

**Correspondence Between  
Staff and Applicant  
Approval Letter**



June 27, 2011

Don Meserve  
City of Scottsdale - Historic Preservation Office  
7506 E Indian School Rd  
Scottsdale, AZ 85251

Re: 730-PA-2010  
13-ZN-2010  
Villa Monterey Units 1-7 HP Overlay Zoning

Dear Don Meserve,

This is to advise you that the case referenced above was approved at the June 7, 2011 City Council meeting. Enclosed is a copy of the approved ordinance and/or resolutions for the case referenced above. Please distribute all necessary copies to any persons involved with this project and remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-2542.

Sincerely,

Frances Cookson  
Planning Specialist

Enclosure

**Meserve, Don**

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**From:** KATHLEEN FELD [kfeld60@msn.com]  
**Sent:** Monday, July 04, 2011 1:35 PM  
**To:** Meserve, Don  
**Cc:** Debbie Abele (HP); citycouncil@scottsdaleaz.com  
**Subject:** Our Thank You to HPC

BCC: All VM residents with email

TO: The Members of the Historic Preservation Commission c/o Don Meserve  
cc: Debbie Abele  
Mayor Lane and the Members of the City Council

Dear Chairman Schmidt and Members of the Historic Preservation Commission:

From the residents of Villa Monterey, "thank you" for all of your time, energy, and expertise invested in our community to attain the designation of Villa Monterey Historic Townhouse District. It is hard to believe this began nearly four years ago. It is hard to believe we have finally arrived.

The HP process not only created the HP designation for Villa Monterey, but it brought our VM community together in a common cause with the City of Scottsdale. We believe a valuable partnership was created through the HP Commission and through each of our endeavors. We are all a richer people for this experience.

We also wish to acknowledge those people who worked closely with the residents of Villa Monterey to bring us into the the Scottsdale HP program.

**Don Meserve, HP Staff**

Don was always accessible to us, by phone or in person to bring us up-to-date on process, deadlines, and required meetings, which he also attended. Don's thoroughness in working with other city departments in this process was seamless. We sincerely appreciate the organizational skills that he brought to us over the last for years, and we look forward to working with him in the future.

**Debbie Abele, Consultant**

Unfortunately, I have recently learned that Debbie Abele has been released from her city contract. I believe this is a great loss for both the city and the HP program. Debbie is a true professional in her knowledge of architecture and architectural history. Through her association with ASU and many national professional organizations, she has brought the Scottsdale HP program to a national forefront. She was instrumental over the years in the creation of a well-informed and effective HP program. We as a community appreciated her work ethic and straight-forward answers about HP. We will miss her involvement in the future. It is our hope that the city will reconsider their decision regarding her contract. The current HP program owes a great deal of appreciation to Debbie Abele for her professional contribution over the years to make the Scottsdale HP program so exceptional.

For all the efforts given to us by the City of Scottsdale through Council, HPC and staff, you have our promise that Villa Monterey will not disappoint you as a historic district. We are proud our our city heritage, our community involvement, and most certainly our historic designation.

Thank you for your part in acknowledging Villa Monterey as an important residential community for both the past development, and the future development of Scottsdale.

Respectfully,

Kathy Feld, Villa Monterey Spokesperson

## Meserve, Don

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**From:** Meserve, Don  
**Sent:** Wednesday, February 14, 2007 3:54 PM  
**To:** 'Ed Wimmer'  
**Cc:** 'dabele@phxinternet.net'; Cafarella, Robert  
**Subject:** FYI - Villa Monterey Townhouses interested in designation

**Attachments:** 200702~1.TIF



200702~1.TIF (79  
KB)

The attached newspaper article was in today's Tribune. Residents from the Villa Monterey Townhouse development went to last night's presentation to City Council of the Scottsdale Town Hall Report (George Hartz attended the town hall).

City Council took public comment before the report was presented. A Villa Monterey representative, Kathy Boyd Feld, said they want to be considered for designation as a townhouse district and they are opposed to the widening of Chaparral Road through their neighborhood.

I talked to Kathy Boyd Feld yesterday and told her that the HPC had not surveyed townhouses yet and that this task was not in the HPC's 2007 work program. She is lobbying for the HPC (and Council) to consider townhouses as a land use and asked to be put on the HPC agenda for the March 8, 2007 regular meeting. She could speak in the public comment period about her interest in the townhouse survey and in having Villa Monterey considered for designation. I did told her that the HPC just approved their 2007 Work Program so I did not expect a city-wide survey of townhouse uses to be completed anytime soon, and certainly not in 2007.

I am passing along her request to you as Chair to be placed on the agenda for the 3/8/07 HPC meeting. I welcome your thoughts and Debbie's on whether it is sufficient to listen to Kathy Feld's comments, and/or comments from other Villa Monterey residents, during the public comment section of the meeting or to put this on as an agenda item for discussion.

I support Bob Cafarella's view that the HPC listen to their comments during the public comment portion of the meeting without having any pressure to discuss, act or decide on their request when the Commissioners first hear the request. Speakers can be thanked for their comments and interest in historic preservation. Their survey/designation request could be taken under advisement, referred to the Historic Register Committee to discuss, or put on a future HPC agenda.

It appears that the biggest issue or threat that the neighbors are concerned about is the widening of Chaparral Road. The Transportation Master Plan, Transportation Dept. and the Transportation Commission will be dealing with that issue, not the HPC.

**LETTER OF AUTHORIZATION - VILLA MONTEREY UNITS 1-9  
Scottsdale, Arizona**

The undersigned Presidents of Villa Monterey, or authorized board representative, authorize Kathy Boyd Feld, resident of VM 4, to represent and act on behalf of our VM Units as a **PRO-ACTIVE AND POSITIVE CITIZENS' MOVEMENT** with respect to the following issues:

1. Obtain the start of a survey/study for a Historical Townhouse Preservation District designation through the Historic Preservation Commission and City Council of Scottsdale;
2. Obtain representation on the Downtown Scottsdale Town Hall Follow-up Committee;
3. Continue to oppose the widening of Chaparral Road and any future development that may encroach on Villa Monterey 1-9, Scottsdale, Arizona.

Respectfully,

Unit 1:	<u>Joseph R Felder</u>	Date:	<u>2-26-07</u>
Print Name:	<u>JOSEPH R. FALDUTO</u>	Title:	<u>Presd.</u>
Unit 2:	<u>J.A.F.</u>	Date:	<u>2/27/07</u>
Print Name:	<u>JAMES A. FRAYLICK</u>	Title:	<u>President</u>
Unit 3:	<u>Cruz Meyers</u>	Date:	<u>2/26/07</u>
Print Name:	<u>Cruz Meyers</u>	Title:	<u>PRES.</u>
Unit 4:	<u>Marilyn J. Pope</u>	Date:	<u>2/27/07</u>
Print Name:	<u>Marilyn J. Pope</u>	Title:	<u>President</u>
Unit 5:	<u>Ward S. Hatan</u>	Date:	<u>2-27-07</u>
Print Name:	<u>Ward S. Hatan</u>	Title:	<u>president</u>
Unit 6:	<u>John Wifler</u>	Date:	<u>2/26/07</u>
Print Name:	<u>JOHN WIFLER</u>	Title:	<u>Pres</u>
Unit 7:	<u>Don Mulenberg</u>	Date:	<u>2-26-07</u>
Print Name:	<u>Don Mulenberg</u>	Title:	<u>PRES.</u>
Unit 8:	<u>Judith A. Merritt</u>	Date:	<u>2/27/07</u>
Print Name:	<u>Judith A. Merritt</u>	Title:	<u>PRES.</u>



ok  
J

April 5, 2009

Dear Mayor Lane,

As a full time resident of Villa Monterey, I would like your support registering our lovely community as Historic Preservation.

Thank you  
M Lynch  
7809 E. Mariposa Dr  
Scottsdale, AZ 85251

**Meserve, Don**

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**From:** Penelope Meyers [pt.meyers@cox.net]  
**Sent:** Saturday, June 05, 2010 9:09 AM  
**To:** Melton, Judy  
**Cc:** Kathy Feld; Roland Eckert; Kenneth O'Keeffe  
**Subject:** Re: Neighborhood Notification--Area Plan Open Houses

**Ms. Melton:**

We are residents of Villa Monterey III and have worked extensively with the City's HPC representative, Debbie Abele, over the past 3 years. Our efforts have focused on informing Villa Monterey residents concerning Scottsdale's Historic Preservation Program and the significance of a Historic Neighborhood designation. Our residents are overwhelmingly in favor of the designation and believe it is a way to preserve our beautiful community while retaining the unique character of not only our neighborhood, but also the character of downtown Scottsdale. I urge you to consider this as you move forward with CAP planning.

**Regards:**  
**Gus & Penelope Meyers**  
7705 E Highland Avenue, Scottsdale, AZ 85251  
480-947-5357

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

**From:** Melton, Judy  
**Cc:** Call Center  
**Sent:** Friday, June 04, 2010 5:28 PM  
**Subject:** Neighborhood Notification--Area Plan Open Houses

*The following information was sent because you have registered for the City of Scottsdale's Neighborhood Notification Program. To update your information, or for more information about this program, please e-mail: [notification@ScottsdaleAZ.gov](mailto:notification@ScottsdaleAZ.gov) or call (480) 312-3111.*



***YOUR INPUT NEEDED!***  
**SOUTHERN SCOTTSDALE CHARACTER AREA PLAN (CAP)  
AND MAJOR GENERAL PLAN AMENDMENT PROCESS**

**The City of Scottsdale will host two Open Houses to discuss the draft Scottsdale Character Area Plan now under way. The Open Houses will be held from 7:30 to 9:30 a.m. and 5 to 7 p.m. Thursday, June 17, in the Convergence Room at SkySong, near the southeast corner of Scottsdale and McDowell Roads.**

**The plan encompasses approximately 14 square miles of the southernmost portion of the city. The area is bordered by Phoenix and Paradise Valley to the west, Tempe to the south, Indian Bend Road to the north, and the Salt River Pima-Maricopa Indian Community to the east. The area contains approximately 30 percent of Scottsdale's population. Most of the housing stock and commercial facilities in this area are 30 to 50 years old, making it important to preserve and protect these neighborhoods while still moving towards tomorrow.**



**The area also includes the award-winning Indian Bend Wash which runs for six miles through the center of the Character Area and provides a continuous chain of lakes, parks, golf courses, ball fields and pedestrian-bike paths. Substantial employment development is located along many of the major thoroughfares; most notably are SkySong, Arizona State University Scottsdale Innovation Center, General Dynamics, and the Scottsdale Health Care Osborn Campus.**

**The overall goal for the Southern Scottsdale Character Area Plan is to complete a character area policy document that guides policy decisions, establishes a vision and an implementation framework for Southern Scottsdale . . . and can be incorporated into and used to update the city's General Plan, as well as to begin implementation of the community's goals for the area.**

**For more information, visit <http://www.scottsdaleaz.gov/planning/areaplans/CAPsouthern.asp> or call Project Manager Ross Cromarty at (480) 312-7918.**

Meserve, Don

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**From:** diane frank [dfrank623@hotmail.com]  
**Sent:** Sunday, June 06, 2010 6:23 PM  
**To:** Melton, Judy  
**Subject:** FW: Neighborhood Notification to Villa Monterey

I am 110% in agreement with Kathy Feld on the subject of Historic Preservation for Villa Monterey. It is an outstanding and totally unique community, whose ambience is unparalleled throughout all of Scottsdale!

