON

Name

7/12/2011

Date

7510 E. MARIPOSA DR

Address

85251

Zip Code

480-941-6548

Phone

AFTER NOON

Best time to call

e-mail address

Comment

THERE SHOULD BE A VOTE OF HOMEOWNERS
THE "INTEREST QUESTIONNAIRE" WAS MISREPRESENTED
WE DID NOT "VOTE" FOR IT. IT WAS PRESENTED
AS A QUESTIONNAIRE

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.

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 19, 2011
13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA#
RICK KJELOGAARD	4922 N. 76TH PL	818-515-4526		
CANDICE KJELOGAARD	4922 N. 76TH PL	818-515-4526	COBZMGMT@cox.net	4
JOSEPH R FALOUTO	4833 N. 74 PL	480-4819940		4
MARLYN POPE	7644 E Northland Dr	480-994-3606	MPope87417@AOL.com	4
Myrna Walker	4801 N. 75th Way	480-947-5837	MyrnaW924@cox.net	1
Helen Depenbrock	7746 E Highland	480-940-5067	Dep4tenbr@yahoo.com	3
BEV GASSON	7833 E. MARIPOSA	941-8316	bevie.gasson@me.com	5
BEVERLY PETTIT	4835 N. 78th St.	480-306-6695	Billp@Azpob.com	5A
Jim Murphy	4805 N. 75 Way	480-990-1836	murph50nm@msn.com	1
Kathy Jeld.	7631 E Mariposa Dr	480-945-4886	KJeld60@MSN.com	4

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILGA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY FEBRUARY 19, 2011
13-ZN-2010/4-HP-2010

[illegible]

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY FEBRUARY 19, 2011
13-ZN-2010/4-HP-2010

[illegible]

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY FEBRUARY 19, 2011

13-ZN-2010/4-HP-2010

[illegible]



NEIGHBORHOOD SERVICES

What do you think?

Name BEVERLY E! Robert Gasson Date 2-19-11
7833 E. Mariposa Zip Code 85251
Address 480-941-8316 evening bevie.gasson@me.com
Phone Best time to call e-mail address

Comment

100% supportive - Great!

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?

Name BEVERLY E! JOHN PETTIT Date 2-19-11
4835 N. 78th St. Zip Code 85251
Address 480-306-6695 Billp@AZpub.com
Phone Best time to call e-mail address

Comment

We are very excited & support this designation 100%

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.

9 EMAIL/PHONE LOG FOR V.M. 13-ZN-2010 POST OPEN HOUSE SIGNS ON 1/28/11

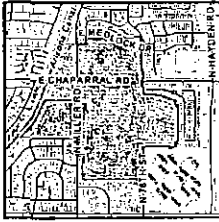
DATE

- 1/31 EMAIL FROM KAYLA WEINGARTEN + LONNIE DUNBER, V.M.
- SIGNS NOT READABLE FROM CARS DRIVING BY
- 2/1 REPLIED TO KAYLA + LONNIE BY EMAIL (COPY IN FILE)
- 1/31 EMAIL FROM FRANCINE MAIKA ABOUT BOUNDARY
- 2/1 REPLIED TO FRANCINE - HOMES ON MILLER NOT IN HP BOUNDARY
(COPY IN FILE)
- 2/2 MEMO SENT TO COUNCIL TO PROVIDE BACKGROUND ON CASE
- 2/3 REPLY FROM LINDA MILHAUEN THANKING ME.
- 2/7 REPLY FROM DENNIS ROBBINS ASKING ABOUT CHAPARRAL ROAD.
- 2/7 CALL FROM CONSTRUCTION COMPANY LOOKING FOR WORK -
DESCRIBED OVERLAY OF EXISTING DEVELOPMENT NO WORK!
- 2/9 EL CHAPARRAL VILLAS OWNER GOT POSTCARD & CALLED.
- 2/12 SUSAN WRUBEL, 949-8774, NEEDS COPY OF UNIT 1 PETITIONS
- 2/15 MINNAZONA, RALPH HERNANDEZ, 4600 BLOCK 74TH
WAS HIS HOME IN BOUNDARY? - NO LIVES IN S.F.D.
- 2/16 JIM MURPHY, V.M. 1 503-442-0365
76 YES, 4 NO → 87% SUPPORT FROM RESIDENTS
AND UNANIMOUS VOTE OF HOA BOARD IN FAVOR
- 2/16 ARTIS BERNSTEIN, V.M. 7, ASKED ABOUT OPEN HOUSE 2/17
AND WHETHER IT WOULD BE THE SAME AS 2/12.
- 2/18 SANDRA EDWARDS, UNIT 3 - OPEN HOUSE Q1
- 2/24 PENELOPE MYERS, HAS MOVE SIGNATURES FOR HER UNIT.
- 2/28 VIRGINIA SMITH 947-8123, VILLA PIANCO RESIDENT
- 2/28 994-1922 LIVES IN VILLA MONTEREY, DISTRUSTFUL
- 2/28 BETTY B. BAYAN, GOT POSTCARD FOR HEARING, 945-6195 COMMENT
7827 E. HIGHLAND AVE.

MARCH 17 HPC HEARING POSTED. 2/25/11

- 2/28 RITA BELL, 941-4158 (MSG) → DOES NOT LIKE DATE.
- 2/28 ROZANNA ORGAN, 947-2002, NO 5026 N. 76TH PL.
- 2/28 990-1836, JIM MURPHY, UNIT 1 HOA PRES.
- 2/28 947- LAURI SADARE, CORNED BEEF + CABBAGE
- 3/4/11 616-581-9080, JBENVER 444@AOL.COM > IMPACT
- 3/4 SCOTTSDALE TERRACE RECEIVED POSTCARD, ROBERT DELORY
BILL CONNOLLY OWNED S.F.D HOME ON MILLER
- 3/7 483-8206, NORMA PAINE, SCOTTSDALE 2000 RESIDENT
CONSIDERING PURCHASING HOME IN VILLA MONTEREY
- 3/7 MISSOURI POSTCARD, BERNADETTE JORGENSEN
→ 7650 E. CHAPARRAL RD, 417-667-2276
→ 1224 W. LEE ST, NEVADA, MO 64772
- 3/8 874-1072, NOTED POSTCARD SAYS 2010
- 3/9 JEFF CARTER, VILLA MONTEREY - REQUESTED ADDRESS
- 3/9 JIM MURPHY, 990-1836, UNIT 1, 503-442-0365
- 3/14 JOHN JACKMART → JOE WONG, ARCHITECT DIED SATURDAY
- 3/14 SUSAN RUPPLE, 949-8774, DO NOT NEED TO ATTEND HOA UNIT 1

PROJECT UNDER CONSIDERATION



Site Location:
Vicinity of Chaparral and
Miller Roads

Name:
Villa Monterey Units 1-7 HP
Overlay Zoning

Case Numbers:
13-ZN-2010/4-HP-2010

Dear Property Owner:

This is to inform you of a request by City's Historic Preservation Commission to rezone Villa Monterey Units 1-7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential (R-5) to Multiple-Family Residential, Historic Property (R-5 HP), and place the neighborhood on the Scottsdale Historic Register as a historic district on 115± acres.

Applicant/City contact: Don Meserve, 480-312-2523

For more information, e-mail projectinput@scottsdaleaz.gov, call 480-312-7000, or enter the case number at:

<http://eservices.scottsdaleaz.gov/cases/>

Public comment regarding this request will be heard at the Historic Preservation Commission hearing listed below. Please call 480-312-7000 to confirm the date and time of the hearing.

Hearing Date: March 17, 2010 @ 5:30 P.M.
Location: Granite Reef Senior Center
1700 N Granite Reef Rd., Room 7, Scottsdale, AZ

The case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105.

VISITORS SIGN-IN SHEET

MEETING: HISTORIC PRESERVATION COMMISSION

DATE: 3/17/11 - VILLA MONTEREY UNIT 1-7 PUBLIC HEARING

1. Karen Lehman
2. J. Robert Wyatt
3. Peter & Louise Freehott
4. SHERILYN Baker
5. JEWELL HORRELL
6. Tomina Bagaglio #7
7. Bob Rogers #4
8. Margaret Bogan #4
9. Vanetta Sattlak #4
10. Sharon Burley #2
11. Lynne Bryant #2
12. John Walker unit 6
13. Gloria Miller unit 6
14. Murphy Van 1
15. Charles J. #4
16. Joseph J. DeFire
17. James G. Johnson
18. Billie Kesters #3
19. Joseph Feldat #1
20. Robert Lawrence 5
21. Rin M. Kjeldgaard #4B
22. SYLVESTER BELLO #4
23. CARLOS A. TURAK #1
24. Debra Phillips #4
25. Joan Buzzart #4

VISITORS SIGN-IN SHEET

MEETING: HISTORIC PRESERVATION COMMISSION

DATE: 3/17/11 - VILLA MONTEREY UNIT 1-7 PUBLIC HEARING

1. TOM MEHEN VM-5
2. LAUREL HIRSCH VM-5
3. CAROL LYNN MEHEN VM-5
4. BARBARA BAKER Unit 4
5. Patricia M. Joxe Unit 7
6. Sandra Jean Edwards Unit 4
7. Susan Wampler #1
8. Janet R. Johnson #4
9. Jim Bennett #5
10. Val Bennett #5
11. Tom Prombo #1
12. Jeff Carter #2
13. Jenny Carter #2
14. Nan. L. Pope #4
15. LAREAN CERLU
16. MAN MEDLER
17. Matt Peterson #1
18. Janet Peterson #1
19. Bev Gasson #5
20. Beverly Pettit #5
21. Candee Kjelgaard #4B
22. Cadyth Bernstein #7
23. Diane Frank Unit 7
24. D. T. Walsh #1
25. Christine Janssaro #6

VISITORS SIGN-IN SHEET

MEETING: HISTORIC PRESERVATION COMMISSION

DATE: 3/17/11 VILLA MONTEREY UNIT 1-7 PUBLIC HEARING

1. MARLYN POSTMAN #4
2. JOHN POSTMAN #4
3. VIRUM PAGE #6
4. TOBIAS NAMENSON VM3
5. MYRNA WALKER
6. LETTA KELLY
7. MARTIN J. RIVERA
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____



SPEAKER/CITIZEN COMMENT CARD

This card is for providing comments when attending City Council and other public meetings, whether or not you wish to speak.

Cards must be submitted BEFORE public testimony has begun on the item. Testimony is limited to 3 minutes per speaker. Additional time MAY be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together.

PLEASE PRINT NAME JIM MURPHY MEETING DATE Mon-12-11

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT JMI

ADDRESS 4805 N. 75th Way ZIP 85251

HOME PHONE 480-990-1836 WORK PHONE Cell 503-442-0365

☐ YES, I WISH TO SPEAK REGARDING ITEM # _____

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

Public comments are limited to items not otherwise listed on the agenda. Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during the meeting. Council will listen to your remarks, but is prohibited by state law from discussing items which are not specifically listed on the agenda and posted at least 24-hours before the meeting begins.

This card constitutes a public record under Arizona law.

GG2003-411SCC (11/03)
(2,000 - 1/06)



SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME DIANE FRANK MEETING DATE 3-17-11

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT UNIT 7

ADDRESS 7649 E. BONITA DR ZIP 85250

HOME PHONE 480-946-1024 WORK PHONE _____

☐ YES, I WISH TO SPEAK REGARDING ITEM # _____

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

☒ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING APPROVAL OF HSP

Public comments are limited to items not otherwise listed on the agenda. Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during the meeting. Council will listen to your remarks, but is prohibited by state law from discussing items which are not specifically listed on the agenda and posted at least 24-hours before the meeting begins.

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GG2003-411SCC (11/03)



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PLEASE PRINT NAME Peter Frechette MEETING DATE _____

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT UM 1

ADDRESS 7551 Rancho Vista ZIP 9

HOME PHONE 505 870-8344 WORK PHONE 505 722-1000

☒ YES, I WISH TO SPEAK REGARDING ITEM # why UM should be assigned HR desic

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

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GG2003-411SCC (11/03)
(2,000 - 6/05)



SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME Marilyn Pope MEETING DATE _____

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT UM IV

ADDRESS 7644 E Northland ZIP _____

HOME PHONE 480 994 3606 WORK PHONE _____

☐ YES, I WISH TO SPEAK REGARDING ITEM # _____

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

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GG2003-411SCC (11/03)
(2,000 - 1/02)



SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME

JACK WITHER

MEETING DATE

3/17/10

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

EX Pres of Unit 6

ADDRESS

5031 N 77th R

ZIP

HOME PHONE

480-949-7333

WORK PHONE

602-885-9533

☒ YES, I WISH TO SPEAK REGARDING ITEM #

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM #

☐ I AM OPPOSED TO AGENDA ITEM #

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GG2003-411SCC (11/03)
(2/000 - 1/06)



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PLEASE PRINT NAME

JOHN POASTMAN

MEETING DATE

3/17/11

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

UNIT 4, NORTHLAND

ADDRESS

ZIP

HOME PHONE

WORK PHONE

☐ YES, I WISH TO SPEAK REGARDING ITEM #

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM #

☐ I AM OPPOSED TO AGENDA ITEM #

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GG2003-411SCC (11/03)

SUMMARY OF VERIFIED OWNER SIGNATURES FROM PETITIONS VILLA MONTEREY UNITS 1-7 TOWNHOUSE HISTORIC DISTRICT

Prepared by Don Meserve, HPO, 3/11/11

Unit/ HOA #	Number of Homes	Owner Support	% of Homes	Number Common Tracts	HOA Support HP	Support of Owners and HOAs
1	87	80	92%	1	Yes	81
2	136	95	70%	7	Yes	102
3	124	109	88%	1	Yes	110
4	145	124	86%	1	Yes	125
5	99	91	92%	1	Yes	92
6	94	82	73%	1	Yes	83
7	73	71	97%	1	Yes	72
Totals 7	758	652	86%	13	All support	665 of 771 86%

Signatures were verified by comparing the owner's names on Maricopa County Assessment data with the signatures and addresses on petitions and emails. It is always important to know the level of property owner support prior to action by City Council on a zoning map amendment, such as the proposed overlay zoning required to place a neighborhood on the Scottsdale Historic Register as a historic district. The verification of signatures on petitions documents the high level of owner support (86%) from the homeowners in Villa Monterey Units 1-7 and from their Homeowners Associations (HOAs) for the common tracts. According to the volunteer homeowners who circulated the petitions to their neighbors, they were unable to get signatures from some owners in their unit/HOA for a variety of reasons including:

- 1) home is vacant,
- 2) home is vacant for sale,
- 3) home is bank owned (foreclosure),
- 4) owner is out of state and unable to contact,
- 5) home is a rental and unable to contact owner,
- 6) some owners wanted to think about it or simply did not want to sign a petition,
- 7) owner is opposed to becoming a historic district, or
- 8) owner is deceased.

It should also be noted that it is not a legal requirement or an ordinance requirement that the signatures be verified on petitions for an area to become a historic district when the designation is a city-initiated case by the Historic Preservation Commission. If the property owners had initiated this zoning map amendment, rather than the case being city-initiated by the Historic Preservation Commission, support from 75% of the property owners representing 75% of the land area would have been required. Based upon the verification of the petition signatures and the support of all seven HOAs, Villa Monterey Units 1-7 exceeds the 75% standard (Section 1.304) for an owner-initiated zoning application; in fact the level of support from the neighborhood is 86% in favor.

CITIZEN INVOLVEMENT REPORT EXHIBIT: LIST OF HISTORIC PRESERVATION COMMISSION OR COMMITTEE MEETINGS AND DISCUSSIONS ON VILLA MONTEREY AND/OR ON TOWNHOUSES THAT INCLUDED VILLA MONTEREY

2007 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
3/8/07	Public comment	Kathy Feld, spokesperson chosen for HOAs in Villa Monterey, did a presentation requesting that the HPC begin studying designation for Villa Monterey. She provided handouts.
5/12/07	Tour of potential designations	Driving tour included a variety of potential future designations including the Villa Monterey townhouse development.
6/14/07	Future HP designations	Villa Monterey was included in the discussion.

2008 HISTORIC REGISTER COMMITTEE MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
2/14/08	Staff report on townhouse survey	Report noted that city-wide survey is underway and that Villa Monterey was a good candidate.
5/8/08	Report/discussion on townhouse research	Progress report on ongoing research and survey on townhouses.
10/16/08	Presentation/discussion on townhouse survey	Linnea Caproni, intern provided presentation on 1960s ads on townhouses and described historic context. Don Meserve summarized city-wide data and field survey results.

2008 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/19/08	Annual retreat; 2008 work program	HPC discussed accomplishments for 2007 and their work program for 2008. Retreat was held at Villa Monterey clubhouse. Villa Monterey's interest in becoming a historic district was discussed.
4/10/08	Staff report	Staff noted that Villa Monterey was considered a good candidate for designation based upon the research.
5/8/08	Staff report	Reported that representatives in each of the nine HOAs in Villa Monterey will circulate petitions to owners to identify support.
6/12/08	Staff report	The wording for the petition to be circulated was finalized with input from City Attorney's office on wording. An intern will work on the historic context for townhouses.
9/25/08	Staff report	Petition is being circulated for signatures in Villa Monterey HOAs.

10/16/08	Presentation on city-wide townhouse/attached survey	Staff presentation included several components of the research and survey including; 1) intern work on historic context research, 2) Don Meserve's field work, mapping and photographs of projects, 3) PowerPoint showing 1960s ads for Villa Monterey, and 4) descriptions of the architectural styles and different types of layouts for projects.
12/11/08	Staff report	Text for townhouse historic context is being finalized for review by the HPC.

2009 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/8/09	Townhouse research	Petition signing in Villa Monterey progressing. Reported that 51 townhouse or attached projects with 86 plats for period studied.
1/31/09	Annual retreat; 2009 work program	City will be on forefront of HP programs nationally with any mid-century townhouse designations. Strong support from owners required for any districts. Prop 207 waivers discussed and % needed. HPC interest in proceeding with Villa Monterey if strong owner support.
2/12/09	2009 Work program	Approved including task to consider Villa Monterey designation in 2009.
3/12/09	Staff report	Staff noted that 100% support not feasible for establishing a historic district. A determination on which of the 9 HOAs in Villa Monterey are eligible for designation is needed.
4/16/09	Staff report	HPC will schedule a presentation on the final text for the townhouse historic context.
5/14/09	Staff report	Staff discussed waivers and % required with attorney; considered a policy decision on what % needed for designation – not a legal requirement. Discussed possible study session with Council on Prop 207.
9/24/09	Presentation of city-wide townhouse survey and context	Reviewed the final text for the context report and discussed the variations in style and layout.
10/31/09	Townhouse tour	Staff conducted a driving tour of 16 townhouse projects representative of 51 projects; Villa Monterey was included on the tour.
11/12/09	Comments on tour	Discussion of the tour and what the best examples of townhouses are for the period. Discussed selection process and what distinguishes a project.

2010 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/23/10	Annual retreat; 2010 work program	Task approved to complete the research on townhouses and for the HPC to identify eligible projects for designation.
3/11/10	Commission preferences on townhouses	HPC members each prepared a list of their best candidates for designation. Discussion resulted in Commission selecting their five top projects for further research and consideration including Villa Monterey.
4/8/10	Villa Monterey responses	The results of the petition drive for the 9 HOAs in Villa Monterey were presented. Several neighborhood residents attended the meeting and voiced support for designation. Signature gathers noted that getting 100% to sign was virtually impossible. Commission told residents they were considering Villa Monterey for designation along with 4 other townhouses. Support is strong in HOAs 1-7, it is lower in HOA 9 and HOA 8 elected to not participate in the petitioning.
6/24/10	South Scottsdale CAP report; Staff report	Ross Cromarty presented the proposed community area plan and highlighted historic preservation related text. He noted that several residents from Villa Monterey had contacted him expressing their interest in historic district designation. Staff reported that a house-by-house integrity assessment will be completed over the summer for Villa Monterey.
9/9/10	Report on integrity survey of Villa Monterey	Debbie Abele reported that 99% of the homes had been determined to be contributing which is a very high level of integrity for a district. Photos of the architectural styles and details of homes were presented along with pictures of altered facades. HOAs 8 and 9 are not recommended for inclusion in a potential district.
10/14/10	Staff report	HPC directed staff to proceed with neighborhood meetings and contacts with residents in HOAs 1-7 to advise them of possible initiation of an HP overlay zoning case.
11/11/10	Staff report	Commissioners advised of November 13 th Villa Monterey neighborhood meeting on HP designation and invited to attend. A map was presented showing the potential HP boundary that would be used by staff for the neighborhood meeting in Villa Monterey.
12/9/10	Initiation	The HPC voted unanimously, 5-0 to initiate an HP case for Villa Monterey Units 1-7

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- ***Interested Parties List***
- ***Adjacent HOA's***

**Villa Monterey Units 1-7
HP Overlay Zoning**

13-ZN-2010 / 4-HP-2010

ATTACHMENT #10



**CITY OF SCOTTSDALE
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES**

**THURSDAY, MARCH 17, 2011
ROOM 7, GRANITE REEF SENIOR CENTER
1700 N GRANITE REEF ROAD, SCOTTSDALE, AZ**

PRESENT: David Schmidt, Chair
Len Marcisz, Vice-Chair
Bob Cook, Commissioner
Timothy P. Burns, Commissioner
DeeJaye Lockwood, Commissioner
Jennifer Smithey, Commissioner

ABSENT: Earl Eisenhower, Commissioner

STAFF: Don Meserve, Historic Preservation Officer/City Archaeologist
Debbie Abele, Historic Preservation Consultant

VISITORS: Karen Lehman, J. Robert Wyatt, Peter & Louise Frechette, Sherlyn Baker, Jewell Horrell, Dominic Bujurlic, Roc Rogen, Margaret Bogan, Variette Satlak, Sharon Gurley, Lynne Wright, Jack Wifler, Gloria Wifler, Jim Murphy, Cindy Ott, Dorothy J. DeFir, Darin Johnson, Millie Winters, Joseph Faldut, Collene Lawrence, Rim M. Kyelbgool, Sylvester Bello, Carlos Turak, Barbara Phillips, Joan Dizzart, Tom Mehen, Laurel Hirsch, Carol Lynn Mehen, Barbara Baker, Patricia M. Jones, Sandra Jean Edwards, Susan Winbel, Janet Johnson, Jim Bennett, Tom Prombo, Jeff Carter, Jenney Carter, Marilyn Pope, Lareen Cerelli, May Medler, Matt Peterson, Janet Peterson, Bev Gasson, Beverly Petit, Candee Kjeldgaard, Audyth Bernstein, Diane Frank, M. J. Walsh, Christine Sqwellaro, Marilyn Porstman, John Porstman, Vernon Paige, Tobias Namenson, Myrna Walker, Ketta Kelly, Martha Frunell

CALL TO ORDER

Chair Schmidt called the Historic Preservation Commission special meeting to order at 5:32 p.m.

Roll Call

A formal roll call was conducted confirming members present as stated above.

Public Comment

None.

Public Hearing Item

1. Report/Discussion/Possible Action: Villa Monterey Units 1-7 HP Overlay Zoning, Cases 13-ZN-2010 and 4-HP-2010

Consider a request by City of Scottsdale/Historic Preservation Commission, applicant, to rezone Villa Monterey Units 1-7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP) on 115± acres in the vicinity of Miller and Chaparral Roads, from Meadowbrook to Medlock and from 74th Place to 79th Place, containing 758 homes and 13 common tracts, by adding Historic Property overlay to this townhouse development and placing Villa Monterey Units 1-7 on the Scottsdale Historic Register as a historic district.

Mr. Meserve presented information on the Villa Monterey Units 1-7 HP overlay zoning case with a PowerPoint presentation on the location, architectural styles, features, public involvement and staff recommendation in support of the historic district. The HPC has discussed townhouses and Villa Monterey in about thirty meetings over the last three years. Ms. Abele provided a detailed description of the designation report including; the ordinance criteria for designation, the high degree of integrity, the influential approaches used by the local builder for the development and marketing of townhouses, the excellent examples of architecture and customized features and details from the era, and why the Commission should vote in favor of its eligibility and integrity.

The Commission asked staff questions on the staff report concerning integrity and changes to roofing materials before the Chair asked for public comment on the case. Reroofing a house is a common and necessary change to homes in the area; new roofs did not make homes non-contributing. Fifty-seven people signed in for the public hearing and some completed cards to speak at the hearing.

Jim Murphy, President of Villa Monterey Unit 1 spoke about the unanimous support of the board and how he contacted all the homeowners in his HOA and that 91+ percent were in support. The evidence that the neighborhood is significant is there and the Commission should vote in favor.

Diane Frank, Unit 7 spoke as a licensed realtor and said, in her experience with selling homes in historic districts, the home values and taxes will increase. The sale prices may be \$50 thousand more than homes that are not in historic districts.

John Porstman, Unit 4 asked which homes were altered to the point they were determined to be non-contributing. Ms. Abele replied that a few homes had additions that used materials not found in the construction of other homes in the neighborhood or the addition of elements like large pop-ups of stucco around the windows.

Peter Frechette, Unit 1 spoke in support of the historic district and recalled how he had selected Villa Monterey as the neighborhood where he wanted to live. Considered moving to Santa Barbara, Monterey or Santa Fe and decided that the homes in Villa Monterey in Scottsdale had the style and weather they liked, and it was the best community they could find.

Marilyn Pope, Unit 5 credited Kathy Feld for their neighborhood being considered for designation and wanted to publically thank her for all her hard work over the years.

Jack Wifler, Unit 6 described how he liked the solid block construction and 12" joists in the roof in the Villa Monterey townhouse construction. He also owns a property in the Village Grove 1-6 historic district and said the neighborhood has improved since it was designated in 2005.

Chair Schmidt closed the public testimony and asked Commissioners for comments.

Commissioner Burns said it was nice to have the community come out in support; it makes the Commission's job easier. Vice-Chair Marcisz seconded Commissioner Burns' comments thanking visitors for coming in support of their neighborhood being considered for historic district designation and thanked both Mr. Meserve and Ms. Abele for recognizing what citizens want. He noted that this case is a model of how cities can work in partnership with residents and that the Commission is very familiar with Villa Monterey based upon many prior meetings.

MOTION ON CASES 13-ZN-2010 AND 4-HP-2010 BY VICE-CHAIR MARCISZ, 2ND BY COMMISSIONER BURNS, THAT THE SCOTTSDALE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE SCOTTSDALE PLANNING COMMISSION AND THE CITY COUNCIL THE REZONING OF VILLA MONTEREY UNITS 1 – 7 FROM TOWNHOUSE RESIDENTIAL DISTRICT (R-4) TO TOWNHOUSE RESIDENTIAL DISTRICT, HISTORIC PROPERTY (R-4 HP) AND FROM MULTIPLE-FAMILY RESIDENTIAL DISTRICT (R-5) TO MULTIPLE-FAMILY RESIDENTIAL DISTRICT, HISTORIC PROPERTY (R-5 HP) ON 115+ ACRES. VICE-CHAIR MARCISZ MOVED THIS RECOMMENDATION FOR THE FOLLOWING REASONS:

THE PROPERTIES ARE HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT AS A COLLECTION OF HOMES THAT ILLUSTRATE A PARTICULAR TYPE OF BUILDING AND A DEVELOPMENT PATTERN THAT INFLUENCED THE PHYSICAL FORM OF SCOTTSDALE IN THE POSTWAR ERA AND REMAINS DISCERNABLE AND DISTINCTIVE. THERE ARE THREE SUPPORTIVE REASONS FOR THIS NOMINATION;

- 1. THE INFLUENCE ON HOW TOWNHOMES SUBSEQUENTLY DEVELOPED IN ARIZONA,**
- 2. THE CURRENT HIGH DEGREE OF INTEGRITY AS WITNESSED BY THE 99% INTEGRITY RATING GIVEN BY DEBBIE ABELE, AND**
- 3. THE INTACT ORNAMENTATION AND CUSTOMIZED BUILDING FEATURES OF THE HOMES THAT SET THEM APART AS A PRODUCT OF A HISTORIC PERIOD AND GIVE IT A UNIQUE SENSE OF TIME AND PLACE WHICH SHOULD BE PRESERVED.**

MOTION PASSED UNANIMOUSLY SIX (6) TO ZERO (0).

Mr. Meserve noted that the tentative hearing date for the Planning Commission was April 27, 2011 and the tentative date for a City Council hearing was June 7, 2011.

Chair Schmidt advised visitors that the Commission had some further business and that they were welcome to leave now or stay. There was a short break while Villa Monterey residents left.

Regular Agenda Items

2. Report/Discussion/Possible Direction: HPO Report on Upcoming Events, Activities and Projects

Mr. Meserve reported on the ongoing planning for 60th Anniversary events for the incorporation of the city including historic tours being planned. There is a website listing the events. Mr. Meserve listed agenda items for the next meeting including the Commission selecting places of worship, a discussion of the Taliesin West HP boundary and their response to the Commission's letter, and a discussion of Browns Ranch area. He noted that a representative from the Preserve staff will attend the meeting for the Browns Ranch item. The Chair suggested placing Browns Ranch first on the agenda as a higher priority than the selection of places of worship.

Mr. Meserve also reported on the re-roofing project for Loloma School that was brought to the staff's attention by Commissioner Burns at the last meeting. Mr. Meserve signed a Certificate of No Effect based upon a review of the plans and hopes for better and earlier communication in the future on exterior projects on city-owned historic buildings. The Chair expressed his interest in avoiding problems like this in the future and that the Historic Preservation Office should be included in exterior projects.

3. Commissioner Comments and Announcements

Vice-Chair Marcisz noted that they are proceeding with the production of the vignette with Channel 11 for the Pullman car in the McCormick-Stillman Railroad Park and that Commissioner Eisenhower will be interviewed in the sound studio on his Uncle's use of the car.

4. Future Meeting Dates and Agenda Items

The next meeting will be on April 14, 2011 in the One Civic Center.

Adjournment: 6:46 p.m.

Summary Minutes Prepared by Don Meserve

CITY COUNCIL REPORT



Meeting Date: June 7, 2011
 General Plan Element: *Character and Design*
 General Plan Goal: *Identify, promote and protect historic, cultural and archaeological resources*

ACTION

Villa Monterey Units 1-7 HP Overlay Zoning, 13-ZN-2010/4-HP-2010

Request to consider the following:

1. Adopt Ordinance No. 3944 approving a zoning map amendment to rezone Villa Monterey Units 1-7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP) on 115± acres in the vicinity of Miller and Chaparral Roads, from Meadowbrook to Medlock and from 74th Place to 79th Place, containing 758 homes and 13 common tracts, by adding Historic Property overlay to this townhouse development and placing Villa Monterey Units 1-7 on the Scottsdale Historic Register as a historic district, and finding that the proposed overlay zoning map amendment is consistent and conforms to the adopted General Plan, and find that Villa Monterey Units 1-7 townhouse development meets the eligibility criteria for HP designation and is historically and architecturally significant.

OWNERS

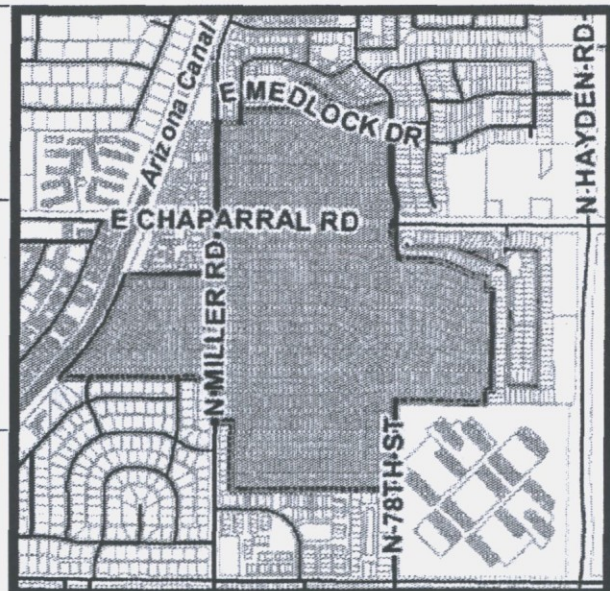
758 homeowners, Villa Monterey Units 1-7
 13 common tracts of 7 Homeowners Associations

APPLICANT CONTACT

DON MESERVE
 CITY OF SCOTTSDALE - HISTORIC PRESERVATION OFFICE
 480-312-2523

LOCATION

13 plats on 115± acres in the vicinity of Miller and Chaparral Roads, from Meadowbrook to Medlock and from 74th Place to 79th Place, containing 758 homes and 13 common tracts.



BACKGROUND

Overview of Study Process and Citizen Involvement before Initiation by HPC

Early Historic Preservation Program Activities: The Historic Preservation Commission (HPC) was appointed in June 1997 and was charged by City Council with identifying significant historic resources in the city and with establishing and maintaining the Scottsdale Historic Register. City Council approved two ordinances on preservation in July 1999 including the Historic Property Supplementary District overlay zoning. Nineteen properties or complexes and two neighborhood historic districts have been placed on the official Scottsdale Historic Register since 1999.

Early Contacts with Residents of Villa Monterey Regarding Historic Preservation: The Villa Monterey HOA presidents selected Kathy Feld in February 2007 to be the spokesperson for Villa Monterey for historic preservation. In March 2007 Kathy Feld presented their request to the HPC to be considered for historic district designation. Ms. Feld distributed handouts to the Commission with background information on Villa Monterey. In response the Commission advised staff that they wanted the city to complete a city-wide survey of townhouse developments, recognizing that they could not consider any specific development for designation until a historic context was written and the entire range of candidates in the city were first identified in a survey.

HPC Consideration of All Attached/Townhouse Developments and Selection of Best Examples: A historic context on city-wide attached/townhouse developments was researched and initial results were presented to the Commission. The research, field survey and selection process followed nationally recognized standards for evaluating historic significance and included the following:

- Preparation of townhouse historic context – must know the larger patterns, themes, events of a property type before evaluating the significance of a resource within its historic context; cannot make isolated selections without understanding big picture first
- Selection of boundary, property type and time period – selected city as boundary and postwar attached/townhouse developments in Scottsdale from 1960-1974 for study
- Conducting city-wide field survey of all townhouse developments for the study period – review plats, site layouts, elevations, materials, advertisements, architects/builders, photos, etc to understand local variations in layouts, construction methods and styles
- Identification of significant features/characteristics of townhouse developments – define features a potential district most possess to tell the story of postwar townhouses in Scottsdale
- Selection of best Scottsdale examples of postwar townhouse development – examine the 52 projects and identify the top candidates for potential historic district designation

The HPC discussed the city-wide survey results in September 2009 and toured 16 of the 52 projects surveyed in October 2009. In March 2010 the Commission discussed the best candidates and agreed upon the top five townhouse projects that best represented the historic context for ongoing consideration; Villa Monterey was one of the top five selected.

Ongoing Interest from Villa Monterey Homeowners: While the Commission and staff were completing the city-wide research and survey, residents in Villa Monterey were continuing to pursue the idea of being designated during 2008 and 2009. Members of each of the HOA boards and other volunteers began circulating petitions to gauge the level of support in each Unit for historic district designation. The Commission received updates on how the Villa Monterey petition drive was progressing at their regular monthly meetings.

Commission Process on Villa Monterey Units 1-7: The HPC had townhouses or Villa Monterey on their agenda in over thirty different meetings over three years. Debbie Abele, historic preservation consultant, completed a house-by-house analysis of integrity in Villa Monterey over the summer of 2010. She reported to the Commission that 99% of the homes were contributing since only a few homes had major exterior alterations. This is a very high level of integrity for a neighborhood.

After hearing results of the integrity assessment and petition results, in October 2010 the Commission directed staff to hold a neighborhood meeting with the owners of Units 1-7, judged to be the best architecturally and with high levels of both support and integrity. A map of the draft HP boundary for Villa Monterey Units 1-7 was presented by staff to over sixty people who attended the November 13, 2010 informational neighborhood meeting. The Commission initiated this case on December 9, 2010 and staff submitted an HP overlay zoning application on behalf of the HPC.

General Plan

The General Plan Land Use Element designates the development as Suburban Neighborhoods. This category includes medium to small lot neighborhoods including some townhouses, and can be incorporated into neighborhoods near the downtown area. These areas may be a transition between less intense residential areas and non-residential areas. Densities are usually more than one house per acre but less than eight houses per acre. The General Plan Character and Design Element also states; "Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation."

Character Area Plans

The Character and Design section of the Downtown Plan states in Policy CD 1.6; "Protect prominent historic resources..." and in Policy CD 2.1; "The scale of existing development surrounding the Downtown Plan boundary should be acknowledged and respected through a sensitive edge transition buffer...." The Villa Monterey townhouse development is on the east side of the Arizona Canal, the boundary of the Downtown Plan.

The Southern Scottsdale Character Area Plan has several policies on protecting and enhancing existing neighborhoods and it has similar policies as the Downtown Plan on transition buffers. Character and Design Policy CD 7.3 states; "Respect, protect and enhance established suburban neighborhoods as assets..." Several policies in Neighborhood Revitalization pertain to existing developments including Policy NR 1.5 as follows; "Continue to support the designation of residential and neighborhood historic properties and districts, which protect and enhance property values through appropriate restoration, preservation, and promotion of significant historic districts."

