

Amy

from my notes from VM Reps meeting on March 27, 2019 EMAIL # 2/ of 4/9/19

April 9, 2019 at 5:35 PM

Steve Venker

Susan Thomas

Dear Mr Venker:

Most of these were discussed, and I am wondering if any language has been written yet to address these: (My personal comment here, Steve, is that if some of these processes were more clearly delineated then your work might be easier.)

To: Mr. Steve Venker, COS HP Officer: Further considerations:

Concern #1 Role of City vs role of HOA

What do all of us want to occur in the City permitting process if an HOA did not approve a proposed change by one of their residents? My original understanding was that the City does not and will not complete their review process and schedule a hearing unless City has received written approval from that HOA. Is that correct? How can that be clearly conveyed in the guidelines?

E.g. VM Unit 4 HOA is limiting patio/seating walls in front yards to 32 inches, but the City allows 36 inches. So VM 4 HOA would refuse to approve a plan for a 36 inch wall; and since that person would not have approval from HOA, therefore the City would.....?

E.g. City will allow a patio in front yard, but VM Unit 1 HOA prohibits these: therefore is it correct that an applicant from VM #1 would not get a permit for a patio from the City?

Concern #2 Different Rules for Different VM HOAs

I strongly feel we need a clear unequivocal statement that different HOAs are allowed to have different rules for certain situations, as documented in the said Appendix to the COS Guidelines. In other words, MV Unit 1 is free to prohibit doors on carports and front patios, but VM Unit 4 is free to make those conversions - provided of course that the specific plans for the construction changes follow VM 4 rules along with City and State building codes, etc. My understanding is that the purpose of the Appendix is to define and support this concept.

Suggestion: In the *Historic Preservation Plan and Guidelines for Villa Monterey Units 1-7 Historic District March 2019 Draft* starting on page 15/59 the sections titled *The Historic Preservation Review Process* and *Steps in Historic Preservation Review Process* and *Role of HOAs in the Review Process* could be good place to provide that explanation.

Concern #3 Front Patios and front window/double doors conversions

Front patios have become popular in some VM Units. They are acknowledged in the current draft document. Front patios are mentioned on pages 19, 20, 47 and 48. I'm pointing this out because there has been past confusion between City staff and some residents over whether front patios are allowed. But changes discussed at 3/27 meeting should clarify this for patios.

Question of changing a front window to double doors - what is intended for this? The draft guidelines are pretty emphatic about not changing out windows; but again, this has become somewhat common over the years. Is the City really prepared to enforce a total ban on this conversion? Or to allow it when the HOA does?

Sincerely, Amy MacAulay VM Unit 4 Liaison to COS HPC

TO: CITY OF SCOTTSDALE HISTORIC PRESERVATION COMMISSION
RE: ISSUES NEEDING TO BE RESOLVED MEETING APRIL 11, 2019

Concern #1 Role of City vs role of HOA

What should and will occur in the City permitting process if an HOA does not approve a proposed change by one of their residents? Our original understanding was that the City would not complete their review process and schedule a hearing unless City has received written approval from that HOA. Is that correct? How can that be clearly conveyed in the guidelines?

E.g. VM Unit 4 HOA is limiting patio/seating walls in front yards to 32 inches, but the City allows 36 inches. So VM 4 HOA would refuse to approve a plan for a 36-inch wall; and since that person would not have HOA approval, then the City would also deny?

E.g. City will allow a patio in front yard, but VM Unit 1 HOA prohibits these: therefore is it correct that an applicant from VM #1 would not get a permit for a patio from the City?

Concern #2 Different Rules for Different VM HOAs

We need a clear unequivocal statement that different HOAs are allowed to have different rules for certain situations, as documented in the proposed Appendix to the COS Guidelines. In other words, VM Unit 1 is free to prohibit doors on carports and front patios, but VM Unit 4 is free to make those conversions - provided of course that the specific plans for the construction changes follow VM 4 rules along with City and State building codes, etc. My understanding is that the purpose of the Appendix is to define and support this concept.

Suggestion: In the *Historic Preservation Plan and Guidelines for Villa Monterey Units 1-7 Historic District March 2019 Draft* starting on page 15/59 the sections titled *The Historic Preservation Review Process* and *Steps in Historic Preservation Review Process* and *Role of HOAs in the Review Process* could be good place to provide that explanation.

Concern #3 Front Patios and front window/double doors conversions

Front patios have become popular in some VM Units. They are acknowledged in the current draft document on pages 19, 20, 47 and 48. There has been past confusion between City staff and some residents over whether front patios are allowed. This was discussed at the VM representatives 3/27 meeting.