Diane Frank  
7649 E. Bonita Drive  
Scottsdale, AZ 85250

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**From:** kfeld60@msn.com  
**To:** kfeld60@msn.com  
**Subject:** Fw: Neighborhood Notification to Villa Monterey  
**Date:** Sat, 5 Jun 2010 08:26:34 -0700

BCC: All Residents in VM 4 on Kathy Feld's email list

Hi all.....received this message this AM from the city. This plan includes us. As we are seeking Historic Preservation (HP), and if you are in agreement with this HP direction, I believe you should email Judy Melton if you are not able to attend this meeting.

Historic Preservation should be an important part of this overall plan per the following quote from the city email below.....**"Most of the housing stock and commercial facilities in this area are 30 to 50 years old, making it important to preserve and protect these neighborhoods while still moving towards tomorrow."**

This open house is on my calendar to attend, but I am only one voice.

**PLEASE TAKE THE TIME TO REVIEW AND EMAIL JUDY MELTON FOR THE RECORD AT [jmelton@scottsdaleaz.gov](mailto:jmelton@scottsdaleaz.gov). WITH YOUR COMMENTS TO PRESERVE VILLA MONTEREY.**

I will also be sending the following email to Judy:

*"For nearly 3 years Villa Monterey has been seeking the designation of a Historic Preservation Townhouse District with the HP Commission to preserve our community. We have polled our HOA's within Villa Monterey and we are well over 80+% in favor of Historic Preservation by our individual homeowners. Villa Monterey was accepted this spring by the Historic Preservation Commission as one of the communities qualifying for HP designation in this area of south Scottsdale which the CAP covers.*

*We as a community want to preserve Villa Monterey.*

*It is our hope that you will add this important grass roots community work and input of our nearly 1200 residents, as well as that of the HP Commission to the record when deciding the direction of the CAP as it relates to the future of Villa Monterey."*

Sincerely,  
Kathy Feld  
VM Spokesperson for Historic Preservation & Chaparral Road Improvements

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

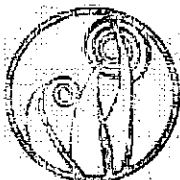
**From:** Melton, Judy

**Cc:** Call Center

**Sent:** Friday, June 04, 2010 5:28 PM

**Subject:** Neighborhood Notification--Area Plan Open Houses

*The following information was sent because you have registered for the City of Scottsdale's Neighborhood Notification Program. To update your information, or for more information about this program, please e-mail: [notification@ScottsdaleAZ.gov](mailto:notification@ScottsdaleAZ.gov) or call (480) 312-3111.*



**YOUR INPUT NEEDED!**  
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**AND MAJOR GENERAL PLAN AMENDMENT PROCESS**

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**The area also includes the award-winning Indian Bend Wash which runs for six miles through the center of the Character Area and provides a continuous chain of lakes, parks, golf courses, ball fields and pedestrian-bike paths. Substantial employment development is located along many of the major thoroughfares; most notably are SkySong, Arizona State University Scottsdale Innovation Center, General Dynamics, and the Scottsdale Health Care Osborn Campus.**

**The overall goal for the Southern Scottsdale Character Area Plan is to complete a character area policy document that guides policy decisions, establishes a vision and an implementation framework for Southern Scottsdale . . . and can be incorporated into and used**

Meserve, Don

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**From:** Melton, Judy  
**Sent:** Monday, June 07, 2010 9:39 AM  
**To:** Cromarty, Ross; Meserve, Don  
**Cc:** 'kfeld60@msn.com'; 'pt.meyers@cox.net'; 'stellroc@yahoo.com'; 'mollyronfromiowa@earthlink.net'; 'dfrank623@hotmail.com'; 'MPope87417@aol.com'  
**Subject:** FW: Neighborhood Notification--Area Plan Open Houses  
**Attachments:** Vill Monterey; FW: Neighborhood Notification to Villa Monterey; Historic Preservation; villa monterey; Re: Neighborhood Notification--Area Plan Open Houses ; Historic Preservation/Monterey Villas

**Importance:** High

Hi Ross and Don,

Please note citizen input below and attached, regarding the Southern Scottsdale CAP (sent by residents in response to Nhd Notification Program email blast—also below).

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**From:** KATHLEEN FELD [<mailto:kfeld60@msn.com>]  
**Sent:** Saturday, June 05, 2010 8:31 AM  
**To:** Melton, Judy  
**Subject:** Re: Neighborhood Notification--Area Plan Open Houses  
**Importance:** High

**BCC: All Villa Monterey residents with email**

Dear Judy....

*Thank you for the notification of this meeting and adding the following comments to the CAP record regarding Villa Monterey. The VM community has been notified of this meeting.*

*For nearly 3 years Villa Monterey has been seeking the designation of a Historic Preservation Townhouse District with the HP Commission to preserve our community. We have polled our HOA's within Villa Monterey and we are well over 80+% in favor of Historic Preservation by our individual homeowners. Villa Monterey was accepted this spring by the Historic Preservation Commission as one of the communities qualifying for HP designation in this area of south Scottsdale which the CAP covers.*

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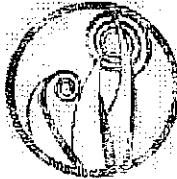
*Sincerely,  
Kathy Feld  
VM Spokesperson for Historic Preservation & Chaparral Road Improvements*

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**Cc:** Call Center  
**Sent:** Friday, June 04, 2010 5:28 PM

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**Meserve, Don**

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**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!!

Kathy Feld and Penelope Meyers

\*Unit 8 did not participate and Unit 9 did not qualify due to the date they were built and change of architecture.

## Meserve, Don

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**From:** Debbie Abele [debbie.abele@gmail.com]  
**Sent:** Saturday, October 02, 2010 11:15 AM  
**To:** Meserve, Don; Keagy, Raun  
**Subject:** Villa Monterey Information HP Designation Meeting

The information meeting has been scheduled for 11/13. (See below)Don - We will have plenty of time to talk about displays, handouts. I plan to use boards and materials we have previously produced. Raun let me know if/what we need to advise City management about this planned meeting. Talk to you next week. Debbie

----- Forwarded message -----

**From:** Villa Monterey 3 <ccra@cox.net>

**Date:** Sat, Oct 2, 2010 at 9:10 AM

**Subject:** Informal HPC Meeting

**To:** Olson Jeanette <OleyJan@cox.net>, Feld Kathy <kfeld60@msn.com>, Mehen Lynn

<lynnmeh@earthlink.net>, Wifler Jack <jwifler@cox.net>, Briguglio Dominic <dbriguglio@cox.net>

**Cc:** Eckert Roland <roland.eckert7664@gmail.com>, Dunbier Lonnie <LDunbier@mac.com>, Pettit Bev <BillP@azpob.com>, Abele Debbie <debbie.abele@gmail.com>

This email is going to Villa Monterey's (Units 1-7) HPC single point of contacts, & other interested parties:

The next step in the HPC initiative is to hold informal meeting for residents of VM 1-7. Debbie Abele, HPC Representative, will conduct the meeting and discussion will focus on:

- \* Why Villa Monterey is considered historically and architecturally significant
- \* The benefits and consequences of being designated as a historic district
- \* The designation process & opportunities for owner input

Additionally, Ms. Abele will be available to address questions.

There will be a single "All Units Meeting" for residents of VM Units 1 through 7

The meeting will be held on:

Saturday, November 13th, 10:00 a.m. at VM 4's public area (7667 E Northland Drive). There are entry gates to the public area on both Mariposa and Northland. If the weather is nice, seating will be outdoors.

Please put the word out to your residents. (We scheduled the meetings a bit down the road so that those HOAs have time to get the word out.)

Regards:

Penelope Meyers

VM 3 Point of Contact for HPC

480-947-5357



Meserve, Don

From: Debbie Abele [debbie.abele@gmail.com]  
Sent: Wednesday, September 22, 2010 7:18 PM  
To: Penelope & Gus  
Cc: Keagy, Raun; Meserve, Don  
Subject: Villa Monterey HP

Today I was advised that -due to internal logistics within the City- it will be better to schedule the initiation for the December HPC meeting. This should not affect the rest of our plans significantly. We also can schedule the informal meetings during Oct or Nov. Let me know when you have your contact people identified and I'll set up an email list. Thanks again for your help. Debbie.

REHAB  
AGREEMENT

THORSPOND  
RESERVE

348 \* 2 = \$696  
\$1755 EMR/spouse

## Meserve, Don

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**From:** KATHLEEN FELD [kfeld60@msn.com]  
**Sent:** Saturday, November 13, 2010 12:45 PM  
**To:** Debbie Abele (HP); Meserve, Don  
**Cc:** G & P Meyers (VM 3)  
**Subject:** Thank You!

Thanks Debbie and Don for a great presentation this AM.....You got out the door before I could thank you in person....(can't blame you tho!!)

You clarified so many areas for me as well as my neighbors, especially as it relates to timelines and why we are "so good" as a potential HP community.

I sincerely appreciate all the time and effort that the both of you have invested and I am glad that we have not disappointed you! We are behind your efforts all the way!

My best to the both of you, as always,

Kathy Feld, Villa Monterey

## Meserve, Don

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**From:** Meserve, Don  
**Sent:** Friday, December 10, 2010 1:50 PM  
**To:** 'KATHLEEN FELD'  
**Subject:** FW: Proposed locations for open house and hearing signs for Villa Monterey historic district, Scottsdale  
**Attachments:** 20101209152507376.pdf

Kathy, after talking to other staff about picking the most visible locations and a reasonable number of signs for the HP case initiated by the Commission last night we came up with the attached map of four locations. These will be visible to people driving or walking by on Chaparral or Miller Roads. I had hoped to use fewer signs but these four locations look like the minimum that we can use. I am avoiding grass locations because digging holes and moving dirt tends to be more visible in grass than in gravel areas. I am hiring a sign company to fabricate and install the signs. While I appreciate the volunteer offer to put up signs, they will be installed by others (with liability insurance).