Zoning

The existing 115± acre townhouse development is currently zoned Townhouse Residential District (R-4) and Multiple-Family Residential District (R-5) with about half the area zoned R-4 and half zoned R-5. Specifically, the 59.6± acres in Units 2, 3 and 4 are zoned Townhouse Residential District (R-4) and the 55.4± acres in Units 1, 5, 6 and 7 are zoned Multiple-Family Residential District (R-5). The R-4 townhouse zoning district is intended to provide for relatively low density development having individual ownership of single-family dwellings and built-in privacy. The R-5 multi-family zoning district provides for multi-family residential with increases in amenities as density rises, and promotes high quality residential environment through development standards.

Related Policies, References:

- Ordinance No. 3242, adopted July 13, 1999, established Section 6.100 (HP) Historic Property Supplementary District and the Scottsdale Historic Register
- Ordinance No. 3242 authorizes the Historic Preservation Commission to initiate HP overlay zoning cases and requires the Historic Preservation Commission to make a recommendation to the PC and CC on all HP overlay zoning cases
- 2001 General Plan, 2009 Downtown Plan, 2010 Southern Scottsdale Character Area Plan and 2008 Transportation Master Plan
- Results of the city-wide survey of 52 townhouse and attached housing developments built from 1960-1974, the approved Historic Context for Scottsdale's Postwar Townhouses and other survey documents posted at <http://www.scottsdaleaz.gov/historiczoning/historicresources>
- Two single family detached historic districts were approved by City Council in June 2005: Town and Country Scottsdale Historic District at 74th and Oak, and Village Grove 1-6 Historic District at 68th and Oak – both are now listed on the National Register of Historic Places

Context

The existing development is located in the vicinity of the Miller and Chaparral Roads intersection. Villa Monterey was developed on the edge of the downtown beginning with Unit 1 on the east side of the Arizona Canal and on the west side of Miller Road, south of Chaparral Road. Units 2, 3, 4 and 5 were built in succession to the east of Miller Road, from Meadowbrook Road to Chaparral Road, and extending east to 79th Street. Units 6 and 7 are northeast of the Miller and Chaparral Roads intersection, extending east to 78th Street and north to Medlock Drive. The largest entry monuments are located by the Coolidge Street entry off of Miller Road but other Units also have entry signs or monuments. All seven units have common tracts used for their clubhouses, swimming pools and other amenities that are shared and maintained by the residents of each unit. Indian Bend Wash and Hayden Road are a block or two east of this townhouse development. Please refer to the attached context graphics, Attachment 4 and 4A.

Adjacent Uses and Zoning

A number of existing condominiums, townhouses, apartments or single family homes developments are adjacent to Villa Monterey Units 1-7.

- North: El Chaparral Villas zoned R-5, Scottsdale in Towne Villas zoned R-5, Villa Monterey Unit 9 zoned R-5, La Villita zoned R-3 (c); farther north above Vista Drive – Sunrise Villas zoned R-4 (c)
- East: Scottsdale Shadows zoned R-4, R-5 and O.S., La Villita zoned R-4, Scottsdale Monterey zoned R-4 (c); farther east – Hayden Road and Indian Bend Wash
- South: Scottsdale Terrace Unit II zoned R1-7, Monte Vivienda zoned R-5, Villa Bianco zoned R-5, Scottsdale Shadows zoned R-4, R-5 and O.S.; farther south – Camelback Road
- West: Scottsdale Terrace Unit II zoned R1-7, Arizona Canal, Miller Road, The Sage Condominiums zoned R-5 across Arizona Canal, Casita el Puente zoned R-5

Key Items for Consideration

- Consistency with General Plan, Downtown Plan, Southern Scottsdale Character Area Plan and Transportation Master Plan goals and policies
- Eligibility criteria in Section 6.113 of the (HP) Historic Property Supplementary District
- The Historic Preservation Commission's initiation of the case in December 2010 and unanimous vote on March 17, 2011 to recommend to the PC and CC that Villa Monterey Units 1-7 meets the ordinance eligibility criteria, has a high level of integrity and is historically and architecturally significant and be approved as a historic district
- The Planning Commission unanimous recommendation in support of the historic district on April 27, 2011 finding that it is consistent with the General Plan and eligible for designation
- Verified signatures of 86% owner support for historic preservation from petitions circulated by volunteers to their neighbors in the seven HOA Units in Villa Monterey
- Support of all seven HOA boards for the historic district for the common tracts in their HOAs
- No changes in current land uses are proposed, and HP overlay zoning and historic district designation does not change the underlying zoning; there is no project or project impacts
- Planning Commission heard this case on April 27, 2011, and recommended approval with a unanimous vote of 6-0

APPLICANTS PROPOSAL

Goal/Purpose of Request

As authorized by the zoning ordinance, the Historic Preservation Commission (HPC) initiated this case at their regular meeting on December 9, 2010 consistent with their charge from City Council to identify and protect significant historic resources. The previous text under Background called **Overview of Study Process and Citizen Involvement Before Initiation by HPC** beginning on page 2 described the city-wide research and survey documentation on townhouses, and the events leading up to the HPC's initiation of this case.

The Commission's request is to officially recognize the historic significance of this 1960s townhouse development, Villa Monterey Units 1-7 by City Council adopting HP overlay zoning and placing the neighborhood on the Scottsdale Historic Register as a historic district.

Development Information

No changes are proposed in underlying zoning, land use, traffic, or development are proposed in this city-initiated HP overlay zoning case.

- Existing Uses: Townhouse development on 13 plats including; 758 existing homes of which 757 are attached and 1 is detached; 13 common tracts maintained by the HOAs including clubhouses, swimming pools and other amenities for each Unit; entry features and some open space tracts by the main entries; and mid-block pedestrian walkways in this age-restricted 1960s development
- Parcel Size: 115± acres in Villa Monterey Units 1-7
- Development Standards: No change; R-4 and R-5 underlying zoning standards apply

IMPACT ANALYSIS

General Plan: Land Use and Character and Design Elements

The current Villa Monterey townhouse development, with an average density of less than 7 units per acre, is consistent with the General Plan Land Use Element designation of Suburban Neighborhoods and no changes to the existing development are proposed. The designation of a historic district is also clearly consistent with the General Plan Character and Design Element approach; "Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation."

Character Area Plans: Downtown Plan and Southern Scottsdale Character Area Plan

The one- and two-story scale of the existing Villa Monterey development meets the intent in the Downtown Plan for a transition buffer surrounding the Downtown Plan boundary as described in Policy CD 2.1. Transition buffers are also described in the Southern Scottsdale Character Area Plan which also has several policies on protecting and enhancing existing neighborhoods. The proposed HP overlay zoning is consistent with several policy statements in the Southern Scottsdale Character Area Plan including Policy CD 7.3, "Respect, protect and enhance established suburban neighborhoods as assets..." and Policy NR 1.5, "Continue to support the designation of residential and neighborhood historic properties and districts, which protect and enhance property values through appropriate restoration, preservation, and promotion of significant historic districts."

Transportation Master Plan and Traffic

The proposed Villa Monterey Units 1-7 HP overlay zoning has no impact on traffic and no changes in land use or development are proposed given that the historic district designation is aimed at preserving the existing housing in this neighborhood. Therefore staff reports to the Historic Preservation Commission and Planning Commission did not discuss transportation or traffic concerns since preserving an existing neighborhood does not impact traffic. However, this report

includes text on transportation based upon the questions and comments at the Planning Commission hearing and because some residents have asked about Chaparral Road.

Chaparral and Miller Roads are classified as Minor Collector – Suburban in the Streets Element of the 2008 Transportation Master Plan. The existing condition of both roads is consistent with this functional classification. Prior to the plan being adopted, City Council responded to a March 2007 petition from residents to consider alternatives to widening Chaparral Road. City Council held a special meeting and public hearing on May 29, 2007. They considered the Transportation staff's report, "May 2007 Chaparral Road, Miller Road to Hayden Road Roadway Evaluation", public testimony, and the Transportation staff's presentation on alternatives to widening the road. City Council then voted to remove the option of condemning houses and widening Chaparral Road from consideration and to include the option of not increasing traffic capacity on Chaparral Road. The May 2007 City Council action and the goals and policies in the 2008 Transportation Master Plan have been described to residents and the Planning Commission as the current city policy. Staff has also said that City Council has the discretion to reconsider and change policies.

The Planning Commission had a concern that designating a historic district would bind future transportation planning and prohibit the widening of Chaparral Road. Staff responded to their questions and concerns that, while the impacts of any proposed future road improvements on neighborhoods should be considered, a historic district designation does not bind or restrict future transportation planning. City Council could remove HP overlay zoning in the future just as they can apply HP overlay zoning through a public hearing process.

To quickly sum up the transportation impacts/concerns; 1) the existing Chaparral and Miller Roads are consistent with existing transportation policies, 2) City Council and/or the Transportation Commission may revisit those policies in the future, 3) a historic district does not restrict future transportation planning, but neighborhood impacts of street improvements should be considered for context-sensitive design, and 4) City Council, if desired, could remove the HP designation in the future along Chaparral Road or the entire district in order to enhance mobility. Please see also Attachment 11. Summary of Transportation Policies and Concerns Related to Villa Monterey.

Eligibility Criteria

There are five criteria contained in Section 6.113 of the HP zoning district in the zoning ordinance that were used by staff and the HPC to determine the eligibility of Villa Monterey Units 1-7 for historic district designation. Historic significance is present in districts that possess integrity and;

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That 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 distinctions; or
4. That have yielded, or may be likely to yield, information important in prehistory; and

5. That in addition to having retained their integrity of location, design, setting, materials, workmanship, feeling, and association, possesses physical features necessary to convey that significance and are significant within the historic context....

The city's Historic Preservation Officer and our historic preservation consultant presented a staff report and designation report to the Historic Preservation Commission at their March 17, 2011 public hearing on the Villa Monterey Units 1-7 HP overlay zoning application describing how Villa Monterey Units 1-7 meet ordinance eligibility criteria #1, 3 and 5. The historic and architectural significance of the townhouse development is clearly described in Attachment 2. and in the following summary statement:

Historic Significance Summary

The Villa Monterey Historic District is considered historically and architecturally significant as a collection of homes that illustrate a particular type of building and a development pattern that was influential on the physical form of Scottsdale in the postwar era and remains discernible and distinctive today. Further it is associated with an individual, David Friedman, who pioneered successful practices that influenced how townhomes subsequently developed in Arizona. Architecturally it has a high degree of integrity. The historic district provides excellent examples, individually and collectively, of Southwestern-influenced forms, materials and detailing that has distinguished local and regional home building. The intact ornamentation and customized architectural features of the homes sets it apart as a product of a by-gone era and gives it a unique sense of time and place which should be preserved.

The Historic Preservation Commission considered the staff report on eligibility, and unanimously approved the staff recommendation that Villa Monterey Units 1-7 met the eligibility criteria. The complete text of their approved motion is in the **Other Boards/Commissions** section.

Community Involvement

Residents in Villa Monterey Units 1-7 have indicated their overwhelming support for becoming an official historic district by having 86% of the owners sign a petition in support and all seven HOAs agreeing to have their common areas included in the district. A flyer describing potential impacts has been distributed to all of the homeowners in the neighborhood. Some residents have spoken against the proposed historic district in neighborhood meetings or in contacts with their neighbors or staff. A list of some of the larger or more critical meetings on Villa Monterey and townhouses follows. For a complete description please refer to Attachment 8. Citizen Involvement Report.

- In March 2007 Villa Monterey residents presented their request to the HPC to be considered for historic district designation
- The HPC had townhouses or Villa Monterey on their agenda for over thirty open public meetings over a three year period from 2007-2010
- In March 2010 the Commission discussed the best candidates and agreed upon the top five townhouse projects for ongoing consideration; Villa Monterey was one of those top five
- In September 2010 Debbie Abele reported the results of her house-by-house integrity assessment for Villa Monterey; she reported that a very high percentage, 99% of the homes were contributing

- In September 2010 staff provided an update to the HPC on the petition drive showing 83% of the homeowners in support of a historic district (this total has since increased to 86%)
- On November 13, 2010 owners in Units 1-7 were invited to attend an informational meeting on a proposed district boundary map and the possible initiation of an HP overlay zoning application by the HPC; 60+ participants attended the neighborhood meeting
- On December 10, 2010 the HPC initiated Villa Monterey Units 1-7 HP Overlay Zoning case
- In February 2011 two open houses were held on the zoning case; about 150 people participated in the two open houses
- On March 17, 2011 The HPC conducted a public hearing on Cases 13-ZN-2010 and 4-HP-2010 Villa Monterey Units 1-7 HP Overlay Zoning, with over 50 citizens in attendance, and voted unanimously to support the historic district

Community Impact

No changes are proposed in underlying zoning, land use, traffic, or development. None of the typical zoning issues associated with rezoning cases for new construction or redevelopment projects apply to this HP overlay zoning and the underlying zoning remains.

The impacts of placing a neighborhood on the Scottsdale Historic Register include; 1) official honorary recognition by City Council as a historically significant neighborhood in the community, 2) establishing a partnership between the city and residents to actively work to maintain and celebrate the character and architectural features of the existing townhouse development, 3) publicizing the historic district through various approaches that can include historic district signs on top of street signs, information on the city's internet pages, brochures on Villa Monterey, or special events in the neighborhood, 4) developing preservation guidelines for exterior changes to guide the planning by owners for repairs, additions or exterior alterations and that will guide the city in reviewing exterior changes requiring building permits, and 5) the opportunity for owners to participate in incentive programs offered by the city including the existing Historic Residential Exterior Rehabilitation (HRER) Program that provides matching city funds for rehab projects in historic districts. Since the townhouse development already has architectural review procedures administered by the HOAs in their CC + Rs, the city's review procedures for exterior changes requiring a building permit in Villa Monterey has less impact than it would in a neighborhood that does not already have architecture reviews by neighboring property owners.

Policy Implications

The General Plan supports the city establishing historic districts for identified historically significant neighborhoods, plus enhancing pride in neighborhoods is a policy in the Southern Scottsdale Character Area Plan. Having City Council officially recognize the neighborhood as historically significant just reinforces the strong local identity and sense of pride already evident among Villa Monterey homeowners. According to numerous economic studies, property values in historic districts tend to increase due to increased interest and demand for the housing within officially recognized residential historic districts. If City Council adopts this historic district proposal, initiated by the HPC with strong owner support, the HPC will be encouraged to consider the recognition of other historically significant neighborhoods where there is also strong support from residents.

OTHER BOARDS & COMMISSIONS

Historic Preservation Commission

The HPC conducted a public hearing on cases 13-ZN-2010 and 4-HP-2010 on March 17, 2011 at a special meeting. The HPC had townhouses or Villa Monterey on their agenda in over thirty different meetings prior to the public hearing over three years. The HPC unanimously passed the following motion on March 17, 2011 on their findings, six to zero:

Motion by Vice-Chair Marcisz, 2nd by Commissioner Burns, that the Scottsdale Historic Preservation Commission recommend to the Scottsdale Planning Commission and the City Council the rezoning of Villa Monterey Units 1 – 7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP) on 115+ acres. Vice-Chair Marcisz moved this recommendation for the following reasons:

The properties are historically and architecturally significant as a collection of homes that illustrate a particular type of building and a development pattern that influenced the physical form of Scottsdale in the postwar era and remains discernable and distinctive. There are three supportive reasons for this nomination;

1. The influence on how townhomes subsequently developed in Arizona,
2. The current high degree of integrity as witnessed by the 99% integrity rating given by Debbie Abele, and
3. The intact ornamentation and customized building features of the homes that set them apart as a product of a historic period and give it a unique sense of time and place which should be preserved.

Planning Commission

The Planning Commission reviewed the HPC application at a hearing on the April 27, 2011. The Commission recommended City Council approve cases 13-ZN-2010 and 4-HP-2010, by a vote of seven to zero after determining that the proposed zoning map amendment is consistent and conforms with the adopted General Plan, and after finding that Villa Monterey Units 1-7 townhouse development meets the eligibility criteria for Historic Preservation designation, and with the added recommendation that the Historic Preservation designation not restrict the City of Scottsdale from future transportation and traffic planning in the area.

The last part of their motion addresses concerns from Commissioners about whether a historic district designation would potentially bind or limit future transportation planning, such as consideration of the need to widen streets to enhance city-wide mobility. The city attorney present, Joe Padilla and Historic Preservation Officer, Don Meserve answered questions of staff and responded to their future transportation planning concerns. While the Planning Commission concurred with the HPC recommendation that Villa Monterey Units 1-7 met the ordinance criteria for historic district designation and voted unanimously in support of the proposed HP overlay zoning, they decided to add language to their motion on transportation. Section **Transportation Master Plan and Traffic** above and Attachment 11. also address transportation concerns.

STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 3944 approving a zoning map amendment to rezone Villa Monterey Units 1-7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP) on 115± acres in the vicinity of Miller and Chaparral Roads, from Meadowbrook to Medlock and from 74th Place to 79th Place, containing 758 homes and 13 common tracts, by adding Historic Property overlay to this townhouse development and placing Villa Monterey Units 1-7 on the Scottsdale Historic Register as a historic district, and finding that the proposed overlay zoning map amendment is consistent and conforms to the adopted General Plan, and find that Villa Monterey Units 1-7 townhouse development meets the eligibility criteria for HP designation and is historically and architecturally significant.

RESPONSIBLE DEPARTMENT(S)

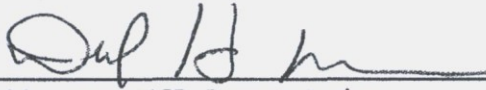
Planning, Neighborhood and Transportation

Neighborhood Services and Current Planning Services

STAFF CONTACT(S)

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APPROVED BY




Don Meserve, AICP, Report Author
Historic Preservation Officer
480-312-2523, dmeserve@scottsdaleaz.gov

5/12/11

Date

Raun Keagy, Neighborhood Services Director
480-312-2373, rkeagy@scottsdaleaz.gov

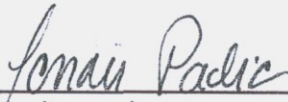
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

5/20/2011

Date



Connie Padian, Administrator
Planning, Neighborhood and Transportation
480-312-2664, cpadian@scottsdaleaz.gov

5/23/11

Date

ATTACHMENTS

1. Ordinance No. 3944
2. Historic Significance and Integrity Assessment Report
3. Applicant's Narrative
4. Context Aerial
- 4A. Aerial Close-Up
5. General Plan Land Use Map
6. Zoning Map
7. Photos of Architectural Styles in Units 1-7
8. Citizen Involvement Report
9. Summary of Verified Owner Signatures from Petitions
10. List of HPC Meetings on Townhouses and Villa Monterey
11. Summary of Transportation Policies and Concerns Related to Villa Monterey
12. City Notification Map
13. March 17, 2011 Historic Preservation Commission Minutes
14. April 27, 2011 Planning Commission Minutes

ORDINANCE NO. 3944

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 13-ZN-2010 and 4-HP-2010 VILLA MONTEREY UNITS 1-7 FROM TOWNHOUSE RESIDENTIAL DISTRICT (R-4) TO TOWNHOUSE RESIDENTIAL DISTRICT, HISTORIC PROPERTY (R-4 HP) AND FROM MULTIPLE-FAMILY RESIDENTIAL DISTRICT (R-5) TO MULTIPLE-FAMILY RESIDENTIAL DISTRICT, HISTORIC PROPERTY (R-5 HP) ON 115± ACRES LOCATED IN THE AREA OF MILLER AND CHAPARRAL ROADS, FROM MEADOWBROOK TO MEDLOCK AND FROM 74TH PLACE TO 79TH PLACE, CONTAINING 758 HOMES AND 13 COMMON TRACTS.

WHEREAS, the Historic Preservation Commission held a hearing on March 17, 2011; and

WHEREAS, the Planning Commission held a hearing on April 27, 2011; and

WHEREAS, the City Council held a hearing on June 7, 2011; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 13-ZN-2010 and 4-HP-2010.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 115 +/- acre parcel located in the area of Miller and Chaparral Roads, from Meadowbrook to Medlock and from 74th Place to 79th Place and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP).

Section 2. That the Legal Description attached hereto as Exhibit 1 and incorporated herein by reference is hereby added to define the boundaries of the Historic Preservation District.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 7th day of June, 2011.

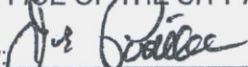
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By Joe Padilla, Sr. Asst. City Attorney

LEGAL DESCRIPTION

A portion of the Southeast Quarter of Section 14, and the North Half of Section 23, of Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the South Quarter Corner of said Section 14, said point being the True Point of Beginning;

Thence N00°25'09"E, 726.86 feet;

Thence S89°42'59"E, 170.57 feet;

Thence N00°20'59"E, 91.95 feet;

Thence S89°21'58"E, 359.90 feet;

Thence S76°32'06"E, 85.05 feet;

Thence N28°51'57"E, 121.93 feet to the beginning of a non-tangent curve, concave to the Southwest, having a radial bearing of S34°00'47"W and a radius of 425.00 feet;

Thence along said curve 85.64 feet, through a central angle of 11°32'43" to the beginning of a non-tangent line;

Thence N22°28'09"E, 25.00 feet;

Thence N24°21'26"E, 92.75 feet;

Thence S63°00'20"E, 107.49 feet;

Thence S47°43'57"E, 157.19 feet;

Thence S54°24'20"E, 131.12 feet;

Thence S86°57'34"E, 86.74 feet;

Thence N78°20'09"E, 187.51 feet;

Thence S89°40'22"E, 35.01 feet;

Thence S00°17'02"W, 516.24 feet to the beginning of a tangent curve, concave to the East and having a radius of 300.00 feet;

Thence along said curve 69.84 feet, through a central angle of 13°20'20" to a point of tangency;

Thence S13°03'16"E, 124.89 feet to the beginning of a tangent curve, concave to the West and having a radius of 300.00 feet;

Thence along said curve 69.84 feet, through a central angle of 13°20'20" to a point of tangency;

Thence S00°17'05"W, 90.00 feet;

Thence S00°36'14"W, 99.82 feet to the beginning of a tangent curve, concave to the East and having a radius of 600.00 feet;

Thence along said curve 140.24 feet, through a central angle of 13°23'30" to a point of tangency;

Thence S12°47'18"E, 39.99 feet;

Thence S89°51'18"E, 306.63 feet;

Thence S64°25'12"E, 223.99 feet;

Thence S74°27'13"E, 130.60 feet;

Thence S00°15'30"W, 113.12 feet;

Thence S89°53'16"E, 25.02 feet;

Thence S00°14'20"W, 690.56 feet;

Thence N89°23'52"W, 25.02 feet;

Thence S00°11'23"W, 114.98 feet;

Thence N89°24'32"W, 656.78 feet;

Thence S00°05'30"W, 661.51 feet;

Thence N89°29'06"W, 1183.10 feet;

Thence N00°03'31"E, 496.25 feet;

Thence N89°26'31"W, 129.90 feet;

Thence N00°04'13"E, 311.83 feet;

Thence N89°30'54"W, 1105.09 feet;

Thence N40°48'17"E, 225.91 feet;

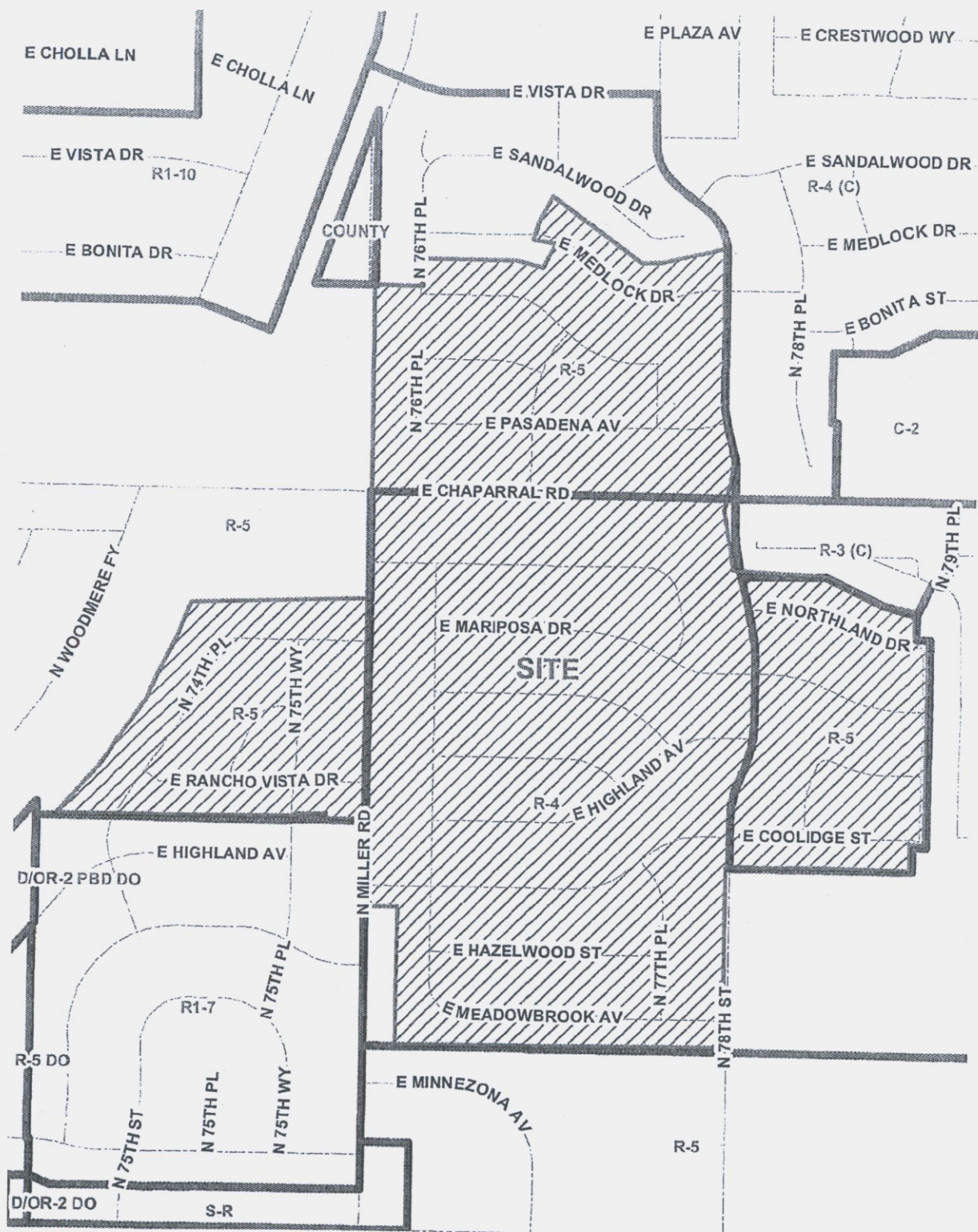
Thence N33°58'13"E, 298.19 feet;

Thence N25°51'09"E, 247.71 feet;

Thence N20°07'59"E, 128.15 feet;

Thence S89°19'48"E, 639.67 feet;

Thence N00°04'14"E, 415.25 feet to the True Point of Beginning.



13-ZN-2010 & 4-HP-2010

EXHIBIT 2
ORDINANCE NO. 3944



Villa Monterey Townhouse Historic District **Historic Significance and Integrity Assessment Report**

Background

In March of 2007, representatives of the Villa Monterey 1-9 Homeowners Associations initially contacted the Historic Preservation Commission (HPC) about designating their townhome neighborhood as a historic district. The residents were advised that no research and analysis had been undertaken on townhouses and their historic development in Scottsdale to date. Consequently, there was no basis for making judgments about the relative significance, integrity and, consequently, eligibility for designation of the Villa Monterey neighborhood on the Scottsdale Historic Register. The homeowners shared information they had gathered about the history and importance of their townhouse neighborhood, offered support in further research work and urged the HPC's consideration of their request. The HPC decided to include efforts to evaluate this historic residential population as part of their annual work program and directed staff to begin work on a context study related to the historic influences its development. An historic context report was completed by Linnea Caproni, an ASU public history graduate student, in 2009. As the work on the historic context report was being finalized, a city-wide survey was initiated of the existing townhouse developments, which were built during the period 1950 - 1974, to identify the best representative examples of the historic influences and architecture that distinguishes this property type. The survey field work was conducted by Historic Preservation (HP) staff, program interns and the HPC. Some 5871 townhouses were studied as part of this work. These townhomes were located in fifty-six separate development complexes that were made up of eighty-one recorded subdivision plats. In the course of the survey work, the townhouse developments were divided into various subsets based on their size, physical arrangement, architecture and community amenities so that comparative analysis could be done. Out of the total surveyed, six townhome complexes were selected as the best illustrations of the relevant historic context themes. The Villa Monterey Townhouse neighborhood was determined to be one of the top-ranked areas that warranted further work to document its importance and how it met the HP ordinance criteria for listing on the Scottsdale Historic Register.

Historic Contexts

National Post WWII Residential Development

In the twenty years after World War II, America experienced an unprecedented housing boom. This boom added more than twenty-five million new residential structures to our cities and towns by the year 1965. Demographic factors, socioeconomic conditions and trends, the availability of land, and government policies all influenced the spiraling demand for housing. In the postwar era, housing starts by month and year grew to be an important economic indicator for the first time and housing for Americans became both a national priority and big business.

During the first decade after WW II, housing demand favored single family home construction. Between 1945 and 1955, most of the residential growth was of free-standing, or detached, homes with multifamily units accounting for less than fifteen percent of new housing construction. The preference for single family detached housing had been established in the

early days of the nation's settlement. It symbolized independence and personal identity and many of the egalitarian qualities underlying the establishment of American democracy. Historical studies indicate that the typical postwar American household would have chosen ownership of a freestanding, single family home, if given the opportunity. This notwithstanding, by the late 1960s housing development included a growing volume of postwar multifamily housing products. Some of this change related to shifting family structures during this time. In the 1960s wives were increasingly becoming wage-earners while single parents and self-supporting unmarried persons moved up as heads of households. These changes affected the financial practicability of single family home ownership.

In the early 1960s, along with the growth of planned "New Towns," many developers began building master-planned residential developments, particularly in the West. Many of these developments offered both single and multifamily housing along with recreational amenities. Single family attached (SFA) homes were constructed by attaching walls of their housing units and situating them in high-density complexes with shared common spaces. The single family attached house or "Townhome" offered benefits for both developers and buyers. The SFA home design of shared walls, roofs, parking areas and infrastructure cost less per unit than detached homes and the space which would have been used for private yards accommodated additional units instead. This cost-effectiveness spurred their production. The fact that they "felt" like single family homes also contributed to their popularity. Consequently, in their advertisements, SFA developers touted the similarities of townhouses to private detached homes. The units came complete with appliances, such as new refrigerators, stoves, dishwashers, and garbage disposals; had private, often fenced, backyards and "park-like" settings for their common outdoor spaces. These new, less costly, developments quickly attracted the buyers who were unable to afford single family detached housing but who desired home ownership and community amenities. When townhouse developments began to offer FHA and VA financing in the late 1960s/early 1970s this expanded their potential markets. To appeal to the lifestyles of newly-married couples and retirees, townhouse promotions began to emphasize the maintenance-free aspect of townhome living which did not require the time or physical effort needed for traditional home upkeep. When choosing site locations, SFA developers sought townhouse locations situated near existing residences and service and retail centers. In the West this resulted in the placement of most early townhouse complexes near or in the newly built single family housing developments and on, or just off, major arterial roads. Thus situated, townhouses were imbued with a sense of place that fused the neighborhood appeal of a single family residential area environment with the comfort of easy access to city conveniences, similar to high density urban apartment living. It is a testament to the allure and profitability of SFA complexes that townhouses and condominiums composed nearly one-third of new construction in the United States by 1970.

Regional and Local Townhouse Development

In the 1960s and 1970s, California moved to the forefront in the development and design of townhouse communities. Although considered by some to be a descendant of the Eastern "row house," the townhomes of the West developed in response to the markedly different lifestyles of the region. The Western Townhome was not a continuation of the building practices of earlier periods nor a local

expression of the planning principles of cluster housing and new town developments which guided 1960s housing development in the East. Instead they embodied the lifestyle change embraced by America in the years after WWII. Notably, the Western townhouse usually included courtyards, atriums, patios and resort-like landscaping and other features important to recreating and outdoor living and entertaining. According to numerous planning and real estate studies which sought to analyze the rise in popularity of this housing form, townhouses of the West emphasized more light and color in the kitchen and bathroom areas. Western complexes also were given names that implied glamour or the exotic rather than labels suggesting pastoral environments, such as "village, orchard, oaks or farms," used for Eastern developments.

Just like in the first half of the twentieth century, Arizona builders and developers closely watched and borrowed freely from the California housing development trends and practices during the postwar years. An excellent example of the influences of the California Townhouse concept can be seen in the planning and development of the Villa Monterey Townhomes in Scottsdale, Arizona. Dave Friedman was successful builder in Philadelphia who moved to Arizona almost an invalid to retire. However, his health improved and he became involved in local housing construction. He established Butler Homes, Inc. and built several small-scale, traditional housing developments that were financially successful. In 1959-1960 Friedman acquired approximately 100 acres north of Camelback Road and the Arizona Canal. A huge wash cut through the acreage which would have a major impact on any development which might occur. While mulling over his options, Friedman and his wife travelled to Carmel and the Monterey peninsula in California. According to a 1966 article in Scottsdale's newspaper, the *Arizona*, Friedman described how he became fascinated by the many houses in California that were being built close together but in such a way that they retained charm and practicality. He decided to try a similar development for his Scottsdale property. Drawing upon the West's Spanish territorial past, he planned a "casita colony" which Friedman defined as "small houses built together." This concept also suggested a type of neighborhood living that would be as intimate and friendly as the romantic Spanish colonial living traditions. Importantly, Friedman understood the segmented buyer market which was emerging within America's increasingly-mobile society. Friedman saw the townhouse concept as ideal for buyers in the earlier interim or transient stages of life as well as for those in the latter stages of life who preferred low-maintenance property in order to "jet around the world without having to worry about what happens to the old homestead." In this market families no longer remained together "as they did in years gone by," and people retained a 'spirit of living regardless of age' in contrast to 'the Pullman-car days, [when] the old folks just sat on the front porch and rocked'."

The first unit of the Villa Monterey Colony was constructed in 1961 and in six months 180 houses were sold. Purported to be the first successful townhome project in Arizona, similar developments soon followed Villa Monterey in the metropolitan Phoenix area and Tucson. By 1969 there were nearly 50 townhouse developments in Scottsdale. Although many builders were active, Dell Traylor and John C. Hall of Hallcraft Homes led the construction of both large and small townhouse complexes throughout the 1970s. The national and regional boom in townhouse construction in the 1960s prompted an increased number of zoning requests for townhouses in Scottsdale in the 1970s. The advent of large mixed-use developments also contributed to this phenomenon as it was often easier to obtain approvals

for high-density residential developments if they are part of a larger mixed-use development plan than a stand-alone project. Thus during the period 1970-1980, with the sanction of approximately 20,000 dwelling units as part of major, mixed-use development projects of 80+ acres, land available for townhouse projects became more plentiful in Scottsdale. With the growing demand for this housing type, many properties originally zoned for apartments also were used to construct a townhouse project instead.

In Scottsdale another important influence on townhouse development was the crusade to improve central Scottsdale's Indian Bend Wash. In the early 20th century Indian Bend Wash was considered an eyesore that divided the community when it periodically flooded. In 1961 the Corps of Engineers developed a plan for a concrete channel, 23' deep and 170' wide, to line Indian Bend Wash to control flooding. Most Scottsdale citizens opposed the concrete channel and recommended that the town pursue a greenbelt solution instead whereby lands within the floodplain would be donated to the City for the greenbelt in exchange for "zoning or other means to raise the value of their remaining [adjacent] land." In 1965 the City hired an engineer to analyze Maricopa County Flood Control District and the Corps of Engineers plans for the concrete channel. The "Erikson Plan" (named for the engineer who headed up the study) also recommended a greenbelt alternative. There followed a decade of disputes among the parties involved over the design and funding for the needed improvements. However, in 1974, after a major 1972 flood had destroyed numerous homes along the 7-1/2-mile wash and curtailed plans for any future home building within the Wash's floodplains, the Corps finally approved the greenbelt alternative. With the adoption of the 1974 greenbelt plan, the City of Scottsdale agreed to grant landowners higher density zoning in exchange for their investment in improvements to Indian Bend Wash and their provision of the needed floodplain easements to the City. As a result, numerous multi-family and townhouse developments were approved for 736 acres of private land along the length of the 1200-acre wash.