Question of changing a front window to double doors - what is intended for this? The draft guidelines are pretty emphatic about not changing out windows; but again, this has become somewhat common over the years. Is the City really prepared to enforce a total ban on this conversion? Or to allow it when the HOA does?

Sincerely,

Amy MacAulay VM Unit 4 Liaison to COS HPC

1/3

Villa Monterey Resort Park Association, VM Unit Four

for
Appendix

Carport Conversion to Garage Changes will require submission to VM IV ARC, approval by VM IV Board of Directors (HOA), City of Scottsdale (COS) Historic Preservation Commission (HPC) and a COS Building Permit

DESIGN AND MATERIALS Design details of the garage should reflect the same character of the existing townhouse and carport. Typically these forms have basic geometric shapes or curves.

Maintain the same shape of the original carport opening; e.g., some have squared-out, rounded or slanted corners. Distance of garage from street must remain equal to the carport's original distance.

Material, finish and color for the new enclosure should match the main body of the house. Existing architectural details such as tile, ironwork, vigas, reliefs, etc. should be retained if at all possible.

GARAGE DOORS New overhead, sectional garage doors should have simple styling without deep relief or contrasting hardware. Windows are prohibited. The garage door should be painted the same color as the main body of the house.

ENTRY DOOR If the existing front entry is inside the carport, then a new entry passage will be required to reach the front door. Current building codes prohibit garage access to a front door. The size, materials and detailing around a new front door should be similar to the original door.

Front Yard /Surfaces/Plants/Patios/Window Conversions

SURFACES Yard: Use grass, gravel or groundcover-type plants. Perennial ground cover must be kept below 24 inches in height.

Driveways: Use paving stones, concrete, decorative unit pavers, stone pavers or brick. Asphalt or gravel is not allowed. Change in placement or widening of driveway is not permitted.

Patios: Use gravel, stone slabs, stone pavers, brick or decorative unit pavers. Grass, concrete or dirt is not allowed.

PLANTS Plantings installed in a front yard should not conceal window openings or primarily obstruct views of the front façade from the sidewalk or street.

Typically VM yards have a mix of lawns, trees, shrubs, ground cover, cacti and flowers. Plants that are native to the area or well adapted to arid climate are preferred due to water usage and wildlife habitat concerns.

PATIOS New structures should be designed in keeping with the context of the architectural style of the façade. Materials, colors and surface finishes should match or harmonize well with the main body of the house.

Low walls used to create a patio or seating area may not exceed 32 inches in total height. Plants may also be used to delineate an area. A patio or seating area may not exceed 40% of the front yard excluding the driveway.

FRONT WINDOW CONVERSION TO DOORWAY Double doors may replace a front window. The color, design and materials of any new door should match the significant aspects of the architectural style of the façade. No solid or single door may be used.

2/3

Thots on Changes over the decades

Historic Preservation attempts to freeze objects at some time in the past. Can work well for singular things like lighthouses or old flour mills. For a neighborhood of 700 + households this requires some sensitive balancing.

Amy MAC

This prosperous small city in America has seen tremendous changes since the 1960s. How can VM best represent and maintain enough of its own interesting and important characteristics while adapting to 21st century?

Some areas of major changes: demographics, weather, laws, codes, values regarding environment and wildlife, modes of work

From the start of construction to Historic status in 2011 changes have been made to the originals. Some of these alterations have addressed changes, others turned out to be so desirable for comfortable living that maybe they should just continue to be, at least at the discretion of individual HOAs.

Examples Carports converted to garages – for security and for storage of waste containers. Hardscape patios. Low walls enclosing patios /part of yard A front window replaced with a pair of doors

Changes in City and State codes and initiatives: COS Green Building Initiative, Need for energy and water conservation has led to serious concerns for energy and water conservation, along with hotter weather. Has led to insulated roofs, air conditioning units, ventilation devices, insulated doors, shaded windows, Window glass replaced with thermal glazing

Yards: Original grass lawns have been replaced with gravel or synthetic grass, xeriscapes, native or desert adapted plantings Concern for wildlife friendly landscaping, retaining rain water within yard Driveways originally concrete, now pavers use of water permeable surfaces

Changes in work modes Homes full of electronics, people working online from home, satellite dishes, large antennas on roofs, wires and cables on front façade Less need for second bedroom, big need for home offices

Management of trash and recycling. A household now generates far more garbage requiring larger containers, plus a container for recycling paper plus storage for collection hazardous materials and obsolete electronic.

Carports converted to garages – for security and for storage of waste containers.

SECURITY concerns

Fire codes require easy exit from bedroom windows; no fixed bars allowed. Local and state population is much denser, but people less connected to their neighbors Interstate freeways allow easy mobility over longer distances; VM is about 2 miles from fwy.