Also, Debbie and I met with Raun Keagy this morning on the HP case for Villa Monterey and he advised us that a couple of preparatory or internal meetings needed to take place before the open houses are posted and held – so I am currently on hold for putting up any signs or scheduling the open houses. The Commissioners were fine with the January 8<sup>th</sup> and January 22<sup>nd</sup> dates at your clubhouse for the open houses and they proposed a 10:30 am to 12:30 pm schedule for open houses – starting late morning as you suggested.

Revised request: Therefore, based on my waiting a bit before putting up open house signs, please CANCEL my request to use the clubhouse on January 8<sup>th</sup> but please hold the January 22<sup>nd</sup> date for now just in case I can start open houses in January. I am probably looking at a Saturday January 29<sup>th</sup> or later date as well.

I will keep you posted – but not be posting any white signs in December.

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**From:** Meserve, Don  
**Sent:** Thursday, December 09, 2010 3:49 PM  
**To:** 'sales@480-994-4000.com'  
**Cc:** Cookson, Frances  
**Subject:** Proposed locations for open house and hearing signs for Villa Monterey historic district, Scottsdale

Stephanie, we spoke yesterday. The Commission meets tonight and should approve the case going forward. It looks like I will need to have four signs installed in the attached locations. I will talk to Purchasing tomorrow to try and get the costs approved. At present Sign-A-Rama looks better than Dynamite Signs or Fast Signs for prices so I should be able to get Purchasing to approve the costs of installing signs for this city case.

## Meserve, Don

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**From:** KATHLEEN FELD [kfeld60@msn.com]  
**Sent:** Saturday, December 11, 2010 7:57 AM  
**To:** Dominic Briguglio (VM7); Pat Lindberg (VM2B); JimDonna Murphy(VM1G); Jack Wifler(VM6)  
**Cc:** Meserve, Don  
**Subject:** Fw: Proposed locations for open house and hearing signs for Villa Monterey historic district, Scottsdale  
**Attachments:** 20101209152507376.pdf

Hi Dom, Pat, Jack and Jim.....

Thank you for responding to my request for a location to put up HP signs. Don Meserve, HP Staff has emailed me the following for your review after talking to other HP staff. They need to put up a total of 4 signs and they have offered the following locations (as attached) to fulfill their need for notification. Also, there is a liability issue for putting up the signs, so they will be hiring a group to do the work, but certainly appreciate our offer and response to do so. Signs will most likely go up in January vs. the original "pre-Christmas" date.

Again, thank you for your previous response on this and willingness to help. If you see any problems (watering systems, etc) with the placement of the signs, please let me and Don know. We are now planning for Open Houses in January and I will let you know the date and location for your residents.

Many thanks as always, Kathy Feld

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

**From:** Meserve, Don

**To:** KATHLEEN FELD

**Sent:** Friday, December 10, 2010 12:50 PM

**Subject:** FW: Proposed locations for open house and hearing signs for Villa Monterey historic district, Scottsdale

Kathy, after talking to other staff about picking the most visible locations and a reasonable number of signs for the HP case initiated by the Commission last night we came up with the attached map of four locations. These will be visible to people driving or walking by on Chaparral or Miller Roads. I had hoped to use fewer signs but these four locations look like the minimum that we can use. I am avoiding grass locations because digging holes and moving dirt tends to be more visible in grass than in gravel areas. I am hiring a sign company to fabricate and install the signs. While I appreciate the volunteer offer to put up signs, they will be installed by others (with liability insurance).

I will keep you posted – but not be posting any white signs in December.

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## Meserve, Don

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**From:** KATHLEEN FELD [kfeld60@msn.com]  
**Sent:** Wednesday, January 05, 2011 11:49 AM  
**To:** Meserve, Don  
**Subject:** Re: Initial 75% calculation for Villa Monterey, 13-ZN-2010  
**Importance:** High

Hi Don.....I have an email request out now to our contacts/coordinators for the petitions and will have them as soon as I can. Please give me your deadline for these docs.

Thanks K

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

**From:** Meserve, Don  
**To:** KATHLEEN FELD  
**Sent:** Wednesday, January 05, 2011 9:37 AM  
**Subject:** FW: Initial 75% calculation for Villa Monterey, 13-ZN-2010

Debbie Abele will call you to tell you about the meeting this morning with the City Manager. I was asked to include copies of the petitions signed by the residents in support of the HP neighborhood historic district in the city's case file. Please make me a copy of all the petitions or I will need to borrow the pile to make a copy of the petitions.

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**From:** Meserve, Don  
**Sent:** Wednesday, January 05, 2011 10:35 AM  
**To:** Curtis, Tim  
**Cc:** Cookson, Frances  
**Subject:** Initial 75% calculation for Villa Monterey, 13-ZN-2010

I checked my petition numbers and the number of common tracts held by the seven HOAs in the Villa Monterey townhouse HP overlay zoning case. I will get copies of the petition to add to the case file for 13-ZN-2010 but it looks like the application is okay if the 75% standard is applicable. I came up with the following percentages:

- Relative to homeowners signing the petition versus the number of homeowners: **570 of 757 owners signed the petition in support =75.2%**
- Adding the common tracts to the total parcels and assuming the HOA boards for Units 1-7 support the HP overlay: 570 owners + 13 common tracts = 583 parcels in support or **583 of 770 total parcels = 75.7%**. If we recognize that the HOA parcels containing the clubhouses and common open space are larger than the individual townhouse lots, we will exceed the 75% calculation for either the number of parcels or land area.

I have not received any emails or phone calls to date opposing the HP designation but a few residents have told neighbors or staff that they do not support the proposed HP overlay: 14 of 757 or 770 did not sign the petition = 1.8%. One resident spoke in opposition at the October neighborhood meeting. This information will be included in the Citizen Involvement Report.

## Meserve, Don

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**From:** Meserve, Don  
**Sent:** Tuesday, February 01, 2011 8:07 AM  
**To:** 'KATHLEEN FELD'; 'Lonnie Dunbier'; kayla weingarten  
**Cc:** Cookson, Frances  
**Subject:** RE: VM- HISTORIC PRESERVATION OPEN HOUSES

Thank you for your comment on the white signs for the open houses. We do in fact try and pick prominent locations for these signs to let the public know about the upcoming meetings – not just residents in the Villa Monterey neighborhood but also other interested citizens from other areas. The information on the signs and the size of the lettering on the signs is set but city policies for notifying the public about the meetings. I do not have any flexibility on the size of the lettering on these signs.

I think a 4' x 4' sign is as large as you would want in a neighborhood and we certainly would not want it the size of a big billboard to have large lettering to be read while driving by. Most people, including me, can best read the information on one of the four signs now posted by walking by the sign and not while driving by. You will also be getting a postcard in the mail with the same information on the dates and times for the meetings – the white signs went up before you received the notice in the mail.

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**From:** KATHLEEN FELD [mailto:kfeld60@msn.com]  
**Sent:** Tuesday, February 01, 2011 7:54 AM  
**To:** 'Lonnie Dunbier'; kayla weingarten  
**Cc:** Meserve, Don  
**Subject:** Re: VM- HISTORIC PRESERVATION OPEN HOUSES

Hi Kayla and Lonnie.....I am passing this message on to Don Meserve, HP for his response. Many thanks and I look forward to seeing you at one of the Open Houses!  
Kathy Feld

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

**From:** kayla weingarten  
**To:** kfeld60@msn.com ; 'Lonnie Dunbier'  
**Sent:** Monday, January 31, 2011 5:00 PM  
**Subject:** RE: VM- HISTORIC PRESERVATION OPEN HOUSES

Thanks to both of you for sending this information. The sign - at least the one I've attempted to read as you turn onto 78<sup>th</sup> street - is a danger to anyone wanting to know what it says - while driving. I wonder if that piece of information might be passed on to the powers that be so that it could be placed in a safer location.

Many thanks.

Kayla Weingarten  
7823 E. Coolidge St.  
(VM 5)

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**From:** Lonnie Dunbier [mailto:ldunbier@mac.com]  
**Sent:** Saturday, January 29, 2011 10:22 AM  
**To:** Undisclosed-recipients:

**Subject:** Fwd: VM- HISTORIC PRESERVATION OPEN HOUSES

**Importance:** High

Begin forwarded message:

From: KATHLEEN FELD <kfeld60@msn.com>  
Date: January 28, 2011 12:00:11 PM GMT-07:00  
To: KATHLEEN FELD <kfeld60@msn.com>  
Cc: "Don Meserve (HP)" <dmeserve@scottsdaleaz.gov>  
Subject: VM- HISTORIC PRESERVATION OPEN HOUSES

TO: VM residents in 1,2,3,4,5,6,7

**All VM units....please forward this information to your communities**

**FROM:** Kathy Feld

**RE:** OPEN HOUSES prior to Historic Preservation (HP) designation of Villa Monterey (VM)

**cc:** Don Meserve, HP city staff

**RE: OPEN HOUSES FOR HISTORIC PRESERVATION DESIGNATION**

The following dates have been confirmed for our Historic Preservation **OPEN HOUSES** in preparation for a City of Scottsdale historical preservation designation for VM Units 1-7 by the City Council of Scottsdale.

**WHEN:**

**Saturday, February 12, 2011 ....2:00 pm - 4:00 pm**

**Saturday, February 19, 2011.....10:00 AM - 12 Noon**

**WHERE:**

**VM Unit 4 Clubhouse grounds.....7667 E Northland Drive**

(A US Mail notification will be sent to each resident of VM Units 1-7 regarding these dates. )

**PURPOSE OF OPEN HOUSES:**

- This is **YOUR OPPORTUNITY** to have **YOUR QUESTIONS ANSWERED** regarding Historic Preservation (HP) by the HP city staff.
- One-on-one time is provided with city HP staff for questions.
- Written material will again be provided, as in past meetings.

**A HEALTHY ATTENDANCE IS HIGHLY ENCOURAGED**

Villa Monterey has been pursuing a City of Scottsdale historic preservation for the past three years, as authorized by their individual boards, through numerous meetings, handing out of written informational material, newsletters, and emails. Our individual VM units circulated a non-binding petition to each of their residents noting their individual interest in historic preservation. Our VM communities were in overwhelmingly agreement to support this designation.

Consequently, the majority of you may feel very comfortable with this HP designation and may not be planning to attend the Open House.

**Because this is a legal public notification of the VM HP Project to the community, your attendance at one of these Open Houses is highly encouraged to ensure your full understanding of the designation.**

### **LEGAL NOTIFICATION**

As noted above, a US mailing to each of our residents is being done by the City of Scottsdale noting the Open House dates. You will also see signs posted throughout VM noting these meetings. I have attached a .pdf file of the notice that will be on the signs.

Because some of your VM communities may have new residents through a sale of a property, all units are encouraged to make sure your new residents are aware of this meeting, as the public records accessed for the mailings may not reflect the names of the new owners, depending on the sale date of the resident.