Another important impetus to townhome development, nationally and locally, was the concerted and, ultimately successful, marketing approaches that sought to promote several key aspects of townhouse development. First, it was stressed that townhouses were not condominiums or cooperatives. Purchasers actually owned their homes and the land under it. The property was conveyed by an individually-recorded deed protected by title insurance. Consequently, for real estate and legal purposes, a townhome was not that different from a detached single family home. The specialized residential environment provided was also extolled. Many developments were age-restricted to adults of 55+ years with recreational amenities and social activities established accordingly. While the individuals were assured privacy, the sense and benefits of belonging to a community were also available to residents. Well-planned, these development sought to provide resort living at home, balancing suburban tranquility with urban conveniences.

The Form and Physical Characteristics of Townhomes

Townhouses are defined and categorized by the Maricopa County Recorder and Assessor's office as a specific building type, the single family attached (SFA) dwelling. Like the traditional home the, single family detached (SFD) dwelling, the SFA house is designed for occupancy by one family or living unit and it sits on its own platted lot within a subdivision. The townhome is constructed, however, to have one

or two party walls shared by an adjacent home or homes. While attached to each other, each townhouse is a single residence vertically. That is, there is no other home above or below it. This is the primary factor that distinguishes it from a condominium which is not a physical property type but a form of ownership.

The size of townhomes which were built during the post WWII era was typically smaller than single family detached homes but larger than most apartments. In Scottsdale they ranged in size from under 1000 square feet to larger units of 2200 to 3000 square feet. The majority, however, were 1300 to 1800 square feet in size. One and two-story heights were found in most developments, many offering a choice of one or another. There were also variations in how parking was provided for the homes in terms of its type, size and location. Carports were most common and found in approximately seventy-five percent of the town home developments. These one- or two-car carports were located next to the houses, at the rear or in covered parking areas separate from the dwelling unit. Enclosing a carport to become a garage was an option frequently offered by builders and garages became increasingly prevalent as time progressed. Most homes had outdoor living areas including front porches and patios. Backyard spaces, when provided, were often fenced.

There were distinct differences in the design and physical layout of the complexes among the Scottsdale townhouse developments. Some of this related to the number of units in a row that were attached to one another. Generally three or more units constitute a row. Some, however, were constructed in pairs. These "twins" or semi-detached" homes were attached by a single party wall to only one adjacent home. How the rows or collections of dwelling units were arranged within a complex provided another variation in their appearances. The traditional row arrangement with the home's primary façade fronting the street was most common and is found on eighty-five percent of Scottsdale's post-WWII townhomes developments. Another seven per cent of the complexes have curvilinear streets and/or houses staggered in a non-linear fashion along winding roadways. Another distinct type is the "clustered" townhouse complex. These are developments with three or more townhomes grouped together and arranged on the site in a manner that is not necessary related to the road ways. They may be oriented or arranged around a community facility such as a pool or green space. Within the groups the houses have one or more shared walls with one another. Parking maybe adjacent to homes or grouped themselves in defined parking areas. Common driveways and open spaces between the groupings are also found.

Like single family subdivisions, the size of townhome developments ranged in size to those quite small with less than twenty-five houses to those with hundreds of dwelling units. Forty-five percent of the townhomes built in Scottsdale in the post WWII years, are located in large developments with 200+ units.

There is no dominant architectural style that characterizes the design of post WWII townhouse or a style that relates to specific time subset within that period. Instead historic townhouse architecture was usually a simplified version of the popular styles found on single family homes that were built during the same time period. Simple geometric forms are employed in the massing and proportions of the construction. Materials types; the inclusion of selected architectural features, such as arched opening;

or a minimal level detailing was employed as a means of giving a townhouse an architectural character. For the housing constructed in Scottsdale during the two decades following World War II, the predominant identifiable influences were those typical of the "Ranch House," "Modern" and "Postwar Period Revivals" styles.

Villa Monterey Historic District Summary

Description

The proposed Villa Monterey Historic District is a residential neighborhood generally located just to the north of the commercial core of Scottsdale's downtown. The proposed historic district boundaries include plats 1 through 7, which were subdivided and built up during the period 1961-1969. It is comprised of 758 individually-owned houses and thirteen areas, owned in common by the various home-owner associations, which are dispersed throughout the area. With its multiple plats, Villa Monterey is the largest historic townhome complex in Scottsdale. The district is distinguished from its surroundings in a variety of ways. Features such as entry signage, low walls and picturesque structures and elements define the entrances to the neighborhood. Tree-lined medians, undeveloped landscaped lots at corner locations, plantings and other vegetation also create distinctive streetscapes within the complexes. This setting combines with the consistent scale, massing, form and materials of the buildings to give the proposed historic district a visual cohesiveness and set it apart from other residential developments

The streets in the proposed Villa Monterey Historic District are, for the most part, laid out in a traditional grid fashion with some curvature related to topography of the Arizona Canal on the west and to allow the incorporation of common areas for the subdivision's amenities. The houses are primarily situated in traditional rows with the home's main entrance fronting the street and its parking adjacent to the house. Yards are small but nicely landscaped with traditional grass lawns, shrubbery and mature trees. Others have desert landscaping with cactus, desert trees and plantings. The outside areas have seating and lawn furniture, art elements, fountains and flowering plants in pots – all which convey a sense that there is extensive use of the outdoor spaces, as well as a notable pride in the appearance of their properties and the neighborhood by its residents. The common areas are typically gated and fenced. Their appurtenances include clubhouses, pools, patios, ramadas, fountains, barbeque grills, picnic area with umbrella tables and chairs. All of these amenities contribute to the resort-like setting of the area which was promoted from its beginnings.

Homes are both one and two story in height. While Unit 1 had only three two-story houses, the percentage of the total homes constructed with second stories continued to climb as additional plats were added to the development. The house walls are constructed of concrete painted block. Some have a light application of stucco on the exterior, although the block pattern underneath the stucco coating is often discernible. Most roofs are flat but there are also some low-pitched gabled roofs and hipped roofs over second story areas. The flat roofs are covered with built-up roofing materials. The pitched roofs have historically been sheathed with red clay barrel tiles. Over the years, the tile roofing has been replaced with asphalt shingles or concrete and synthetic material tiles, both rounded and flat. Almost all roofs have some sort of decorative treatment or moldings at the cornice. Many houses have short

parapet walls that extend above the main body of the house along the length of its primary façade or in stepped segments. These parapets are also created by the addition of ornamental block or tile along the roof cornice. Roof eaves that extend out over the house can be bracketed or have exposed rafters. In addition to the roof cornice, a myriad of ornamental detailing has been applied to the exterior wall surfaces and surrounding the door, window and porch openings. These include decorative block patterning, raised reliefs, medallions, inset tiles, applied vigas and canales and ornamental ironwork. This detailing serves to customize each house, giving it an individualized appearance and reinforces the Southwestern styling of the architecture.

Typical of housing in the postwar era, windows are metal sliding units with horizontal proportions. They are in simple rectangular or square shapes. Large picture windows, single units or in pairs, are the dominant elements of most of the home's front elevation. Entry doors are often not noticeable as they lead from the carport or garage or are adjacent to the large window units. Windows are set off by simple sills, shutters, awnings of varying shapes and sizes and, as noted, decorative surrounds. Many windows have metal or wooden bars over the openings. While probably installed for security purposes, the decorative design of most systems makes it a contributing element of the housing's design. Second story porches with ornamental railings and columns are a distinctive feature of a number of the larger homes. Porches at ground level are primarily created through the extension of the main roof over the front façade. In many homes, the carport functions like a front porch providing shading and locations for seating.

The Villa Monterey Historic District exhibits a high degree of integrity. In the field survey of the area only 7 houses, or less 1% of the population, were found to have alterations such that they no longer contributed the historic and architectural character of the district. This level of integrity is rare in neighborhoods dating from the mid-Twentieth century and increases its significance as an intact representation of early development and building practices.

Significance

Villa Monterey was one of many housing developments that sprang up in Scottsdale in the two decades of growth following World War II. While it shared similarities to much of the residential construction occurring at the time, it also differed in a number of ways. As noted, it was the product of Dave Freidman. Typical of many transplants before him, Freidman came to Arizona from the East in ill health, suffering from asthma. However, after only a year, his health improved and he came out of retirement to return to work as a home builder. With the high demand for housing, he quickly enjoyed success with several small-scale developments similar to what he had constructed in Pennsylvania. However, according to newspaper accounts from the period and interviews with those who knew him, Friedman wanted to do something more challenging than what he had done before. The purchase of 100 acres of land in an undeveloped area north of Scottsdale's small downtown, that was adjacent to a canal and scarred by a desert large wash with intermittent water flow presented both problems, and in Friedman's mind, interesting possibilities for a new design and approach that would be more unique than what was found in Scottsdale and Arizona at the time. Through travel and research, Friedman developed a

concept for the "Villa Monterey Colony Casitas." He drew his inspiration from other areas of the country with warm weather and those known for their 'gracious living.' Harkening to the early Spanish traditions of Arizona, he settled on the idea of building casitas, that is, small houses that were clustered together in a country-club setting. Although cautioned when he first began that trees would not grow well the desert, he planned for parkways with trees, fragrant citrus groves and tall pecan trees. All which flourished. He was also advised that "Spanish" styles had not been used anywhere except in south Phoenix for years. Nonetheless, he designed the attractive models in his first development with Spanish Colonial accents. Front yards were reduced to make room for a larger backyard which could serve as an outdoor living room. The concept proved to be so popular that it sold out before all the houses planned for the Unit 1 could be constructed. Friedman continued to rapidly expand and moved northward. A golf course was built on the wash spillway. Utilities were put underground. Each Spring he brought out new models with changes and improvements to previous house plans that were responsive to the desires and concerns expressed by the residents who had moved to his first units. Each new subdivision plat was built with a central recreation area with a landscaped park, pool, sauna and other recreational facilities.

The Villa Monterey townhomes sold out as quickly as Friedman could construct them. They offered residents proximity to the shops, dining, entertainment and cultural venues of the nearby downtown yet no commercial intrusions within the residential neighborhood. Located within the City limits, they had the metropolitan services of police, fire protection, water and sewer. "Within steps of their doorsteps" they could enjoy riding stables, an 18 hole golf course and club house and a range of other recreational options. Homeowner Associations (HOA) were organized to manage the complex in accordance with their By-laws and the deed restrictions on the individual properties. Overseeing alterations and improvements made to by owners to their homes, maintenance of the common facilities, landscaping and, often, sponsoring social activities, the HOA have responsibility for ensuring that the quality of the development of the original construction is maintained. Due to the diligence of the HOAs, Friedman's legacy and his vision for attractive, comfortable and convenient living have endured.

Summary Statement:

The Villa Monterey Historic District is considered historically and architecturally significant as a collection of homes that illustrate a particular type of building and a development pattern that influenced the physical form of Scottsdale in the postwar era and remains discernible and distinctive today. The work of a successful local builder who pioneered different approaches to development and marketing of homes in the post WWII era, it is significant because of it influenced how townhomes subsequently developed in Arizona. Further it is significant because of its high degree of integrity. The historic district provides excellent architectural examples, individually and collectively, of Southwestern-influenced forms, materials and detailing that has distinguished local and regional home building. The intact ornamentation and customized building features of the homes sets it apart as a product of a by-gone era and gives it a unique sense of time and place which should be preserved.

Project Narrative
Villa Monterey Units 1-7 Townhouse Historic District
HP Overlay Zoning Case

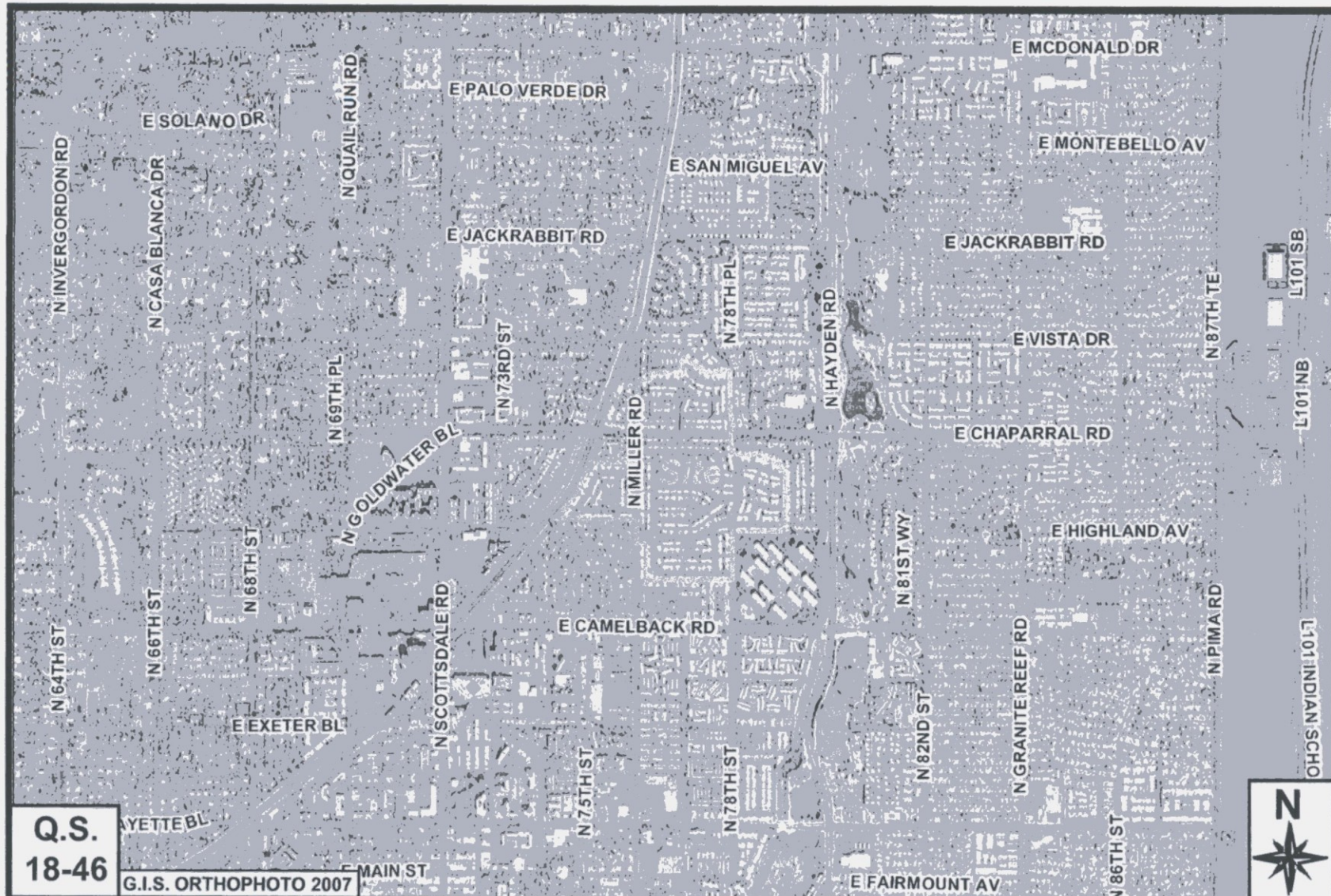
The Villa Monterey Units 1-7 Townhouse Historic District is proposed to be initiated for HP overlay zoning consideration by the City's Historic Preservation Commission (HPC) on December 9, 2010. No development or change in use is proposed by the City or homeowner's associations with this City-initiated case. The 757 homeowners in this age-restricted townhouse development repeatedly requested that the HPC and the City consider this recognition. Strong owner support for the proposed HP designation from homeowners in Villa Monterey Units 1-7 is documented by signed petitions from the majority of the owners in these seven HOAs.

Owner's representatives approached the Historic Register Committee and the HPC in 2007 asking that Villa Monterey be considered for HP designation as a significant historic townhouse development adjacent to the downtown on Miller and Chaparral Roads. The HPC and staff advised the residents that the City needed to undertake a city-wide survey of townhouses and attached housing developments before it could determine which developments merited considered for local register designation. A city-wide townhouse/attached housing survey of 56 projects containing almost 7000 homes was completed and presented to the HPC in 2009. The Commission identified five projects as meriting further consideration and research, including Villa Monterey. While the survey was being completed the neighbors circulated a petition to gauge support for HP designation. They were able to contact 620 owners in Units 1-7 and the vast majority, 605 of these (97.6%) supported Villa Monterey becoming a historic district.

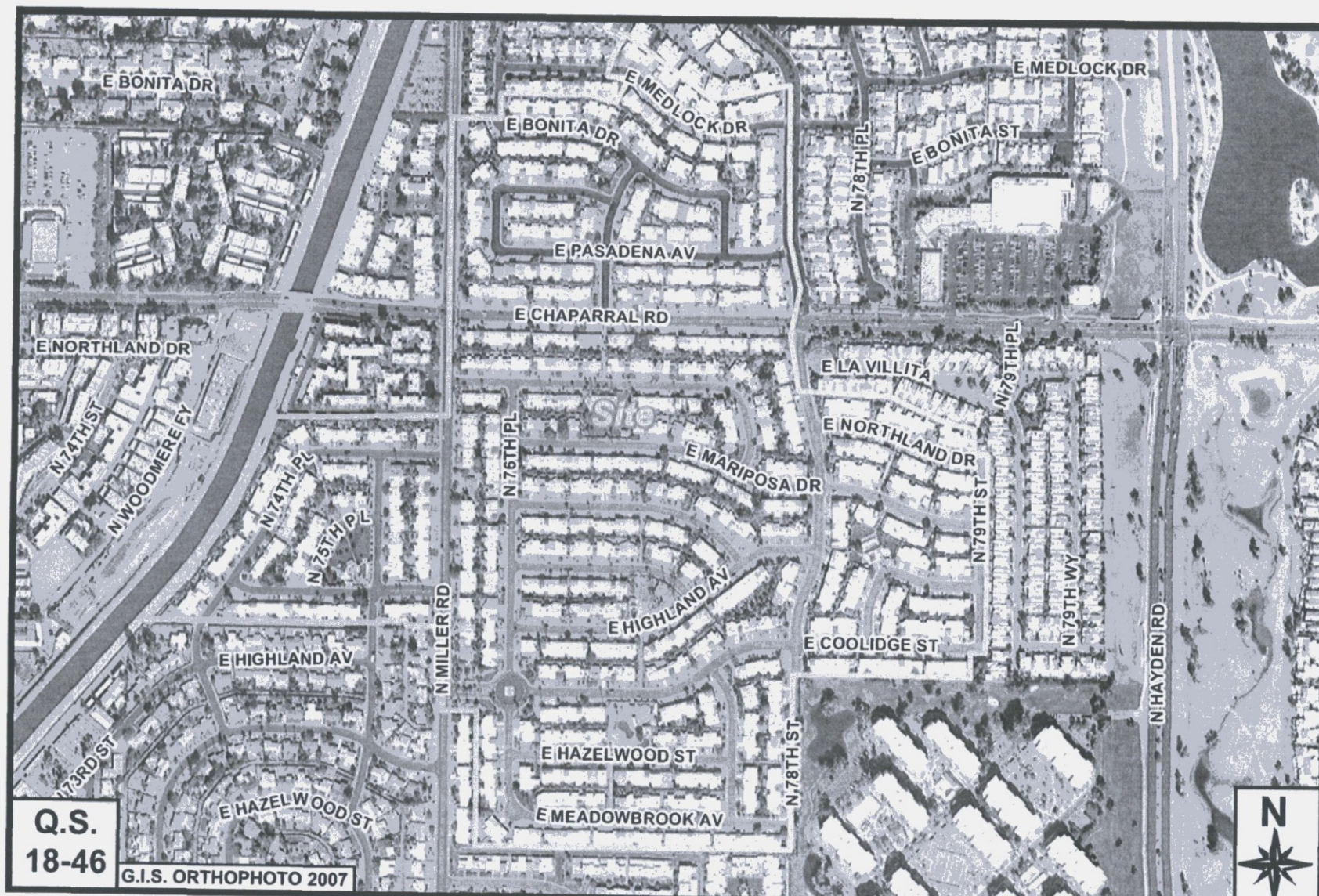
An integrity assessment on a house-by-house basis was completed in the summer of 2010. The result was that about 99% of the homes in Units 1-7 are viewed as contributing – a very high integrity rating. Based upon the city-wide survey, the initial HPC interest in pursuing five developments, the strong local support indicated by the petition from Villa Monterey residents, and the very high integrity rating of the townhomes, the HPC has but the initiation of an HP overlay zoning case on their December 9, 2010 for potential action.

A "Historic Significance and Integrity Assessment Report" will be completed and presented as part of the staff report when this case goes to hearing. The city-wide historic context and survey on townhouses will be included in the case folders as background information.

Prepared by Don Meserve, AICP, Historic Preservation Officer, November 2010
Staff liaison for the Historic Preservation Commission



Villa Monterey Units 1-7 HP Overlay Zoning

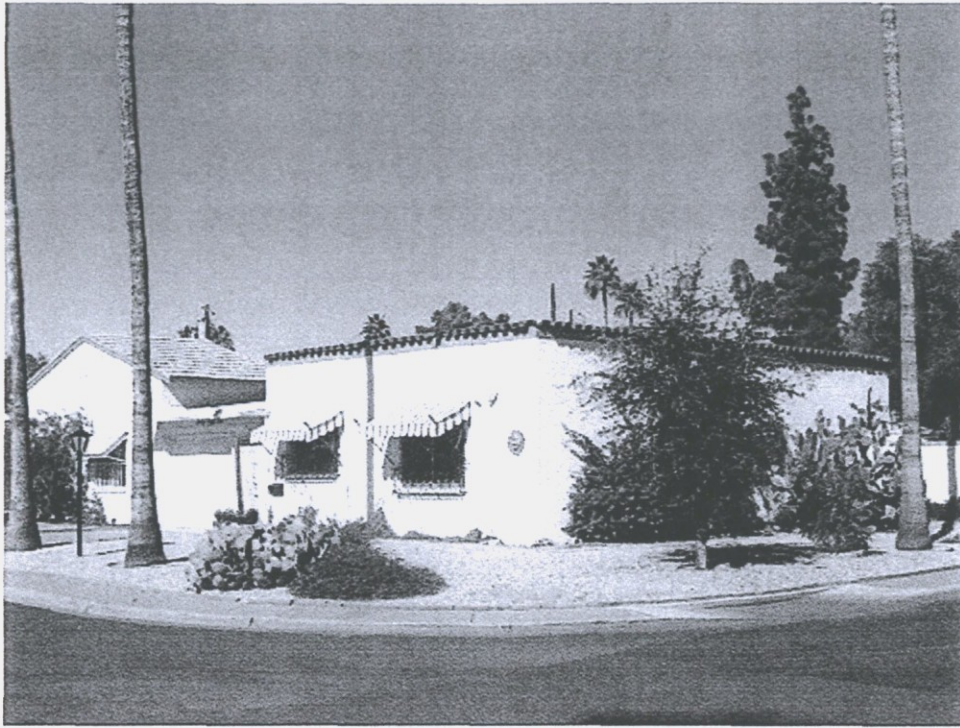


Villa Monterey Units 1-7 HP Overlay Zoning

**13-ZN-2010 &
4-HP-2010**

ATTACHMENT #4A

PHOTOS OF THE ARCHITECTURAL STYLES IN VILLA MONTEREY UNITS 1-7



Example of a one-story townhouse in Unit 1



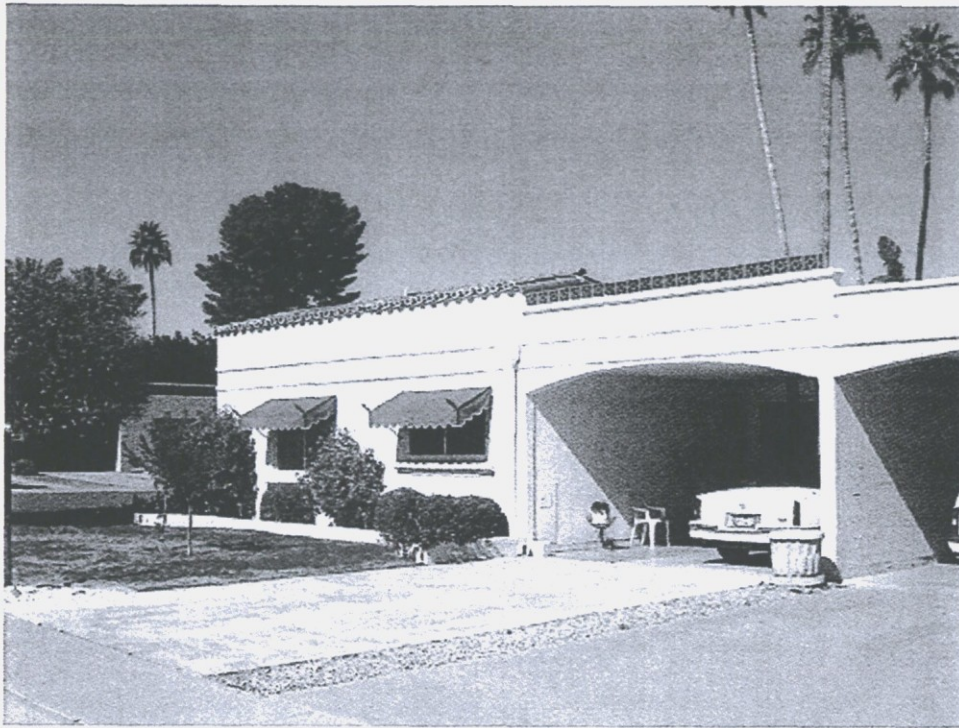
Example of a two-story townhouse in Unit 1



Example of a one-story townhouse in Unit 2



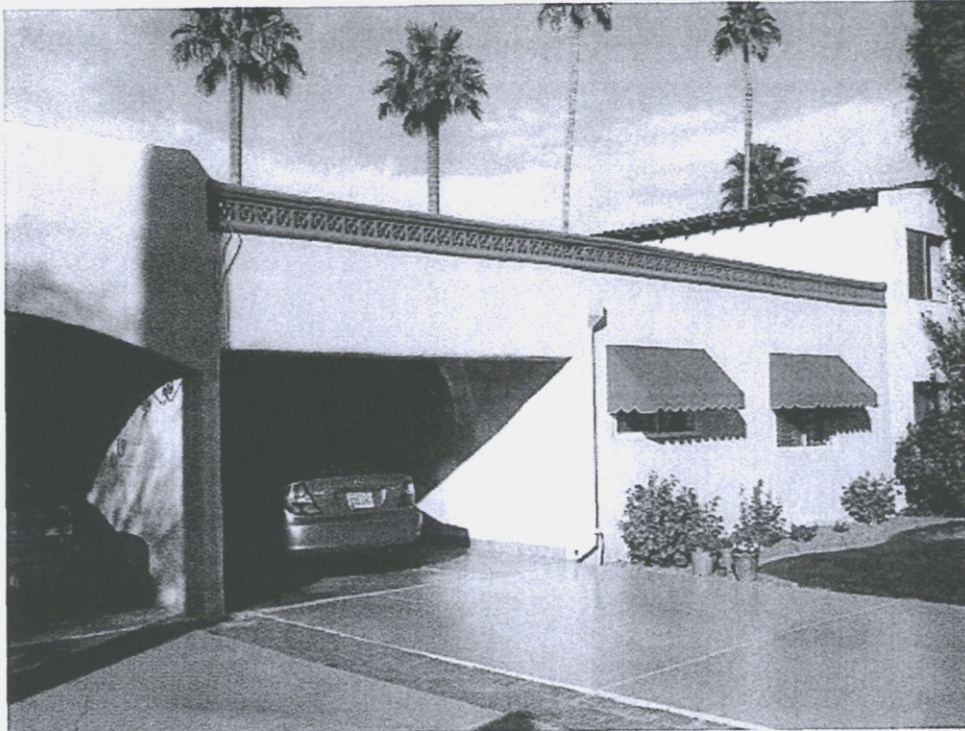
Example of a two-story townhouse in Unit 2



Example of a one-story townhouse in Unit 3



Example of a two-story townhouse in Unit 3



Example of a one-story townhouse in Unit 4



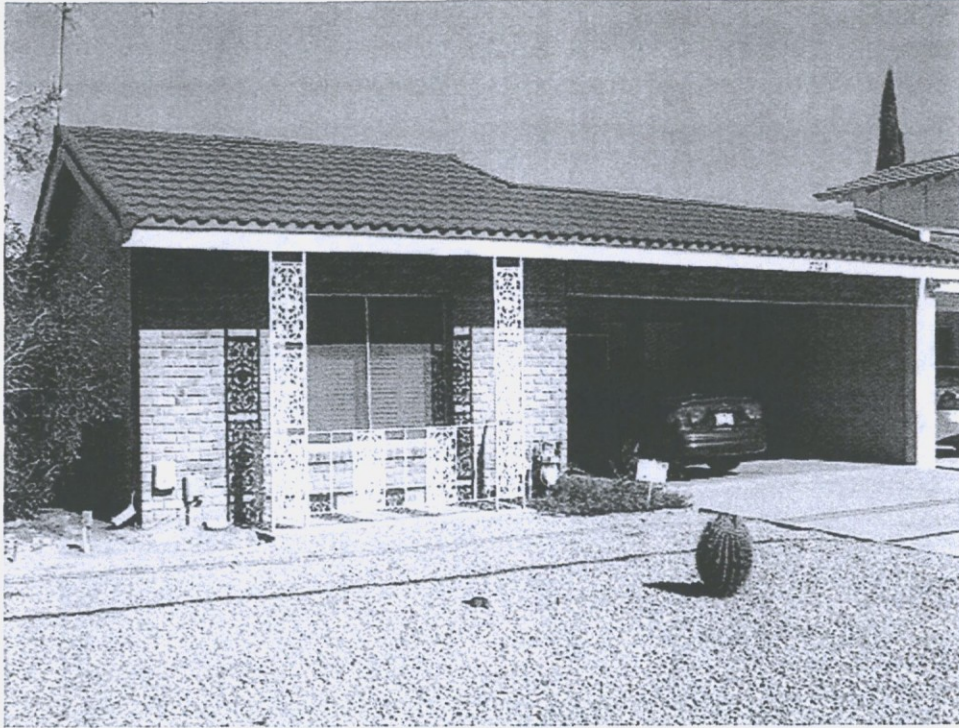
Example of a two-story townhouse in Unit 4



Example of a one-story townhouse in Unit 5



Example of a two-story townhouse in Unit 5



Example of a one-story townhouse in Unit 6



Example of a two-story townhouse in Unit 6



Example of a one-story townhouse in Unit 7



Example of a two-story townhouse in Unit 7



Photo of the entry sign and curving wall at the Coolidge entry

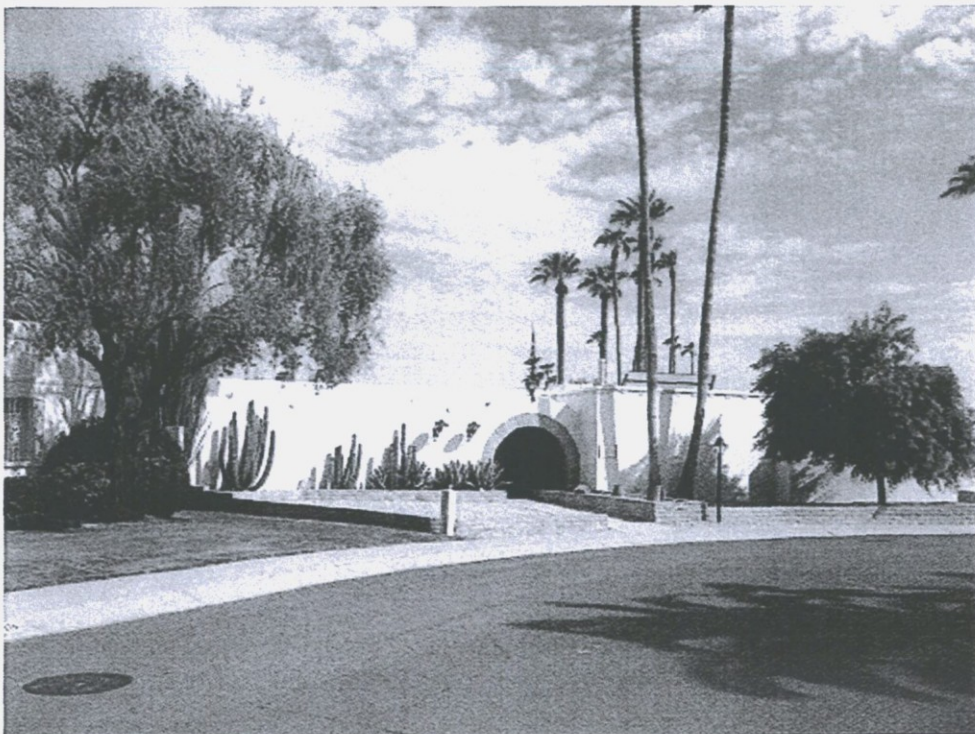


Photo of one of the seven clubhouses that are for the use of the residents in each HOA

CITIZEN INVOLVEMENT REPORT
Cases #13-ZN-2010/4-HP-2010, Villa Monterey Units 1-7 HP Overlay Zoning
Historic Property (HP) Overlay Zoning Map Amendment

Numerous efforts have been undertaken to ensure that interested citizens, surrounding property owners and others understand the proposed HP zoning map amendment and have adequate opportunities to comment on the case. Many efforts have been undertaken by the Historic Preservation Commission (HPC), Villa Monterey residents, their HOAs and representatives, and city staff. This report describes the citizen involvement efforts undertaken to comply with the city requirements and the 12/2010 Citizen Review Plan. Since this report covers a few years of activities it is divided into different phases.

Early Contacts with Residents of Villa Monterey Regarding Historic Preservation

Representatives from Villa Monterey townhouse development first contacted the city's Historic Preservation Office in late 2006. Debbie Abele, Historic Preservation Officer at the time attended a meeting of Home Owners Associations (HOAs) in Villa Monterey to answer their questions about historic districts. The HOA presidents selected Kathy Feld to be the spokesperson for Villa Monterey for historic preservation. In March 2007 Kathy Feld and other residents attended an HPC regular meeting and expressed their interest in being considered for historic district designation. Ms. Feld distributed handouts to the Commission with background information on Villa Monterey. In May and June 2007 the HPC toured some properties and neighborhoods they may consider for potential designation, including Villa Monterey. The Commission advised staff that they wanted the city to complete a city-wide survey of townhouse developments, recognizing that they cannot consider any specific development for designation until the entire range of candidates in the city are identified in a survey. A historic context on attached/townhouse developments was researched in 2008 and some of the research results, including advertisements for townhouse developments, were presented to the Commission in late 2008.

HPC Consideration of All Attached/Townhouse Developments and Selection of Best Examples

The results of the city-wide research and survey were presented to the HPC in October 2008 and the final text of the historic context was completed a few months later. The 2009 Work Program approved by the Commission included considering Villa Monterey designation in the list of tasks. The HPC continued discussing the city-wide survey results in September 2009 and toured 16 representative projects in October 2009, out of a total of 52 projects. The approved 2010 Work Program included the tasks of completing all the research on townhouses and identifying the projects eligible for designation. The Commission discussed their individual lists of the best candidates and agreed upon a list of the top five townhouse projects for ongoing consideration, including Villa Monterey as one of the top five.

Activities of Villa Monterey Residents During the Survey Efforts

Residents in Villa Monterey were continuing to pursue the idea of being designated during 2008 and 2009 while the Commission and staff were completing the city-wide research and survey. Residents wanted to circulate petitions to all the homeowners in each of the nine HOAs to see if owners supported the city considering a historic district for their neighborhood. The Historic Preservation Office developed the language to be used on the petitions with city attorneys and provided the format for petitions to Villa Monterey representatives. Members of each of the HOA boards and other volunteers began circulating petition to gauge the level of support in each Unit for historic district designation. Since this is an age restricted community with many homeowners away for part of the year it took a lot of effort for the volunteers to contact the majority of the owner in their Units. The HOA board for Unit 8 decided not to participate in the petition drive. Interested citizens knew that their chances for being approved as a historic district would be greatly improved if they could document a strong showing of owner support. In the spring of 2010 the Commission was advising Villa Monterey that they were considering Villa Monterey for designation along with four other townhouse developments. The HPC received updates from staff on how the petition drive was going in Villa Monterey and residents were kept informed about the survey.

South Scottsdale Community Area Plan and Villa Monterey Input

Residents from Villa Monterey made sure that the city planners working on the South Scottsdale Community Area Plan in 2010 knew that they were interested in becoming a historic district. Ross Cromarty told the HPC that several residents from Villa Monterey had contacted him expressing their interest in becoming a historic district.

Integrity Assessment, Results of Petition Drive and Moving Forward with Villa Monterey

A combination of factors resulted in the Commission deciding to consider Villa Monterey as their first potential townhouse development; 1) its prominent location on the edge of downtown, 2) the ongoing interest of a majority of the homeowners in being considered, 3) the variety of architectural styles and the evolution of styles as later plats were developed and 4) the high level of integrity for the area. Debbie Abele completed a house-by-house analysis of integrity in Villa Monterey over the summer in 2010 to determine how many houses had been altered to the degree that they would not contribute to the character of the area. Only a few homes had major exterior alterations so she reported to the Commission that 99% of the homes were contributing, which is a very high level of integrity. When the Commission heard the results of the petition drive in April and September 2010 they concluded that Units 1-7 had the strongest support, Unit 9 had fewer signatures and Unit 8 elected not to participate.

