

To: Blair Schweiger, Chair, Scottsdale Historic Preservation Commission and Commissioners  
From: Philip Ellis, President of Villa Monterey Recreational Association - Villa Monterey, Unit 2  
Cc: Steve Venker, Historic Preservation Officer  
Date: May 7, 2020  
Re: Villa Monterey Historic Preservation Guidelines

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One year ago, as we approached the May 2019 SHPC meeting, the goal of the commission was to approve the guideline document that has been in discussion for many years. There was special effort during 2018 and 2019 to go through the document and address concerns. Many productive meetings were held with Steve Venker and the 7 VM Units, and the document reflected those discussions and input. Four members of our board including myself as President (and Representative of Unit 2 for Historic District) read through and discussed the April 2019 draft and were comfortable that our concerns about the architectural guidelines had been addressed. However, we were supportive of the suggestion of other VM Units that the approval be tabled and the document further reviewed and improved. I went on record at that meeting supporting the tabling of the approval and the continued discussion of the document with all 7 Units and SHPC staff.

In the year that has passed, the document has been reviewed paragraph by paragraph during the SHPC monthly meetings. Updates have been made by staff reflecting comments from VM HOA's and homeowners and input from the commission. There have been many improvements to the guideline document, and we are grateful for the effort that all have contributed to the process. We are using the current draft document to inform and guide our architectural review decisions.

Our preference for May would be for a conference - video or by phone - with the seven Presidents and Chairman Schwieger along with Steve Venker or appropriate staff member to discuss finalizing the guidelines and finding a way forward. If you want to meet with the Unit Representatives and Boards individually during May to gather more comments and understanding, our board would participate. But we strongly emphasize that we do not think a separate guideline plan for each unit is a way forward. We need one plan with the noted appendix for each unit to allow for the differences that have developed over time.

Finally, to repeat and emphasize a comment I have made at several meetings, we feel the process (addressed in Chapter One, last paragraph) to obtain permits must be user-friendly. Especially, a Certificate of No Effect for minor work -- painting following HOA palettes in appendix, simple replacement of windows with no changes to exterior, for example -- must be one expedited trip through the permit process. Delays and inefficiency in the permitting process, especially when there is "no effect" have and will continue to create negative attitudes among the VM boards and homeowners about the Historic District and Historic Preservation processes.