### **FINAL PHASE OF HISTORIC PRESERVATION DESIGNATION**

We are looking to April or May of this year for the Scottsdale City Council vote to approve this designation. **Open Houses** are an important part of this final phase of designation.

### **COME AND FIND OUT MORE ABOUT HP - ASK YOUR QUESTIONS!**

The benefits of the City of Scottsdale HP designation are many, including:

- Placing VM on the map as a destination community for future buyers and protecting our values, if not raising them.
- Statistically it has been proven that values in HP districts have gone up, not down.
- There is no cost to VM residents for this designation.
- Our property tax rate remains the same. If values go up, taxes go up. If values go down, taxes go down.
- There are financial benefits for assistance from the city to improve the facades of our homes.
- HP is only interested in the facades of our homes as they appear from the street.....not interiors, not landscaping, not backyards.

At the last HP Commission meeting, we were referred to as "the Georgetown of Scottsdale", a wonderful statement to our architecture and history. We passed the architectural/historical study phase completed by HP this summer with flying colors as an outstanding community for HP designation.

Thank you all for the many hours of work you have dedicated to preserve Villa Monterey as a City of Scottsdale Historic Preservation district. I look forward to seeing you at one of the Open Houses.

Kathy Feld, Pres/VM 4



2 | 2 | 11



## MEMORANDUM

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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**

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### 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 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 12<sup>th</sup> and 19<sup>th</sup>, the HPC and city staff will be conducting open houses on the case at one of the clubhouses 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.

## Meserve, Don

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**From:** Robbins, Dennis E  
**Sent:** Friday, February 18, 2011 2:58 PM  
**To:** Meserve, Don  
**Subject:** RE: Memorandum to Mayor and Council on Proposed Villa Monterey Historic District - Reply to Your Chaparral Road Question

Thanks Don.

Dennis Robbins

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**From:** Meserve, Don  
**Sent:** Friday, February 18, 2011 2:02 PM  
**To:** Robbins, Dennis E  
**Cc:** Keagy, Raun; Padilla, Joe; Padian, Connie; Meinhart, Dave  
**Subject:** RE: Memorandum to Mayor and Council on Proposed Villa Monterey Historic District - Reply to Your Chaparral Road Question

Councilman Robbins:

If the city decides to widen Chaparral Road and purchases the homes by way of negotiated purchase the city would acquire the homes with the HP overlay and if it follows it's zoning laws the houses could not be torn down. The city could decide to rezone the lots and remove the HP overlay.

A Historic District and the recognition of the historic significance of Villa Monterey Units 1-7 is primarily aimed at preserving the architectural character of the townhouses, not the paved streets and sidewalks. If City Council approves a neighborhood historic district, staff works with residents to prepare a Historic Preservation (HP) Plan as required by our ordinance. The plan would identify the character defining features of the neighborhood – the townhouses, not the streets – and includes preservation guidelines the homeowners can use to plan any additions or alterations. The guidelines for the two existing historic districts say nothing about the streets – street maintenance projects or improvement projects are totally up to the city.

Consistent with our normal practices for the official zoning map, a residential district boundary typically is shown as going to the centerline of adjacent streets. When the same district is on both sides of the street the zoning is shown on the street. This results in all the land in Scottsdale, include street rights-of-way having zoning. The fact that the HP overlay would be placed on top of the existing R-4 and R-5 zoning in Villa Monterey Units 1-7 including the streets does not impact the use of the street or sidewalks.

Don Meserve, Historic Preservation Officer

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**From:** Robbins, Dennis E  
**Sent:** Tuesday, February 08, 2011 9:38 AM  
**To:** Meserve, Don  
**Subject:** RE: Memorandum to Mayor and Council on Proposed Villa Monterey Historic District

Thanks

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**From:** Meserve, Don  
**Sent:** Tuesday, February 08, 2011 9:30 AM  
**To:** Robbins, Dennis E

**Cc:** Keagy, Raun

**Subject:** RE: Memorandum to Mayor and Council on Proposed Villa Monterey Historic District

Councilman Robbins, I would like to confer with Dave Meinhart, Transportation Director before I send you a specific response to your Monday email. I hope to speak to Dave today on your Chaparral Road questions so I can provide an appropriate response.

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**From:** Robbins, Dennis E

**Sent:** Monday, February 07, 2011 11:12 AM

**To:** Meserve, Don

**Subject:** RE: Memorandum to Mayor and Council on Proposed Villa Monterey Historic District

Don,

What happens if we eventually widen Chaparral Road? How does the HP designation affect "taking" homes along Chaparral? I envision a long-term plan where the city acquires the necessary homes, not through condemnation, but arms-length purchases, so that we can deal with the transportation issues. This may take many, many years to accomplish. But I don't want to harm our efforts if the HP designation will not allow us to deal with Chaparral road in the future.

What are your thoughts?

Councilman Dennis Robbins

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**From:** Meserve, Don

**Sent:** Wednesday, February 02, 2011 11:25 AM

**To:** City Council

**Cc:** Richert, David; Washburn, Bruce; Katsenes, Paul; Padian, Connie; Keagy, Raun

**Subject:** Memorandum to Mayor and Council on Proposed Villa Monterey Historic District

Honorable Mayor and Members of Council, this email is to provide you with the attached memorandum on a proposed historic district for the Villa Monterey Units 1-7 townhouse development. This proposed historic district was initiated by the Historic Preservation Commission. Staff felt that you might appreciate some background information on the HP overlay zoning case prior to any public hearings. Neighborhood residents may also start contacting Council members now that a formal application is pending.

Don Meserve, Historic Preservation Officer

480-312-2523

[dmeserve@scottsdaleaz.gov](mailto:dmeserve@scottsdaleaz.gov)

**Meserve, Don**

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**From:** Francine Maika [fmaika@hotmail.com]  
**Sent:** Tuesday, February 01, 2011 3:38 PM  
**To:** Meserve, Don  
**Subject:** RE: Villa Monterey - Historic Register Zoning

P.S. I am feeling like they are going to be securing the future of their neighborhood for future projects, but we could be vulnerable to the City if they decide another project would be better for that street, which may include tearing our units down? you see what I am....

*Aloha, Francine*

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**Subject:** RE: Villa Monterey - Historic Register Zoning  
**Date:** Tue, 1 Feb 2011 15:13:43 -0700  
**From:** [dmeserve@scottsdaleaz.gov](mailto:dmeserve@scottsdaleaz.gov)  
**To:** [fmaika@hotmail.com](mailto:fmaika@hotmail.com)

Thank you for providing your address. I can confirm from your address that you are in the row of homes that is not in the proposed HP boundary. The subdivision or plat name for the 10 homes along your block may say Villa Monterey Unit 4-C, but you confirmed that you are not in the HOA for Villa Monterey and the homes do look different on the exterior.

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**From:** Francine Maika [mailto:fmaika@hotmail.com]  
**Sent:** Tuesday, February 01, 2011 3:07 PM  
**To:** Meserve, Don  
**Subject:** RE: Villa Monterey - Historic Register Zoning

I am surprised because our deed says Villa Monterey and our unit is exactly like some I have seen the inside of, that are within the HOA. I didn't know there were different builders, I just assumed they were privately owned before the HOAs started and chose not to be apart of it.

Not sure who the builder was, but I will check to see if I can find it. Our address is 4619 N. Miller Rd.

*Aloha, Francine*

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**Subject:** RE: Villa Monterey - Historic Register Zoning  
**Date:** Tue, 1 Feb 2011 08:16:43 -0700  
**From:** [dmeserve@scottsdaleaz.gov](mailto:dmeserve@scottsdaleaz.gov)  
**To:** [fmaika@hotmail.com](mailto:fmaika@hotmail.com)

I appreciate your question and I know the block you are describing. The ten homes on the east side of Miller Road from 4609 to 4705 N. Miller Road that are not in an HOA for Villa Monterey and that were built by a different builder are NOT within the boundary for the proposed historic district. The attached map shows the boundaries on a PDF.

If you tell me your specific address I assume that I will also be able to confirm that you are not within the boundary but from your description I am pretty certain you are in a different development.

P.S. Francine, if you do know the name of the builder for your home and the others on your block I would appreciate that information since I have not found the name of the builder.

---

**From:** Francine Maika [<mailto:fmaika@hotmail.com>]

**Sent:** Monday, January 31, 2011 6:32 PM

**To:** Meserve, Don

**Subject:** Villa Monterey - Historic Register Zoning

Dear Mr. Meserve:

We received a post card today from planning and development regarding meetings on 2/12 and 2/19/11 that had a map on it. I tried to look up that map on the website but could not find it. Could you please tell me which streets the map borders on the north and south ends? our house is on Miller Rd near Camelback Rd. There are about 6 or 8 units on Miller Rd that are independent of the HOA, if there is one, and do not have access to the community amenities.

Thank you for any information you can send me.

*Aloha, Francine Maika*

Meserve, Don

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**From:** KATHLEEN FELD [kfeld60@msn.com]  
**Sent:** Sunday, February 13, 2011 3:56 PM  
**To:** Meserve, Don; Debbie Abele (HP)  
**Subject:** Fw: Historic Preservation Meeting of 2-12 at VM 4

Hi Don and Debbie..

The following is a copy of the email that was sent to VM units 2-7 with a copy to the VM 1 President Jim Murphy, regarding the Sat. meeting and the VM 1 issue.

After sending this to VM 2-7 and Jim Murphy, I thought it important that, at this period in time, you also be in the loop. The issue remains between VM 1 and you, with the hope that Jim contacts you as I suggested. VM Units 2-7 still remain firm in our desire for HP designation.

Thanks again for all your help.....I know this will work it's way out to the benefit of all.

Kathy

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

**From:** KATHLEEN FELD

**To:** Pat Lindberg (VM2B) ; Lynn Mehen(VM5G) ; G & P Meyers (VM 3) ; Bev Pettit(VM5B) ; Dominic Briguglio (VM7) ; Jim Bennett (VM1) ; Jack Wifler(VM6) ; Vernon Paige (VM6B)

**Cc:** JimDonna Murphy(VM1G)

**Sent:** Sunday, February 13, 2011 2:53 PM

**Subject:** Historic Preservation Meeting of 2-12 at VM 4

**TO: All HP points of contact in VM 2-7**

**cc: Jim Murphy, President VM 1**

**bcc: VM 4 Board**

**To all of you who may have attended the HP meeting yesterday, Sat, 2/12.....**

All in all, it was a positive meeting with lots of information and questions being answered. The meeting was very well attended.

Towards the end of the meeting, one to three residents from VM 1 expressed a very vocal dissatisfaction with HP for VM 1 designation. These voices may have been a minority in VM 1, as many other VM 1 residents who also attended did not agree with these individual opinions.

I believe it was generally agreed - by all who attended- that this is a matter for Unit 1 to resolve, ie. whether they wish to be a part of this HP designation or not.