Neighborhood Meeting and Initiation by HPC

After hearing results of the integrity assessment and the latest petition results in September showing 83% of the homeowners in support of a historic district, the Commission directed staff in October 2010 to hold a neighborhood meeting with the owners of Units 1-7, judged to be the best architecturally and with high levels of both support and integrity. Residents were invited to attend a meeting at the Unit 4 Clubhouse on Northland Drive on Saturday, November 13, 2010. A map of the draft HP boundary for Villa Monterey Units 1-7 was presented at the neighborhood meeting. The HOAs used their email distribution lists to let homeowners know about this neighborhood meeting. Over sixty people from each of the seven Units attended this informational meeting advising residents that the initiation of an HP case would be on the next HPC agenda. The attendees seemed to be overwhelmingly in favor of becoming a historic district.

The HPC had townhouses or Villa Monterey on their agenda in thirty different meetings over three years so there have been ample opportunities for interested citizens to be aware of Commission discussions on Villa Monterey. On December 9, 2010 the HPC voted unanimously to initiate an HP overlay zoning case for Villa Monterey Units 1-7 on approximately 115 acres including 758 homes and 13 common tracts. The Commission asked staff to file an application on their behalf and to proceed with scheduling and notices for two open houses for their zoning case. The application was filed on December 14, 2010 by Don Meserve. Open houses were scheduled with the required notification for February 12th and 19th.

Communication with Management and City Council

After the Commission formally initiated a historic district case for Villa Monterey it was decided that a meeting with the City Manager and other managers was in order since the last two historic districts in Scottsdale were adopted in June 2005. A meeting was held on the Villa Monterey Units 1-7 HP overlay zoning case in January before the open houses were scheduled. The Historic Preservation Office received direction at this meeting on three things: 1) to prepare a memo to the Mayor and City Council describing the case, 2) to proceed with open houses after the memo is distributed, and 3) to verify the signatures on the petitions to see if they match the owner(s) of record with the understanding that having more than 75% owner signatures is highly desirable.

Signature verification is not a legal requirement for a city-initiated case but the Zoning Administrator, Tim Curtis preferred confirmation of the signatures in case opponents show up at hearings questioning the

validity of the petitions. Don Meserve verified the signatures and found that some owners have changed since the petitions were circulated and a few homes were bank owned. Neighborhood volunteers were asked to contact the new owners or other homeowners that were missed previously in order to bring the total over 80% in support. The updated signature verification has resulted in 652 owners or 86% signing petitions in support. HOAs boards were also asked to indicate their support for the historic district for the common areas they are responsible for. All seven HOAs have now indicated their support for HP for their common HOA tracts.

The briefing memo on the proposed district was emailed to the Mayor and City Council on February 2, 2011. A follow-up question from one Councilman was answered. The meeting with the City Manager in January and the memo to the Mayor and City Council in early February were the significant recent communications with management or Council on this case since initiation and prior to open houses or public hearings being scheduled.

February 12th and 19th Open Houses for Villa Monterey Units 1-7 HP Overlay Zoning

The application was assigned numbers 13-ZN-2010 and 4-HP-2010 with one file kept in the Historic Preservation Office for greater accessibility for interested citizens. After the white signs were posted and the postcards were mailed to residents and owners within 750' of the proposed boundary, Don Meserve logged fifteen calls or emails about the proposal and the open houses. Some contacts were seeking additional information on the proposal and the boundary, others were seeking work on a project, and still others were from adjacent developments asking questions. The first open house on Saturday afternoon, February 12th was very well attended with 115 people signing in and more present. The attendees were overwhelmingly from homeowners from Villa Monterey Units 1-7. Debbie Abele and Don Meserve described the case and answered a variety of questions. Owners from two households in Unit 1 said they were opposed to the historic district and one indicated an interest in selling his home for redevelopment. Others owners present from Unit 1 indicated their support for the proposed HP designation. The questions and answers covered many subjects including; potential impacts on property values or taxes, the approval process for exterior changes, when guidelines would be written on additions and alterations, when public hearings would be set, policies set for Chaparral and whether these could change, integrity of the neighborhood and non-contributing homes, and the decision making process for certificates.

The second open house was on Saturday morning February 19th under cloudy skies with increasing winds as the meeting progressed. Thirty people signed in for the second open house. Jim Murphy, President of Unit 1 HOA noted that he had spoken to all the residents he could and that 87% supported historic preservation and four owners did not. He wants the Commission and city to keep Unit 1 in the proposed HP boundary. Other questions and answers were similar to the first open house with many people expressing their support for the historic district.

Proceeding with Public Hearings

Given the large number of residents in support of the historic district designation for Villa Monterey Units 1-7 and based upon the case being complete (with this report and the signature verification), staff is proceeding with the legal notice requirements for the first public hearing by the HPC on March 17, 2011. The public hearing dates for the Planning Commission and City Council have yet to be determined. Information on cases 13-ZN-2010 and 4-HP-2010 is on the internet and case folders are located in Current Planning and in the Historic Preservation Office in Neighborhood Resources.

Report Prepared by,
Don Meserve, AICP, Historic Preservation Officer and City Archaeologist

CITIZEN INVOLVEMENT REPORT CONTINUED
PAGE 4

Exhibits

1. List of HPC Meetings, 3 pages
2. Handouts for public meetings, 3 sheets
3. Petition form, 1 page
4. Summary of Verified Owner Signatures from Petitions with maps attached of Units 1-7 showing the verified signatures of owners and HOAs, 8 pages
5. Notice of November 13, 2010 neighborhood meeting, 1 page
6. November 13, 2010 Sign-in Sheets, 5 pages
7. February 2, 2011 Memo to Mayor and City Council on Villa Monterey Units 1-7 HP, 2 pages
8. February 12th and 19th Open Houses Postcard, 1 page
9. February 12, 2011 Open House Sign-in Sheets and Comment Cards, 11 pages
10. February 19, 2011 Open House Sign-in Sheets and Comment Cards, 5 pages
11. Log of Emails and Phone calls to Don Meserve, 2 pages
12. HPC Public Hearing Postcard
13. March 17, 2011 HPC Public Hearing Sign-in Sheets and Speaker cards,

Other Information Related to Villa Monterey Not Attached to Report

1. Petitions for Units 1-7 and working maps to verified signatures: on file by Unit in Historic Preservation Office
2. March 8, 2007 handouts to HPC on Villa Monterey history: on file in Historic Preservation Office
3. Agendas and Minutes for HPC meetings when Villa Monterey or townhouses were discussed: on city internet pages under HPC by meeting date and on file in Historic Preservation Office
4. Historic Context for Townhouses/Attached Housing – posted on internet with other local historic preservation documents at <http://www.scottsdaleaz.gov/historiczoning/historicresources>

**CITIZEN INVOLVEMENT REPORT ATTACHMENT: LIST OF HISTORIC PRESERVATION
COMMISSION OR COMMITTEE MEETINGS AND DISCUSSIONS ON VILLA MONTEREY
AND/OR ON TOWNHOUSES THAT INCLUDED VILLA MONTEREY**

2007 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
3/8/07	Public comment	Kathy Feld, spokesperson chosen for HOAs in Villa Monterey, did a presentation requesting that the HPC begin studying designation for Villa Monterey. She provided handouts.
5/12/07	Tour of potential designations	Driving tour included a variety of potential future designations including the Villa Monterey townhouse development.
6/14/07	Future HP designations	Villa Monterey was included in the discussion.

2008 HISTORIC REGISTER COMMITTEE MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
2/14/08	Staff report on townhouse survey	Report noted that city-wide survey is underway and that Villa Monterey was a good candidate.
5/8/08	Report/discussion on townhouse research	Progress report on ongoing research and survey on townhouses.
10/16/08	Presentation/discussion on townhouse survey	Linnea Caproni, intern provided presentation on 1960s ads on townhouses and described historic context. Don Meserve summarized city-wide data and field survey results.

2008 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/19/08	Annual retreat; 2008 work program	HPC discussed accomplishments for 2007 and their work program for 2008. Retreat was held at Villa Monterey clubhouse. Villa Monterey's interest in becoming a historic district was discussed.
4/10/08	Staff report	Staff noted that Villa Monterey was considered a good candidate for designation based upon the research.
5/8/08	Staff report	Reported that representatives in each of the nine HOAs in Villa Monterey will circulate petitions to owners to identify support.
6/12/08	Staff report	The wording for the petition to be circulated was finalized with input from City Attorney's office on wording. An intern will work on the historic context for townhouses.
9/25/08	Staff report	Petition is being circulated for signatures in Villa Monterey HOAs.

10/16/08	Presentation on city-wide townhouse/attached survey	Staff presentation included several components of the research and survey including; 1) intern work on historic context research, 2) Don Meserve's field work, mapping and photographs of projects, 3) PowerPoint showing 1960s ads for Villa Monterey, and 4) descriptions of the architectural styles and different types of layouts for projects.
12/11/08	Staff report	Text for townhouse historic context is being finalized for review by the HPC.

2009 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/8/09	Townhouse research	Petition signing in Villa Monterey progressing. Reported that 51 townhouse or attached projects with 86 plats for period studied.
1/31/09	Annual retreat; 2009 work program	City will be on forefront of HP programs nationally with any mid-century townhouse designations. Strong support from owners required for any districts. Prop 207 waivers discussed and % needed. HPC interest in proceeding with Villa Monterey if strong owner support.
2/12/09	2009 Work program	Approved including task to consider Villa Monterey designation in 2009.
3/12/09	Staff report	Staff noted that 100% support not feasible for establishing a historic district. A determination on which of the 9 HOAs in Villa Monterey are eligible for designation is needed.
4/16/09	Staff report	HPC will schedule a presentation on the final text for the townhouse historic context.
5/14/09	Staff report	Staff discussed waivers and % required with attorney; considered a policy decision on what % needed for designation – not a legal requirement. Discussed possible study session with Council on Prop 207.
9/24/09	Presentation of city-wide townhouse survey and context	Reviewed the final text for the context report and discussed the variations in style and layout.
10/31/09	Townhouse tour	Staff conducted a driving tour of 16 townhouse projects representative of 51 projects; Villa Monterey was included on the tour.
11/12/09	Comments on tour	Discussion of the tour and what the best examples of townhouses are for the period. Discussed selection process and what distinguishes a project.

2010 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/23/10	Annual retreat; 2010 work program	Task approved to complete the research on townhouses and for the HPC to identify eligible projects for designation.
3/11/10	Commission preferences on townhouses	HPC members each prepared a list of their best candidates for designation. Discussion resulted in Commission selecting their five top projects for further research and consideration including Villa Monterey.
4/8/10	Villa Monterey responses	The results of the petition drive for the 9 HOAs in Villa Monterey were presented. Several neighborhood residents attended the meeting and voiced support for designation. Signature gathers noted that getting 100% to sign was virtually impossible. Commission told residents they were considering Villa Monterey for designation along with 4 other townhouses. Support is strong in HOAs 1-7, it is lower in HOA 9 and HOA 8 elected to not participate in the petitioning.
6/24/10	South Scottsdale CAP report; Staff report	Ross Cromarty presented the proposed community area plan and highlighted historic preservation related text. He noted that several residents from Villa Monterey had contacted him expressing their interest in historic district designation. Staff reported that a house-by-house integrity assessment will be completed over the summer for Villa Monterey.
9/9/10	Report on integrity survey of Villa Monterey	Debbie Abele reported that 99% of the homes had been determined to be contributing which is a very high level of integrity for a district. Photos of the architectural styles and details of homes were presented along with pictures of altered facades. HOAs 8 and 9 are not recommended for inclusion in a potential district.
10/14/10	Staff report	HPC directed staff to proceed with neighborhood meetings and contacts with residents in HOAs 1-7 to advise them of possible initiation of an HP overlay zoning case.
11/11/10	Staff report	Commissioners advised of November 13 th Villa Monterey neighborhood meeting on HP designation and invited to attend. A map was presented showing the potential HP boundary that would be used by staff for the neighborhood meeting in Villa Monterey.
12/9/10	Initiation	The HPC voted unanimously, 5-0 to initiate an HP case for Villa Monterey Units 1-7

Q.S.
18-46

G.I.S. ORTHOPHOTO 2007

**13-ZN-2010 &
4-HP-2010**

**13-ZN-2010 &
4-HP-2010**

Frequently Asked Questions About the Impact of Historic Designation

Q. If my neighborhood becomes a historic district 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 neighborhood becomes a historic district, does this mean I cannot make any changes to my house?

No, designation does not prohibit changes. It is not the intention of an HP overlay to freeze a building 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 neighborhood 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 house 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 house that requires a building permit.

Q. How is the City Historic Preservation Office involved?

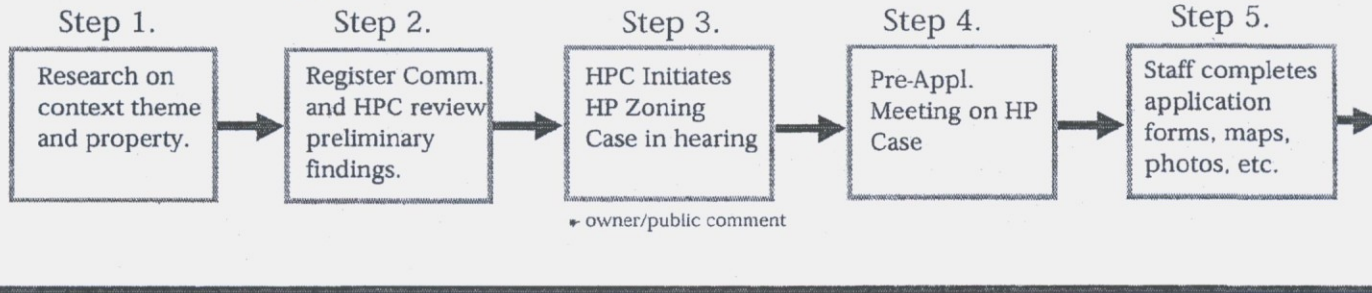
When you or your architect or contractor apply for a building permit for your project, your plans will be referred by the City's "One-Stop-Shop" staff to the Historic Preservation (HP) staff for review. The HP staff will review the materials and information you submit to obtain a building permit and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

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

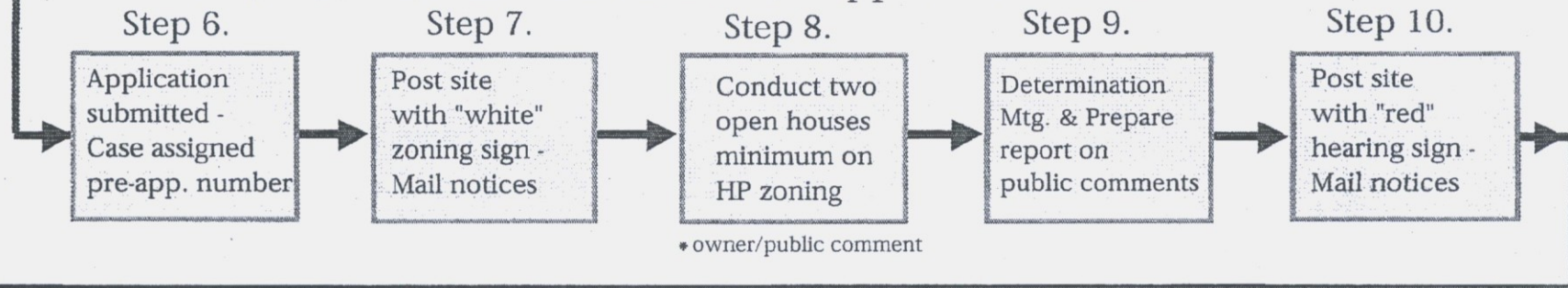
(Over)

Steps to Zone Property HP and Place on Register

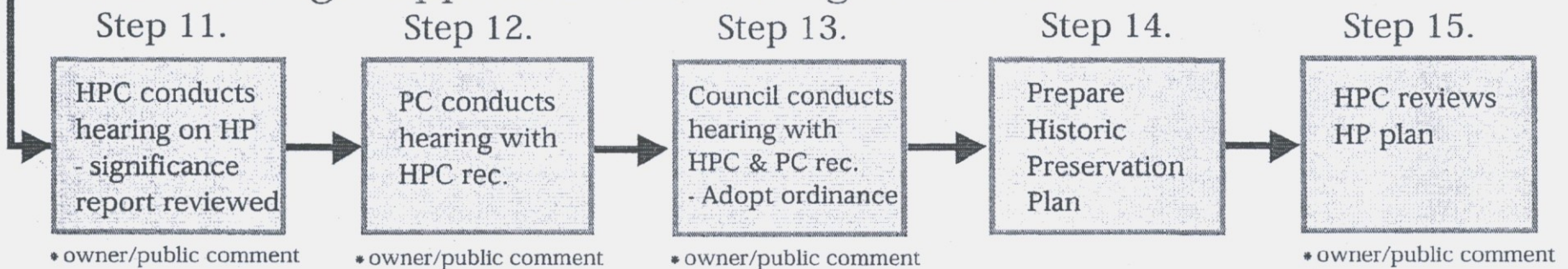
Preliminaries: Approx. 3-5 Mos.



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



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



We, the undersigned, are supportive of the efforts of the residents of Villa Monterey Homeowner Association Unit #___ and the City of Scottsdale Historic Preservation staff to designate the Villa Monterey Town Homes on the Scottsdale Historic Register. We have received information on the advantages and the results of being designated a historic district. We are aware that designation occurs through the establishment of an HP overlay zone on our properties. Further we understand that requesting HP overlay zoning will require us to conform with the City's policies related to Proposition 207.

Date	Name (printed)	Address	Signature

SUMMARY OF VERIFIED OWNER SIGNATURES FROM PETITIONS VILLA MONTEREY UNITS 1-7 TOWNHOUSE HISTORIC DISTRICT

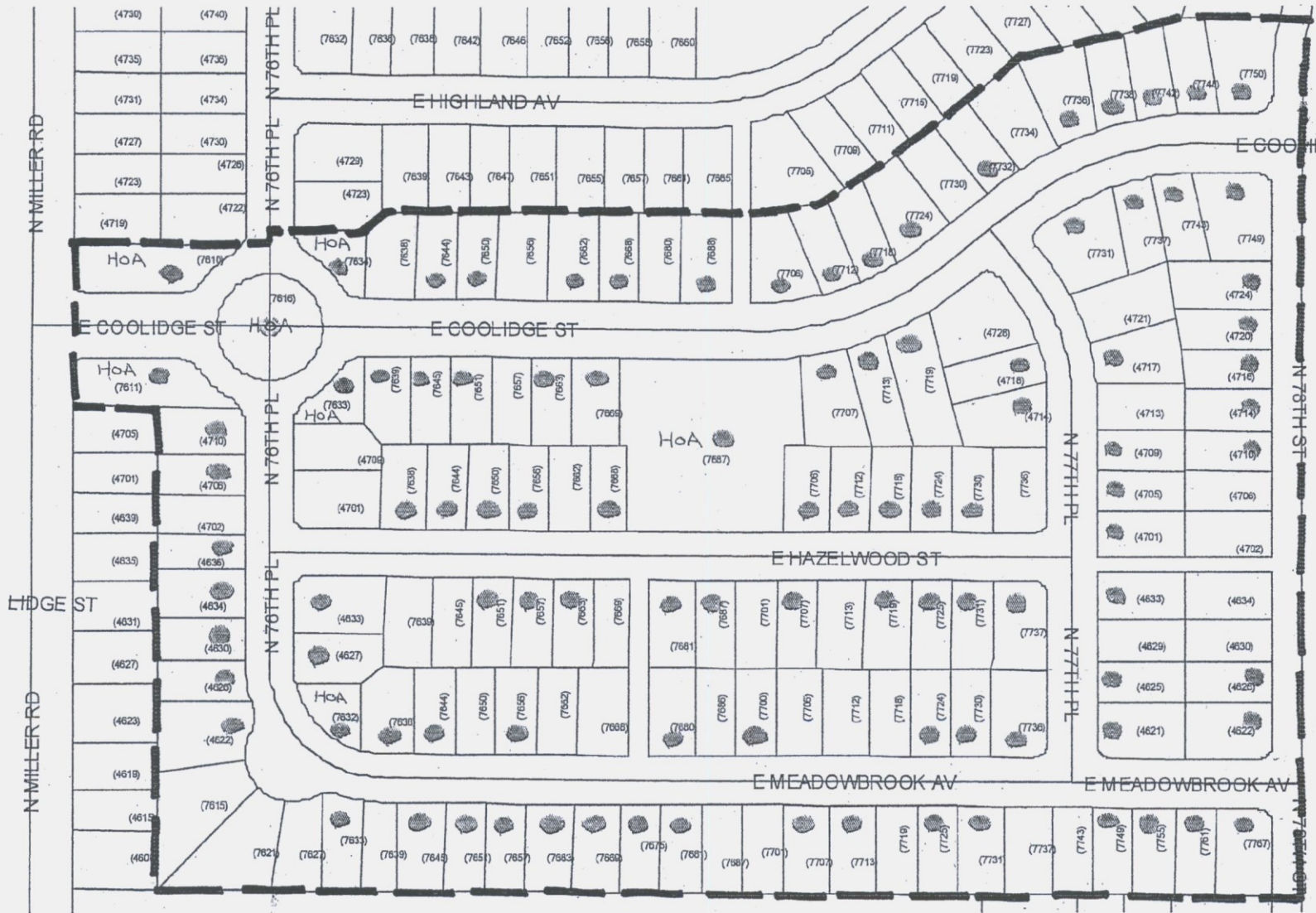
Prepared by Don Meserve, HPO, 3/11/11

Unit/ HOA #	Number of Homes	Owner Support	% of Homes	Number Common Tracts	HOA Support HP	Support of Owners and HOAs
1	87	80	92%	1	Yes	81
2	136	95	70%	7	Yes	102
3	124	109	88%	1	Yes	110
4	145	124	86%	1	Yes	125
5	99	91	92%	1	Yes	92
6	94	82	73%	1	Yes	83
7	73	71	97%	1	Yes	72
Totals 7	758	652	86%	13	All support	665 of 771 86%

Signatures were verified by comparing the owner's names on Maricopa County Assessment data with the signatures and addresses on petitions and emails. It is always important to know the level of property owner support prior to action by City Council on a zoning map amendment, such as the proposed overlay zoning required to place a neighborhood on the Scottsdale Historic Register as a historic district. The verification of signatures on petitions documents the high level of owner support (86%) from the homeowners in Villa Monterey Units 1-7 and from their Homeowners Associations (HOAs) for the common tracts. According to the volunteer homeowners who circulated the petitions to their neighbors, they were unable to get signatures from some owners in their unit/HOA for a variety of reasons including:

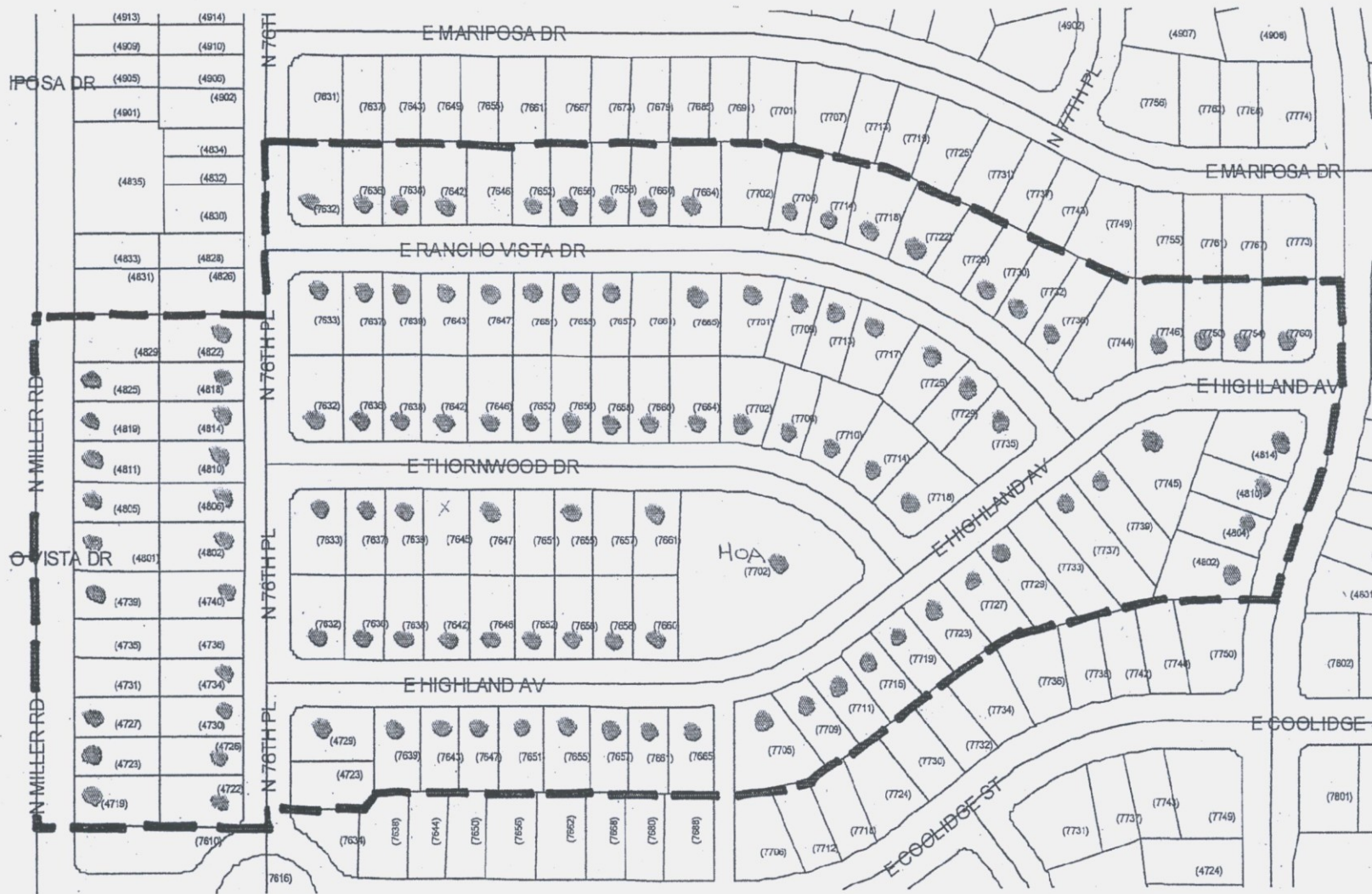
- 1) home is vacant,
- 2) home is vacant for sale,
- 3) home is bank owned (foreclosure),
- 4) owner is out of state and unable to contact,
- 5) home is a rental and unable to contact owner,
- 6) some owners wanted to think about it or simply did not want to sign a petition,
- 7) owner is opposed to becoming a historic district, or
- 8) owner is deceased.

It should also be noted that it is not a legal requirement or an ordinance requirement that the signatures be verified on petitions for an area to become a historic district when the designation is a city-initiated case by the Historic Preservation Commission. If the property owners had initiated this zoning map amendment, rather than the case being city-initiated by the Historic Preservation Commission, support from 75% of the property owners representing 75% of the land area would have been required. Based upon the verification of the petition signatures and the support of all seven HOAs, Villa Monterey Units 1-7 exceeds the 75% standard (Section 1.304) for an owner-initiated zoning application; in fact the level of support from the neighborhood is 86% in favor.



VM HOA 2
136 Units

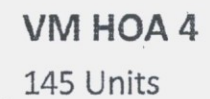
95 verified signatures on petitions in support – 70%



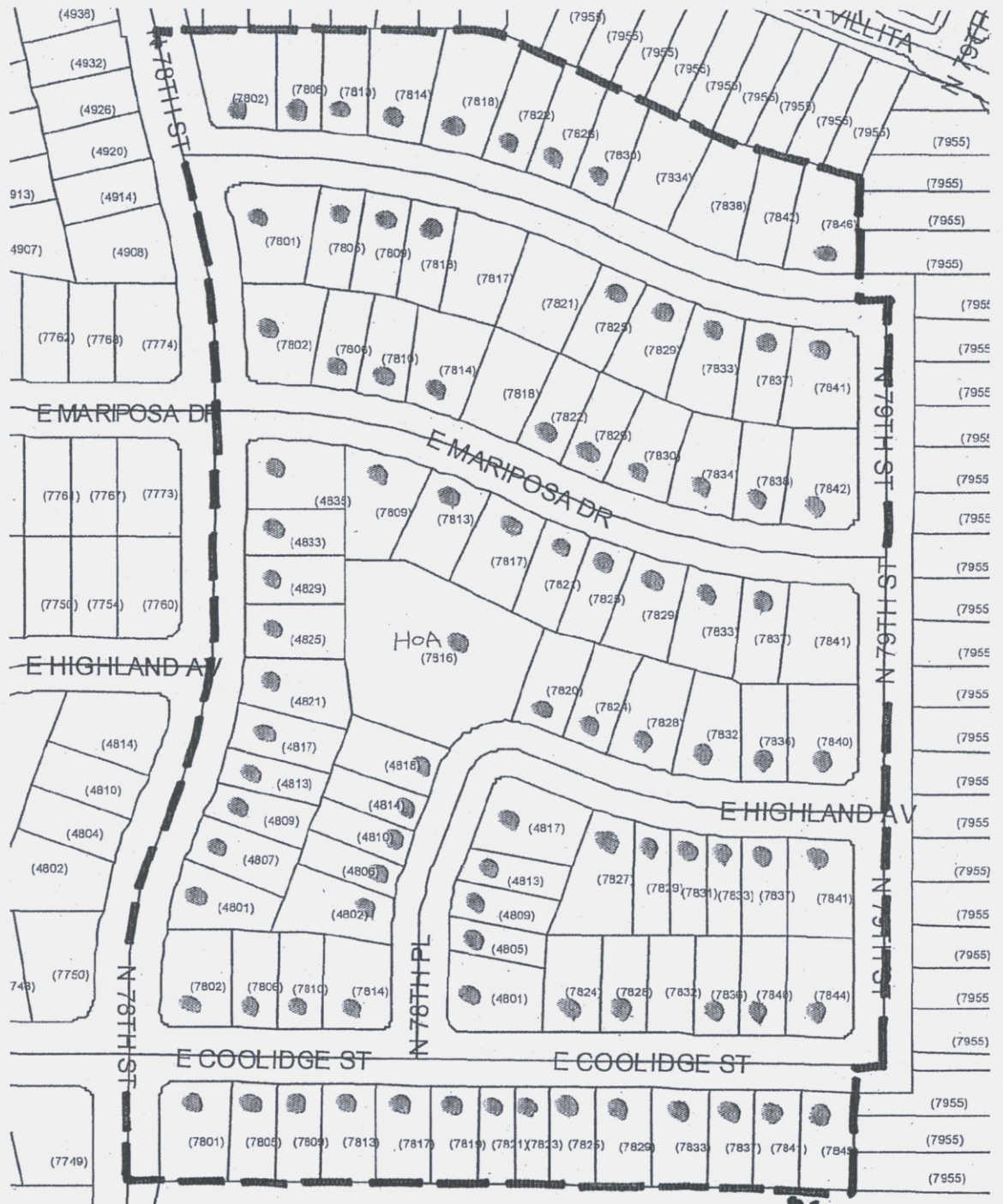
VM HOA 3
124 Units

N ↑

109 verified signatures on petitions in support – 88% ●

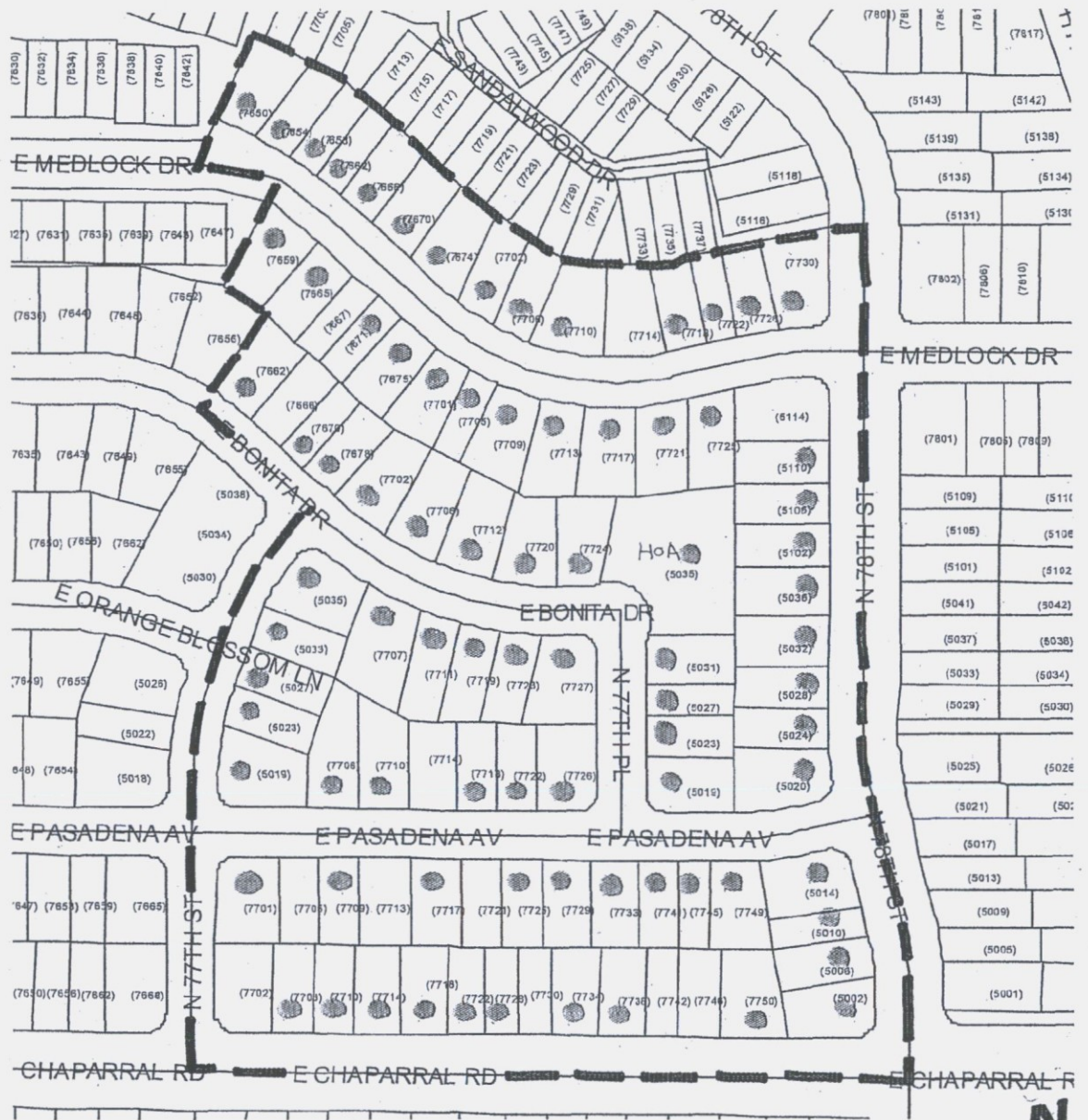


N
↑



VM HOA 5
99 Units

91 verified signatures on petitions in support - 92%

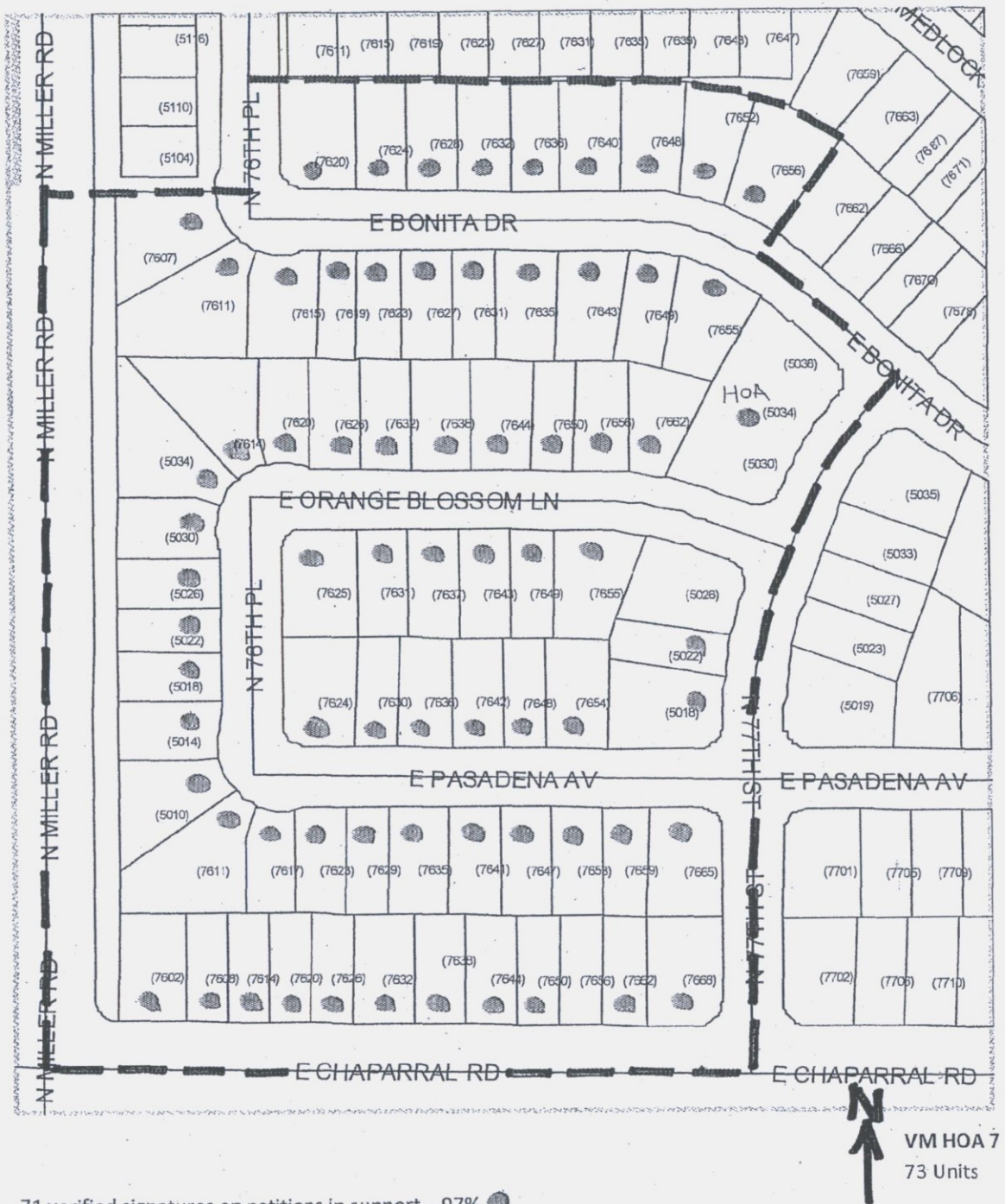


VM HOA 6

94 Units



82 verified signatures on petition in support – 87%



71 verified signatures on petitions in support – 97%

Meserve, Don

From: KATHLEEN FELD [kfeld60@msn.com]
Sent: Wednesday, November 10, 2010 9:07 AM
To: KATHLEEN FELD
Subject: Fw: VM HISTORIC PRESERVATION

Importance: High

BCC: ALL VM RESIDENTS WITH EMAIL ADDRESSES

REMINDER.....