Metal security gates over doors have become common,

More women live alone, to a greater age, sometimes with a longer period of fragility

Carports converted to garages – for security

3/3

Venker, Steve

From: Janet Carson-Flamini <jcarsonflamini@hotmail.com>
Sent: Friday, April 12, 2019 12:33 AM
To: Venker, Steve; Amacaulay@cox.net; SusanMillsThomas@cox.net
Subject: Historic preservation: Fair?equitable? reasonable?

Hello.

In December 2018, our project ended up before the Scottsdale historic preservation commission for a determination on our front landscape plan.

We were half way through our project when code enforcement issued a stop work order. We were building a front Patio courtyard with a 32" tall masonry wall enclosure, as well as repairing the very cracked drive with a paver hardscape.

Our project illustrated many of the challenges homeowners, Hoa, historic preservation, construction permitting, one stop desk, have in executing a working plan.

We ultimately received full commission approval for the work we wished to do based on other preceding approvals in the neighborhood for which we are grateful.

However, this evening I witnessed the commission try to deny the use of pavers to repair/replace a severely cracked drive that we were granted approval for. This again shows a real lack of clarity and direction to homeowners as to what they can actually do to improve/repair their property as well as adhere to the overall historic preservation plan.

My concern around this is regarding improvements homeowners want or choose to make and what the commission will deem okay.

A homeowner who values their property and wants to remedy a cracked driveway or similar maintenance item may decide to remedy by installing a paver drive because they like that and see others have done the same; but now the commission decides that pavers are not within the original paving construction of VM. New owners and existing are saying "wait I see other paver drives, why can't I do the same"?

Future buyers most likely will see and value the non-cracked concrete and paver install homes as worth more in value than one that's cracked.

If the commission denies pavers or other reasonable remedies to upgrade and repair, then they potentially will hinder the home values of property owners who want to remedy their cracked slabs or to make any other minor improvement like stucco or repairs they wish to make that currently exist within the community.

If the commission decides that all driveway slabs need to be replaced with in kind concrete pours then you should consider specific details.

If 10 homeowners were to pick 10 different concrete contractors each of those slabs will look different. Some light in color some dark. Differing crack control patterns. Different textures etc. Basically what you are trying to control in feature and style ends up being a bunch of various concrete slabs. Some will crack again others may not.

This seems to be a real issue you need to consider. VM is a wonderful community that has evolved to what it is today without much historic oversight.

Improvements and repairs should be inclusive of options that allow owners to upgrade their homes to keep pace with surrounding markets and values as well as respect the historic guidance.

Creating a time capsule is the "ideal" for the historic commission, but may not be in the community or homeowners overall best interests when it comes to values.

Venker, Steve

From: Susan Thomas <susanmillsthoras@cox.net>
Sent: Saturday, April 13, 2019 10:44 AM
To: Venker, Steve
Subject: RE: Historic preservation: Fair?equitable? reasonable?

Thank you for writing this to Steve. I think the overreach has gotten out of hand with him. The commissioners obviously sides with the residents as shown with your case and Donae Patterson and again Thursday night approving pavers for driveway materials.

-----Original Message-----

From: Venker, Steve [mailto:JVenker@Scottsdaleaz.gov]
Sent: Friday, April 12, 2019 2:41 PM
To: Janet Carson-Flamini <jcarsonflamini@hotmail.com>
Cc: Amacaulay@cox.net; SusanMillsThomas@cox.net
Subject: RE: Historic preservation: Fair?equitable? reasonable?

Mr. Flamini,

Thank you for your comments. I will share them with the Historic Preservation Commission at the May 2, 2019 meeting.

Steve Venker
Historic Preservation Officer

-----Original Message-----

From: Janet Carson-Flamini <jcarsonflamini@hotmail.com>
Sent: Friday, April 12, 2019 12:33 AM
To: Venker, Steve <JVenker@Scottsdaleaz.gov>; Amacaulay@cox.net; SusanMillsThomas@cox.net
Subject: Historic preservation: Fair?equitable? reasonable?

Hello.

In December 2018, our project ended up before the Scottsdale historic preservation commission for a determination on our front landscape plan.

We were half way through our project when code enforcement issued a stop work order. We were building a front Patio courtyard with a 32" tall masonry wall enclosure, as well as repairing the very cracked drive with a paver hardscape.

Our project illustrated many of the challenges homeowners, Hoa, historic preservation, construction permitting, one stop desk, have in executing a working plan.

We ultimately received full commission approval for the work we wished to do based on other preceding approvals in the neighborhood for which we are grateful.