This morning I received a call from the President of VM 1, Jim Murphy, and I was very glad to hear from him. He advised me that as president of VM 1, he is in **total agreement of HP designation for VM 1**, and notes that many of his residents feel the same. He gave me permission to share this information with our other VM units. He is currently working within his community to gather a consensus that indeed, VM 1 residents wish to be included, or not included. As noted, and it was agreed by Jim and I, this is a VM 1 issue to resolve within their community together with HP city staff at this point in time. It is my hope that in the end VM 1 residents will agree to join the remainder of VM 2-7 units in this historic designation.

In the meantime, it is my belief that VM 2-7 units remain committed to pursue and protect our efforts for our designation.

These efforts are supported by Don Meserve and Debbie Abele of HP. I was advised by Debbie that if Unit 1 wishes not to join HP, it should not hurt our efforts- though there are never any guarantees. But, Unit 1 should resolve the issue as soon as possible.

Our final **OPEN HOUSE** is next Saturday, February 19th, 10AM - Noon at the VM 4 Rec area. I encourage you and your residents to attend. Perhaps by that time, we may have an answer on the VM 1 issue.

Thank you all who attended yesterday. We send our best wishes to Jim Murphy of VM 1 for his efforts on behalf of his community.

Kathy Feld, Pres, VM 4



## Meserve, Don

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**From:** Curtis, Tim  
**Sent:** Wednesday, February 23, 2011 10:35 AM  
**To:** Meserve, Don  
**Cc:** Keagy, Raun; Cookson, Frances; Padian, Connie; Epstein, Henry  
**Subject:** RE: Villa Monterey Update and HPC March Hearing Date

Thanks for the update Don,  
You'll probably need a bigger venue than CD 1,2, and 3.  
Tim Curtis

Ways to get informed:  
Subscribe to [Scottsdale P & Z Link](#) newsletter

 follow us on Facebook



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**From:** Meserve, Don  
**Sent:** Wednesday, February 23, 2011 9:20 AM  
**To:** Curtis, Tim  
**Cc:** Keagy, Raun; 'David Schmidt'; Cookson, Frances  
**Subject:** Villa Monterey Update and HPC March Hearing Date

The two Villa Monterey open houses on the past two Saturdays were successful with almost 150 people coming to the meetings; 112 signed in on 2/12 and 30 signed in on 2/19 (it started raining). I am completing the citizen involvement report this week for the case file as the HPC's representative. The vast majority of the residents favor becoming a historic district.

The HPC said at their last meeting that they would like to proceed with their hearing on this case to determine whether the development is eligible for designation under the ordinance criteria and to make their recommendation to PC and CC. They proposed a hearing on March 10<sup>th</sup> but it is too late to meet the posting and mailing deadlines for a March 10<sup>th</sup> hearing. However they have also planned to meet on Thursday March 17<sup>th</sup> for training. I am proposing to the Commission that they hold the Villa Monterey hearing on March 17<sup>th</sup> in CD 1, 2 and 3 with the hearing dates for PC and CC posted as to be determined (TBD). I sent the draft red sign text to Frances Cookson this morning.

Signature Verification: I completed verifying the signatures on the petitions by comparing signatures to owners listed by the county. Some signatures in each unit/HOA are no longer valid due to homes being sold and having new owners and there have been a few foreclosures – Fanny Mae is listed as the owner. Very few signatures were eliminated because the name on the petition did not match the owner name.

I met with the spokesperson for the neighborhood yesterday, Kathy Feld and gave her the names and addresses of the new owners in each of the HOA Units 1-7. She will ask the volunteers to talk to their new neighbors and get more signatures on the petitions from the current owners. I also gave her maps showing the addresses where the petition was not signed. I told her the aim was to get the totals back over 80% and that is what the volunteers will be doing in each unit in the next couple of weeks. Units 1 and 7 are currently over 80% after I verified the signatures. A few more signatures on the petitions in each unit should put each unit and the entire neighborhood back over 80% again. Therefore we can review the total signatures and the support from the HOA boards for including the common areas in the land areas before we set a date for the PC hearing towards the end of April or the beginning of May. The aim is to get the case to Council for a hearing in June before they break, assuming Council may take a break in July and/or August.

## Meserve, Don

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**From:** Meserve, Don  
**Sent:** Tuesday, April 05, 2011 12:02 PM  
**To:** 'Corbett, Peter'  
**Subject:** RE: Background Information on Villa Monterey  
**Attachments:** VM II 2.JPG; VM IV 2.JPG; VM IV.JPG; VM VI 2.JPG; DSCN3390.JPG

I picked a few photos representing the housing styles and one of the curved entry sign at the Coolidge entry from Miller Road. Please credit the source as City of Scottsdale if you choose to use any of these photos. I have more if a different type of photo is needed.

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**From:** Corbett, Peter [<mailto:peter.corbett@scottsdalerepublic.com>]  
**Sent:** Tuesday, April 05, 2011 11:34 AM  
**To:** Meserve, Don  
**Subject:** RE: Background Information on Villa Monterey

Thanks for sending these reports.

Do you have any electronic images you could share showing these townhouses, their facades or streetscapes?

Peter

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**From:** Meserve, Don [<mailto:dmeserve@scottsdaleaz.gov>]  
**Sent:** Tuesday, April 05, 2011 9:59 AM  
**To:** Corbett, Peter  
**Cc:** Keagy, Raun; Debbie Abele; KATHLEEN FELD; Cookson, Frances  
**Subject:** Background Information on Villa Monterey

As you requested I am attaching: 1) the Marked agenda for the March 17, 2011 HPC hearing with their motion on the case, 2) the staff report for the HPC hearing on Villa Monterey 1-7, and 3) the designation report with the most detailed historic information on the townhouse development and why it is historically significant. I hope the number of pages is not overwhelming. Thank you for calling this morning for information about this proposed townhouse historic district.

I forgot to mention that my signature verification from the petitions resulted in my being able to confirm that 86% of the residents support historic preservation and all seven HOA boards are in support of including the 13 common tracts in the district. It is great to have such a high level of support from the homeowners. All the speakers at the 3/17 HPC hearing were supportive and the 50+ participants in attendance seemed to be overwhelmingly in support based upon their applause for the speakers.

The April 27, 2011 Planning Commission meeting at 5:00 pm in the Kiva in City Hall is the next public hearing date for this proposed townhouse historic district. I am sure Kathy Feld (copied on this email) will be happy to talk to you about her neighborhood.

**Meserve, Don**

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**From:** Meserve, Don  
**Sent:** Tuesday, April 05, 2011 11:41 AM  
**To:** 'Corbett, Peter'  
**Subject:** RE: Background Information on Villa Monterey  
**Attachments:** 13zn2010Image.jpg

One of the residents had the idea of putting the architectural details into a poster. A copy of the details is attached but it may not have the resolution you require. I probably have hundreds of pictures of the homes, entries and clubhouses. I will pick a few JPEGs and send them in a separate email. I also have old advertisements that were collected by a student intern. I will look through those as well.

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**From:** Corbett, Peter [<mailto:peter.corbett@scottsdalerepublic.com>]  
**Sent:** Tuesday, April 05, 2011 11:34 AM  
**To:** Meserve, Don  
**Subject:** RE: Background Information on Villa Monterey

Thanks for sending these reports.

Do have any electronic images you could share showing these townhouses, their facades or streetscapes?

Peter

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**From:** Meserve, Don [<mailto:dmeserve@scottsdaleaz.gov>]  
**Sent:** Tuesday, April 05, 2011 9:59 AM  
**To:** Corbett, Peter  
**Cc:** Keagy, Raun; Debbie Abele; KATHLEEN FELD; Cookson, Frances  
**Subject:** Background Information on Villa Monterey

As you requested I am attaching: 1) the Marked agenda for the March 17, 2011 HPC hearing with their motion on the case, 2) the staff report for the HPC hearing on Villa Monterey 1-7, and 3) the designation report with the most detailed historic information on the townhouse development and why it is historically significant. I hope the number of pages is not overwhelming. Thank you for calling this morning for information about this proposed townhouse historic district.

I forgot to mention that my signature verification from the petitions resulted in my being able to confirm that 86% of the residents support historic preservation and all seven HOA boards are in support of including the 13 common tracts in the district. It is great to have such a high level of support from the homeowners. All the speakers at the 3/17 HPC hearing were supportive and the 50+ participants in attendance seemed to be overwhelmingly in support based upon their applause for the speakers.

The April 27, 2011 Planning Commission meeting at 5:00 pm in the Kiva in City Hall is the next public hearing date for this proposed townhouse historic district. I am sure Kathy Feld (copied on this email) will be happy to talk to you about her neighborhood.

4/27/11

## HISTORIC PRESERVATION COMMISSION MAYORAL UPDATE – APRIL, 2011

- **WORK PROGRAM DRIVEN** – The Historic Preservation Commission (HPC) defines its work program for the year in January. Annual review of progress during 2010 and workplan development for 2011 will occur on 1/15/2011. The approved workplan governs HPC activities for the following 12 months.
- **HRER PROGRAM** – HRER applicants are entitled to matching funds up to \$7,500 to offset improvements to historic Scottsdale structures. The program was suspended from February to September due to budget constraints. HPC received and approved 2 HRER applications during fall 2010. Additional activity expected.
- **TALIESIN WEST** – HPC held ongoing discussions with Taliesin staff re expanding the historic preservation boundary. Issued letter to Taliesin Board of Directors during 4 Qtr, 2010, requesting decision within 60 days from hiring of next Taliesin CEO. Historic core property currently protected via HP zoning by Council in 2006. Emerging issue: How should Scottsdale proceed if Taliesin Board continues to temporize re a decision?
- **VILLA MONTEREY** – HPC initiated consideration of historic designation on 12/9/2010, based on petition and strong support from majority of unit owners. HPC recommended historic designation 3/17/2011. Planning & Zoning hearing set for 4/27/2011.
- **ADDITIONAL NEIGHBORHOODS INTERESTED** – HPC has received expressions of interest from Scottsdale Estates 4, Golden Keys and Sands East homeowners.
- **PROMOTING HISTORICAL HERITAGE** – Successful activities included the formation of the Stoneman Road Task Force in partnership with several local organizations; Stoneman Road hikes and public presentations highlighting 140<sup>th</sup> Anniversary; Irvin McDowell Birthday celebration; Honoring the Centennial of the DC Brand; “Meet and Greets” with residents of historic neighborhoods; Participating on the oversight committee of the Preserve America Project resulting in firm project and funding for a campaign to market cultural resources and historical sites in Scottsdale.
- **UPCOMING 2011 HPC ACTIVITIES**
  - **HISTORIC CHURCHES SURVEY** – Survey completed. Commission will consider next steps in process. Which, if any, should receive historic designation, and via what criteria?
  - **HISTORIC DESIGNATION FOR CITY HALL AND CIVIC CENTER MALL** – Survey of city resources completed. Next step is to assess advantages and disadvantages of designation prior to moving forward on initiation.
  - **HISTORIC VIGNETTES FOR CHANNEL 11** – A list of potential vignettes (5 minute local history infomercials) has been reviewed with Channel 11 staff. Production underway.
- **HPC VALUES** – HPC commissioners place a premium on: (1) Positive and constructive interactions with Scottsdale’s citizens, businesses, elected officials and city staff; (2) A collegial commission atmosphere; (3) Decisions and recommendations that are practical and buttressed by precedent and city staff advice.