RESERVE THE DATE!

WHAT: Historic Preservation General Meeting of VM Units 1,2,3,4,5,6,7

WHEN: Saturday, November 13, 2010

TIME: 10 AM

WHERE:

Villa Monterey 4 Ramada

7667 E. Northland Dr. (additional entrance on Mariposa)

Please bring a lawn chair if you can.....limited seating at tables in the Ramada

Villa Monterey Units 1,2,3,4,5,6 & 7* are currently in the final phase of Historic Designation as a Townhouse community under the City of Scottsdale Historic Preservation Commission (HPC). This meeting will include a presentation from Debbie Abele, HPC on where we are in the process, and she will be available for questions and answers from our owners. Other HPC staff will also be in attendance.

To date our residents have invested nearly three years in the process of historic designation. We have distributed educational material, have had various meetings in the community, and each of our units have individually canvassed their respective residents for initial approval of this designation, with an average approval rating in the high 80's.

We are in the final phase of this designation and the study has been completed. I am glad to tell you that the report reflects that we are an excellent example of a historic townhouse neighborhood, thanks to our individual unit CC&R's, which has helped us to maintain the original and beautiful architecture of this community. The architectural details of our homes is unique and pristine.

Having a historic preservation designation has proven to raise property values, by evidence of other historic designation properties/neighborhoods in Scottsdale, Tempe and Phoenix. In our case, I believe a historic designation would also make us a destination neighborhood in the real estate market of downtown Scottsdale due to our location, and it will help to protect Chaparral Road as Units 4, 6 and 7 face Chaparral Road.

There are additional benefits to historic designation that will be discussed at this meeting by Debbie Abele.

Many thanks to all of you for your continued work and support of this designation! We are almost there!!

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETINGDATE: SATURDAY, NOVEMBER 13, 2010 10:00AM YM#4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
JEFF & JENNY CARTER	4714 N. 77 th PL	602-430-5990	jeffdccarter1@cox.net	2
PATRICIA M. JONES	5018 N 76 th PL	480 945-3222	PMQT-wabTV	7
GEORGE BYERHOFF	5022 N. 76 th PL	480 699-8653		7
Dee Sanders	2607 E Mariposa	480-990-1311		4
JAM BULTCH	4726 N 76 th Pl	480-996-1108		3
Colleen Klapac (Kelly)	4810 N. 78 th St	480-219-3227	das3fre@cox.net	3
John W. FLEK	5031 N 77 th PL	480-949-7333	SWFlek@cox	6
Gloria W. Flek	"	"	Net	11
JOAN CUZZOIA	4919 N. 77 th PL	480-949-5416	DNA	4
CAROLYN LACEY	7638 E NORTHLAND	480-483-6544	-	4
MILDRED PALMER	"	"	-	4
BETTY SLATER	4830 N 72 nd PL	480 941-4911		3
BARBARA WOELZLEIN	7683 E. Mariposa	480 284-8309		4

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETINGDATE: SATURDAY, NOVEMBER 13, 2010 10:00AM YM#4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Joanna Weeks	7659 E. Medlock Dr.		SH WEEKS@cox.net	#6
BARBARA HATHAWAY	4720 N 78 th ST	480-390 1404		#6
Cathy Besson	6321 E Catalina Pl	480-874- 4232	Clydebesson@cox.net	Golden Keys
Johnathan Wilson	7707 E. Meadowbrook	480-994-8656		#2
Nymna Walker	4801 N. 75 th Way	480-947-5831	NymnaWalker@cox.net	
FREDITH BERNSTEIN	7652 E. Bonita Dr.	480-948-6399	MickAndArtie@cox.net	#7
ERIC MALNE	7712 E. Hayward	946 1101		#2
Barbara McBain	7613 E. Northland Dr.	602-697-7258		#4
Rob L. Meyer	Village Verde 7832 E Highland	480-947-2300		SXS
BARBARA Sipple	7665 HIGHLAND AVE	945-7524		#3
Dennis & Gaynelle Stamm	7710 E. Thornwood Dr.	623- 505-0569		#3

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETINGDATE: SATURDAY, NOVEMBER 13, 2010 10:00AM YM#4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Jim Bennett	4802 N. 78 th Place	429 8049	bennett.safety@att.net	5
M. R. HART Bogan	7649 E Chaparral	945-8522	—	4
BARBARA BAKER	7613 E CHAPARRAL RD	480-990-8584	bbaker305@yahoo.com	4
Gene Drake	7632 E. Rancho Vista Dr	480-447-3750	you have it	3
MARY CATHERINE CONKLIN	7637 E RANCHO VISTA DR	480-994-3402	mconklin@cox.net	3
Karl Warner	3018 N. 62 nd St.	480-946-6892	gmkxguy@hotmail.com	
Dan Srobede	6330 E. Catalina	480-946-5055	ds789@cox.net	
Candee Mjeldgaard	4922 N. 76th Pl.	818-515-4526	candee@obannon.com	4
CAROL COCO	7643 E NORTHLAND DR	480-209-8633	carolcoco@cox.net	7
Huguette Mashah	7742 Chaparral	480-		
DAVID METCALF	7813 E. Coolidge	480-429-1931	You have it	#5
JOAN SANDERS	7656 E. Highland	480-490-0834		#3
MARY ANGELA	7700 E MEADOWBROOK	480-423-9754	mangelacox.net	#2
Lynne Wright	4621 N. 77 th Pl.	480-947-2641	lynnegwright@gmail.com	#2

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETINGDATE: SATURDAY, NOVEMBER 13, 2010 10:00AM YM#4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
RENEE MEYERS	7705 E HIGHLAND AVE	480- 947-5357	pt.meyers@cox.net	3
Nancy Kemp	7713 E. Coolidge	480 421-0607	—	2
PAT LINDBERG	7669 E MEADOW BROOK	486 949-7072		2
Susan Mihel	4822 N 74th Pl	949-8774		1
Ed Sullis	4931 N 77th Pl	480- 945-7585		4
NORM OLSON	7633 E. MEADOW BROOK	424-7137		2
Leannette OLSON	7633 E Meadowbrook	484-7137		2
LYNN MEHEN	7831 E. HIGHLAND	945-4697		215
Pearl Hayes	7732 E Coolidge	970-1442		2
VAL S. OBERST	7846 E. North Lom	945-302		5
FRAN OBERST	" "	" "		5
HOMI VARAHARAMYAN	4734 N. 76th Pl Apt	480-664-6069		
RUHI " " "	" " "	480-664-6069		

SIGN-IN SHEET

MEETING: VILLA MONTEREY UNITS 1-7 HISTORIC PRESERVATION NEIGHBORHOOD MEETINGDATE: SATURDAY, NOVEMBER 13, 2010 10:00AM YM#4 RAMADA

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
KORREE SIEBARE	7628 E. BONITA DR.	480-947-2512		7
Sharon Gourley	4724 N. 78 th	480-990-1624	sgourley1@g.com	3
CARON O'HIGAN	7644 E. Coolidge	480-330-3380	caronoct@gmail.com	2
Julie Blackstock	4722 N. 76 th Place	480-245-7464	jblackstock@cox.net	3
Tim Blackstock	"	"	mtblackstock@cox.net	3
PAUL RITTMANIC	7724 E. HAZELWOOD	480-357-9192	PARCJR@g.com	2
Ellen Bond	7730 E. Meadowbrook	480-268-7188	watermellenbond@gmail.com	2
SANDRA EDWARDS	4902 N. 77 th Pl	480-247-0114	sjeppppp@yahoo.com	4



MEMORANDUM

TO: Honorable Mayor and Members of Council
CC: David Richert, City Manager
Bruce Washburn, City Attorney
Paul Katsenes, Executive Director, Community & Economic Development
Connie Padian, Administrator, Planning, Neighborhood & Transportation
THROUGH: Raun Keagy, Director, Neighborhood Services
PREPARED BY: Don Meserve, Historic Preservation Officer

RE: **THE PROPOSED VILLA MONTEREY UNITS 1-7 TOWNHOUSE HISTORIC DISTRICT
AND SCOTTSDALE'S REVIEW PROCEDURES FOR HISTORIC DISTRICTS**

Background

On December 9, 2010 the Historic Preservation Commission (HPC) initiated an HP overlay zoning case for Villa Monterey Units 1-7 containing 757 homes, cases 13-ZN-2010 and 3-HP-2010. The HPC is undertaking this effort as part of its Council-mandated charge to identify and protect the significant historic buildings and areas in the community. Since the HP ordinance was adopted in 1999, the HPC has initiated all HP overlay zoning cases which have been adopted by Council, in accordance with the public hearing procedures for zoning amendments set forth in state statutes and city regulations. In practice, strong owner support is sought for HP zoning and Scottsdale Historic Register designations, but it is not a City Code requirement.

During 2008-10 the Commission and staff completed a historic context study and a city-wide survey of historic townhouses and identified the top five significant complexes to be considered for designation on the Scottsdale Historic Register. The HPC selected Villa Monterey to be considered first because the homeowners had requested designation in 2007 and had demonstrated strong support from the residents for historic designation through a petition signed by 83% of the homeowners. The HPC also decided at their January 15, 2011 annual retreat that local register designations would be the top priority for their 2011 work program.

While townhouses were being surveyed city-wide, the city staff provided numerous informational handouts to owners in Villa Monterey to answer their questions about designation and also met repeatedly with the HOA boards. Most owners are eager to have the approval process completed and are looking forward to the official recognition of their neighborhood's historic and architectural significance. As noted, petitions supporting a historic district were signed by 629 of the 757 owners in Villa Monterey Units 1-7 and the seven HOA boards have also expressed their support.

The underlying townhouse zoning is unchanged by adding an HP overlay zone to an existing townhouse development. Historic designation of neighborhood residential areas also increases property values. There is ample evidence of the positive impact of historic designation of neighborhoods that has been documented in local, regional and national studies. Petitions signed by a majority of the owners in support of historic designation (83%) should be sufficient documentation of the support that exists. Staff is also verifying the signatures on the petitions against the property owners of record as further documentation of owner support.

Review Procedures and Anticipated Schedule for Villa Monterey Units 1-7 Historic District

The HPC-initiated HP overlay zoning case for the Villa Monterey Units 1-7 is the first historic district brought forward in Scottsdale since 2005. Staff is proposing to move this city-initiated case forward through the public hearing process on the strength of the petitions signed by the majority of the homeowners, with the normal public notice and public hearing requirements being followed.

On February 12th and 19th, the HPC and city staff will be conducting open houses on the case at a clubhouse in Villa Monterey at 7667 E. Northland Drive. Notices of the open houses have been mailed to residents and surrounding property owners. Since this is an HP case, three public hearings are required. The HPC holds the first public hearing, tentatively scheduled for their regular meeting on March 10, 2011. A Planning Commission (PC) hearing is anticipated for April 2011 with the case expected to reach City Council (CC) by May or June 2011. Hearing dates for PC and CC are to be determined.

Staff would be happy to meet with the Mayor and Council members to discuss this memorandum further if desired.

**OPEN HOUSE INVITATION FOR VILLA
MONTEREY UNITS 1-7 HP OVERLAY ZONING**



Dear Property Owners and Interested Citizens: You are invited to attend an open house with city staff and Historic Preservation Commission members to learn about Villa Monterey Units 1-7's historic and architectural significance, the timeline and process for listing the area on the Scottsdale Historic Register, what this recognition means, and how you can participate in the process.

Case Name/Numbers:
Villa Monterey
Units 1-7
HP Overlay Zoning
13-ZN-2010/4-HP-2010



Meeting Dates, Times & Place:

Saturday, February 12,
2:00 - 4:00 PM and Saturday,
February 19, 10:00 AM – 2:00 Noon

Villa Monterey Unit 4 Clubhouse
7667 E. Northland Drive

For more information contact Don Meserve, Ph. 480-312-2523, dmeserve@scottsdaleaz.gov, or click on 'Projects in the Public Hearing Process' at: <http://www.scottsdaleaz.gov/projects.asp>

The Historic Preservation office is located at 7506 E Indian School Road

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011
13-2N-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Jim Bennett	4802 N. 78 th Place	429 8049	bennett.safety@aol.net	5
Val Bennett	" " "	" "	" " "	5
Sharon Simmons	7601 E. Northland Dr	947-0922	Simmons.SG@hotmail.com	4
Barbara McParr	7613 E. Northland Dr.	602 697 7258	barbara.mcpar@russlyn.com	4
CHRISTINA KREUTZER	7638 E HIGHLAND AV.	785-249-4410		3
BERTIE BRYANT	5100 N. MILLER	803 796 9288	BERTIE.BRYANT@AOL.COM	12
Sharon Gourley	4724 N. 78 th	480-990-1624	sgourley1@aol.com	2
Opal Paden	4824 N. Miller Rd.	480-990-1330	opalpaden@aol.net	1
Joseph FALDUO	4834 N 74 th PL	480 481 9940	pat.jee732@hotmail.com	1
Pat Falduto	" "	" "	" "	1
VAL OBERST	7846 E N. LAND DR	480-945-3802	VALOBERST@GMAIL.COM	5A
FRANK OBERST	" "	" "	" "	5A
Gladys Green	7655 E. MARIPOSA SetdL A2 85 AC 2	480.307. 3272	glady@gladygreen.com	4
Audrey Bent	7652 E. Brite Dr	480 948 6389		7

EXHIBIT #9

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011
13-2N-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Betty QUINN	7518 E Mariposa	402-677-5863	betty-f.guinn@cox.net	#1
ELAINE & DON COUTURE	7834 E. MARIPOSA DR.	480.946.0265	elaine.d.couture@gmail.com	#5A
CAROL JORDAN	24937 N. 7TH PL	602-840-4224	JCJORDAN1@cox.net	
Georganna Tait	7838 E Mariposa Dr	480-698-2319	dodyt@juno.com	
Joe Guin	4921 N. Muller Rd	480-629-5616	jgwinzer@cox.net	4
Alex & Lisa KARUZIM	4837 N. 74TH PLACE	480-970-5630	akaruzim@cox.net	1
ROL Rogers	4601 NORTHLAND	760-904-8112	ROLGueRR@msn.com	4
JACK & Sue O'CONNOR	7650 E. MARIPOSA	970-232-6399	JAYON500@SBCGLOBAL.NET	
Louise Dumbier	7810 E. Coolidge	480-423-8131	ldumbier@mac.com	5
Joanne Baron	7673 E. Mariposa	480-840-1757		4
Dolores Rosenfield	7662 E. Northland Dr.	480-423-8397	rosenfield2526@msn.com	4
BARBARA WOELZLEIN	7686 E MARIPOSA DR	480-284-8309	bwoelzlein1@cox.net	4
Frankie Lynch	7809 E Mariposa	946-240		5-5A
KOSALIE BENNETT	7731 E Northland Dr.		bennettfinaz@cox.net	4

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011
13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Ralph & Velda BROWN	7840 E Highland Ave	480 990 1270	— 0 —	3
MIKE HICKMAN	#6 5027	480-393-3000	— 0 —	
DOMINIC BRIGUGLIO	7620 E Bonita DR	480-990-7460	— 0 —	7
MARY BRIGUGLIO	" "	" " "	— 0 —	7
JOAN SANDERS	7656 E. Highland	480-970-0834		3
H. & J. MARE	7711 E Bonita Drive	480 970-4589	—	6
DOROTHY J. DeFIR	7708 E. NORTH HLAND	480-949-805K	—	4
Kathy Feld	7631 E. Mariposa Dr	480.945.4886	—	4
John & Lorraine McDermid	7743 E. Coledge	480 947-8218		2
Judith Rosenthal	7801 E. Northland	480 970-1213		5
Georgia Garrett-Norris	7658 E. Thornwood	480 970-1213		3
John & Marilyn Porstman	7750 E. Northland	480-219-4016	jporst@hotmail.com	3
Mike Lee	7419 N	480-535-2222		

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011
13-2N-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Myrna Walker	^{Scottsdale} 4801 N. 75 th Way	⁴⁸⁰ 947-5837	MyrnaWalker@aol.net	I
Chuck Lacy	4802 N 74 th PL	480 874 1664		1
MARTIN COPPE	5202 N 78TH PL	480/421-9179		8-B
CONSTANCE DIMAS	7713 E. NORTHLAND	480-946-3961		
LYNN WAIGHT	4621 N. 77 th Pl.	⁴⁸⁰ 947-2641		2
JEWELL HORRELL	7605 E PASADENA	⁴⁸⁰ 947-8515		7
NORM OLSON	7633 E MEADOWBROOK	⁴⁸⁰ 424-7137		2
ROBIN DAY	4920 N. 78TH ST.	602-692-1899		6
Lynn Mehen	7831 E. Highland Ave	480-945-4697		5
MARIE ABATE	7644 E ORANGE BLOSSOM	480-874-3212		7
BOB WYATT	5022 NO. 77 th	480-425-1399		7
OLA ROYALTY	7643 Bonita	946-5183		7
Pamela Sheridan	7555 Rancho Vista Dr	990-5576		1

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011
13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Jeff Carter Jenny Carter	4714 N. 77 th Place	480 840 1260	JeffreydCarter@msn.com	II
John & Judy Preston	7814 E. Mariposa	" 947-1494	7814 E. MARIPOSA	V
Bob & Norma Palmer	7639 E. Thornwood	947 9005	Palmer's place@a.com	III
Tony & Bev Viti	4838 N. 74 th Pl.	847 226-6258	racel615@ATT.net	I
Penelope Meyers	7705 E HIGHLAND	480 947-5357	Penelope Meyers	3
Paulette Watton	7739 E. Highland Ave	480-874-3027	wattm100@comcast.net	3
Barbara Sipple	7665 E Highland Ave			3
Jack & Gloria W. Fler	5031 N. 77 th Pl	480-949-2333	JW.Fler@cox.net	4
Vanette Sattler	4834 N 76 th Pl	480 423-0621		4
Bob & Maureen Donatelli	7631 E. Chaparral	708 804-7622	BOBMO@comcast.net	
Homi/RUHI VARAHRAMYAN	6734 N. 76 th Pl	(480) 664-6069		
J Yeann Wood	7652 E. Highland Ave	480 945-0629	Swood 171@cox.net	3
Heather McHellan	7525 E Mariposa	480 941 1038		1

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011
13-ZN-2010/4 - HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
SHARON LANGER	4735 N MILLER RD	480 994-0506	castorbt@cox.net	3
JANINE GRUBER	4814 N. 76th Pl.	480 990-1455	N/A	3
PAT LINDBERG	7669 E MEADOW BROOK			2
Roland Eckert	7664 E THORNWOOD	480-307-9229		3
ED CURTIS	5022 N 78th	949 8300	ELCURTIS@cox.net	—
Susan Bonfiglio	7713 E. Mariposa	480-735-8668	sbonfiglio101@msn.com	4
Rick Morine	7527 E. Mariposa Dr			1
Rob + Lynda McBride	7638 E. Mariposa	480-699-2551		4
John + Sue O'Connor	7650 E MANIPOSA	970-215-9794	—	4

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011
13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
RICK KJELSGAARD	4922 N. 76TH PL	818-205-7425	COIDEBLUEYES@OUT.NET	4/
PATRICIA WILKINS	7680 E. Meadowbrook	480-774-0806		80
S. MORRIS	7726 E. CHAPARRAL ROAD	480-619-2793		
ANNIE SMITH	7661 E CHAPARRAL RD	480-425-1208		
JIM MURPHY	4805 N. 75 th Way	480-990-1836	MURPHYFORM.2@MSN.COM	1
Bob & Margaret Chaw	7510 E. MARIPOSA DR	480-941-CE48		
Sharon Klausner	7725 E. Mariposa	480-718-9717	sharonklausner@ 480-600-0200	
BOYD & FRANK BAKER	7726 MARIPOSA	623-326-4548		4
JOE + JANET PRADY	7635 E. BONITA DR	480-840-0474		7

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011
13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA #
Ed Gullip	4931 N. 77 th PL	480-945-7588		4
Barbara Phillips	7744 E. Northland	480-945-0452	55TRAVELCLUB52@YAHOO.COM	4
NANCY TESTA	4906 N. 76 th PLACE	480-719-3385	Intesta@AOL.COM	4
DON DAMASO	LA VILLITA 7955 E. CHARARRAL RD #1	480-518-2915	DDAMASO@COK.NET	
Maureen & Tom Prombo	4764 25 TH Way	630 802 1090	TPROMBO@PRINT-DIGI.COM	1
Janet Johnson	7649 E. Northland Dr	480-946-7347	—	4
Robert & Kristi Huf	4926 N. 77 th Place	484-732-7401		
Lisa Knudson	4817 N 78 th Place	(480) 69-2646	lisa.lotusflower@aol.com	
Wayne Knudson	" " " "	" " " "		5

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 12, 2011

13-ZN-2010/4-HP-2010

[illegible]



NEIGHBORHOOD SERVICES

What do you think?

Name Linda Lacy Unit # 1 Date 02/12/11
Address 4802 N. 74th PL Scottsdale Zip Code 85251
Phone 480-874-1664 Best time to call Early Morning e-mail address _____

Comment

Questions about government interference
Unit One has five garages which is
a change from when it was built. Also
a house completely was changed
and doesn't match any other house in Neighbor-
hood

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?

Name Chuck Lacy Date 02/12/11
Address 4802 N 74th PL VM-1
Scottsdale AZ Zip Code _____
Phone _____ Best time to call _____ e-mail address _____

Comment

Keep VM-1 out of this district !!!

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?

ROBERT CHANON

Name

2/12/2011

Date

7510 E. MARIPOSA DR

Address

85251

Zip Code

480-941-0548

Phone

AFTER NOON

Best time to call

e-mail address

Comment

THERE SHOULD BE A VOTE OF HOMEOWNERS
THE "INTEREST QUESTIONNAIRE" WAS MISREPRESENTED
WE DID NOT "VOTE" FOR IT. IT WAS PRESENTED
AS A QUESTIONNAIRE

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.

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY FEBRUARY 19, 2011
13-ZN-2010/4-HP-2010

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	HOA#
RICK KJELGAAARD	4922 N. 76TH PL	818-515-4526		
CANDICE KJELGAAARD	4922 N. 76TH PL	818-515-4526	COB2MGMT@cox.net	4
JOSEPH R FALDUO	4833 N 74 PL	488-48199010		4
MAR. Lyn Pope	7644 E Northwood Dr	480-9943606	MPope87417@AOL.com	4
Myrna Walker	4801 N. 75th Way	480-947-5837	MyrnaW924@cox.net	1
Helen Depenbrock	7746 E Highland	480-940-5062	Dep4enbr@yahoo.com	3
BEV GASSON	7833 E. MARIPOSA	941-8316	Bevie.gasson@me.com	5
BEVERLY PETTIT	4835 N. 78th St.	480-306-6695	Billp@Azpob.com	5A
Jim Murphy	4805 N. 75th Way	480-990-1836	murph50@msn.com	1
Kathy Jeld.	7631 E Mariposa Dr	480-945-4886	KJeld60@MSN.com	4

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILGA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY FEBRUARY 19, 2011

13-ZN-2010/4-HP-2010

[illegible]

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY, FEBRUARY 19, 2011
13-ZN-2010/4-HP-2010

[illegible]

SIGN-IN SHEET

MEETING: OPEN HOUSE - VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

DATE: SATURDAY FEBRUARY 19, 2011
13-ZN-2010/4-HP-2010

[illegible]



NEIGHBORHOOD SERVICES

What do you think?

Name BEVERLY E. Robert Gasson Date 2-19-11
Address 7833 E. Mariposa Zip Code 85251
Phone 480-946-8316 Best time to call evening e-mail address bevie.gasson@me.com

Comment

100% supportive - Great!

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?

Name BEVERLY E. JOHN PETTIT Date 2-19-11
Address 4835 N. 78th St. Zip Code 85251
Phone 480-306-6695 Best time to call e-mail address Billp@AZpub.com

Comment

We are very excited & support this designation 100%

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.

EMAIL/PHONE LOG FOR V.M. 13-2N-2010

POST OPEN HOUSE SIGNS ON 1/28/11

DATE

- 1/31 EMAIL FROM KAYLA WEINGARTEN + LONNIE DUNBIE, V.M.
- SIGNS NOT READABLE FROM CARS DRIVING BY
- 2/1 REPLIED TO KAYLA + LONNIE BY EMAIL (COPY IN FILE)
- 1/31 EMAIL FROM FRANCINE MAIKA ABOUT BOUNDARY
- 2/1 REPLIED TO FRANCINE - HOMES ON MILLER NOT IN HP BOUNDARY
(COPY IN FILE)
- 2/2 MEMO SENT TO COUNCIL TO PROVIDE BACKGROUND ON CASE
- 2/3 REPLY FROM LINDA MILHAVEN THANKING ME.
- 2/7 REPLY FROM DENNIS ROBBINS ASKING ABOUT CHAPARRAL ROAD.
- 2/7 CALL FROM CONSTRUCTION COMPANY LOOKING FOR WORK -
DESCRIBED OVERLAY OF EXISTING DEVELOPMENT) NO WORK!
- 2/9 EL CHAPARRAL VILLAS OWNER GOT POSTCARD & CALLED.
- 2/12 SUSAN WRUBEL, 949-8774, NEEDS COPY OF UNIT 1 PETITIONS
- 2/15 MINNAZONA, RALPH HERNANDEZ, 4600 BLOCK 74TH
WAS HIS HOME IN BOUNDARY? - NO LIVES IN S.F.D.
- 2/16 JIM MURPHY, V.M. 1 503-442-0365
76 YES, 4 NO → 87% SUPPORT FROM RESIDENTS
AND UNANIMOUS VOTE OF HOA BOARD IN FAVOR
- 2/16 ARTIS BERNSTEIN, V.M. 7, ASKED ABOUT OPEN HOUSE 2/19
AND WHETHER IT WOULD BE THE SAME AS 2/12.
- 2/18 SANDRA EDWARDS, UNIT 3 - OPEN HOUSE Q1
- 2/24 PENELOPE MYERS, HAS MOVE SIGNATURES FOR HER UNIT.
- 2/28 VIRGINIA SMITH 947-8123, VILLA BIANCO RESIDENT
- 2/28 994-1922 LIVES IN VILLA MONTEREY, DISTRUSTFUL
- 2/28 BETTY B. BRYAN, GOT POSTCARD FOR HEARING, 945-6195 COMMENT
7827 E. HIGHLAND AVE.

MARCH 17 HPC HEARING POSTED 2/25/11

- 2/28 RITA BELL, 941-4158 (MSG) DOES NOT LIKE DATE.
- 2/28 ROZANNA ORGAN, 947-2002, NO 5026 N. 76TH PL.
- 2/28 990-1836, JIM MURPHY, UNIT 1 HOA PRES.
- 2/28 947- LAURI SADARE, CONNO BEEF + CARABSE
- 3/4/11 616-581-9080, JBENVER 444@AOL.COM > IMPACT
- 3/4 SCOTTSDALE TERRACE RECEIVED POSTCARD, ROBERT DELORY
BILL CONNOLLY OWNED S.F.D HOME ON MILLER
- 3/7 483-8206, NORMA PAINE, SCOTTSDALE 2000 RESIDENT
CONSIDERING PURCHASING HOME IN VILLA MONTEREY
- 3/7 MISSOURI POSTCARD, ~~MISSOURI~~ BERNADETTE JORGENSEN
→ 7650 E. CHAPARRAL RD, 417-667-2276 DELORY
→ 1224 W. LEE ST, NEVADA, MO 64772 DAUGHTER
- 3/8 874-1072, NOTED POSTCARD SAYS 2010
- 3/9 JEFF CARTER, VILLA MONTEREY - REQUESTED ADDRESS
- 3/9 JIM MURPHY, 990-1836, UNIT 1, 503-442-0365
- 3/14 JOHN JACKMART → JOE WONG, ARCHITECT DIED SATURDAY
- 3/14 SUSAN RUPPLE, 949-8774, DO NOT NEED TO ATTEND HOA UNIT 1

PROJECT UNDER CONSIDERATION



Site Location:

Vicinity of Chaparral and
Miller Roads

Name:

Villa Monterey Units 1-7 HP
Overlay Zoning

Case Numbers:

13-ZN-2010/4-HP-2010

Dear Property Owner:

This is to inform you of a request by City's Historic Preservation Commission to rezone Villa Monterey Units 1-7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential (R-5) to Multiple-Family Residential, Historic Property (R-5 HP), and place the neighborhood on the Scottsdale Historic Register as a historic district on 115± acres.

Applicant/City contact: Don Meserve, 480-312-2523

For more information, e-mail projectinput@scottsdaleaz.gov, call 480-312-7000, or enter the case number at:

<http://eservices.scottsdaleaz.gov/cases/>

Public comment regarding this request will be heard at the Historic Preservation Commission hearing listed below. Please call 480-312-7000 to confirm the date and time of the hearing.

Hearing Date: March 17, 2010 @ 5:30 P.M.

Location: Granite Reef Senior Center
1700 N Granite Reef Rd., Room 7, Scottsdale, AZ

The case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105.

VISITORS SIGN-IN SHEET

MEETING: HISTORIC PRESERVATION COMMISSION

DATE: 3/17/11 - VILLA MONTEREY UNIT 1-7 PUBLIC HEARING

1. Karen Lehman
2. J. Robert Wyatt
3. Peter's house Freehote
4. SHERILYN Baker
5. JEWELL HORRELY
6. Tomine Buzyniec #7
7. Poc Boger #4
8. Margaret Boger #4
9. Vassette Sattlak #4
10. Sharon Bourley #2
11. Lynne Lynd #2
12. John Walker unit 6
13. Gloria Miller unit 6
14. J. Murphy unit 1
15. Linda St J #4
16. Dorothy J. DeFire
17. Anne Graham
18. Willie Kinters #3
19. Joseph Taldat #1
20. Evelyn Lawrence 5
21. Rin M. Kjellgool #4B
22. SYLVESTER BELLO #4
23. CARLOS A. TURAK #1
24. Barbara Phillips #4
25. Joan Buzzort #4

VISITORS SIGN-IN SHEET

MEETING: HISTORIC PRESERVATION COMMISSION

DATE: 3/17/11 - VILLA MONTEREY UNIT 1-7 PUBLIC HEARING

1. TOM McHEN VM-5
2. LAUREL HIRSCH VM-5
3. CAROL LYNN MCHEN VM-5
4. BARBARA BAKER Unit 4
5. Patricia M. Jones Unit 7
6. Sandra Jean Edwards Unit 4
7. Susan Murphy #1
8. Janet S. Johnson #4
9. Jim Bennett #5
10. Val Bennett #5
11. Tom Prombo #1
12. Jeff Carter #2
13. Jenny Carter #2
14. Nan Tarlope #4
15. LARSEN CROLL
16. MAN MEDLER
17. Matt Peterson #1
18. Janet Peterson #1
19. Ber. Gasson #5
20. Beverly Pettit #5
21. Candee Kjelgaard #4B
22. Audrey Bernstein #7
23. Diane Frank Unit 7
24. D. I. Walsh #1
25. Christine Squillacio #6

VISITORS SIGN-IN SHEET

MEETING: HISTORIC PRESERVATION COMMISSION

DATE: 3/17/11 VILLA MONTEREY UNIT 1-7 PUBLIC HEARING

1. MARLYN POSTMAN #4
2. John Postman #4
3. BRUN PAGE #6
4. TOBIAS NAMENSON VM3
5. Myna Walker
6. Leeta Kelly
7. Martin J. J. J.
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____



SPEAKER/CITIZEN COMMENT CARD

This card is for providing comments when attending City Council and other public meetings, whether or not you wish to speak.

Cards must be submitted BEFORE public testimony has begun on the item. Testimony is limited to 3 minutes per speaker. Additional time MAY be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together.

PLEASE PRINT NAME JIM MURPHY MEETING DATE Mon. 12, 11

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT J M I

ADDRESS 4805 N. 75th Way ZIP 85251

HOME PHONE 480-990-1836 WORK PHONE Cell 502-442-0365

☐ YES, I WISH TO SPEAK REGARDING ITEM # _____

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

Public comments are limited to items not otherwise listed on the agenda. Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during the meeting. Council will listen to your remarks, but is prohibited by state law from discussing items which are not specifically listed on the agenda and posted at least 24-hours before the meeting begins.

This card constitutes a public record under Arizona law.

GG2003-411SCC (11/03)
(2,000 - 1/03)



SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME DIANE FRANK MEETING DATE 3-17-11

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT UNIT 7

ADDRESS 7649 E. BONITA DR. ZIP 85250

HOME PHONE 480-946-1024 WORK PHONE _____

☐ YES, I WISH TO SPEAK REGARDING ITEM # _____

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

☒ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING APPROVAL OF HSP

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GG2003-411SCC (11/03)



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PLEASE PRINT NAME Peter Frechette MEETING DATE _____

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT UM 1

ADDRESS 7551 Rancho Vista ZIP 85252

HOME PHONE 505 870-8344 WORK PHONE 505 722-1000

☒ YES, I WISH TO SPEAK REGARDING ITEM # why UM should be assigned HR desic

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

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GG2003-411SCC (11/03)
(2,000 - 605)



SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME Nancy Pope MEETING DATE _____

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT UM IV

ADDRESS 7644 E Northland ZIP _____

HOME PHONE 480 994 3606 WORK PHONE _____

☐ YES, I WISH TO SPEAK REGARDING ITEM # _____

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

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GG2003-411SCC (11/03)
(2,000 - 605)

Oak #6814



SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME

JACK WITHER

MEETING DATE

3/17/10

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

EX Pres of Unit 6

ADDRESS

5031 N 77th Pl

ZIP

HOME PHONE

480-949-1333

WORK PHONE

602-885-9533

☒ YES, I WISH TO SPEAK REGARDING ITEM #

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☐ I AM OPPOSED TO AGENDA ITEM #

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING

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GG2003-411SCC (11/03)
(2.000 - 1/06)



SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME

JOHN POASTMAN

MEETING DATE

3/17/11

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

UNIT 4, NORTHLAND

ADDRESS

ZIP

HOME PHONE

WORK PHONE

☐ YES, I WISH TO SPEAK REGARDING ITEM #

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☐ I AM OPPOSED TO AGENDA ITEM #

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING

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GG2003-411SCC (11/03)



WRITTEN COMMENTS

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Jim Bennett MEETING DATE 4/27/11
NAME OF GROUP/ORGANIZATION (if applicable) Villa Monterey #5
ADDRESS 4802 No. 78th Place ZIP 85251
HOME PHONE 480 429 8049 WORK PHONE _____
E-MAIL ADDRESS (optional) _____
AGENDA ITEM # 4 & 5 ☒ SUPPORT ☐ OPPOSE
COMMENTS (additional space is provided on the back) _____

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Valerie Bennett MEETING DATE 4/27/11
NAME OF GROUP/ORGANIZATION (if applicable) _____
ADDRESS 4802 N. 78th Pl, Scottsdale ZIP 85251
HOME PHONE 480 429 8049 WORK PHONE _____
E-MAIL ADDRESS (optional) kaz-enterprises@att.net
AGENDA ITEM # 4, 5 ☒ SUPPORT ☐ OPPOSE
COMMENTS (additional space is provided on the back) I hope you
approve the Historic Preservation
Designation for Villa Monterey
Units 1-7.