However, this evening I witnessed the commission try to deny the use of pavers to repair/replace a severely cracked drive that we were granted approval for. This again shows a real lack of clarity and direction to homeowners as to what they can actually do to improve/repair their property as well as adhere to the overall historic preservation plan.

My concern around this is regarding improvements homeowners want or choose to make and what the commission will deem okay.

A homeowner who values their property and wants to remedy a cracked driveway or similar maintenance item may decide to remedy by installing a paver drive because they like that and see others have done the same; but now the

Venker, Steve

From: AMY MACAULAY <amacaulay@cox.net>
Sent: Friday, April 26, 2019 9:52 AM
To: craig@genevafi.com; sandymucci@cox.net; susanmarchi2010@hotmail.com; susanmillsthorpe@cox.net; Venker, Steve; Maureen Prombo; vp4vmra2@gmail.com; Roland Eckert; Pete Marsden; jjpjl@hotmail.com; Jeanne Trimmer; Debra Lentz
Subject: Fwd: Three policies that the final Villa Monterey Units 1-7 Historic Preservation Guidelines

----- Original Message -----

From: AMY MACAULAY <amacaulay@cox.net>
To: amacaulay@cox.net
Date: April 26, 2019 at 12:46 PM
Subject: Three policies that the final Villa Monterey Units 1-7 Historic Preservation Guidelines

Dear People:

Some other points i would like to see in our "Final" Draft

Concern #1 Role of City vs role of HOA

What do all of us want to occur in the City permitting process if an HOA did not approve a proposed change by one of their residents? My original understanding was that the City does not and will not complete their review process and schedule a hearing unless City has received written approval from that HOA. Is that correct? How can that be clearly conveyed in the guidelines?

E.g. VM Unit 4 HOA is limiting patio/seating walls in front yards to 32 inches, but the City allows 36 inches. So VM 4 HOA would refuse to approve a plan for a 36 inch wall; and since that person would not have approval from HOA, therefore the City would.....?

E.g. City will allow a patio in front yard, but VM Unit 1 HOA prohibits these: therefore is it correct that an applicant from VM #1 would not get a permit for a patio from the City?

Concern #2 Different Rules for Different VM HOAs

We need a clear unequivocal statement that different HOAs are allowed to have different rules for certain situations, as documented in the said Appendix to the COS Guidelines. In other words, MV Unit 1 is free to prohibit doors on carports and front patios, but VM Unit 4 is free to make those conversions - provided of course that the specific plans for the construction changes follow VM 4 rules along with City and State building codes, etc. My understanding is that the purpose of the Appendix is to define and support this concept.

Suggestion: In the *Historic Preservation Plan and Guidelines for Villa Monterey Units 1-7 Historic District March 2019 Draft* starting on page 15/59 the sections titled *The Historic Preservation Review Process* and *Steps in Historic Preservation Review Process* and *Role of HOAs in the Review Process* could be good place to provide that explanation.

Concern #3 Front Patios and front window/double doors conversions

MONTEREY moments

SPECIAL EDITION

montereyparkassociation.com

<https://m.facebook.com/villamontereycommunity/>



Recently, you may have seen signs in front of our Ramada and the Ramadas for the other Villa Monterey HOAs announcing several meetings of the Scottsdale Historic Commission. At the meeting on April 11, the Historic Preservation Staff presented to the Historic Preservation Commission a draft of the Historic Preservation Plan and Guidelines for Villa Monterey for review by the Commission. A vote by the City of Scottsdale Historic Preservation Commission to approve the new Historic Guidelines for Villa Monterey is scheduled for May 2 (see below). The Historic Preservation Staff and the Villa Monterey HOA presidents (as homeowners' representatives to the city) have worked on the guidelines for the last 2 years. These Guidelines will outline what the City of Scottsdale Historic Preservation Staff and Commission will deem permissible in terms of historic significance for maintenance and improvements to the front and visible sides of our homes. The meeting coming up on **May 2** is important to the future of our neighborhood and all homeowners are encouraged to attend.



City of Scottsdale Historic Preservation Commission Meeting May 2, 2019, 6 pm

Scottsdale City Hall Kiva Forum, 3939 N. Drinkwater Blvd.,
call 480-312-7000 to confirm time and date of hearing.

Historic Preservation Commission vote on new guidelines for Villa Monterey.

Editorial

We have no problem with historic preservation nor with government. We both have worked with humanities programs and deeply value the impulse to honor and guard our heritage. When we came to Villa Monterey we saw that there is an essence here, and that is probably what the Commission and the City of Scottsdale are working to preserve. At the same time, it is important to remember that Villa Monterey is a dynamic and vital place, not a living history tableau, marked with the experiences and aspirations of those who have lived and are currently living here.