**Meserve, Don**

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**From:** Padian, Connie  
**Sent:** Friday, June 03, 2011 4:34 PM  
**To:** Lane, Jim; Littlefield, Robert; McCullagh, Ron; Borowsky, Lisa; Robbins, Dennis E; Milhaven, Linda; Klapp, Suzanne  
**Cc:** Katsenes, Paul; Keagy, Raun; Meserve, Don; Richert, David; Twist, J.P.; Jagger, Carolyn; Padilla, Joe; Washburn, Bruce  
**Subject:** Continuance for Villa Monterey request

Honorable Mayor and City Council members:

Staff is recommending that the proposed Historic Preservation Overlay application for Villa Monterey (Item #15) be continued from the June 7, 2011 City Council agenda.

As reflected in the Planning Commission minutes, there remains a question on the implication of the overlay on the neighborhood street, specifically Chaparral Road. As the application is currently structured, the overlay extends to the center of all streets, including Chaparral and Miller Roads. The Planning Commission's recommendation, while in support of the overlay 7-0, included an additional recommendation that the Historic Preservation designation not restrict the city of Scottsdale from future transportation and traffic planning in the area.

Staff needs additional time to analyze options regarding the boundaries of overlay which may result in an amended application. It is uncertain when this application will be brought back for Council consideration and as such, staff is recommending a continuance to a date uncertain. We will notify the neighborhood of this proposed continuance on Monday; however it is likely neighborhood representatives will still attend the Council meeting and speak to the continuance.

If you have any questions please call me at 480-312-2664

Connie Padian  
City of Scottsdale  
Planning, Neighborhood and Transportation Administrator  
7447 E. Indian School Road  
Scottsdale, AZ 85251  
480-312-2664

~~35, 41, 12, 17, 18, 19, 20, 24, 27, 28, 29, 38, 41~~  
~~47, 48, 49, 52~~

~~REVISE~~

~~POWERPOINT~~

## Meserve, Don

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**From:** Meserve, Don  
**Sent:** Monday, June 06, 2011 12:13 PM  
**To:** Meinhart, Dave  
**Cc:** Padian, Connie; Keagy, Raun  
**Subject:** FYI: Houses in Villa Monterey along Chaparral or Miller Roads

I counted the homes in Villa Monterey on either side of Chaparral Road and Miller Road in case someone asks about the number of homes along these roads.

### Chaparral Road:

27 homes along the south side of Chaparral Rd in Unit 4, all fronting on the rd

26 homes on the north side of Chaparral including 12 homes in Unit 7, all fronting the street, and 14 homes in Unit 6, one siding onto the rd

53 homes total on both sides of Chaparral Road\*

### Miller Road:

12 homes on west side of Miller Rd in Unit 1, 2 side onto the rd

23 homes on east side of Miller Rd, 12 homes in Unit 3, all fronting the street, and 11 homes in Unit 4, 2 siding onto the rd

35 homes total on both sides of Miller Road

\*There is also an existing transmission line (maybe 69 KV) supported by large metal monopoles along the north side of Chaparral Road.

6/6/11

**Meserve, Don**

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**To:** Padian, Connie  
**Cc:** Keagy, Raun; Meinhart, Dave; 'Debbie Abele'  
**Subject:** RE: Continuance for Villa Monterey request

I know Kathy Feld has a large email distribution list so if I send her an email about the continuance she can forward it to many of the residents in Villa Monterey to get the word out.

We are prepared to make a presentation or to answer Council questions on the proposed Villa Monterey historic district tomorrow. It sounds like Council has to vote to continue the case or they could vote on it tomorrow. If they do vote in favor of a continuance it would certainly help to have Council direction on whether they want us to revise the proposed district boundary re Chaparral Road for us to be able to prepare a different ordinance for their adoption. If they continue the case without giving any direction I will be difficult for me to work with Joe Padilla on a revised legal description if we do not know the boundary Council supports.

What do you want me tell citizens in terms of the reason or reasons for the case being continued? I am certainly aware of the PC recommendation but the PC still voted to support the proposed district with some . I assume the Arizona Republic editorial on Thursday may have also stimulated responses and/or discussion.

I see that Councilman Robbins agrees with the proposed continuance. Have other Council members also contacted you to express their interest in the case being continued?

FYI, Kathy Feld and other neighborhood representatives have been trying to meet with Council members one-on-one before the hearing. I think they have met with a few already but not all.

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**From:** Padian, Connie  
**Sent:** Friday, June 03, 2011 5:44 PM  
**To:** Meserve, Don; Keagy, Raun; Meinhart, Dave  
**Subject:** FW: Continuance for Villa Monterey request

I know this caught you by surprise. Don and Raun, on Monday please get in touch with as many citizens as you can to alert them of our request to continue. Make it clear that CC may hear the case. Also, the council needs to vote on the continuance, so please be prepared for the case to stay on consent or get put on regular. Anything may happen.

Connie Padian  
City of Scottsdale  
Planning, Neighborhood and Transportation Administrator  
7447 E. Indian School Road  
Scottsdale, AZ 85251  
480-312-2664

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**From:** Robbins, Dennis E  
**Sent:** Friday, June 03, 2011 4:47 PM  
**To:** Padian, Connie  
**Subject:** Re: Continuance for Villa Monterey request

I think that a continuance is a good idea.

Dennis Robbins



On Jun 3, 2011, at 4:34 PM, "Padian, Connie" <cpadian@scottsdaleaz.gov> wrote:

Honorable Mayor and City Council members:

Staff is recommending that the proposed Historic Preservation Overlay application for Villa Monterey (Item #15) be continued from the June 7, 2011 City Council agenda.

As reflected in the Planning Commission minutes, there remains a question on the implication of the overlay on the neighborhood street, specifically Chaparral Road. As the application is currently structured, the overlay extends to the center of all streets, including Chaparral and Miller Roads. The Planning Commission's recommendation, while in support of the overlay 7-0, included an additional recommendation that the Historic Preservation designation not restrict the city of Scottsdale from future transportation and traffic planning in the area.

Staff needs additional time to analyze options regarding the boundaries of overlay which may result in an amended application. It is uncertain when this application will be brought back for Council consideration and as such, staff is recommending a continuance to a date uncertain. We will notify the neighborhood of this proposed continuance on Monday; however it is likely neighborhood representatives will still attend the Council meeting and speak to the continuance.

If you have any questions please call me at 480-312-2664

Connie Padian

City of Scottsdale

Planning, Neighborhood and Transportation Administrator

7447 E. Indian School Road

Scottsdale, AZ 85251

480-312-2664

Meserve, Don

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**From:** Debbie Abele [debbie.abele@gmail.com]  
**Sent:** Monday, June 06, 2011 9:55 AM  
**To:** Meserve, Don  
**Subject:** Fwd: Fw: Villa Monterey Historic Preservation- OPEN IMMEDIATELY  
**Attachments:** Chaparral Rd.pdf

----- Forwarded message -----

**From:** KATHLEEN FELD <kfeld60@msn.com>  
**Date:** Fri, Jun 3, 2011 at 12:31 PM  
**Subject:** Fw: Villa Monterey Historic Preservation- OPEN IMMEDIATELY  
**To:** "Debbie Abele (HP)" <debbie.abele@gmail.com>

Hi Debbie.....I sent this out to our residents as noted below. I am currently getting responses and copies of emails to council. Just wanted you to see what we are doing.

Many, many thanks for all you have done for us.

See you Tuesday,

Kathy

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

**From:** KATHLEEN FELD  
**To:** KATHLEEN FELD  
**Sent:** Friday, June 03, 2011 12:32 PM  
**Subject:** Villa Monterey Historic Preservation- OPEN IMMEDIATELY

**From:** KATHLEEN FELD  
**Sent:** Friday, June 03, 2011 11:43 AM  
**Subject:** Villa Monterey Historic Preservation- OPEN IMMEDIATELY

**BCC:** All Villa Monterey residents with email, LaVilita residents, Laguna San Juan residents, El Chaparral Condos residents, Scottsdale Terrace residents, Coalition of Greater Scottsdale, area neighborhood leaders

**From:** Kathy Feld

**RE:** Villa Monterey Historic Preservation vote by Council, Tuesday, June 7th, 5 pm, in the Kiva  
Please email City Council  
Please email Arizona Republic regarding article - attached

**IF YOU SUPPORT THE VILLA MONTEREY HISTORIC PRESERVATION DESIGNATION,  
PLEASE TAKE THE TIME TO READ ON....WE MAY HAVE A PROBLEM!**

**PLEASE PASS THIS NOTICE ON TO ANY INTERESTED PARTIES ON YOUR EMAIL LIST!**

Dear Friends:

**WE NEED YOUR EMAILS TO COUNCIL AND THE REPUBLIC!....NOW IS THE TIME!  
WE NEED YOUR ATTENDANCE AT THE JUNE 7th, 5 PM CITY COUNCIL MEETING!**

Get together with your neighbors and car pool, but please come to show your support for ALL OF VILLA MONTEREY!

**CHAPARRAL RESIDENCES ARE HIGHLY ENCOURAGED TO ATTEND THIS COUNCIL MEETING!**

Yesterday the Arizona Republic published an editorial that requested City Council to **NOT INCLUDE THE CHAPARRAL ROAD RESIDENCES IN THE HP DESIGNATION.**

This article may be of interest to some of our Council members. **This is also a neighborhood preservation issue.** Our consent agenda item could be pulled if there is a question from a council person and placed on the regular agenda for discussion and amendment to **NOT** include the residences on Chaparral in our HP designation.

*The article is attached for your review.*

**We are one united neighborhood in our quest for HP designation and to protect our neighbor's homes on Chaparral.** To eliminate a segment of our neighborhood along Chaparral Road from HP designation is unacceptable and discriminatory to those homeowners. They have fulfilled every city requirement for HP just as the rest of us have. We cannot let them be separated from our HP designation and throw them back into a city indecision about Chaparral Road, as they are in the heart of our community .

**The Republic article fails to mention the following:**

Based on the Master Transportation Plan and the special traffic study done on Chaparral Road in May of '07....