This card constitutes a public record under Arizona law.

SUMMARY OF VERIFIED OWNER SIGNATURES FROM PETITIONS VILLA MONTEREY UNITS 1-7 TOWNHOUSE HISTORIC DISTRICT

Prepared by Don Meserve, HPO, 3/11/11

Unit/ HOA #	Number of Homes	Owner Support	% of Homes	Number Common Tracts	HOA Support HP	Support of Owners and HOAs
1	87	80	92%	1	Yes	81
2	136	95	70%	7	Yes	102
3	124	109	88%	1	Yes	110
4	145	124	86%	1	Yes	125
5	99	91	92%	1	Yes	92
6	94	82	73%	1	Yes	83
7	73	71	97%	1	Yes	72
Totals 7	758	652	86%	13	All support	665 of 771 86%

Signatures were verified by comparing the owner's names on Maricopa County Assessment data with the signatures and addresses on petitions and emails. It is always important to know the level of property owner support prior to action by City Council on a zoning map amendment, such as the proposed overlay zoning required to place a neighborhood on the Scottsdale Historic Register as a historic district. The verification of signatures on petitions documents the high level of owner support (86%) from the homeowners in Villa Monterey Units 1-7 and from their Homeowners Associations (HOAs) for the common tracts. According to the volunteer homeowners who circulated the petitions to their neighbors, they were unable to get signatures from some owners in their unit/HOA for a variety of reasons including:

- 1) home is vacant,
- 2) home is vacant for sale,
- 3) home is bank owned (foreclosure),
- 4) owner is out of state and unable to contact,
- 5) home is a rental and unable to contact owner,
- 6) some owners wanted to think about it or simply did not want to sign a petition,
- 7) owner is opposed to becoming a historic district, or
- 8) owner is deceased.

It should also be noted that it is not a legal requirement or an ordinance requirement that the signatures be verified on petitions for an area to become a historic district when the designation is a city-initiated case by the Historic Preservation Commission. If the property owners had initiated this zoning map amendment, rather than the case being city-initiated by the Historic Preservation Commission, support from 75% of the property owners representing 75% of the land area would have been required. Based upon the verification of the petition signatures and the support of all seven HOAs, Villa Monterey Units 1-7 exceeds the 75% standard (Section 1.304) for an owner-initiated zoning application; in fact the level of support from the neighborhood is 86% in favor.

CITIZEN INVOLVEMENT REPORT EXHIBIT: LIST OF HISTORIC PRESERVATION COMMISSION OR COMMITTEE MEETINGS AND DISCUSSIONS ON VILLA MONTEREY AND/OR ON TOWNHOUSES THAT INCLUDED VILLA MONTEREY

2007 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
3/8/07	Public comment	Kathy Feld, spokesperson chosen for HOAs in Villa Monterey, did a presentation requesting that the HPC begin studying designation for Villa Monterey. She provided handouts.
5/12/07	Tour of potential designations	Driving tour included a variety of potential future designations including the Villa Monterey townhouse development.
6/14/07	Future HP designations	Villa Monterey was included in the discussion.

2008 HISTORIC REGISTER COMMITTEE MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
2/14/08	Staff report on townhouse survey	Report noted that city-wide survey is underway and that Villa Monterey was a good candidate.
5/8/08	Report/discussion on townhouse research	Progress report on ongoing research and survey on townhouses.
10/16/08	Presentation/discussion on townhouse survey	Linnea Caproni, intern provided presentation on 1960s ads on townhouses and described historic context. Don Meserve summarized city-wide data and field survey results.

2008 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/19/08	Annual retreat; 2008 work program	HPC discussed accomplishments for 2007 and their work program for 2008. Retreat was held at Villa Monterey clubhouse. Villa Monterey's interest in becoming a historic district was discussed.
4/10/08	Staff report	Staff noted that Villa Monterey was considered a good candidate for designation based upon the research.
5/8/08	Staff report	Reported that representatives in each of the nine HOAs in Villa Monterey will circulate petitions to owners to identify support.
6/12/08	Staff report	The wording for the petition to be circulated was finalized with input from City Attorney's office on wording. An intern will work on the historic context for townhouses.
9/25/08	Staff report	Petition is being circulated for signatures in Villa Monterey HOAs.

10/16/08	Presentation on city-wide townhouse/attached survey	Staff presentation included several components of the research and survey including; 1) intern work on historic context research, 2) Don Meserve's field work, mapping and photographs of projects, 3) PowerPoint showing 1960s ads for Villa Monterey, and 4) descriptions of the architectural styles and different types of layouts for projects.
12/11/08	Staff report	Text for townhouse historic context is being finalized for review by the HPC.

2009 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/8/09	Townhouse research	Petition signing in Villa Monterey progressing. Reported that 51 townhouse or attached projects with 86 plats for period studied.
1/31/09	Annual retreat; 2009 work program	City will be on forefront of HP programs nationally with any mid-century townhouse designations. Strong support from owners required for any districts. Prop 207 waivers discussed and % needed. HPC interest in proceeding with Villa Monterey if strong owner support.
2/12/09	2009 Work program	Approved including task to consider Villa Monterey designation in 2009.
3/12/09	Staff report	Staff noted that 100% support not feasible for establishing a historic district. A determination on which of the 9 HOAs in Villa Monterey are eligible for designation is needed.
4/16/09	Staff report	HPC will schedule a presentation on the final text for the townhouse historic context.
5/14/09	Staff report	Staff discussed waivers and % required with attorney; considered a policy decision on what % needed for designation – not a legal requirement. Discussed possible study session with Council on Prop 207.
9/24/09	Presentation of city-wide townhouse survey and context	Reviewed the final text for the context report and discussed the variations in style and layout.
10/31/09	Townhouse tour	Staff conducted a driving tour of 16 townhouse projects representative of 51 projects; Villa Monterey was included on the tour.
11/12/09	Comments on tour	Discussion of the tour and what the best examples of townhouses are for the period. Discussed selection process and what distinguishes a project.

2010 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/23/10	Annual retreat; 2010 work program	Task approved to complete the research on townhouses and for the HPC to identify eligible projects for designation.
3/11/10	Commission preferences on townhouses	HPC members each prepared a list of their best candidates for designation. Discussion resulted in Commission selecting their five top projects for further research and consideration including Villa Monterey.
4/8/10	Villa Monterey responses	The results of the petition drive for the 9 HOAs in Villa Monterey were presented. Several neighborhood residents attended the meeting and voiced support for designation. Signature gathers noted that getting 100% to sign was virtually impossible. Commission told residents they were considering Villa Monterey for designation along with 4 other townhouses. Support is strong in HOAs 1-7, it is lower in HOA 9 and HOA 8 elected to not participate in the petitioning.
6/24/10	South Scottsdale CAP report; Staff report	Ross Cromarty presented the proposed community area plan and highlighted historic preservation related text. He noted that several residents from Villa Monterey had contacted him expressing their interest in historic district designation. Staff reported that a house-by-house integrity assessment will be completed over the summer for Villa Monterey.
9/9/10	Report on integrity survey of Villa Monterey	Debbie Abele reported that 99% of the homes had been determined to be contributing which is a very high level of integrity for a district. Photos of the architectural styles and details of homes were presented along with pictures of altered facades. HOAs 8 and 9 are not recommended for inclusion in a potential district.
10/14/10	Staff report	HPC directed staff to proceed with neighborhood meetings and contacts with residents in HOAs 1-7 to advise them of possible initiation of an HP overlay zoning case.
11/11/10	Staff report	Commissioners advised of November 13 th Villa Monterey neighborhood meeting on HP designation and invited to attend. A map was presented showing the potential HP boundary that would be used by staff for the neighborhood meeting in Villa Monterey.
12/9/10	Initiation	The HPC voted unanimously, 5-0 to initiate an HP case for Villa Monterey Units 1-7

SUMMARY OF TRANSPORTATION POLICIES AND CONCERNS RELATED TO VILLA MONTEREY

Prepared by Don Meserve, AICP, Historic Preservation Officer, May 2011

This analysis includes comments on adopted transportation policies and a discussion of transportation concerns related to Villa Monterey and specifically to Chaparral Road including; 1) 2008 Transportation Master Plan Streets Element, 2) May 2007 City Council Consideration of alternatives to widening Chaparral Road, 3) Southern Scottsdale Character Area Plan, and 4) Planning Commission comments and recommendation from April 27, 2011 public hearing. Several documents were reviewed in the preparation of this summary including adopted or approved policies and plans, marked agendas and minutes from public hearings, and staff reports. The attachment includes three aeriels of Chaparral Road between Miller Road and 78th Street.

2008 Transportation Master Plan

The goals and policies of the adopted Transportation Master Plan prescribe a standard for planning road improvements that aims to balance citywide mobility needs with the impact of the transportation system on neighborhoods and existing land uses. Two goals related to this need for balance are in the Streets Element 2.0 Goals on page 52 which states: "Maintain and improve citywide traffic circulation by widening roadways where appropriate and in concert with citywide goals of neighborhood protection...." and "Protect neighborhoods from negative impacts of traffic." In addition, the 3.1 Context-sensitive Design text on page 53 states: "Design, operate, and maintain the transportation network to improve travel conditions for bicyclists, pedestrians, transit, vehicles, equestrians, and freight, in a manner consistent with and supportive of the General Plan and Transportation Master Plan goals, and adapted to the localized context (emphasis added) within the different areas of the City...." Page 70, 6.5 Roadway Modification Guidelines regarding addressing traffic congestion includes the same philosophy of context-sensitive design: "In order to address congestion issues, communities are often faced with the need to add additional travel lane capacity to the transportation network. This need must also be weighed against neighborhood impacts and community character or context issues."

Based upon this approach to transportation planning, if City Council decides to recognize and designate a neighborhood as historically significant to the community, then this historic designation would be considered in any future analysis that compares mobility goals and objectives to the localized neighborhood context and adopted neighborhood protection policies. Historic preservation does not bind future decision making on transportation needs but a designated historic district becomes an important consideration for the "context-sensitive design" prescribed in the Transportation Master Plan. The goals and policies in the adopted plan support the consideration of neighborhood impacts and community character in transportation planning; mobility needs must be weighed relative to neighborhood impacts, not in a vacuum.

The Streets Element also includes street classifications and cross sections for minor collector and higher classification streets. Figure 4-5: Recommended Street Functional Classification shows both Miller Road and Chaparral Road adjacent to and through the Villa Monterey Units 1-7 townhouse development as Minor Collector – Suburban. The cross sections show a standard right-of-way for a Minor Collector – Suburban as 70 feet. The existing two lanes for traffic and bike lanes on both roads would be consistent with Minor Collector standards. The existing rights-of way for both Miller and Chaparral Roads of 80 feet in Villa Monterey exceed the standard. However the cross section also shows sidewalks with a width of 6 to 8 feet separated from the curb. The existing sidewalk widths on Miller and Chaparral Roads of less than 6 feet width are substandard. A HAWK pedestrian crossing was installed on Chaparral Road to the east of Villa Monterey to provide enhanced pedestrian and bicycle access in response to resident's concerns about traffic. There have been discussions on

the potential need to address traffic issues in the area. The Hayden/Chaparral Roads intersection improvements to the east of Villa Monterey neighborhood are included in the 5-year Capital Improvement Program.

In addition to the adopted 2008 Transportation Master Plan, the Transportation Commission approved the 'Neighborhood Traffic Management Program' in 2007 with revisions to the plan recently approved by the Commission in 2010. The goals of the program are included in the Policy Element of the Transportation Master Plan under 8.0, Neighborhood Traffic Management. The program includes qualifying criteria for traffic calming projects. The Transportation Department and the Transportation Commission can work with neighborhoods on their traffic concerns through this program. Since this program was approved, the Transportation Department has been working with neighborhoods throughout the city to address traffic concerns on a case-by-case basis.

May 2007 City Council Consideration of alternatives to widening Chaparral Road and Impacts of alternatives

On March 20, 2007, City Council received a petition from about 1300 residents to remove the concept of widening Chaparral Road from consideration in the Transportation Master Plan. On April 10, 2007, Council approved a motion to have staff prepare a presentation on alternatives to widening Chaparral Road and to conduct a public hearing by the end of May 2007. The item was discussed at a public hearing on May 29, 2007.

The Transportation staff report and presentation to City Council included the results from the 'May 2007 Chaparral Road, Miller Road to Hayden Road Roadway Evaluation'. Two main alternatives to widening Chaparral Road were presented to Council: 1) Maintain existing/do not reduce traffic volumes, and 2) Restrict traffic volumes to 1992-1996 levels. The city staff's traffic analysis included the impacts of widening Chaparral Road from Miller Road to 78th Street to four travel lanes. The Summary Assessment on page 12 of the staff report contained the following statement: "The option of widening Chaparral Road could be eliminated without major transportation system impacts or impacts on Downtown growth and revitalization; however, there would be moderate increases in traffic on adjacent and parallel roads if the existing configuration is retained." The staff report noted that if Council pursued the second alternative of redesigning the roadway segment to reduce the traffic on Chaparral Road, larger increases in traffic on adjacent or parallel streets would result from traffic restrictions. City Council agreed with the Transportation staff report and presentation that it could eliminate the option of widening Chaparral Road. They did not vote on alternative 1) or 2) in their motion.

At the conclusion of the hearing, City Council voted 6-1 in favor of an amended motion to remove the option of condemning houses and widening Chaparral Road from consideration and to include the option of not increasing traffic capacity on Chaparral Road. This Council decision does not pose any problems for the proposed designation of Villa Monterey as a historic district. The present classification of Chaparral Road in the Transportation Master Plan as a Minor Collector is consistent with this May 29, 2007 City Council vote; the concept of widening the roadway to increase capacity was removed from consideration in the plan. The existing street design also conforms to the May 2007 City Council vote. The Transportation Commission and/or City Council could reconsider the classification of Chaparral Road in the future.

Southern Scottsdale Character Area Plan

Villa Monterey Units 1-7 is within the Southern Scottsdale Character Area Plan boundary. The goals and policies in this adopted October 2010 plan would be used for any future transportation planning using a context-sensitive design approach and adopted policies, but the plan says little about transportation. Many of the goals and policies in this plan are aimed at protecting, maintaining and/or revitalizing neighborhoods. Goal NR 1 is to "Enhance current residential neighborhoods within southern Scottsdale." Included in the policies to implement

this goal is Policy NR 1.5 to continue “the designation of residential and neighborhood historic properties and districts, which protect and enhance property values through appropriate restoration, preservation, and promotion of significant historic resources.” Goal NR 3 in the Neighborhood Revitalization section is to: “Strengthen neighborhood identity, unity, and health within Southern Scottsdale.” The goals in the Southern Scottsdale Character Area Plan support the designation of significant historic neighborhoods as historic districts.

Planning Commission recommendation from April 27, 2011 public hearing

Members of the Planning Commission had questions for historic preservation staff and the city attorney present, Joe Padilla, on the potential impacts of the designation of a Villa Monterey Units 1-7 historic district on transportation planning. They voiced some concerns about a historic district binding or restricting future transportation planning. The Commission included in their unanimous motion to City Council in support of the district “that the Historic Preservation designation not restrict the City of Scottsdale from future transportation and traffic planning in the area.” This analysis will describe the staff responses to their concerns. Residents or interested citizens also asked questions about Chaparral Road in neighborhood meetings and received similar responses from staff as those provided at the Planning Commission hearing.

Regarding questions or concerns about whether City Council can decide to widen Chaparral Road from Miller Road to 78th Street through Villa Monterey, the answer is yes the city could change the classification of the street and widen it to four lanes. Council could also remove the HP zoning from one side of Chaparral Road in the future in order to acquire the homes for road widening. Council has the prerogative to change previous policies and revisit the Transportation Master Plan.

Would the designation of a historic district prevent any future widening of Chaparral Road? No. Staff advised the Planning Commission that residents have been told in neighborhood meetings that if the historic district is approved, there is no guarantee that City Council or the Transportation Commission would not decide to reconsider the reclassification of Chaparral Road or the widening of the road in the future. Existing policies were described to residents but they were also told that policies can be changed by a vote of City Council.

Do residents want the impacts of street improvements on their neighborhood considered in transportation planning? Yes, the fact that a neighborhood is designated a historic district and is a stable well-maintained residential land use should be considered when evaluating the impacts of traffic improvements. Since the Transportation Master Plan contains policies for ‘context-sensitive design’ and adapting the transportation system to the ‘localized context’, existing residential neighborhoods and other land uses should be part of weighing local impacts versus citywide mobility needs.

Balancing local or neighborhood concerns with citywide traffic concerns does not make HP zoning or existing land uses ‘binding’ on transportation planning, to use the term from Planning Commissioners. The City Attorney’s Office can address Council questions on street improvements in their public hearing, but Joe Padilla’s response to the Planning Commissioner’s questions was that an HP district would not prohibit transportation planning, that Council can decide what it wants to do to improve and manage a public right-of-way to promote public safety and move traffic efficiently, and Council could decide to remove the HP overlay zoning. The city could also purchase property through eminent domain for a public purpose like road widening.

Attachment: Existing Rights-of-way on Chaparral Roads

EXISTING RIGHTS-OF-WAY ON CHAPARRAL ROAD, 5/2011



Figure 1. Chaparral Road at Miller Road Intersection

Proposed HP: Villa Monterey is on the northeast and southeast corners of this intersection

Recommended Street Functional Classification:

East of Miller = Minor Collector – Suburban

West of Miller = Major Collector – Suburban

Existing Cross Sections for Street Classifications/Typical Cross Sections:

Minor Collector Suburban Character = 70' ROW; Existing = 80' ROW (Exceeds standard)

Major Collector Suburban Character = 100' ROW; Existing = 80' ROW (Substandard)



Figure 2. Chaparral Road at 77th Street Intersection

Proposed HP: Villa Monterey is on both the north and south sides of Chaparral Road

Recommended Street Functional Classification:

East of Miller to 78th = Minor Collector – Suburban

Existing Cross Sections for Street Classifications/Typical Cross Sections:

Minor Collector Suburban Character = 70' ROW; Existing = 80' ROW (Exceeds standard)



Figure 3. Chaparral Road at 78th Street Intersection

Proposed HP: Villa Monterey is on the northwest and southwest corners of this intersection

Recommended Street Functional Classification:

West of 78th = Minor Collector – Suburban

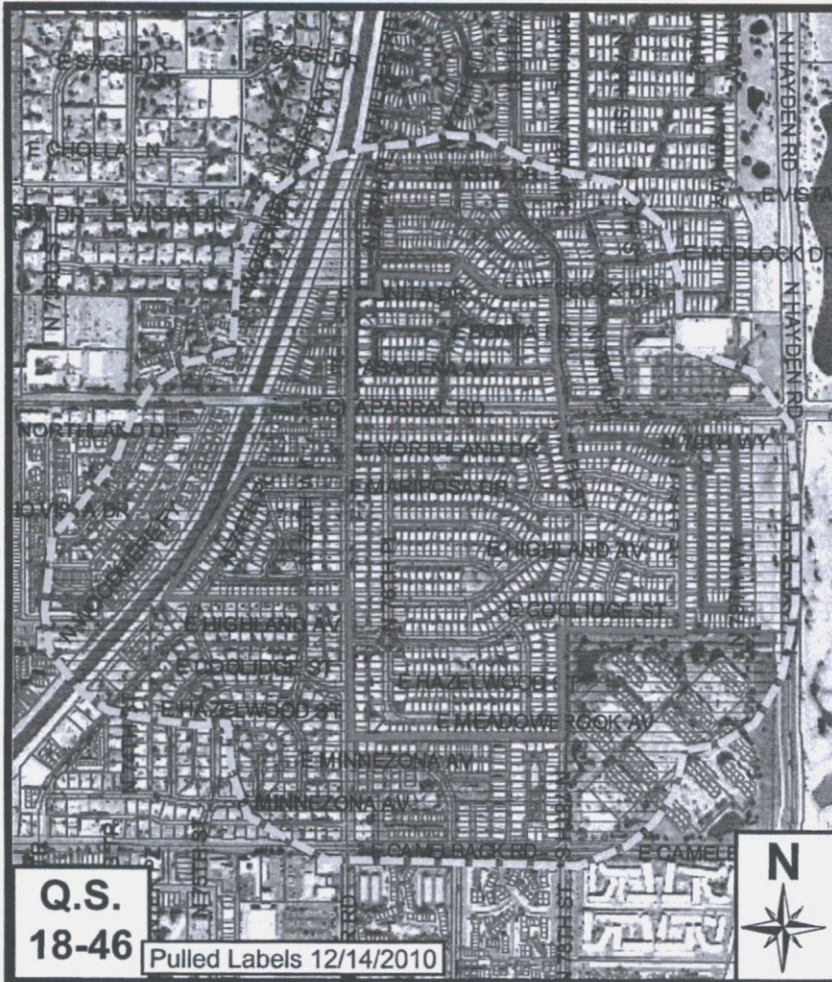
East of 78th = Major Collector – Suburban

Existing Cross Sections for Street Classifications/Typical Cross Sections:

Minor Collector Suburban Character = 70' ROW; Existing = 80' ROW (Exceeds standard)

Major Collector Suburban Character = 100' ROW; Existing = 110' (Exceeds standard)

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary

Properties within 750-feet

Additional Notifications:

- ***Interested Parties List***
- ***Adjacent HOA's***

Villa Monterey Units 1-7 HP Overlay Zoning

13-ZN-2010 / 4-HP-2010

ATTACHMENT #12



**CITY OF SCOTTSDALE
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES**

**THURSDAY, MARCH 17, 2011
ROOM 7, GRANITE REEF SENIOR CENTER
1700 N GRANITE REEF ROAD, SCOTTSDALE, AZ**

PRESENT: David Schmidt, Chair
Len Marcisz, Vice-Chair
Bob Cook, Commissioner
Timothy P. Burns, Commissioner
DeeJaye Lockwood, Commissioner
Jennifer Smithey, Commissioner

ABSENT: Earl Eisenhower, Commissioner

STAFF: Don Meserve, Historic Preservation Officer/City Archaeologist
Debbie Abele, Historic Preservation Consultant

VISITORS: Karen Lehman, J. Robert Wyatt, Peter & Louise Frechette, Sherlyn Baker, Jewell Horrell, Dominic Bujurlic, Roc Rogen, Margaret Bogan, Variette Satlak, Sharon Gurley, Lynne Wright, Jack Wifler, Gloria Wifler, Jim Murphy, Cindy Ott, Dorothy J. DeFir, Darin Johnson, Millie Winters, Joseph Faldut, Collene Lawrence, Rim M. Kyelbgool, Sylvester Bello, Carlos Turak, Barbara Phillips, Joan Dizzart, Tom Mehen, Laurel Hirsch, Carol Lynn Mehen, Barbara Baker, Patricia M. Jones, Sandra Jean Edwards, Susan Winbel, Janet Johnson, Jim Bennett, Tom Prombo, Jeff Carter, Jenney Carter, Marilyn Pope, Lareen Cerelli, May Medler, Matt Peterson, Janet Peterson, Bev Gasson, Beverly Petit, Candee Kjeldgaard, Audyth Bernstein, Diane Frank, M. J. Walsh, Christine Sqwellaro, Marilyn Porstman, John Porstman, Vernon Paige, Tobias Namenson, Myrna Walker, Ketta Kelly, Martha Frunell

CALL TO ORDER

Chair Schmidt called the Historic Preservation Commission special meeting to order at 5:32 p.m.

Roll Call

A formal roll call was conducted confirming members present as stated above.

Public Comment

None.

Public Hearing Item

1. Report/Discussion/Possible Action: Villa Monterey Units 1-7 HP Overlay Zoning, Cases 13-ZN-2010 and 4-HP-2010

Consider a request by City of Scottsdale/Historic Preservation Commission, applicant, to rezone Villa Monterey Units 1-7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP) on 115± acres in the vicinity of Miller and Chaparral Roads, from Meadowbrook to Medlock and from 74th Place to 79th Place, containing 758 homes and 13 common tracts, by adding Historic Property overlay to this townhouse development and placing Villa Monterey Units 1-7 on the Scottsdale Historic Register as a historic district.

Mr. Meserve presented information on the Villa Monterey Units 1-7 HP overlay zoning case with a PowerPoint presentation on the location, architectural styles, features, public involvement and staff recommendation in support of the historic district. The HPC has discussed townhouses and Villa Monterey in about thirty meetings over the last three years. Ms. Abele provided a detailed description of the designation report including; the ordinance criteria for designation, the high degree of integrity, the influential approaches used by the local builder for the development and marketing of townhouses, the excellent examples of architecture and customized features and details from the era, and why the Commission should vote in favor of its eligibility and integrity.

The Commission asked staff questions on the staff report concerning integrity and changes to roofing materials before the Chair asked for public comment on the case. Reroofing a house is a common and necessary change to homes in the area; new roofs did not make homes non-contributing. Fifty-seven people signed in for the public hearing and some completed cards to speak at the hearing.

Jim Murphy, President of Villa Monterey Unit 1 spoke about the unanimous support of the board and how he contacted all the homeowners in his HOA and that 91+ percent were in support. The evidence that the neighborhood is significant is there and the Commission should vote in favor.

Diane Frank, Unit 7 spoke as a licensed realtor and said, in her experience with selling homes in historic districts, the home values and taxes will increase. The sale prices may be \$50 thousand more than homes that are not in historic districts.

John Porstman, Unit 4 asked which homes were altered to the point they were determined to be non-contributing. Ms. Abele replied that a few homes had additions that used materials not found in the construction of other homes in the neighborhood or the addition of elements like large pop-ups of stucco around the windows.

Peter Frechette, Unit 1 spoke in support of the historic district and recalled how he had selected Villa Monterey as the neighborhood where he wanted to live. Considered moving to Santa Barbara, Monterey or Santa Fe and decided that the homes in Villa Monterey in Scottsdale had the style and weather they liked, and it was the best community they could find.

Marilyn Pope, Unit 5 credited Kathy Feld for their neighborhood being considered for designation and wanted to publically thank her for all her hard work over the years.

Jack Wifler, Unit 6 described how he liked the solid block construction and 12" joists in the roof in the Villa Monterey townhouse construction. He also owns a property in the Village Grove 1-6 historic district and said the neighborhood has improved since it was designated in 2005.

Chair Schmidt closed the public testimony and asked Commissioners for comments.

Commissioner Burns said it was nice to have the community come out in support; it makes the Commission's job easier. Vice-Chair Marcisz seconded Commissioner Burns' comments thanking visitors for coming in support of their neighborhood being considered for historic district designation and thanked both Mr. Meserve and Ms. Abele for recognizing what citizens want. He noted that this case is a model of how cities can work in partnership with residents and that the Commission is very familiar with Villa Monterey based upon many prior meetings.

MOTION ON CASES 13-ZN-2010 AND 4-HP-2010 BY VICE-CHAIR MARCISZ, 2ND BY COMMISSIONER BURNS, THAT THE SCOTTSDALE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE SCOTTSDALE PLANNING COMMISSION AND THE CITY COUNCIL THE REZONING OF VILLA MONTEREY UNITS 1 – 7 FROM TOWNHOUSE RESIDENTIAL DISTRICT (R-4) TO TOWNHOUSE RESIDENTIAL DISTRICT, HISTORIC PROPERTY (R-4 HP) AND FROM MULTIPLE-FAMILY RESIDENTIAL DISTRICT (R-5) TO MULTIPLE-FAMILY RESIDENTIAL DISTRICT, HISTORIC PROPERTY (R-5 HP) ON 115+ ACRES. VICE-CHAIR MARCISZ MOVED THIS RECOMMENDATION FOR THE FOLLOWING REASONS:

THE PROPERTIES ARE HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT AS A COLLECTION OF HOMES THAT ILLUSTRATE A PARTICULAR TYPE OF BUILDING AND A DEVELOPMENT PATTERN THAT INFLUENCED THE PHYSICAL FORM OF SCOTTSDALE IN THE POSTWAR ERA AND REMAINS DISCERNABLE AND DISTINCTIVE. THERE ARE THREE SUPPORTIVE REASONS FOR THIS NOMINATION;

- 1. THE INFLUENCE ON HOW TOWNHOMES SUBSEQUENTLY DEVELOPED IN ARIZONA,**
- 2. THE CURRENT HIGH DEGREE OF INTEGRITY AS WITNESSED BY THE 99% INTEGRITY RATING GIVEN BY DEBBIE ABELE, AND**
- 3. THE INTACT ORNAMENTATION AND CUSTOMIZED BUILDING FEATURES OF THE HOMES THAT SET THEM APART AS A PRODUCT OF A HISTORIC PERIOD AND GIVE IT A UNIQUE SENSE OF TIME AND PLACE WHICH SHOULD BE PRESERVED.**

MOTION PASSED UNANIMOUSLY SIX (6) TO ZERO (0).

Mr. Meserve noted that the tentative hearing date for the Planning Commission was April 27, 2011 and the tentative date for a City Council hearing was June 7, 2011.

Chair Schmidt advised visitors that the Commission had some further business and that they were welcome to leave now or stay. There was a short break while Villa Monterey residents left.

Regular Agenda Items

2. Report/Discussion/Possible Direction: HPO Report on Upcoming Events, Activities and Projects

Mr. Meserve reported on the ongoing planning for 60th Anniversary events for the incorporation of the city including historic tours being planned. There is a website listing the events. Mr. Meserve listed agenda items for the next meeting including the Commission selecting places of worship, a discussion of the Taliesin West HP boundary and their response to the Commission's letter, and a discussion of Browns Ranch area. He noted that a representative from the Preserve staff will attend the meeting for the Browns Ranch item. The Chair suggested placing Browns Ranch first on the agenda as a higher priority than the selection of places of worship.

Mr. Meserve also reported on the re-roofing project for Loloma School that was brought to the staff's attention by Commissioner Burns at the last meeting. Mr. Meserve signed a Certificate of No Effect based upon a review of the plans and hopes for better and earlier communication in the future on exterior projects on city-owned historic buildings. The Chair expressed his interest in avoiding problems like this in the future and that the Historic Preservation Office should be included in exterior projects.

3. Commissioner Comments and Announcements

Vice-Chair Marcisz noted that they are proceeding with the production of the vignette with Channel 11 for the Pullman car in the McCormick-Stillman Railroad Park and that Commissioner Eisenhower will be interviewed in the sound studio on his Uncle's use of the car.

4. Future Meeting Dates and Agenda Items

The next meeting will be on April 14, 2011 in the One Civic Center.

Adjournment: 6:46 p.m.

Summary Minutes Prepared by Don Meserve

Rick Strusiner provided comments and concerns regarding architectural elements of the project.

VICE-CHAIR GRANT MOVED TO CONTINUE 1-ZN-2004#2 TO A DATE TO BE DETERMINED. SECONDED BY COMMISSIONER EDWARDS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED AGENDA

3. 6-AB-2011 (Quails Nest Lot 1)

COMMISSIONER PETKUNAS MOVED TO RECOMMEND THAT CITY COUNCIL APPROVE CASE 6-AB-2011, PER THE STAFF RECOMMENDED STIPULATIONS. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

4. 13-ZN-2010 (Villa Monterey Units 1-7 HP Overlay Zoning)
5. 4-HP-2010 (Villa Monterey Units 1-7 HP Overlay Zoning)

Jim Bennett and Valerie Bennett provided written comments in support of the request.

COMMISSIONER FILSINGER MOVED TO RECOMMEND THAT CITY COUNCIL APPROVE CASES 13-ZN-2010 AND 4-HP-2010, AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN, AND AFTER FINDING THAT VILLA MONTEREY UNITS 1-7 TOWNHOUSE DEVELOPMENT MEETS THE ELIGIBILITY CRITERIA FOR HISTORIC PRESERVATION DESIGNATION, AND WITH THE ADDED RECOMMENDATION THAT THE HISTORIC PRESERVATION DESIGNATION NOT RESTRICT THE CITY OF SCOTTSDALE FROM FUTURE TRANSPORTATION AND TRAFFIC PLANNING IN THE AREA. SECONDED BY COMMISSIONER EDWARDS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

6. Shea Area General Plan Amendment Initiation

COMMISSIONER PETKUNAS MOVED TO INITIATE CASE 256-PA-2011. SECONDED BY VICE-CHAIR GRANT, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

7. 9-UP-2011 (Kush Clinic LLC- Medical Marijuana Dispensary)

Court Rich and Wendy Riddell provided comments on the request.

COMMISSIONER CODY MOVED TO RECOMMEND THAT CITY COUNCIL APPROVE CASE 9-UP-2011, PER THE STAFF RECOMMENDED STIPULATIONS, AND WITH THE ADDED RECOMMENDATION THAT THE CONDITIONAL USE PERMIT RESOLUTION CONDITIONS BE SATISFIED WITHIN SIX MONTHS OF THE DATE OF THE RESOLUTION, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET. SECONDED BY COMMISSIONER PETKUNAS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at: www.scottsdaleaz.gov/boards/PC.asp



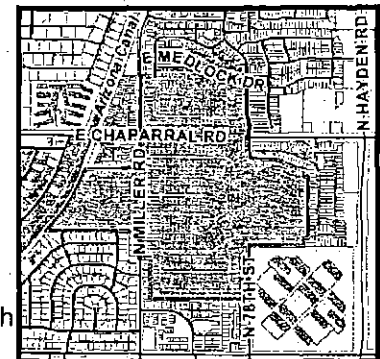
STAFF REPORT

TO: HISTORIC PRESERVATION COMMISSION
HEARING DATE: March 17, 2011
FROM: Don Meserve, AICP, Historic Preservation Officer
RE: CASE NUMBERS 13-ZN-2010/4-HP-2010: VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING MAP AMENDMENT

REQUEST:

1. Consider a request by City of Scottsdale/Historic Preservation Commission, applicant, to rezone Villa Monterey Units 1-7 from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP) on 115± acres in the vicinity of Miller and Chaparral Roads, from Meadowbrook to Medlock and from 74th Place to 79th Place, containing 758 homes and 13 common tracts, by adding Historic Property overlay to this townhouse development and placing Villa Monterey Units 1-7 on the Scottsdale Historic Register as a historic district.
2. Consider a recommendation to the Planning Commission and City Council on the requested HP zoning map amendment and determine the eligibility and historic significance of Villa Monterey Units 1-7.

APPLICANT: City-Initiated Case by the Historic Preservation Commission
OWNERS: 758 townhouse homeowners and 7 Home Owners Associations for the 13 common tracts
APPLICANT CONTACT: Don Meserve, AICP, Historic Preservation Officer
480-312-2523, dmeserve@scottsdaleaz.gov
Community Design Studio, 7506 E. Indian School Road
Scottsdale, AZ 85251
SIZE/LOCATION: 115+/- acres in the vicinity of Miller and Chaparral Roads, from Meadowbrook on the south to Medlock on the north and from 74th Place on the west to 79th Place on the east, containing 758 homes and 13 common tracts



Location Map

BACKGROUND SUMMARY

- In 2007 representatives from Villa Monterey Homeowners Associations appealed to the HPC to consider their neighborhood for historic district designation and volunteers worked hard to collect signatures on petitions in support of the Units 1-7 being considered for local historic district recognition.
- The HPC directed staff to conduct a city-wide survey of attached and townhouse developments before it could consider any one townhouse development for local register designation.

- After the city-wide survey was completed and the information was reviewed by the HPC, the Commission initiated an HP overlay zoning case for the Villa Monterey Units 1-7 townhouse development on December 10, 2010. Two open houses were held on the zoning case on February 12, and 19, 2011.
- The Historic Significance and Integrity Assessment Report (Attachment 1.) concluded that Villa Monterey Units 1-7 is historically significant under two ordinance criteria and is eligible for HP zoning and listing on the Scottsdale Historic Register.
- There is strong support from the homeowners for designation of Villa Monterey Units 1-7 as evidenced by their signatures on petitions in support of a historic district, participation in neighborhood meetings and open houses, and other contacts with staff, the Commission or City Council. A small minority of the residents have indicated that they do not support a historic district (estimated at 2-3%).

BACKGROUND AND SUMMARY OF CITIZEN INVOLVEMENT BEFORE INITIATION OF HP CASE

Early Historic Preservation Program Activities: The Historic Preservation Commission (HPC) was appointed in June 1997 and was charged by City Council with identifying significant historic resources in the city and with establishing and maintaining the Scottsdale Historic Register as part of a comprehensive Historic Preservation Program. City Council approved two ordinances on preservation in July 1999 including the Historic Property Zoning Overlay. Nineteen properties or complexes and two neighborhood historic districts have been placed on the official Scottsdale Historic Register by City Council since 1999.