To try to freeze Villa Monterey in time, to keep it in a precise 1965 image, is to make of it a museum. We also value museums but know that people don't live there. It can be the genius of the Commission and Staff if they can find a way to preserve the essence of Villa Monterey while simultaneously honoring its vitality as a living neighborhood.

As the British gardener, Monty Don, noted in his description of Château de Courances, a living estate 35 miles south of Paris,

"The key to this garden is that it is historical in terms of provenance and story, but it has evolved. It has evolved in the way that people use it and also in the way that plants have been allowed to grow; they changed and adapted, but the spirit of the garden—and that means the framework, too—has remained, and it is that balance that has been nurtured and maintained between the past and the living present that makes it so successful."

Villa Monterey, too, has historical provenance and stories, and it too has evolved as society, culture, materials, and ways of living in a home have evolved. The three generations of owners in Villa Monterey have adapted to this evolution while respecting and enjoying the spirit and uniqueness that are Villa Monterey. We urge the Historic Commission and Staff to respect the autonomy of each Villa Monterey HOA and owners to adapt and evolve with time.

—Mike Sikes and Patti Frinzi

Historic Scottsdale

Too focused on stopping improvements and not enough on maintenance.

Venker, Steve

From: AMY MACAULAY <amacaulay@cox.net>
Sent: Friday, May 10, 2019 10:31 AM
To: Venker, Steve
Subject: Draft of Historic Preservation Plan for Villa Monterey Units 1-7

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Venker and the COS HPC,

Other considerations aside for the moment, on May 2nd, 2019, the City of Scottsdale Historic Preservation Commission voted to allow 30 more days to work on this draft, putting it on the June 6th COS HPC agenda.

We are now only 3 weeks away from that date. Or only two weeks if we want any changes to be in the HP Commission's packet for that meeting.

You (and the Commission) have received written statements from me and others that describe what issues need to be addressed to complete the draft plan. These issues have been extensively discussed, but without a satisfactory resolution.

I would like to know if you have any plans to resolve these issues before the next agenda goes out. If the draft document is going to remain exactly as it was on May 2nd, then I think we all deserve to know that now. If the VM committee of residents needs to write the exact language to put in this draft, please tell us.

Sincerely,

Amy MacAulay Villa Monterey Unit 4 4920 North 77th Place

VILLA MONTEREY IV
RESORT PARK INC HOMEOWNERS ASSOCIATION

7667 E NORTHLAND DRIVE 480-990-2529 INFO @RESORTPARK.ORG

May 18, 2018

City of Scottsdale Historic Preservation Commission

Re: Response from Villa Monterey Unit IV HOA concerning the Villa Monterey Units 1-7 Historic District
Historic Preservation Plan and Guidelines January 2018 Draft

Dear Chairman John Southard and Commission Members:

On March 17th, 2011, the City of Scottsdale (COS) Historic Preservation Commission (HPC) held a Special Meeting to rezone Villa Monterey Units 1-7 from Townhouse Residential District (R-4) to Townhouse Residential District Historic Property (R-4 HP). This was approved and then on July 14, 2011, the COS HPC approved the "Interim Historic Preservation Guidelines".

From January 2017 through January 2018, seven representatives from Villa Monterey Units 1-7 met once or twice a month to share concerns and make recommendations to the commission. During that time certain issues important to the Villa Monterey Community were discussed in detail, and included in previous drafts but excluded in the current January 2018 draft.

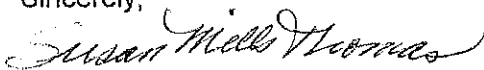
It is of particular concern of Villa Monterey IV residents to address the inclusion of converting carports to garages as, approved by our HOA CC&R's; as well as other items deleted from the final draft. We ask that they be included in the 2018 draft before any approval is sought.

The COS HPC has indicated they will consider approving the January 2018 draft of the Historic Preservation Plan and Guidelines at the meetings on May 31st and July 12th, 2018.

We strongly encourage the COS HPC to reschedule these meetings until October when our residents, in this retirement community, are back in town from their summer travels and/or residences. We have lived with the interim guidelines for the past six years and see no reason it cannot wait until October.

We respectfully ask the commission to schedule the meetings for a later date when there is a better opportunity for residents to voice their opinion on the draft. This will be more efficient and will lessen the chance for residents to feel excluded in the approval process. Thank you for your kind consideration.

Sincerely,



Susan Mills Thomas
President, Board of Directors
Villa Monterey IV

Cc: Mayor Jim Lane and City Council

History

Starting in January of 2017, Steve Venker met with a committee of representatives from each of the seven units of Villa Monterey. We met at least 14 times through January of 2018.

Summary of that year: (By A. MacAulay)

Summary of work status of the Committee of Representatives from Villa Monterey Units 1-7 to prepare final guidelines for historic district.