- The Transportation Department said that **NOT** widening Chaparral Road would **NOT** hinder future traffic planning, which was based on the Chaparral Study of the Master Transportation Plan. Staff would have more focus to plan without considering the widening of Chaparral Road. This study modeled traffic into the future 20 years of transportation planning.
- Based on the above study, staff opinions and the General Plan to protect neighborhoods....

**The City Council voted to not widen Chaparral Road - to "take it off the table" on 5-29-07 as we requested through our petition.**

**The City Council voted to not increase the traffic on Chaparral Road on 5-29-07.**

Unfortunately the Arizona Republic did not make any phone calls for comment on their editorial opinion to city officials, staff, or the neighborhood.

In essence, the Arizona Republic is placing their editorial opinion to withhold HP designation and to widen Chaparral Road in the future **ABOVE THE DOCUMENTED DECISIONS OF THE CITY OF SCOTTSDALE** when all studies including the Master Transportation Plan, Special Chaparral Traffic Study, opinions of professional city staff, our General Plan to protect neighborhoods and the Scottsdale City Council say **it is not necessary.** Where is the Arizona Republic's facts to support this editorial?

It is not true that giving HP status to the Chaparral homes will "tie Council's hands" as the editorial states. We have always known that Chaparral can be revisited in the future by Council and take up the question again within the due process of community and city input for an answer, as was done in

'07. This was verified by Joe Padilla, city attorney at the Planning Commission Meeting, April 27, 2011.

**IF YOU ARE IN AGREEMENT WITH ALL OF VILLA MONTEREY BEING INCLUDED IN HP.....  
EMAIL CITY COUNCIL WITH YOUR COMMENTS!**

Please tell Council to approve the Villa Monterey HP designation for all VM homes and WITHOUT any exception of the homes on Chaparral Road. Give ALL of Villa Monterey a chance to flourish as a protected historic community and complement the downtown development.....not disappear because of it.

**IF YOU DO NOT AGREE WITH THIS ARIZONA REPUBLIC EDITORIAL, PLEASE CALL OR EMAIL THE ARIZONA REPUBLIC.....PHONE NUMBERS ARE AT THE TOP OF THE ARTICLE. FEEL FREE TO COPY CITY COUNCIL. EMAIL ADDRESSES BELOW.....PLEASE MAKE SURE VILLA MONTEREY IS CLEARLY MENTIONED IN THE SUBJECT LINE OF YOUR EMAIL. Please copy me on all emails at [kfeld60@msn.com](mailto:kfeld60@msn.com) if you wish.**

[Citycouncil@scottsdaleaz.gov](mailto:Citycouncil@scottsdaleaz.gov)

[robert.leger@arizonarepublic.com](mailto:robert.leger@arizonarepublic.com)

**IN ADDITION TO THE VOTE OF COUNCIL NOT TO WIDEN CHAPARRAL ROAD AND LIMIT TRAFFIC ON CHAPARRAL ROAD,  
ALL OF Villa Monterey has fulfilled all the following requirements for a Historic Preservation Designation:**

**The General Plan**

Consistent with the General Plan Land Use element designation of Suburban Neighbors  
Consistent with the General Plan Character and Design Element

**The Character Area Plans**

Consistent with the Downtown Plan for a transition buffer surrounding the Downtown Plan boundary as described in Policy CD 2.1

Consistent with the Southern Scottsdale Character Area Plan

including Policy CD 7.3 "Respect, protect and enhance established suburban neighborhoods and 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."

**The Transportation Master Plan with the special Chaparral Traffic Study to support not widening Chaparral Road**

**Eligibility criteria in Section 6.113 of the (HP) Historic Property Supplementary District  
Historic Preservation Commission's unanimous recommendation in support of historic preservation**

**Planning Commission's unanimous recommendation in support of the historic district .  
finding it consistent with the General Plan and eligible for designation.**

**"Overwhelming support" (Source: HP Report) of verified signatures of 86% owner support for historic preservation**

**Support of all 7 HOA boards for the historic district for the common tracts in their HOA's  
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.

Thank you all for your three years plus worth of work! Thank you all for taking the time now to support all our past efforts and ALL of Villa Monterey!

Sincerely,  
Kathy Feld, VM 4 Pres

Meserve, Don

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**From:** KATHLEEN FELD [kfeld60@msn.com]  
**Sent:** Monday, June 06, 2011 9:59 AM  
**To:** Meserve, Don  
**Subject:** Fw: Villa Monterey HP Continuance

**Importance:** High

Hi Don.....FYI....this was sent to council on Saturday. I have also copied Debbie.....many emails in support of VM HP have gone to council based on this email.....I have been copied as well from my neighbors, surrounding communities and community leaders. Many calls are going into council as well. Give me a call.....K

480-945-4886 or cell 602-882-0962

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

**From:** KATHLEEN FELD  
**To:** [citycouncil@scottsdaleaz.gov](mailto:citycouncil@scottsdaleaz.gov)  
**Sent:** Saturday, June 04, 2011 10:07 AM  
**Subject:** Villa Monterey HP Continuance

**TO:** Honorable Mayor Lane and members of the Scottsdale City Council

**FROM:** Kathy Feld, Spokesperson for Villa Monterey

**RE:** Request for continuance of Villa Monterey HP designation from Planning and Development staff

**BCC:** All Villa Monterey residents, residents in surrounding communities, citizen community leaders

Dear Mayor Lane and Members of the Scottsdale City Council:

I have received notice of the requested continuance to a date uncertain, for the Villa Monterey Historic Preservation Overlay application (Item #15) on the June 7, 2011 City Council agenda. The request was sent Friday June 3, 2011 at 4:34 PM by Connie Padian, Planning, Neighborhood and Transportation Administrator.

I urge you **not** to approve the requested continuance.

**Historic Preservation for Villa Monterey has not been a secret for the last 4 years. We have done OUR job - educated ourselves on HP rules, met deadlines, attended meetings, held public meetings, gathered signatures, supported this designation with a verified 86% approval of our residents. In short - no small feat for a community of this size. We are proud of our community organization, civic involvement, and voting record - we are a pro-active community of friends and neighbors that stand in support for our entire community and surrounding neighborhoods - without exception.**

**Villa Monterey has been accountable. Now we are asking the city to be accountable for their actions, or lack thereof.**

As this continuance was requested, specifically noting Chaparral Road, within a day of the printing of the Arizona Republic editorial entitled "Leave 'historic' label off Chaparral Road", Thursday, June 2, 2011, it begs the following question:

Is the unelected Arizona Republic 4 person editorial staff now directing our elected city officials and city staff, with your citizens held as pawns, as to how we should run our city with regard to our General Plan values for neighborhoods, transportation studies, Council decisions? The city seems to

be unfortunately responding to this article. Your constituents are watching and responding as well. It is not a positive response.

In essence, the Arizona Republic is placing their editorial opinion to withhold HP designation from the residences on Chaparral Road, and placing this road again in limbo, **ABOVE THE DOCUMENTED AND INFORMED DECISIONS OF THE CITY OF SCOTTSDALE and THE WILL OF SCOTTSDALE CITIZENS.** This suggestion is unacceptable to us, and discriminatory to the residents on Chaparral. All studies including the Master Transportation Plan, Chaparral Traffic Study, opinions of professional city staff, our General Plan to protect neighborhoods and the Scottsdale City Council say **it is not necessary to widen Chaparral.** Where is the Arizona Republic's facts to support their editorial? There are none given. They are not the experts in this field. There were many documented facts of **CITY AND CITIZEN ACTION** left out of the editorial. How much power do they hold over our city servants and citizens as an unelected group of four people? The Arizona Republic is not your constituent. Under the current circumstances and timing, I believe this is a reasonable question.

The Planning Commission passed our Villa Monterey Historic Preservation application 7-0, finding it consistent with the General Plan and eligible for designation after receiving appropriate staff recommendations and council from our city attorney, Joe Padillo at the Planning Commission meeting of April 27, 2011. Mr. Padillo answered the question from the Commission regarding widening Chaparral Road and if this HP designation would interfere with any future questions regarding widening. His answer was "no", HP overlay would not preclude any discussion or decision by Council. Adding normal due process - citizen input and staff input - this would add to the decision making process of Council. We in Villa Monterey always knew that the Council could revisit this Chaparral discussion. We also know that future councils' hands are not tied. Process is available - always has been, always will be.

The appointed Planning Commission and staff have had ample time to study the issue and should be **responsible and resolute** in their professional decision of 7-0 to approve this HP designation of April 27, 2011. This is their job. What happened in these last hours? They are now changing their minds, suddenly need more time to study the issue, and ask for a continuance to a date uncertain within a day after this editorial? The 4 years of work by Villa Monterey and the city has been **transparent** to the Planning Commission and staff. I do not believe Chaparral Road has been off their radar with all the downtown development they are reviewing. And now the "Planning, Neighborhood and Transportation" staff want a continuance? The title seems a bit ironic, conflicting and counterproductive. The citizens - their employer - are not being adequately and professionally served with the staff's sudden change of mind according to their letter of request for continuance. Likewise, neither is the Council being adequately or professionally served.

It appears that there may be an on-going problem within our city when it comes to your Scottsdale citizens and established Scottsdale neighborhoods vs. development. Where are the General Plan values being practiced as it relates to established neighborhoods and future development? I would suggest that future development has taken priority over our citizens and the General Plan, voted in by the citizens for the protection of citizens. The Council and city staff hold a fiduciary trust and promise to protect it's citizens through the practice of the General Plan provisions. This ongoing problem is causing many citizens near the downtown area to loose trust in the city's decision making process.

**This Villa Monterey Historic Preservation Overlay application to City Council is just what it says, nothing more, nothing less- it is a Historic Preservation request.**

*"Request: Adopt Ordinance No. 399 approving a zoning map amendment to rezone Villa Monterey Units 1-7 from Town house Residential District (R-4) to Townhouse Residential District, Historic*

Property (R-4HP).....finding that the proposed overlay zoning map amendment is consistent and conforms to the adopted **GENERAL PLAN**; and finding that the Villa Monterey Units 1-7 Townhouse development **meets the eligibility criteria for historic preservation designation and is historically and architecturally significant.**" (Quoted from the Consent Agenda, June 7, 2011.

Villa Monterey meets all of the above criteria and more. This request should be passed on June 7th on the Consent Agenda without further delay. Villa Monterey should be recognized for fulfilling the following city requirements, and for our pro-active citizen action in this matter.

**IN ADDITION TO THE VOTE OF COUNCIL NOT TO WIDEN CHAPARRAL ROAD AND LIMIT TRAFFIC ON CHAPARRAL ROAD during the Council meeting of May 29, 2007, ALL OF Villa Monterey has fulfilled all the following requirements for a Historic Preservation Designation:**

**The General Plan**

- Consistent with the General Plan Land Use element designation of Suburban Neighborhoods
- Consistent with the General Plan Character and Design Element

**The Character Area Plans**

Consistent with the Downtown Plan for a transition buffer surrounding the Downtown Plan boundary as described in Policy CD 2.1

Consistent with the Southern Scottsdale Character Area Plan

including Policy CD 7.3 "Respect, protect and enhance established suburban neighborhoods and 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."