Early Contacts with Residents of Villa Monterey Regarding Historic Preservation: Representatives from Villa Monterey townhouse development first contacted the city's Historic Preservation Office in late 2006. Debbie Abele, Historic Preservation Officer at the time attended a meeting of Home Owners Associations (HOAs) in Villa Monterey to answer their questions about historic districts. The HOA presidents selected Kathy Feld in February 2007 to be the spokesperson for Villa Monterey for historic preservation. In March 2007 Kathy Feld and other residents attended an HPC regular meeting and expressed their interest in being considered for historic district designation. Ms. Feld distributed handouts to the Commission with background information on Villa Monterey. In response the Commission advised staff that they wanted the city to complete a city-wide survey of townhouse developments, recognizing that they could not consider any specific development for designation until the entire range of candidates in the city were first identified in a survey.

HPC Consideration of All Attached/Townhouse Developments and Selection of Best Examples: A historic context on attached/townhouse developments was researched in 2008 and initial results were presented to the Commission in late 2008. The final text of the historic context was completed a few months later. In their approved 2009 Work Program the Commission included considering Villa Monterey designation in their list of tasks. The HPC continued discussing the city-wide survey results in September 2009 and toured 16 out of a total of 52 projects in October 2009. The approved 2010 Work Program also included the tasks of completing all the research on townhouses and identifying the projects eligible for designation. In March 2010 the Commission discussed the best candidates and agreed upon the top five townhouse projects for ongoing consideration, including Villa Monterey as one of the top five.

Ongoing Interest from Villa Monterey Homeowners: While the Commission and staff were completing the city-wide research and survey, residents in Villa Monterey were continuing to pursue the idea of being designated during 2008 and 2009. Residents wanted to circulate petitions to all the homeowners in each HOA to see if owners supported a historic district for their neighborhood. The Historic Preservation Office developed the language to be used on the petitions with city attorneys and provided the format for petitions to Villa Monterey representatives. Members of each of the HOA boards and other volunteers began circulating petitions to gauge the level of support in each Unit for historic district designation. The Commission received updates at their regular meetings on how the petition drive was progressing. When the

Commission heard the results of the petition drive in April and September 2010 they concluded that Units 1-7 had the strongest support, Unit 9 had fewer signatures and Unit 8 elected not to participate.

Commission Process on Villa Monterey Units 1-7: The HPC had townhouses or Villa Monterey on their agenda in over thirty different meetings over three years so there have been ample opportunities for interested citizens to be aware of Commission discussions on Villa Monterey in public meetings. Debbie Abele completed a house-by-house analysis of integrity in Villa Monterey over the summer in 2010 to determine how many houses had been altered to the degree that they would not contribute to the character of the area. She reported to the Commission that 99% of the homes were contributing since only a few homes had major exterior alterations. This is a very high level of integrity for a neighborhood.

After hearing results of the integrity assessment and the latest petition results in September 2010 showing 83% of the homeowners in support of a historic district, the Commission directed staff in October 2010 to hold a neighborhood meeting with the owners of Units 1-7, judged to be the best architecturally and with high levels of both support and integrity. Residents were invited to attend a meeting at the Unit 4 Clubhouse on Northland Drive on Saturday, November 13, 2010. A map of the draft HP boundary for Villa Monterey Units 1-7 was presented at the neighborhood meeting. Over sixty people with owners from each of the seven Units attended this informational meeting advising residents that the initiation of an HP case would be on the next HPC agenda.

Initiation of HP Overlay Zoning Case: On December 9, 2010 the HPC voted unanimously to initiate an HP overlay zoning case for Villa Monterey Units 1-7 on approximately 115 acres including 758 homes and 13 common tracts. Don Meserve filed the application on behalf of the HPC on December 14, 2010 and the required open houses were then scheduled.

GENERAL PLAN, ZONING, CONTEXT AND ADJACENT USES

General Plan: The proposed HP zoning is consistent with city policies to identify and protect significant historic resources. Placing the Villa Monterey Units 1-7 townhouse district on the Scottsdale Historic Register and adopting HP overlay zoning are tools to implement specific General Plan goals and policies including; 1) the Character and design Element goal to "identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation," and 2) the "Protection of significant historic buildings and settings" value from this element.

Existing Zoning: Villa Monterey Units 1-7 is zoned R-4 for townhouses and R-5 for multiple-family uses. More specifically, Units 1, 5, 6 and 7 have R-5 zoning and Units 2, 3 and 4 have R-4 zoning.

Context: Villa Monterey was developed on the edge of the downtown beginning with Unit 1 on the east side of the Arizona Canal on the west side of Miller Road and south of Chaparral Road. Units 2, 3, 4 and 5 were built in succession to the east of Miller Road and from Meadowlark Road to Chaparral Road, and extending east to 79th Street. Units 6 and 7 are northeast of the Miller and Chaparral Roads intersection, extending east to 78th Street and north to Medlock Drive. The largest entry monuments are located by the Coolidge Street entry off of Miller Road but other Units also have entry signs or monuments.

Adjacent Uses and Zoning: A number of existing condominiums, townhouses, apartments or single family homes developments are adjacent to Villa Monterey Units 1-7.

- North: El Chaparral Villas zoned R-5, Scottsdale in Towne Villas zoned R-5, Villa Monterey Unit 9 zoned R-5, La Villita zoned R-3 (c); farther north above Vista Drive – Sunrise Villas zoned R-4 (c)
- East: Scottsdale Shadows zoned R-4, R-5 and O.S., La Villita zoned R-4, Scottsdale Monterey zoned R-4 (c); farther east – Hayden Road and Indian Bend Wash

- South: Scottsdale Terrace Unit II zoned R1-7, Monte Vivienda zoned R-5, Villa Bianco zoned R-5, Scottsdale Shadows zoned R-4, R-5 and O.S.; farther south – Camelback Road
- West: Scottsdale Terrace Unit II zoned R1-7, Arizona Canal, Miller Road, The Sage Condominiums zoned R-5 across the Arizona Canal, Casita el Puente zoned R-5

PROPOSED HISTORIC DISTRICT, IMPACT ANALYSIS AND CITIZEN INVOLVEMENT SINCE INITIATION

Goal/Purpose of Request: The Historic Preservation Commission is the applicant for this zoning map amendment consistent with their charge from City Council to identify and protect significant historic resources. The Commission's request is to officially recognize the historic significance of the 1960s townhouse development, Villa Monterey Units 1-7 by City Council adopting HP overlay zoning and placing the neighborhood on the Scottsdale Historic Register as a historic district. The requested zoning map amendment will change the zoning map from Townhouse Residential District (R-4) to Townhouse Residential District, Historic Property (R-4 HP) and from Multiple-Family Residential District (R-5) to Multiple-Family Residential District, Historic Property (R-5 HP) on 115± acres.

Impact and Policy Implications: No changes in underlying zoning, land use, traffic, or development are proposed in this city-initiated case. There is no project so there are no project impacts. None of the typical zoning issues associated with rezoning cases for new construction or redevelopment projects apply to this HP overlay zoning. According to numerous economic studies, property values in historic districts tend to increase due to increased interest and demand for the housing within officially recognized residential historic districts.

Initiation of this HP overlay zoning application by the Historic Preservation Commission is consistent with Ordinance No. 3242, Historic Preservation ordinance, approved by City Council in August 1999. Ordinance No. 3242 also requires that the HPC make a recommendation on all HP overlay zoning cases to the Planning Commission and City Council. If the HP zoning map amendment is adopted by City Council, this action will document that Villa Monterey Units 1-7 development is a historically significant 1960s townhouse development in Scottsdale.

Summary of Citizen Involvement: The application was filed on December 14, 2010 by Don Meserve and open houses were scheduled for February 12, and 19, 2011 with the required notification. Nearly 150 participants attended the two open houses in February and attendees were overwhelmingly in support of a historic district. Some property owners from adjacent developments called city staff for information about the proposed HP overlay zoning or attended the open houses.

Three individuals from two households in Unit 1 announced their opposition to becoming a historic district at the first open house. The President of their HOA Board, Jim Murphy decided to poll every household in Villa Monterey Unit 1 after the open house and was able to get 80 of the 87 homeowners (92%) to sign the petitions in support of historic preservation with four owners in Unit 1 in opposition.

The vast majority of the residents in Villa Monterey Units 1-7 have been confirmed as supporting this proposed historic district. The city received copies of all the petitions circulated by volunteers to their neighbors that showed 83% of the homeowners in support. In order to confirm and document the number of homeowners in support of historic preservation, the city's Zoning Administrator, Tim Curtis asked Don Meserve to verify that the names on the petitions matched county ownership records. The signature verification process resulted in some signatures being dropped due to new owners, bank foreclosures or differences between the owner names and the signatures. Mr. Meserve advised the neighbors of the results of the signature verification and the resultant drop in the total number of supporters.

Volunteers proceeded to make contacts with any new owners in their HOAs and to contact owners that had not already signed the petitions. In addition each HOA Board was asked if they supported having the

common areas that they were responsible for included in the historic district. The second effort to gain signatures resulted in even more people in support of becoming a historic district, an increase from 83% to 86% in support. In addition all seven HOA Boards indicated their support for the common tracts being including in the historic district; increasing the number of parcels in support as well as the total % of the land area in support. Without the many hours of work by board members and other neighborhood volunteers, the city would not have been able to confirm that 652 of the homeowners (86%) and all of the HOA Boards support historic preservation for Villa Monterey Units 1-7.

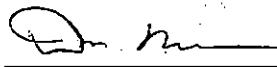
HISTORIC SIGNIFICANCE SUMMARY AND RECOMMENDATION

The Villa Monterey Historic District is considered historically and architecturally significant as a collection of homes that illustrate a particular type of building and a development pattern that influenced the physical form of Scottsdale in the postwar era and remains discernible and distinctive today. The work of a successful local builder who pioneered different approaches to development and marketing of homes in the post WWII era, it is significant because of it influenced how townhomes subsequently developed in Arizona. Further it is significant because of its high degree of integrity. The historic district provides excellent architectural examples, individually and collectively, of Southwestern-influenced forms, materials and detailing that has distinguished local and regional home building. The intact ornamentation and customized building features of the homes sets it apart as a product of a by-gone era and gives it a unique sense of time and place which should be preserved.

OPTIONS FOR DETERMINING SIGNIFICANCE AND MAKING A RECOMMENDATION FOR THE VILLA MONTEREY UNITS 1-7 HP OVERLAY ZONING

- Approve the historic property designation as proposed in the designation report, with reference to how the Villa Monterey Units 1-7 townhouse development is eligible and historically significant
- Continue case to allow time for additional information or research to be provided
- Deny as proposed, with reference to how the neighborhood is not eligible or historically significant

HPO/Staff Recommendation: The HPC should make a determination that the properties included in the proposed Villa Monterey Units 1-7 HP boundary meet the criteria for designation on the Scottsdale Historic Register as a historic district and set forth their findings on how the development is historically and/or architecturally significant. The HPC should forward a recommendation to the Planning Commission and City Council that HP overlay zoning should be applied to the Villa Monterey Units 1-7 historic district and that the townhouse development should be placed on the Scottsdale Historic Register (Cases 13-ZN-2010/4-HP-2010).

 3/14/11

Don Meserve, AICP
Historic Preservation Officer, Ph. 480-312-2523

ATTACHMENTS:

1. Historic Significance and Integrity Assessment Report
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Citizen Involvement Report
5. Summary of Verified Owner Signatures from Petitions
6. List of HPC Meetings on Townhouses and Villa Monterey

Villa Monterey Townhouse Historic District **Historic Significance and Integrity Assessment Report**

Background

In March of 2007, representatives of the Villa Monterey 1-9 Homeowners Associations initially contacted the Historic Preservation Commission (HPC) about designating their townhome neighborhood as a historic district. The residents were advised that no research and analysis had been undertaken on townhouses and their historic development in Scottsdale to date. Consequently, there was no basis for making judgments about the relative significance, integrity and, consequently, eligibility for designation of the Villa Monterey neighborhood on the Scottsdale Historic Register. The homeowners shared information they had gathered about the history and importance of their townhouse neighborhood, offered support in further research work and urged the HPC's consideration of their request. The HPC decided to include efforts to evaluate this historic residential population as part of their annual work program and directed staff to begin work on a context study related to the historic influences its development. An historic context report was completed by Linnea Caproni, an ASU public history graduate student, in 2009. As the work on the historic context report was being finalized, a city-wide survey was initiated of the existing townhouse developments, which were built during the period 1950 - 1974, to identify the best representative examples of the historic influences and architecture that distinguishes this property type. The survey field work was conducted by Historic Preservation (HP) staff, program interns and the HPC. Some 5871 townhouses were studied as part of this work. These townhomes were located in fifty-six separate development complexes that were made up of eighty-one recorded subdivision plats. In the course of the survey work, the townhouse developments were divided into various subsets based on their size, physical arrangement, architecture and community amenities so that comparative analysis could be done. Out of the total surveyed, six townhome complexes were selected as the best illustrations of the relevant historic context themes. The Villa Monterey Townhouse neighborhood was determined to be one of the top-ranked areas that warranted further work to document its importance and how it met the HP ordinance criteria for listing on the Scottsdale Historic Register.

Historic Contexts

National Post WWII Residential Development

In the twenty years after World War II, America experienced an unprecedented housing boom. This boom added more than twenty-five million new residential structures to our cities and towns by the year 1965. Demographic factors, socioeconomic conditions and trends, the availability of land, and government policies all influenced the spiraling demand for housing. In the postwar era, housing starts by month and year grew to be an important economic indicator for the first time and housing for Americans became both a national priority and big business.

During the first decade after WW II, housing demand favored single family home construction. Between 1945 and 1955, most of the residential growth was of free-standing, or detached, homes with multifamily units accounting for less than fifteen percent of new housing construction. The preference for single family detached housing had been established in the

early days of the nation's settlement. It symbolized independence and personal identity and many of the egalitarian qualities underlying the establishment of American democracy. Historical studies indicate that the typical postwar American household would have chosen ownership of a freestanding, single family home, if given the opportunity. This notwithstanding, by the late 1960s housing development included a growing volume of postwar multifamily housing products. Some of this change related to shifting family structures during this time. In the 1960s wives were increasingly becoming wage-earners while single parents and self-supporting unmarried persons moved up as heads of households. These changes affected the financial practicability of single family home ownership.

In the early 1960s, along with the growth of planned "New Towns," many developers began building master-planned residential developments, particularly in the West. Many of these developments offered both single and multifamily housing along with recreational amenities. Single family attached (SFA) homes were constructed by attaching walls of their housing units and situating them in high-density complexes with shared common spaces. The single family attached house or "Townhome" offered benefits for both developers and buyers. The SFA home design of shared walls, roofs, parking areas and infrastructure cost less per unit than detached homes and the space which would have been used for private yards accommodated additional units instead. This cost-effectiveness spurred their production. The fact that they "felt" like single family homes also contributed to their popularity. Consequently, in their advertisements, SFA developers touted the similarities of townhouses to private detached homes. The units came complete with appliances, such as new refrigerators, stoves, dishwashers, and garbage disposals; had private, often fenced, backyards and "park-like" settings for their common outdoor spaces. These new, less costly, developments quickly attracted the buyers who were unable to afford single family detached housing but who desired home ownership and community amenities. When townhouse developments began to offer FHA and VA financing in the late 1960s/early 1970s this expanded their potential markets. To appeal to the lifestyles of newly-married couples and retirees, townhouse promotions began to emphasize the maintenance-free aspect of townhome living which did not require the time or physical effort needed for traditional home upkeep. When choosing site locations, SFA developers sought townhouse locations situated near existing residences and service and retail centers. In the West this resulted in the placement of most early townhouse complexes near or in the newly built single family housing developments and on, or just off, major arterial roads. Thus situated, townhouses were imbued with a sense of place that fused the neighborhood appeal of a single family residential area environment with the comfort of easy access to city conveniences, similar to high density urban apartment living. It is a testament to the allure and profitability of SFA complexes that townhouses and condominiums composed nearly one-third of new construction in the United States by 1970.

Regional and Local Townhouse Development

In the 1960s and 1970s, California moved to the forefront in the development and design of townhouse communities. Although considered by some to be a descendant of the Eastern "row house," the townhomes of the West developed in response to the markedly different lifestyles of the region. The Western Townhome was not a continuation of the building practices of earlier periods nor a local

expression of the planning principles of cluster housing and new town developments which guided 1960s housing development in the East. Instead they embodied the lifestyle change embraced by America in the years after WWII. Notably, the Western townhouse usually included courtyards, atriums, patios and resort-like landscaping and other features important to recreating and outdoor living and entertaining. According to numerous planning and real estate studies which sought to analyze the rise in popularity of this housing form, townhouses of the West emphasized more light and color in the kitchen and bathroom areas. Western complexes also were given names that implied glamour or the exotic rather than labels suggesting pastoral environments, such as "village, orchard, oaks or farms," used for Eastern developments.

Just like in the first half of the twentieth century, Arizona builders and developers closely watched and borrowed freely from the California housing development trends and practices during the postwar years. An excellent example of the influences of the California Townhouse concept can be seen in the planning and development of the Villa Monterey Townhomes in Scottsdale, Arizona. Dave Friedman was successful builder in Philadelphia who moved to Arizona almost an invalid to retire. However, his health improved and he became involved in local housing construction. He established Butler Homes, Inc. and built several small-scale, traditional housing developments that were financially successful. In 1959-1960 Friedman acquired approximately 100 acres north of Camelback Road and the Arizona Canal. A huge wash cut through the acreage which would have a major impact on any development which might occur. While mulling over his options, Friedman and his wife travelled to Carmel and the Monterey peninsula in California. According to a 1966 article in Scottsdale's newspaper, the *Arizona*, Friedman described how he became fascinated by the many houses in California that were being built close together but in such a way that they retained charm and practicality. He decided to try a similar development for his Scottsdale property. Drawing upon the West's Spanish territorial past, he planned a "casita colony" which Friedman defined as "small houses built together." This concept also suggested a type of neighborhood living that would be as intimate and friendly as the romantic Spanish colonial living traditions. Importantly, Friedman understood the segmented buyer market which was emerging within America's increasingly-mobile society. Friedman saw the townhouse concept as ideal for buyers in the earlier interim or transient stages of life as well as for those in the latter stages of life who preferred low-maintenance property in order to "jet around the world without having to worry about what happens to the old homestead." In this market families no longer remained together "as they did in years gone by," and people retained a 'spirit of living regardless of age' in contrast to 'the Pullman-car days, [when] the old folks just sat on the front porch and rocked'."

The first unit of the Villa Monterey Colony was constructed in 1961 and in six months 180 houses were sold. Purported to be the first successful townhome project in Arizona, similar developments soon followed Villa Monterey in the metropolitan Phoenix area and Tucson. By 1969 there were nearly 50 townhouse developments in Scottsdale. Although many builders were active, Dell Traylor and John C. Hall of Hallcraft Homes led the construction of both large and small townhouse complexes throughout the 1970s. The national and regional boom in townhouse construction in the 1960s prompted an increased number of zoning requests for townhouses in Scottsdale in the 1970s. The advent of large mixed-use developments also contributed to this phenomenon as it was often easier to obtain approvals

for high-density residential developments if they are part of a larger mixed-use development plan than a stand-alone project. Thus during the period 1970-1980, with the sanction of approximately 20,000 dwelling units as part of major, mixed-use development projects of 80+ acres, land available for townhouse projects became more plentiful in Scottsdale. With the growing demand for this housing type, many properties originally zoned for apartments also were used to construct a townhouse project instead.

In Scottsdale another important influence on townhouse development was the crusade to improve central Scottsdale's Indian Bend Wash. In the early 20th century Indian Bend Wash was considered an eyesore that divided the community when it periodically flooded. In 1961 the Corps of Engineers developed a plan for a concrete channel, 23' deep and 170' wide, to line Indian Bend Wash to control flooding. Most Scottsdale citizens opposed the concrete channel and recommended that the town pursue a greenbelt solution instead whereby lands within the floodplain would be donated to the City for the greenbelt in exchange for "zoning or other means to raise the value of their remaining [adjacent] land." In 1965 the City hired an engineer to analyze Maricopa County Flood Control District and the Corps of Engineers plans for the concrete channel. The "Erikson Plan" (named for the engineer who headed up the study) also recommended a greenbelt alternative. There followed a decade of disputes among the parties involved over the design and funding for the needed improvements. However, in 1974, after a major 1972 flood had destroyed numerous homes along the 7-1/2-mile wash and curtailed plans for any future home building within the Wash's floodplains, the Corps finally approved the greenbelt alternative. With the adoption of the 1974 greenbelt plan, the City of Scottsdale agreed to grant landowners higher density zoning in exchange for their investment in improvements to Indian Bend Wash and their provision of the needed floodplain easements to the City. As a result, numerous multi-family and townhouse developments were approved for 736 acres of private land along the length of the 1200-acre wash.

Another important impetus to townhome development, nationally and locally, was the concerted and, ultimately successful, marketing approaches that sought to promote several key aspects of townhouse development. First, it was stressed that townhouses were not condominiums or cooperatives. Purchasers actually owned their homes and the land under it. The property was conveyed by an individually-recorded deed protected by title insurance. Consequently, for real estate and legal purposes, a townhome was not that different from a detached single family home. The specialized residential environment provided was also extolled. Many developments were age-restricted to adults of 55+ years with recreational amenities and social activities established accordingly. While the individuals were assured privacy, the sense and benefits of belonging to a community were also available to residents. Well-planned, these development sought to provide resort living at home, balancing suburban tranquility with urban conveniences.

The Form and Physical Characteristics of Townhomes

Townhouses are defined and categorized by the Maricopa County Recorder and Assessor's office as a specific building type, the single family attached (SFA) dwelling. Like the traditional home the, single family detached (SFD) dwelling, the SFA house is designed for occupancy by one family or living unit and it sits on its own platted lot within a subdivision. The townhome is constructed, however, to have one

or two party walls shared by an adjacent home or homes. While attached to each other, each townhouse is a single residence vertically. That is, there is no other home above or below it. This is the primary factor that distinguishes it from a condominium which is not a physical property type but a form of ownership.

The size of townhomes which were built during the post WWII era was typically smaller than single family detached homes but larger than most apartments. In Scottsdale they ranged in size from under 1000 square feet to larger units of 2200 to 3000 square feet. The majority, however, were 1300 to 1800 square feet in size. One and two-story heights were found in most developments, many offering a choice of one or another. There were also variations in how parking was provided for the homes in terms of its type, size and location. Carports were most common and found in approximately seventy-five percent of the town home developments. These one- or two-car carports were located next to the houses, at the rear or in covered parking areas separate from the dwelling unit. Enclosing a carport to become a garage was an option frequently offered by builders and garages became increasingly prevalent as time progressed. Most homes had outdoor living areas including front porches and patios. Backyard spaces, when provided, were often fenced.

There were distinct differences in the design and physical layout of the complexes among the Scottsdale townhouse developments. Some of this related to the number of units in a row that were attached to one another. Generally three or more units constitute a row. Some, however, were constructed in pairs. These "twins" or semi-detached" homes were attached by a single party wall to only one adjacent home. How the rows or collections of dwelling units were arranged within a complex provided another variation in their appearances. The traditional row arrangement with the home's primary façade fronting the street was most common and is found on eighty-five percent of Scottsdale's post-WWII townhomes developments. Another seven per cent of the complexes have curvilinear streets and/or houses staggered in a non-linear fashion along winding roadways. Another distinct type is the "clustered" townhouse complex. These are developments with three or more townhomes grouped together and arranged on the site in a manner that is not necessarily related to the road ways. They may be oriented or arranged around a community facility such as a pool or green space. Within the groups the houses have one or more shared walls with one another. Parking maybe adjacent to homes or grouped themselves in defined parking areas. Common driveways and open spaces between the groupings are also found.

Like single family subdivisions, the size of townhome developments ranged in size to those quite small with less than twenty-five houses to those with hundreds of dwelling units. Forty-five percent of the townhomes built in Scottsdale in the post WWII years, are located in large developments with 200+ units.

There is no dominant architectural style that characterizes the design of post WWII townhouse or a style that relates to specific time subset within that period. Instead historic townhouse architecture was usually a simplified version of the popular styles found on single family homes that were built during the same time period. Simple geometric forms are employed in the massing and proportions of the construction. Materials types; the inclusion of selected architectural features, such as arched opening;

or a minimal level detailing was employed as a means of giving a townhouse an architectural character. For the housing constructed in Scottsdale during the two decades following World War II, the predominant identifiable influences were those typical of the "Ranch House," "Modern" and "Postwar Period Revivals" styles.

Villa Monterey Historic District Summary

Description

The proposed Villa Monterey Historic District is a residential neighborhood generally located just to the north of the commercial core of Scottsdale's downtown. The proposed historic district boundaries include plats 1 through 7, which were subdivided and built up during the period 1961-1969. It is comprised of 758 individually-owned houses and thirteen areas, owned in common by the various home-owner associations, which are dispersed throughout the area. With its multiple plats, Villa Monterey is the largest historic townhome complex in Scottsdale. The district is distinguished from its surroundings in a variety of ways. Features such as entry signage, low walls and picturesque structures and elements define the entrances to the neighborhood. Tree-lined medians, undeveloped landscaped lots at corner locations, plantings and other vegetation also create distinctive streetscapes within the complexes. This setting combines with the consistent scale, massing, form and materials of the buildings to give the proposed historic district a visual cohesiveness and set it apart from other residential developments.

The streets in the proposed Villa Monterey Historic District are, for the most part, laid out in a traditional grid fashion with some curvature related to topography of the Arizona Canal on the west and to allow the incorporation of common areas for the subdivision's amenities. The houses are primarily situated in traditional rows with the home's main entrance fronting the street and its parking adjacent to the house. Yards are small but nicely landscaped with traditional grass lawns, shrubbery and mature trees. Others have desert landscaping with cactus, desert trees and plantings. The outside areas have seating and lawn furniture, art elements, fountains and flowering plants in pots – all which convey a sense that there is extensive use of the outdoor spaces, as well as a notable pride in the appearance of their properties and the neighborhood by its residents. The common areas are typically gated and fenced. Their appurtenances include clubhouses, pools, patios, ramadas, fountains, barbeque grills, picnic area with umbrella tables and chairs. All of these amenities contribute to the resort-like setting of the area which was promoted from its beginnings.

Homes are both one and two story in height. While Unit 1 had only three two-story houses, the percentage of the total homes constructed with second stories continued to climb as additional plats were added to the development. The house walls are constructed of concrete painted block. Some have a light application of stucco on the exterior, although the block pattern underneath the stucco coating is often discernible. Most roofs are flat but there are also some low-pitched gabled roofs and hipped roofs over second story areas. The flat roofs are covered with built-up roofing materials. The pitched roofs have historically been sheathed with red clay barrel tiles. Over the years, the tile roofing has been replaced with asphalt shingles or concrete and synthetic material tiles, both rounded and flat. Almost all roofs have some sort of decorative treatment or moldings at the cornice. Many houses have short

parapet walls that extend above the main body of the house along the length of its primary façade or in stepped segments. These parapets are also created by the addition of ornamental block or tile along the roof cornice. Roof eaves that extend out over the house can be bracketed or have exposed rafters. In addition to the roof cornice, a myriad of ornamental detailing has been applied to the exterior wall surfaces and surrounding the door, window and porch openings. These include decorative block patterning, raised reliefs, medallions, inset tiles, applied vigas and canales and ornamental ironwork. This detailing serves to customize each house, giving it an individualized appearance and reinforces the Southwestern styling of the architecture.

Typical of housing in the postwar era, windows are metal sliding units with horizontal proportions. They are in simple rectangular or square shapes. Large picture windows, single units or in pairs, are the dominant elements of most of the home's front elevation. Entry doors are often not noticeable as they lead from the carport or garage or are adjacent to the large window units. Windows are set off by simple sills, shutters, awnings of varying shapes and sizes and, as noted, decorative surrounds. Many windows have metal or wooden bars over the openings. While probably installed for security purposes, the decorative design of most systems makes it a contributing element of the housing's design. Second story porches with ornamental railings and columns are a distinctive feature of a number of the larger homes. Porches at ground level are primarily created through the extension of the main roof over the front façade. In many homes, the carport functions like a front porch providing shading and locations for seating.

The Villa Monterey Historic District exhibits a high degree of integrity. In the field survey of the area only 7 houses, or less 1% of the population, were found to have alterations such that they no longer contributed the historic and architectural character of the district. This level of integrity is rare in neighborhoods dating from the mid-Twentieth century and increases its significance as an intact representation of early development and building practices.

Significance

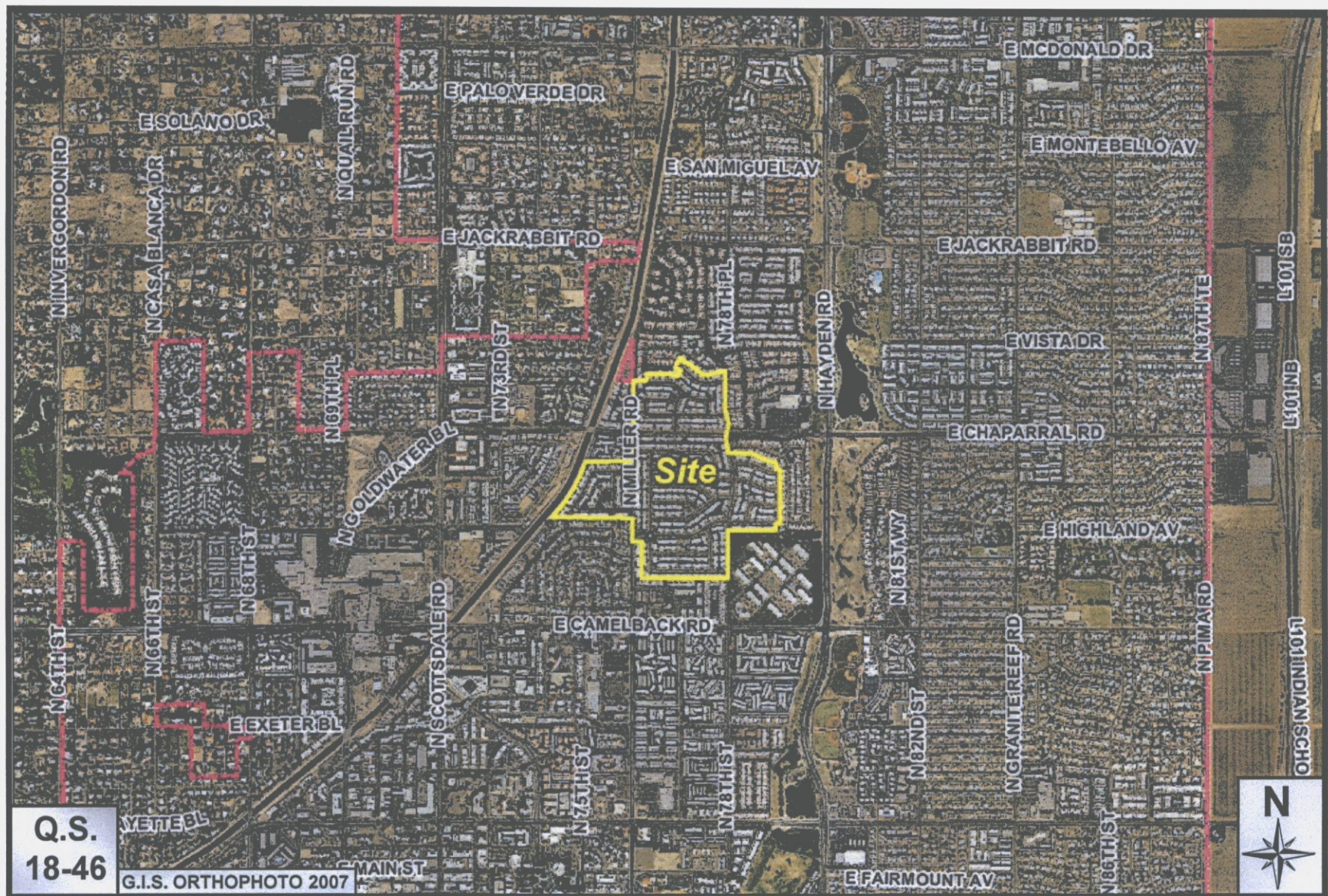
Villa Monterey was one of many housing developments that sprang up in Scottsdale in the two decades of growth following World War II. While it shared similarities to much of the residential construction occurring at the time, it also differed in a number of ways. As noted, it was the product of Dave Friedman. Typical of many transplants before him, Friedman came to Arizona from the East in ill health, suffering from asthma. However, after only a year, his health improved and he came out of retirement to return to work as a home builder. With the high demand for housing, he quickly enjoyed success with several small-scale developments similar to what he had constructed in Pennsylvania. However, according to newspaper accounts from the period and interviews with those who knew him, Friedman wanted to do something more challenging than what he had done before. The purchase of 100 acres of land in an undeveloped area north of Scottsdale's small downtown, that was adjacent to a canal and scarred by a desert large wash with intermittent water flow presented both problems, and in Friedman's mind, interesting possibilities for a new design and approach that would be more unique than what was found in Scottsdale and Arizona at the time. Through travel and research, Friedman developed a

concept for the "Villa Monterey Colony Casitas." He drew his inspiration from other areas of the country with warm weather and those known for their 'gracious living.' Harkening to the early Spanish traditions of Arizona, he settled on the idea of building casitas, that is, small houses that were clustered together in a country-club setting. Although cautioned when he first began that trees would not grow well the desert, he planned for parkways with trees, fragrant citrus groves and tall pecan trees. All which flourished. He was also advised that "Spanish" styles had not been used anywhere except in south Phoenix for years. Nonetheless, he designed the attractive models in his first development with Spanish Colonial accents. Front yards were reduced to make room for a larger backyard which could serve as an outdoor living room. The concept proved to be so popular that it sold out before all the houses planned for the Unit 1 could be constructed. Friedman continued to rapidly expand and moved northward. A golf course was built on the wash spillway. Utilities were put underground. Each Spring he brought out new models with changes and improvements to previous house plans that were responsive to the desires and concerns expressed by the residents who had moved to his first units. Each new subdivision plat was built with a central recreation area with a landscaped park, pool, sauna and other recreational facilities.

The Villa Monterey townhomes sold out as quickly as Friedman could construct them. They offered residents proximity to the shops, dining, entertainment and cultural venues of the nearby downtown yet no commercial intrusions within the residential neighborhood. Located within the City limits, they had the metropolitan services of police, fire protection, water and sewer. "Within steps of their doorsteps" they could enjoy riding stables, an 18 hole golf course and club house and a range of other recreational options. Homeowner Associations (HOA) were organized to manage the complex in accordance with their By-laws and the deed restrictions on the individual properties. Overseeing alterations and improvements made to by owners to their homes; maintenance of the common facilities, landscaping and, often, sponsoring social activities, the HOA have responsibility for ensuring that the quality of the development of the original construction is maintained. Due to the diligence of the HOAs, Friedman's legacy and his vision for attractive, comfortable and convenient living have endured.