Overall Comments on Year's Work

All involved put in many hours of review and discussion. Agreement was reached on many items. However, there are seven different HOAs. All have different CC&Rs. Some allow rentals, front patios and walls, removal of front window for double doors, carports converted to garages, etc. Other HOAs do not. IMHO, consistency is lacking. E.g., an HOA that allows a front window to be removed for double doors and a patio also strictly prohibits carport conversions. Rentals are a point of disagreement. Our Unit Four is probably the most liberal wrt CC&Rs. These issues generated considerable discussion throughout the year.

Important Comments from our last representatives' meeting on Jan. 17th, 2018 (From Amy's notes.) In our review of this final draft on 1/17/18, the group noted that various issues we addressed and seemed to find some consensus on were not included in final draft.

Issues Remaining:

1. A need to formally clarify that different HOAs have different CC&Rs, and that these differences will continue to be permitted by the City. Outcome of last meeting 1/17/18 (according to my notes and recollection) was that a chapter or appendix would be added to clarify that the CCRs of the seven HOAs may differ, even in substantial matters.
2. Guidelines (or chapter or appendix) will be added to include guidance concerning: Conversions of carports to garages, front windows converted to double doors, low walls and hardscape in front yards, front landscaping, walls adjacent to sidewalks, etc., if change is permitted by that HOA.

Concluding meeting 1/17/2018:

COS Historic Preservation Officer Steve Venker stated he would make some changes and would send another final draft out to the representatives' committee.

A question was posed to Steve Venker as to whether the HOAs &/or residents would be voting on these guidelines. Answer was "no", but input would be taken and considered.

May 31st, 2018 Due to residents input as to unfinished condition of the draft guidelines the COS HPC voted to continue the matter until Fall of 2018.

Nothing happened. In November, VM Unit 4, sent the following letter:

November 1, 2018

To: City of Scottsdale Historic Preservation Commission

Mr. Steve Venker, COS Historic Preservation Officer

From Amy MacAulay, VM4 Board Liaison to COS 4920 North 77th Place,
Scottsdale 85251 and Resort Park Association, Inc., Villa Monterey IV
7667 E. Northland Drive, Scottsdale, AZ 85251

Dear Mr. Venker and City of Scottsdale Historic Preservation Commission,
Our members have questions regarding the status of various issues concerning
Villa Monterey Historic District Units 1-7 We would appreciate your responses.

A. Concerning Potential National Historic Designation

1. What is the status of that project at this time? If it is still being pursued, what is the projected timeline?
2. Who exactly would take that application forward and what to state office does the application go?
3. Please give a final clarification: Will the Villa Monterey HOA members be able to vote on becoming a national historic district?
4. How would such a vote be conducted? Would that vote settle the issue of National designation?
5. If a National Historic designation is applied to Villa Monterey, are there National Guidelines? Or would our COS Guidelines still be the governing factor?
6. Would or could a National Historic designation allow for the differences between the seven Villa Monterey HOAs, especially as applies to alterations?

B. Concerning the Draft Villa Monterey Units 1-7 Historic District Preservation Plan and

Design Guidelines – dated 01/25/18

1. Have the photos and descriptions of the homes been completed?
2. We were told that an appendix or chapter would be added to clarify that different HOAs can have different guidelines for alterations. This is particularly important as applied to conversions of carports to garages, or a front window to doors. Has this been done?
3. When that chapter is finished, will it be distributed to the 7 different HOAs to ensure it has accurately captured and reflects the rules/allowances of each individual HOA?

C. Current process for COS application(s) for alteration projects eligible for HRER Funding is easily confused with other types.

1. Is there still an intention to revise the present 12-page instruction list, which combines both applications into separate forms?
2. Are HRER Funds strictly for restoration or maintenance of those historic features that are easily visible to the public?

D. Three last questions

1. Re paint colors: People are asking what part of the current guidelines (2011) or the draft (2018) specifically states that COS HPC must approve any painting or repainting? Can you please provide the specific reference to this?
2. Re front patios: What part of the current guidelines (2011) or the draft (2018) specifically states that these are now not allowed. Can you please provide the specific reference?
3. VM Unit 4 would like to obtain a copy of the notebook containing all the photos of our houses with the COS descriptions. What is the procedure for this?

Thank you for your help with this.

Sincerely,

Amy MacAulay

Copies Steve Venker COS Historic Preservation Officer

John Southard Chairman COS HPC Blair Schweiger Vice-Chairman COS HPC

Ben Brosseau COS HPC Regina Buzzello COS HPC

Linda Davis COS HPC Christie Lee Kinchen COS HPC

Cindy Lee COS HPC

We received answers to some of these questions, but nothing happened to the draft plan. No further action from City

There VM Units 1-7 held a meeting with all units represented:

Presidents' Meeting Notes 9:00 AM January 19, 2019 1/2

VM Unit 4 Clubhouse 7667 East Northland Drive

Discussed:

Differences of the seven HOA's wrt alterations

Compliance issues with HOA Rules and Regulations

HOA's fees and collection processes

Enforcing age restriction and possible exceptions

Procedures for nominations at HOA Board meetings

Procedures for resident input at HOA Board meetings

COS HPC meetings of December 6th and May 31st, 2018

Inconsistency of responses from to COS HP staff wrt to house and yard projects.

Issues with COS wrt finalizing and adopting updated Guidelines

COS HPC meetings of December 6th and May 31st, 2018

Inconsistency of responses from to COS HP staff wrt to house and yard projects.

Issues with COS wrt finalizing and adopting updated Guidelines

Decided:

This group will schedule a meeting with Steve Venker on Sat. Jan 26 2019 at 9:00 AM at VM Unit 4 clubhouse.

Meeting Notes 9:00 AM January 19, 2019

VM Unit 4 Clubhouse 7667 East Northland Drive

Present:

Steve Venker, City of Scottsdale Historic Preservation Officer

Villa Monterey Unit 1 Villa Monterey Improvement Association
Rick Morine – President morinerick@aol.com
Maureen Prombo rep to COS murphyprombo@gmail.com

Villa Monterey Unit 2 Villa Monterey Recreational Association
Phil Ellis – President vp4mra2@gmail.com

Villa Monterey Unit 3A & 3B Casita Colony Residential Association
Absent – President is Roland Eckert roland.eckert7664@gmail.com

Villa Monterey Unit 4 & 4B Villa Monterey Resort Park Association
Susan Thomas – President susanmillsthomas@cox.net
Amy MacAulay –Rep to COS amacaulay@cox.net

Villa Monterey Unit 5 & 5A Monterey Park Association
Craig Sjodin – President Craig.Sjodin@lhfs.com

Villa Monterey Unit 6 & 6-1 Colony Monterey Association
Pete Mardsen – President Pete0818@gmail.com
Linda Brown– HOA Director&AC Chair LindaB_@outlook.com

Villa Monterey Unit 7 Amen & Sec. A Colony Park Association
Joe Prado – President iipilp@hotmail.com

Villa Monterey HOA Presidents and Steve Venker, City of Scottsdale

Saturday, January 26, 2019 9:00 AM

VM IV Clubhouse, 7667 East Northland Drive, Scottsdale 85251

Notes compiled by Joanie Reid and Amy MacAulay

Attending:

Joanie Reid (IV-notes),

Amy MacAulay (IV ARC &COS Rep)

Rick Morine (Unit 1)

Maureen Prombo (VP 1)

Phillip Ellis (Unit 2)

Craig Sjodin (Unit 5 and 5A & COS Rep)—Led meeting

Linda Brown (6 and Architectural Committee)

Pete Mardsen

Joe Prado (VM VII)

Don Kutcher (Secy, VM 5 and ARC)

Steve Venker (City of Scottsdale Historic Preservation Officer)

Craig: Our goal is to eliminate what seems to be inconsistencies in approach/answers to homeowners regarding the procedures and requirements of our Historic District

Color charts (Unit 1)—Can we get color palettes approved so we don't have to go to City each time; Steve—I'm incorporating color palettes I have from VM HOAs into the Historic Preservation Guidelines we're trying to get finalized (action in March or April).

- We have a mid-century paint pallet on line
- Trying to encourage lighter colors/pastel colors, mid-century modern common to this community when developed; darker colors better for trim

Question about residents asking for a dark house color since others, in other units, 'already have'. Steve says up to HOA, but encourages the pastels/light colors on body and darker trim colors.

- VM VI—Light Reflective Value...(LFV)...a paint company indicated that a lot of homeowner associations are going with a certain ratio which prevents a color being too white or too dark. Steve said, in other developments recommending something like 70% (just used this as an example, not sure its really the number) and some tints.
- Comment that there are inconsistencies in how paint requests are handled—one person gets approved in 2 days and another was asked to bring pictures of home. Steve is saying for homeowners to bring pictures of the home, paint sample with numbers/manufacturer, and where it will be applied.
- Question: where we need to get to, which is awkward right now, is that we have 7 different HOAs and that's part of this community's

uniqueness. Hope, tho, is that once we have paint samples approved, we wouldn't need to go to City for approval. Steve says his hope is to have the HOAs' palettes, and if the palettes were acceptable/accepted, then the approval by specific homeowners would be speedy.