Summary Statement:

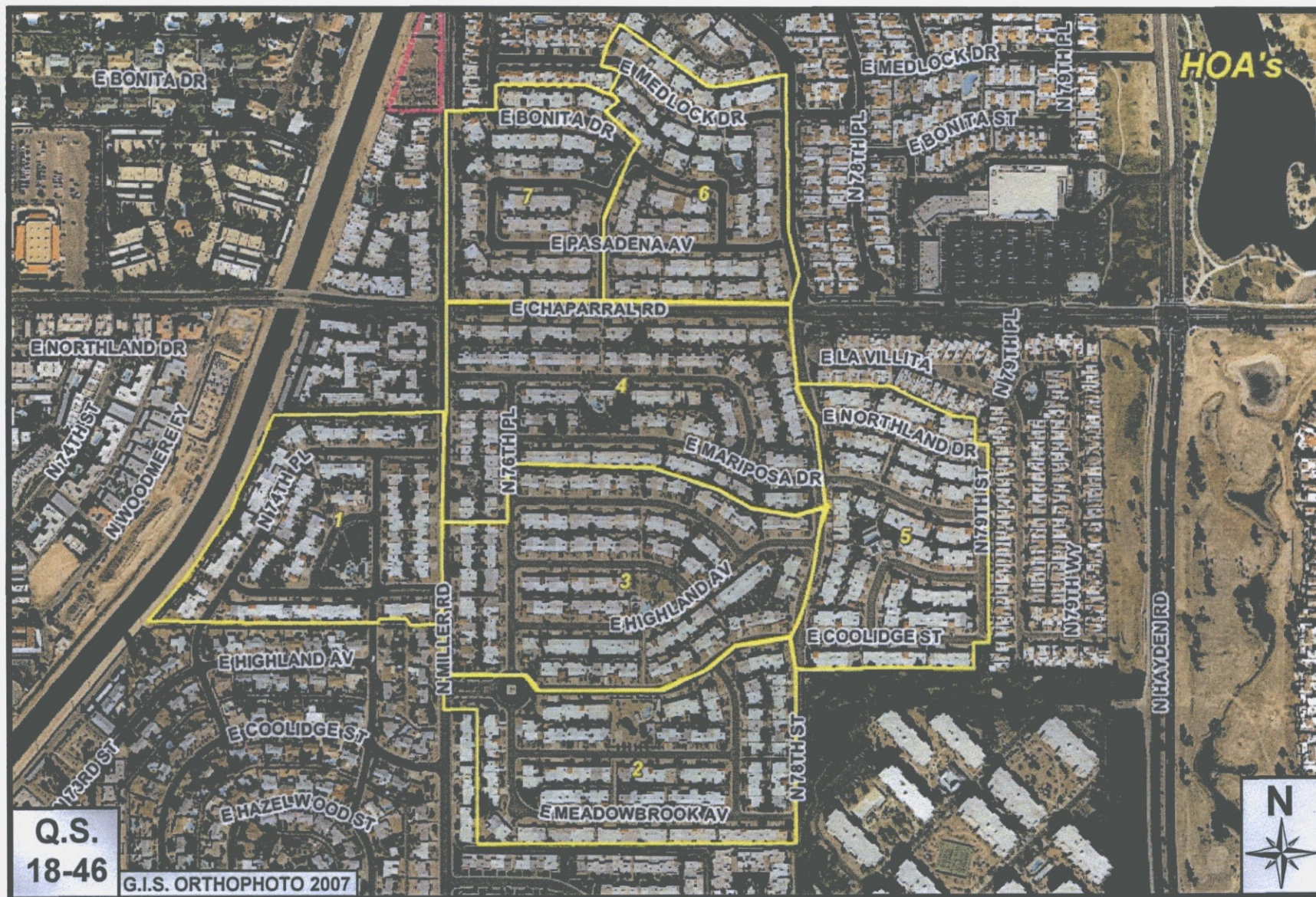
The Villa Monterey Historic District is considered historically and architecturally significant as a collection of homes that illustrate a particular type of building and a development pattern that influenced the physical form of Scottsdale in the postwar era and remains discernible and distinctive today. The work of a successful local builder who pioneered different approaches to development and marketing of homes in the post WWII era, it is significant because of it influenced how townhomes subsequently developed in Arizona. Further it is significant because of its high degree of integrity. The historic district provides excellent architectural examples, individually and collectively, of Southwestern-influenced forms, materials and detailing that has distinguished local and regional home building. The intact ornamentation and customized building features of the homes sets it apart as a product of a by-gone era and gives it a unique sense of time and place which should be preserved.



Villa Monterey Units 1-7 HP Overlay Zoning

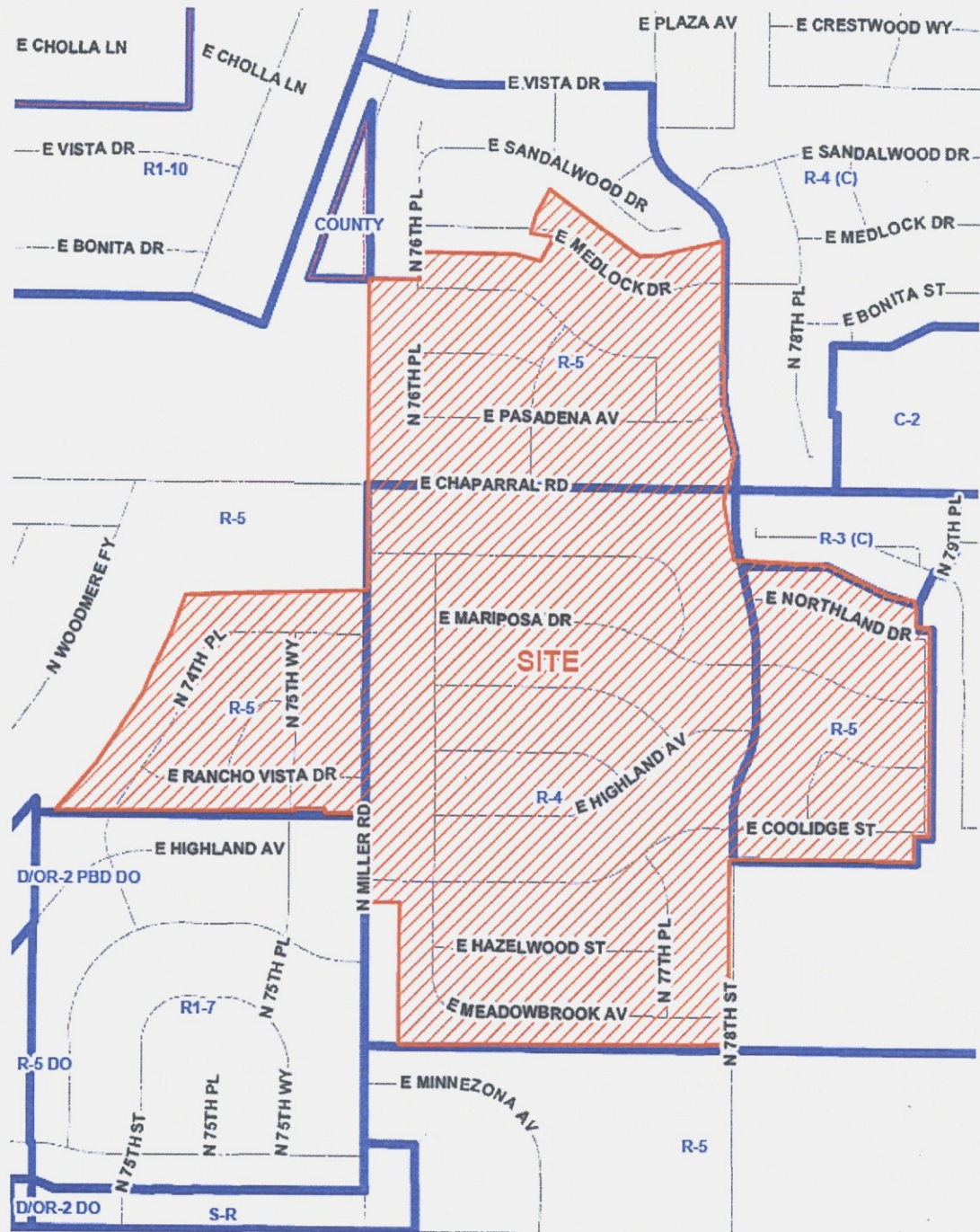
13-ZN-2010 &
4-HP-2010

ATTACHMENT #2



Villa Monterey Units 1-7 HP Overlay Zoning

Zoning Map



**13-ZN-2010 &
4-HP-2010
ATTACHMENT #3**

CITIZEN INVOLVEMENT REPORT

Cases #13-ZN-2010/4-HP-2010, Villa Monterey Units 1-7 HP Overlay Zoning Historic Property (HP) Overlay Zoning Map Amendment

Numerous efforts have been undertaken to ensure that interested citizens, surrounding property owners and others understand the proposed HP zoning map amendment and have adequate opportunities to comment on the case. Many efforts have been undertaken by the Historic Preservation Commission (HPC), Villa Monterey residents, their HOAs and representatives, and city staff. This report describes the citizen involvement efforts undertaken to comply with the city requirements and the 12/2010 Citizen Review Plan. Since this report covers a few years of activities it is divided into different phases.

Early Contacts with Residents of Villa Monterey Regarding Historic Preservation

Representatives from Villa Monterey townhouse development first contacted the city's Historic Preservation Office in late 2006. Debbie Abele, Historic Preservation Officer at the time attended a meeting of Home Owners Associations (HOAs) in Villa Monterey to answer their questions about historic districts. The HOA presidents selected Kathy Feld to be the spokesperson for Villa Monterey for historic preservation. In March 2007 Kathy Feld and other residents attended an HPC regular meeting and expressed their interest in being considered for historic district designation. Ms. Feld distributed handouts to the Commission with background information on Villa Monterey. In May and June 2007 the HPC toured some properties and neighborhoods they may consider for potential designation, including Villa Monterey. The Commission advised staff that they wanted the city to complete a city-wide survey of townhouse developments, recognizing that they cannot consider any specific development for designation until the entire range of candidates in the city are identified in a survey. A historic context on attached/townhouse developments was researched in 2008 and some of the research results, including advertisements for townhouse developments, were presented to the Commission in late 2008.

HPC Consideration of All Attached/Townhouse Developments and Selection of Best Examples

The results of the city-wide research and survey were presented to the HPC in October 2008 and the final text of the historic context was completed a few months later. The 2009 Work Program approved by the Commission included considering Villa Monterey designation in the list of tasks. The HPC continued discussing the city-wide survey results in September 2009 and toured 16 representative projects in October 2009, out of a total of 52 projects. The approved 2010 Work Program included the tasks of completing all the research on townhouses and identifying the projects eligible for designation. The Commission discussed their individual lists of the best candidates and agreed upon a list of the top five townhouse projects for ongoing consideration, including Villa Monterey as one of the top five.

Activities of Villa Monterey Residents During the Survey Efforts

Residents in Villa Monterey were continuing to pursue the idea of being designated during 2008 and 2009 while the Commission and staff were completing the city-wide research and survey. Residents wanted to circulate petitions to all the homeowners in each of the nine HOAs to see if owners supported the city considering a historic district for their neighborhood. The Historic Preservation Office developed the language to be used on the petitions with city attorneys and provided the format for petitions to Villa Monterey representatives. Members of each of the HOA boards and other volunteers began circulating petition to gauge the level of support in each Unit for historic district designation. Since this is an age restricted community with many homeowners away for part of the year it took a lot of effort for the volunteers to contact the majority of the owner in their Units. The HOA board for Unit 8 decided not to participate in the petition drive. Interested citizens knew that their chances for being approved as a historic district would be greatly improved if they could document a strong showing of owner support. In the spring of 2010 the Commission was advising Villa Monterey that they were considering Villa Monterey for designation along with four other townhouse developments. The HPC received updates from staff on how the petition drive was going in Villa Monterey and residents were kept informed about the survey.

South Scottsdale Community Area Plan and Villa Monterey Input

Residents from Villa Monterey made sure that the city planners working on the South Scottsdale Community Area Plan in 2010 knew that they were interested in becoming a historic district. Ross Cromarty told the HPC that several residents from Villa Monterey had contacted him expressing their interest in becoming a historic district.

Integrity Assessment, Results of Petition Drive and Moving Forward with Villa Monterey

A combination of factors resulted in the Commission deciding to consider Villa Monterey as their first potential townhouse development; 1) its prominent location on the edge of downtown, 2) the ongoing interest of a majority of the homeowners in being considered, 3) the variety of architectural styles and the evolution of styles as later plats were developed and 4) the high level of integrity for the area. Debbie Abele completed a house-by-house analysis of integrity in Villa Monterey over the summer in 2010 to determine how many houses had been altered to the degree that they would not contribute to the character of the area. Only a few homes had major exterior alterations so she reported to the Commission that 99% of the homes were contributing, which is a very high level of integrity. When the Commission heard the results of the petition drive in April and September 2010 they concluded that Units 1-7 had the strongest support, Unit 9 had fewer signatures and Unit 8 elected not to participate.

Neighborhood Meeting and Initiation by HPC

After hearing results of the integrity assessment and the latest petition results in September showing 83% of the homeowners in support of a historic district, the Commission directed staff in October 2010 to hold a neighborhood meeting with the owners of Units 1-7, judged to be the best architecturally and with high levels of both support and integrity. Residents were invited to attend a meeting at the Unit 4 Clubhouse on Northland Drive on Saturday, November 13, 2010. A map of the draft HP boundary for Villa Monterey Units 1-7 was presented at the neighborhood meeting. The HOAs used their email distribution lists to let homeowners know about this neighborhood meeting. Over sixty people from each of the seven Units attended this informational meeting advising residents that the initiation of an HP case would be on the next HPC agenda. The attendees seemed to be overwhelmingly in favor of becoming a historic district.

The HPC had townhouses or Villa Monterey on their agenda in thirty different meetings over three years so there have been ample opportunities for interested citizens to be aware of Commission discussions on Villa Monterey. On December 9, 2010 the HPC voted unanimously to initiate an HP overlay zoning case for Villa Monterey Units 1-7 on approximately 115 acres including 758 homes and 13 common tracts. The Commission asked staff to file an application on their behalf and to proceed with scheduling and notices for two open houses for their zoning case. The application was filed on December 14, 2010 by Don Meserve. Open houses were scheduled with the required notification for February 12th and 19th.

Communication with Management and City Council

After the Commission formally initiated a historic district case for Villa Monterey it was decided that a meeting with the City Manager and other managers was in order since the last two historic districts in Scottsdale were adopted in June 2005. A meeting was held on the Villa Monterey Units 1-7 HP overlay zoning case in January before the open houses were scheduled. The Historic Preservation Office received direction at this meeting on three things: 1) to prepare a memo to the Mayor and City Council describing the case, 2) to proceed with open houses after the memo is distributed, and 3) to verify the signatures on the petitions to see if they match the owner(s) of record with the understanding that having more than 75% owner signatures is highly desirable.

Signature verification is not a legal requirement for a city-initiated case but the Zoning Administrator, Tim Curtis preferred confirmation of the signatures in case opponents show up at hearings questioning the

CITIZEN INVOLVEMENT REPORT CONTINUED

PAGE 3

validity of the petitions. Don Meserve verified the signatures and found that some owners have changed since the petitions were circulated and a few homes were bank owned. Neighborhood volunteers were asked to contact the new owners or other homeowners that were missed previously in order to bring the total over 80% in support. The updated signature verification has resulted in 652 owners or 86% signing petitions in support. HOAs boards were also asked to indicate their support for the historic district for the common areas they are responsible for. All seven HOAs have now indicated their support for HP for their common HOA tracts.

The briefing memo on the proposed district was emailed to the Mayor and City Council on February 2, 2011. A follow-up question from one Councilman was answered. The meeting with the City Manager in January and the memo to the Mayor and City Council in early February have been the significant recent communications with management or Council on this case since initiation and prior to open houses or public hearings being scheduled.

February 12th and 19th Open Houses for Villa Monterey Units 1-7 HP Overlay Zoning

The application was assigned numbers 13-ZN-2010 and 4-HP-2010 with one file kept in the Historic Preservation Office for greater accessibility for interested citizens. After the white signs were posted and the postcards were mailed to residents and owners within 750' of the proposed boundary, Don Meserve logged fifteen calls or emails about the proposal and the open houses. Some contacts were seeking additional information on the proposal and the boundary, others were seeking work on a project, and still others were from adjacent developments asking questions. The first open house on Saturday afternoon, February 12th was very well attended with 115 people signing in and more present. The attendees were overwhelmingly from homeowners from Villa Monterey Units 1-7. Debbie Abele and Don Meserve described the case and answered a variety of questions. Owners from two households in Unit 1 said they were opposed to the historic district and one indicated an interest in selling his home for redevelopment. Others owners present from Unit 1 indicated their support for the proposed HP designation. The questions and answers covered many subjects including; potential impacts on property values or taxes, the approval process for exterior changes, when guidelines would be written on additions and alterations, when public hearings would be set, policies set for Chaparral and whether these could change, integrity of the neighborhood and non-contributing homes, and the decision making process for certificates.

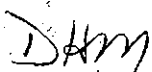
The second open house was on Saturday morning February 19th under cloudy skies with increasing winds as the meeting progressed. Thirty people signed in for the second open house. Jim Murphy, President of Unit 1 HOA noted that he had spoken to all the residents he could and that 87% supported historic preservation and four owners did not. He wants the Commission and city to keep Unit 1 in the proposed HP boundary. Other questions and answers were similar to the first open house with many people expressing their support for the historic district.

Proceeding with Public Hearings

Given the large number of residents in support of the historic district designation for Villa Monterey Units 1-7 and based upon the case being complete (with this report and the signature verification), staff is proceeding with the legal notice requirements for the first public hearing by the HPC on March 17, 2011. The public hearing dates for the Planning Commission and City Council have yet to be determined. Information on cases 13-ZN-2010 and 4-HP-2010 is on the internet and case folders are located in Current Planning and in the Historic Preservation Office in Neighborhood Resources.

Report Prepared by,

Don Meserve, AICP, Historic Preservation Officer and City Archaeologist



SUMMARY OF VERIFIED OWNER SIGNATURES FROM PETITIONS VILLA MONTEREY UNITS 1-7 TOWNHOUSE HISTORIC DISTRICT

Prepared by Don Meserve, HPO, 3/11/11

Unit/ HOA #	Number of Homes	Owner Support	% of Homes	Number Common Tracts	HOA Support HP	Support of Owners and HOAs
1	87	80	92%	1	Yes	81
2	136	95	70%	7	Yes	102
3	124	109	88%	1	Yes	110
4	145	124	86%	1	Yes	125
5	99	91	92%	1	Yes	92
6	94	82	73%	1	Yes	83
7	73	71	97%	1	Yes	72
Totals 7	758	652	86%	13	All support	665 of 771 86%

Signatures were verified by comparing the owner's names on Maricopa County Assessment data with the signatures and addresses on petitions and emails. It is always important to know the level of property owner support prior to action by City Council on a zoning map amendment, such as the proposed overlay zoning required to place a neighborhood on the Scottsdale Historic Register as a historic district. The verification of signatures on petitions documents the high level of owner support (86%) from the homeowners in Villa Monterey Units 1-7 and from their Homeowners Associations (HOAs) for the common tracts. According to the volunteer homeowners who circulated the petitions to their neighbors, they were unable to get signatures from some owners in their unit/HOA for a variety of reasons including:

- 1) home is vacant,
- 2) home is vacant for sale,
- 3) home is bank owned (foreclosure),
- 4) owner is out of state and unable to contact,
- 5) home is a rental and unable to contact owner,
- 6) some owners wanted to think about it or simply did not want to sign a petition,
- 7) owner is opposed to becoming a historic district, or
- 8) owner is deceased.

It should also be noted that it is not a legal requirement or an ordinance requirement that the signatures be verified on petitions for an area to become a historic district when the designation is a city-initiated case by the Historic Preservation Commission. If the property owners had initiated this zoning map amendment, rather than the case being city-initiated by the Historic Preservation Commission, support from 75% of the property owners representing 75% of the land area would have been required. Based upon the verification of the petition signatures and the support of all seven HOAs, Villa Monterey Units 1-7 exceeds the 75% standard (Section 1.304) for an owner-initiated zoning application; in fact the level of support from the neighborhood is 86% in favor.

CITIZEN INVOLVEMENT REPORT ATTACHMENT: LIST OF HISTORIC PRESERVATION COMMISSION OR COMMITTEE MEETINGS AND DISCUSSIONS ON VILLA MONTEREY AND/OR ON TOWNHOUSES THAT INCLUDED VILLA MONTEREY

2007 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
3/8/07	Public comment	Kathy Feld, spokesperson chosen for HOAs in Villa Monterey, did a presentation requesting that the HPC begin studying designation for Villa Monterey. She provided handouts.
5/12/07	Tour of potential designations	Driving tour included a variety of potential future designations including the Villa Monterey townhouse development.
6/14/07	Future HP designations	Villa Monterey was included in the discussion.

2008 HISTORIC REGISTER COMMITTEE MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
2/14/08	Staff report on townhouse survey	Report noted that city-wide survey is underway and that Villa Monterey was a good candidate.
5/8/08	Report/discussion on townhouse research	Progress report on ongoing research and survey on townhouses.
10/16/08	Presentation/discussion on townhouse survey	Linnea Caproni, intern provided presentation on 1960s ads on townhouses and described historic context. Don Meserve summarized city-wide data and field survey results.

2008 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/19/08	Annual retreat; 2008 work program	HPC discussed accomplishments for 2007 and their work program for 2008. Retreat was held at Villa Monterey clubhouse. Villa Monterey's interest in becoming a historic district was discussed.
4/10/08	Staff report	Staff noted that Villa Monterey was considered a good candidate for designation based upon the research.
5/8/08	Staff report	Reported that representatives in each of the nine HOAs in Villa Monterey will circulate petitions to owners to identify support.
6/12/08	Staff report	The wording for the petition to be circulated was finalized with input from City Attorney's office on wording. An intern will work on the historic context for townhouses.
9/25/08	Staff report	Petition is being circulated for signatures in Villa Monterey HOAs.

10/16/08	Presentation on city-wide townhouse/attached survey	Staff presentation included several components of the research and survey including; 1) intern work on historic context research, 2) Don Meserve's field work, mapping and photographs of projects, 3) PowerPoint showing 1960s ads for Villa Monterey, and 4) descriptions of the architectural styles and different types of layouts for projects.
12/11/08	Staff report	Text for townhouse historic context is being finalized for review by the HPC.

2009 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/8/09	Townhouse research	Petition signing in Villa Monterey progressing. Reported that 51 townhouse or attached projects with 86 plats for period studied.
1/31/09	Annual retreat; 2009 work program	City will be on forefront of HP programs nationally with any mid-century townhouse designations. Strong support from owners required for any districts. Prop 207 waivers discussed and % needed. HPC interest in proceeding with Villa Monterey if strong owner support.
2/12/09	2009 Work program	Approved including task to consider Villa Monterey designation in 2009.
3/12/09	Staff report	Staff noted that 100% support not feasible for establishing a historic district. A determination on which of the 9 HOAs in Villa Monterey are eligible for designation is needed.
4/16/09	Staff report	HPC will schedule a presentation on the final text for the townhouse historic context.
5/14/09	Staff report	Staff discussed waivers and % required with attorney; considered a policy decision on what % needed for designation – not a legal requirement. Discussed possible study session with Council on Prop 207.
9/24/09	Presentation of city-wide townhouse survey and context	Reviewed the final text for the context report and discussed the variations in style and layout.
10/31/09	Townhouse tour	Staff conducted a driving tour of 16 townhouse projects representative of 51 projects; Villa Monterey was included on the tour.
11/12/09	Comments on tour	Discussion of the tour and what the best examples of townhouses are for the period. Discussed selection process and what distinguishes a project.

2010 HPC MEETINGS

Meeting Date	Agenda Topic	Summary of Comments
1/23/10	Annual retreat; 2010 work program	Task approved to complete the research on townhouses and for the HPC to identify eligible projects for designation.
3/11/10	Commission preferences on townhouses	HPC members each prepared a list of their best candidates for designation. Discussion resulted in Commission selecting their five top projects for further research and consideration including Villa Monterey.
4/8/10	Villa Monterey responses	The results of the petition drive for the 9 HOAs in Villa Monterey were presented. Several neighborhood residents attended the meeting and voiced support for designation. Signature gathers noted that getting 100% to sign was virtually impossible. Commission told residents they were considering Villa Monterey for designation along with 4 other townhouses. Support is strong in HOAs 1-7, it is lower in HOA 9 and HOA 8 elected to not participate in the petitioning.
6/24/10	South Scottsdale CAP report; Staff report	Ross Cromarty presented the proposed community area plan and highlighted historic preservation related text. He noted that several residents from Villa Monterey had contacted him expressing their interest in historic district designation. Staff reported that a house-by-house integrity assessment will be completed over the summer for Villa Monterey.
9/9/10	Report on integrity survey of Villa Monterey	Debbie Abele reported that 99% of the homes had been determined to be contributing which is a very high level of integrity for a district. Photos of the architectural styles and details of homes were presented along with pictures of altered facades. HOAs 8 and 9 are not recommended for inclusion in a potential district.
10/14/10	Staff report	HPC directed staff to proceed with neighborhood meetings and contacts with residents in HOAs 1-7 to advise them of possible initiation of an HP overlay zoning case.
11/11/10	Staff report	Commissioners advised of November 13 th Villa Monterey neighborhood meeting on HP designation and invited to attend. A map was presented showing the potential HP boundary that would be used by staff for the neighborhood meeting in Villa Monterey.
12/9/10	Initiation	The HPC voted unanimously, 5-0, to initiate an HP case for Villa Monterey Units 1-7.



Villa Monterey Units 1-7 HP Overlay Zoning

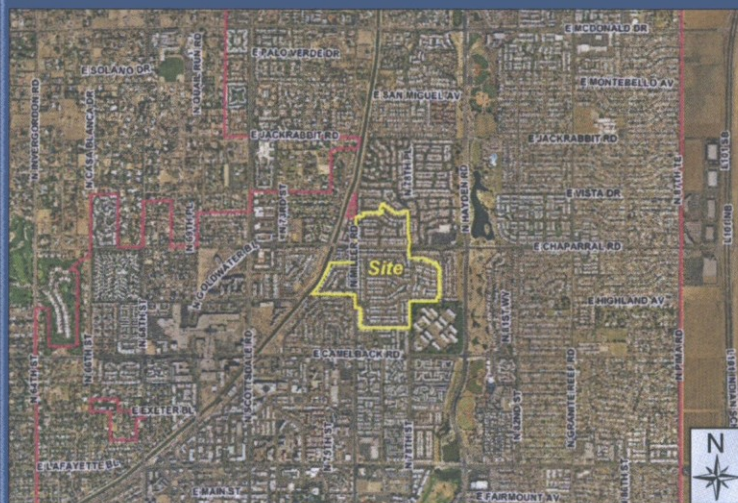
Historic Preservation Commission

Public Hearing: March 17, 2011

13-ZN-2010 & 4-HP-2010

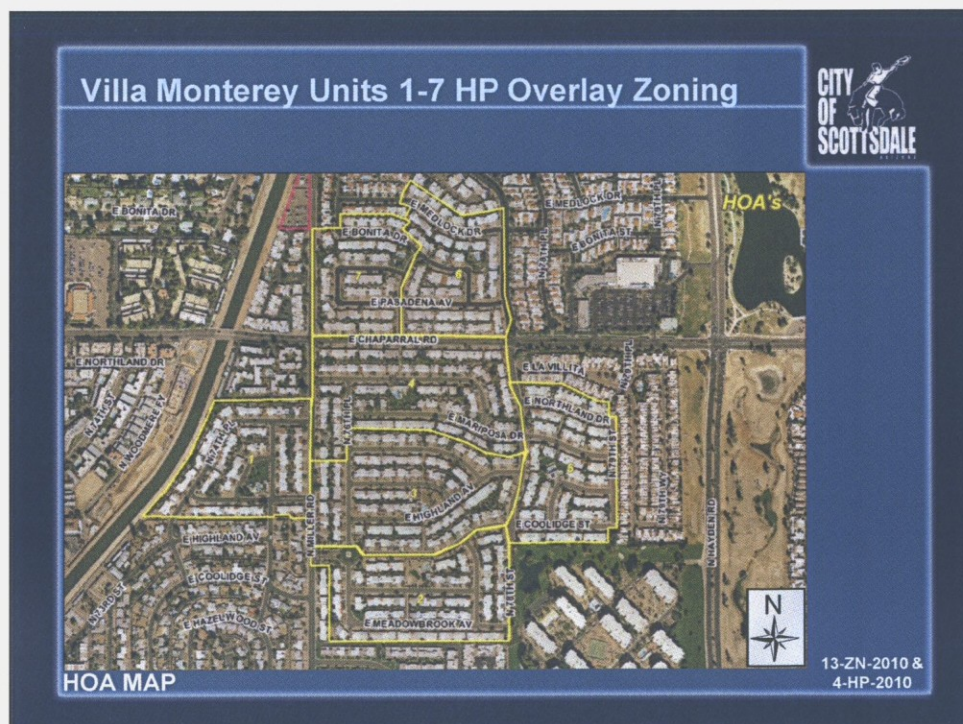
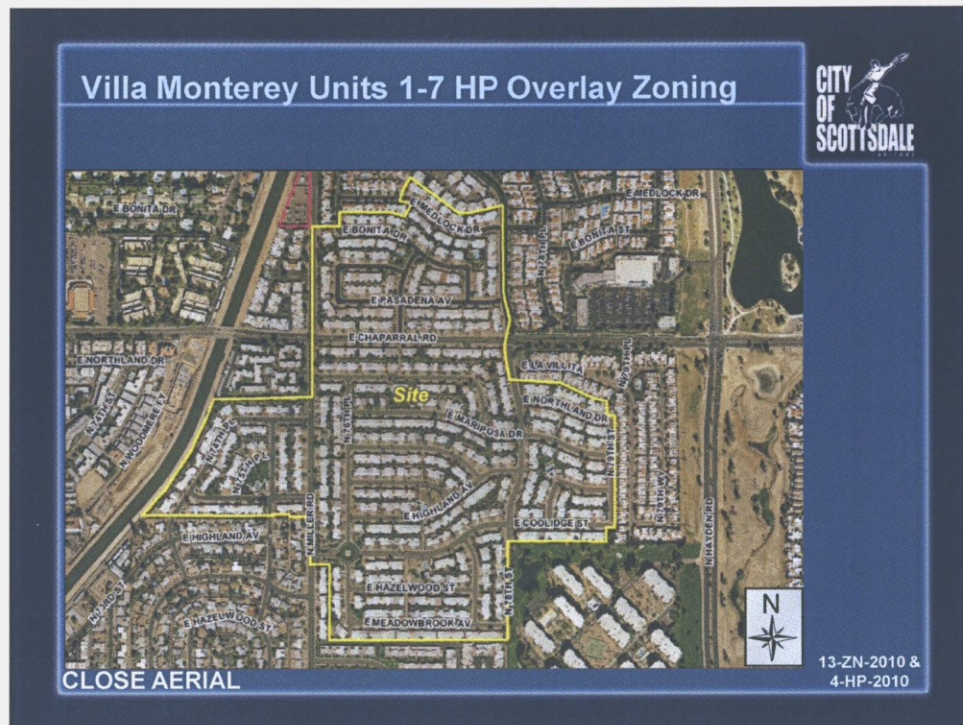


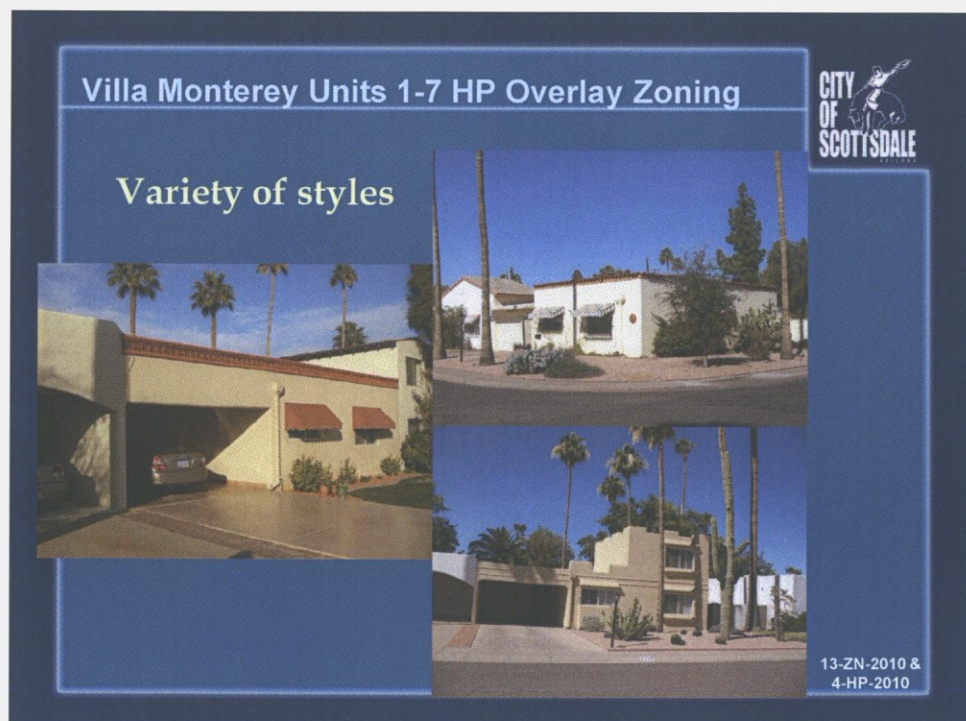
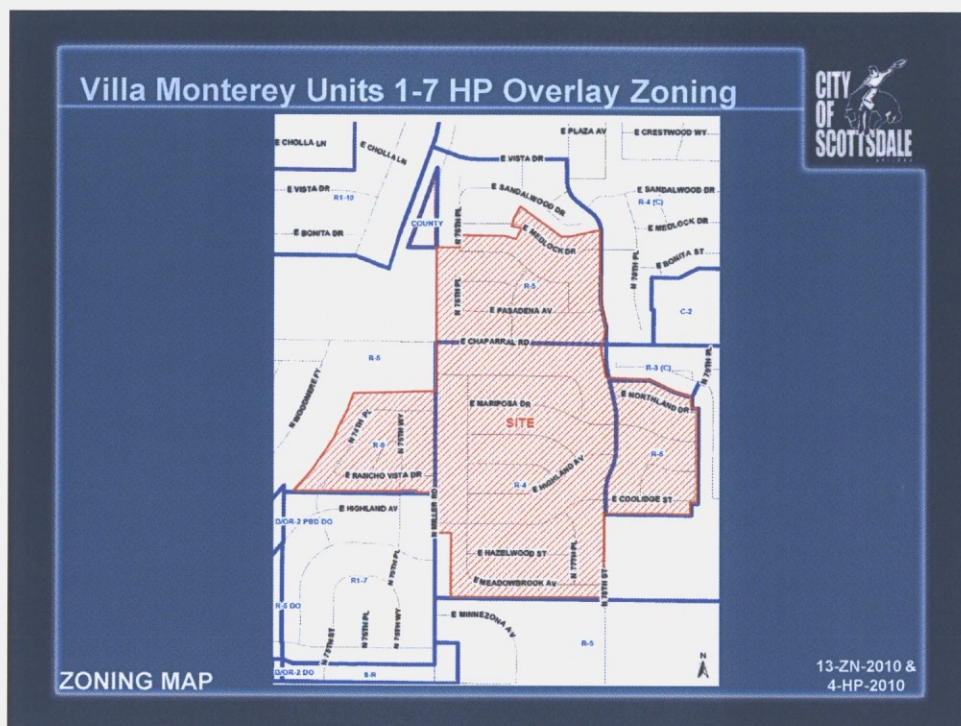
Villa Monterey Units 1-7 HP Overlay Zoning



CONTEXT AERIAL

13-ZN-2010 &
4-HP-2010





Villa Monterey Units 1-7 HP Overlay Zoning

Variety of styles



13-ZN-2010 &
4-HP-2010

Villa Monterey Units 1-7 HP Overlay Zoning

Variety of styles



13-ZN-2010 &
4-HP-2010

Villa Monterey Units 1-7 HP Overlay Zoning

Entry Features



13-ZN-2010 &
4-HP-2010

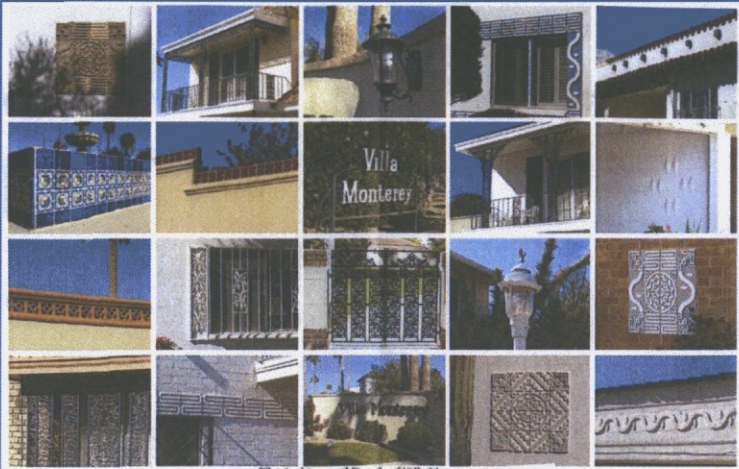
Villa Monterey Units 1-7 HP Overlay Zoning

Clubhouse and Pool For Each HOA




13-ZN-2010 &
4-HP-2010

Villa Monterey Units 1-7 HP Overlay Zoning



The Architectural Details of Villa Monterey
4-107-2010
17-12495-2010
Public Use Review (Supplemental to Resolution 13-10)




ARCHITECTURAL DETAILS

13-ZN-2010 &
4-HP-2010

Villa Monterey Units 1-7 HP Overlay Zoning

SUMMARY OF CITIZEN INVOLVEMENT

- ☐ 3/07: Villa Monterey representatives approach HPC
- ☐ 2008-2009: city-wide research and survey of attached/townhouse developments
- ☐ 3/10: HPC selects top 5 townhouse developments
- ☐ 2008-Present : HOA Board members and volunteers circulate petitions to document interest; 86% support
- ☐ 12/10: HPC initiates an HP case for Units 1-7
- ☐ 2/11: Open Houses conducted



13-ZN-2010 &
4-HP-2010

Villa Monterey Units 1-7 HP Overlay Zoning



STAFF RECOMMENDATION

- ☐ **Excellent representation of notable historic themes and distinctive architectural styling**
- ☐ **High degree of integrity**
- ☐ **Recommend to PC & CC that HPC determined Villa Monterey Units 1-7 is eligible and significant**