•
Question asked about iron grates fixed to windows. Noted that these are prohibited under current fire codes, /contractors are not allowed to replace anything that is fixed. Steve—People could have ones that open (maybe) but No indication of wrought irons over windows originally. Believe they must have been added later.

Difference of understanding re: tax benefits of historic preservation:

- Each person has to apply
- If your home is in National Registry of Historic Homes (note, National, no tax breaks for City or County)
- Apply to Maricopa County Assessor
- Changes from 10% to 5%--and it must be the primary residence; in effect for 15 years
- If you want the National allowable tax break there are conditions. See Arizona State Parks for more detail

Amy—Certificates of appropriateness question. Two VM VI residents got approval at 12/6/18 COS HPC meeting for front patios, but their Certificates of Appropriateness came back with additional stipulations and the Certificate states: ... "amended after Historic Preservation Commission hearing." Amy's understanding was that after approval by commission, there wouldn't be additional stipulations. Steve—one resident was reticent to give us the information beforehand. Amy: If the application was incomplete, why was it taken forward to a hearing?

Landscaping—Steve--if there is a cactus or tree that's damaged (e.g. a palm tree struck by lightning and was removed.) Not so concerned about annuals, etc. I'm more concerned about larger landscaping.

Steve indicated that front landscaping changes (though not for annual plants) required a drip irrigation system to be installed... in order for new plantings/cactus to take hold. Much discussion about this. (City requirement vs. Historic Preservation requirement.)

Driveway—the current guidelines say keeping driveways as original, which was paved with concrete. When taking out all concrete and replacing with pavers, that's a concern. (In Unit one, originally asphalt and don't think we'd ask anyone to do that.)

What should be historic and stay historic? (e.g. if pure, then we wouldn't have air conditioning or TV dishes, etc.). At the upcoming Historic Preservation Committee retreat—this will be a subject.

Steve—what helps him temper his 'purist' approach is can it be turned back to its original state.

Maureen Prombo stated that a person on the COS HP Commission said our Unit 1, which does not allow front yard patios, 'couldn't do that' i.e. said we couldn't disallow front-yard patios. This Commission person said this in front of a prospective buyer.

Craig Sjodin stated it was my understanding that each HOA would have, under their umbrella, a way to approve things. Seems like this is getting murky. For instance, (this) irrigation requirement...

What's the point of us approving and then getting a 'coin toss' at the counters.

One Stop Shop—permit/review center for any proposal for City of Scottsdale. They can review plans, approve over-the-counter. Would apply to paint, landscaping, roofing (this is not the case today...this is Steve's hope.)

No fees for work with Historic Commission (e.g. paint approval, awnings, etc.) but fees do come in when building permits are needed.

Some issues/complaints with digital applications, e.g. requiring a zip drive. Steve has been working with IT on this.

Steve was asked to get more information re: National Historic requirements. Can 'they' come into your home, e.g. is it historical both inside and outside the house? Steve's point in talking about National Historic—once there is support (conversation became confusing...) Steve will put together information on National Historic designation.

Craig brought up that there is a waiver associated with APS—gas and electrical. Code requirements for installing/routing gas and electric have changed. But sometimes Historic Office has approved new requirement and sometimes not....and not always alert homeowner to waiver option.

Historical Preservation Guidelines for Villa Monterey Units 1-7—Steve hopes to have it off his desk in February and a determination in March or April. Question on whether he intends to meet further with the seven representatives of Units 1 – 7 for them to review a final draft. Steve V. said yes.

Steve would like to come to HOA annual meetings this spring/summer to talk about Guidelines and National Register Historic preservation designation.

Steve was asked to follow up on irrigation guidelines....

Anything we/HOAs can do to assist Steve's office? Steve—if you're getting complaints, let me hear about it so I can run it to the ground and we don't have the inconsistencies. And Craig Sjoden noted he would love to see us get to the point where it's easy between HOAs and Steve's office for Historic Preservation

Steve indicated that any and all front landscaping changes required a drip irrigation system to be installed. Much discussion about this.

Steve—what helps him temper his 'purist' approach is can it be turned back to its original state.

Some issues/complaints with digital applications, e.g. requiring a zip drive. Steve has been working with IT on this.

Steve was asked to get more information re: National Historic requirements. Can 'they' come into your home, e.g. is it historical both inside and outside the house? Steve's point in talking about National Historic—once there is support (conversation became confusing...) Steve will put together information on National Historic designation.....

Historical Preservation Guidelines for Villa Monterey Units 1-7—Steve hopes to have it off his desk in February and a determination in March or April. Question on whether he intends to meet further with the seven representatives of Units 1 – 7 for them to review a final draft. Steve V. said yes.