**The Transportation Master Plan** together with the special Chaparral Traffic Study to support not widening Chaparral Road.

**Eligibility criteria in Section 6.113 of the (HP) Historic Property Supplementary District. Historic Preservation Commission's unanimous recommendation in support of historic preservation**

**Planning Commission's unanimous recommendation in support of the historic district, finding it consistent with the General Plan and eligible for designation.**

**"Overwhelming support" (Source: HP Report) of verified signatures of 86% owner support for historic preservation**

**Support of all 7 VM HOA Boards for the historic district for the common tracts in their HOA's**

**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.

Villa Monterey residents have done the work required by the city. The HPC Commission has done it's work and passed the resolution unanimously. The P&D Commission has done it's work and passed the resolution unanimously. We look to the City Council to finish the job encompassing the last 4 years invested by all of us by voting to approve this application for HP on June 7th and **not approve** this continuance request.

Mayor Lane, when you were on the Council you voted in favor not to widen Chaparral Road and to not increase the traffic on May 29, 2007. Some of your reasoning came from the fact that you stated these Scottsdale senior citizens who own property and live on Chaparral Road have been in limbo with their properties for far too long with the non-action of past Councils when these citizens



continuously petitioned the city to make a decision about Chaparral Road. The decision was finally made on May 29, 2007 based on the General Plan, the Master Transportation Plan findings and the special Chaparral Traffic Study. It was agreed that enough information had been received to make this decision with the Council voting 6-1 to **not** widen Chaparral Road- to take it off the table. You and the Council gave Villa Monterey a chance to survive; you corrected past injustices to the Villa Monterey community.

At the same May 29, 2007 meeting, transportation staff said that **NOT** widening Chaparral Road would **NOT** hinder future traffic planning, which was based on the Chaparral Study of the Master Transportation Plan. Staff would have more focus to plan without considering the widening of Chaparral Road. This study modeled traffic into the future of 20 + years of transportation planning. It was agreed that there are numerous creative options with our improved street system to route this traffic downtown now and in the future, without destroying a historic residential community.

During our Villa Monterey debates for Mayor and Council, you and others running for council and consequently elected, were asked if you would support our HP designation - **IF Villa Monterey did the work and qualified**. You and others elected to council said "**Yes, you would support us**". **Villa Monterey has done the work and qualified.**

With this request for continuance to a date uncertain, the City of Scottsdale is once again putting these residents on Chaparral Road in personal and financial limbo with their property values decreasing. It directly effects the homes on Chaparral, our immediate community, and neighborhoods surrounding us. I hope this does not become a broken promise by you and elected council members to your constituents.

Up to this point, all commissions and studies in the city have been in agreement and unanimously on the record for the Villa Monterey HP designation. I suggest they all stand behind their informed and professional decisions.

**We urge you and the City Council to approve the Villa Monterey HP designation on the June 7th Consent Agenda for all VM homes and WITHOUT any exception of the homes on Chaparral Road. Give ALL of Villa Monterey a chance to flourish as an important and protected historic residential community which complements the downtown development. Do not let us disappear, or go into decline because of it.**

As your constituents, we welcome each of your responses.

Respectfully Submitted,  
Kathy Feld, Villa Monterey Spokesperson for HP designation  
President/Villa Monterey Unit 4  
602-882-0962

Meserve, Don

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**From:** Debbie Abele [debbie.abele@gmail.com]  
**Sent:** Monday, June 06, 2011 11:12 AM  
**To:** Meserve, Don  
**Subject:** Fwd: Fw: VM HP UPDATE...WE HAVE FRIENDS OUT THERE!

----- Forwarded message -----

**From:** KATHLEEN FELD <kfeld60@msn.com>  
**Date:** Sun, Jun 5, 2011 at 8:04 PM  
**Subject:** Fw: VM HP UPDATE...WE HAVE FRIENDS OUT THERE!  
**To:** "Debbie Abele (HP)" <debbie.abele@gmail.com>

Hi Debbie....FYI! K

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

**From:** KATHLEEN FELD  
**To:** KATHLEEN FELD  
**Sent:** Sunday, June 05, 2011 8:27 PM  
**Subject:** VM HP UPDATE...WE HAVE FRIENDS OUT THERE!

BCC: All VM residents with email, La Villita, surrounding community residences  
FROM: Kathy Feld  
RE: Update on Villa Monterey HP City council EMAIL campaign

Dear Friends.....

I have just received this email from the **Coalition of Greater Scottsdale (COGS)**. They are a community oriented group (neighborhood friendly over development) of over **2,000** members strong. I am a member and you should consider it as well.

**Sonnie Kirtley, Chair for the Board of Directors of COGS sent this email to all of the COGS members asking them to support us. She also sent it to other like-minded groups asking for their support for us as well. Possibly over 5,000 computers in Scottsdale will be hit with this tonight! Thank you Sonnie!**

**VILLA MONTEREY..... WE ARE BLESSED WITH WONDERFUL FRIENDS WHO SUPPORT US!**

**If you have not already sent an email to City Council supporting our HP designation, PLEASE DO IT!**

Ask your neighbors to CALL City Council to support our HP designation if they do not have internet.  
....480-312-2550.....ask to leave a message for all council members.

**Thank you all and more information to come tomorrow! WHAT A WONDERFUL DAY! Hope it pours into tomorrow and Tuesday!**

READ ON.....THIS IS JUST UNBELIEVABLE! Kathy Feld

.....  
.....  
**Additional Message from Sonnie Kirtley, COGS.....sent to me tonight**

Kathy, IN ADDITION TO COGS, YOUR LETTER WENT TO ALL THE SONORAN PRESERVE VOLUNTEERS, COALITION OF PINNACLE PEAK AND 4 PLUS NORTHERN SUBDIVISION BOARDS FOR DISTRIBUTION---Sonnie

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**Copy of Additional Message from Howard Meyers, Community Leader - he sent this note to his email list.....I just received it. Kathy**

Sorry to bother you all again, but the assaults on our neighborhoods is being stepped up, courtesy of our city manager. This is just another attempt to bypass the General Plan and previously agreed to protections of a neighborhood. What ever happened to "protect our neighborhoods" that all city council members claim they will do when trying to get elected. What happened to respecting our General Plan. We will have to continue to fight all these attempts to change what Scottsdale is until we can get at least 4 city council members who are on the citizen's side.

Please write the City Council and ask them not to continue this case but rather approve the historical designation of Villa Monterey. All areas of the city are vulnerable to these attempts to change their character, and therefore the quality of life residents enjoy so they need to know residents aren't going to just let it happen.

Thanks. Howard

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**COGS EMAIL TO ALL COGS MEMBERSHIP .....**

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

**From:** [cogsaz@cox.net](mailto:cogsaz@cox.net)

**To:** [COGS News Update](#)

**Sent:** Sunday, June 05, 2011 6:20 PM

**Subject:** Sunday 5 June VILLA MONTEREY derailed by a continuous request from city Administrator, Connie Padian???? HOW DOES THIS HAPPEN?

**COGS READERS:** It just doesn't seem to end --this drive to run over city residents! (pun intended). Previous COGS Newsletters told you of the years of hard research and collective work by the hundreds of residents in our unique Villa Monterey subdivision [south of Chaparral Road and west of Hayden Rd then southerly toward Camelback Rd]. This Tuesday night City Council "Consent Agenda" (automatic approval like they do for the extension of permits for the bars and nightclubs) item 15 was to approve their Historic Designation. Whooooa...Friday late afternoon their community leader, Kathleen Feld, was informed that the Head Beagle of the Planning Department sent a request for a CONTINUANCE. That means it would not get the approval expected and if the majority of the council approves, it would be continued to "a date undetermined". Here we go again....**PLEASE SUPPORT THESE RESIDENTS AND TELL THE COUNCIL TO APPROVE ITEM 15 without change of any kind. Send your e mail to [citycouncil@scottsdaleaz.gov](mailto:citycouncil@scottsdaleaz.gov) Better yet, to them individually. (i.e. [drobbins@scottsdaleaz.gov](mailto:drobins@scottsdaleaz.gov))**

**HERE IS THE LETTER SENT FROM VILLA MONTEREY TO THE SITTING CITY COUNCIL. Please read it all the way to the end. You will be reminded of years of history to reach this Tuesday as an agenda item.**

***PERMISSION WAS GRANTED FOR US TO SEND THIS TO YOU* For the COGS Board of Directors, Sonnie Kirtley, Chair**

**From:** [KATHLEEN FELD](#)

**Sent:** Saturday, June 04, 2011 10:07 AM

To: citycouncil@scottsdaleaz.gov

Subject: Villa Monterey HP Continuance

TO: Honorable Mayor Lane and members of the Scottsdale City Council

FROM: Kathy Feld, Spokesperson for Villa Monterey

RE: Request for continuance of Villa Monterey HP designation from Planning and Development staff

BCC: All Villa Monterey residents, residents in surrounding communities, citizen community leaders

Dear Mayor Lane and Members of the Scottsdale City Council:

I have received notice of the requested continuance to a date uncertain, for the Villa Monterey Historic Preservation Overlay application (Item #15) on the June 7, 2011 City Council agenda. The request was sent Friday June 3, 2011 at 4:34 PM by Connie Padian, Planning, Neighborhood and Transportation Administrator. I urge you **not** to approve the requested continuance.

**Historic Preservation for Villa Monterey has not been a secret for the last 4 years. We have done OUR job - educated ourselves on HP rules, met deadlines, attended meetings, held public meetings, gathered signatures, supported this designation with a verified 86% approval of our residents. In short - no small feat for a community of this size. We are proud of our community organization, civic involvement, and voting record - we are a pro-active community of friends and neighbors that stand in support for our entire community and surrounding neighborhoods - without exception.**

**Villa Monterey has been accountable. Now we are asking the city to be accountable for their actions, or lack thereof.**

As this continuance was requested, specifically noting Chaparral Road, within a day of the printing of the Arizona Republic editorial entitled "Leave 'historic' label off Chaparral Road", Thursday, June 2, 2011, it begs the following question:

Is the unelected Arizona Republic 4 person editorial staff now directing our elected city officials and city staff, with your citizens held as pawns, as to how we should run our city with regard to our General Plan values for neighborhoods, transportation studies, Council decisions? The city seems to be unfortunately responding to this article. Your constituents are watching and responding as well. It is not a positive response.

In essence, the Arizona Republic is placing their editorial opinion to withhold HP designation from the residences on Chaparral Road, and placing this road again in limbo, **ABOVE THE DOCUMENTED AND INFORMED DECISIONS OF THE CITY OF SCOTTSDALE and THE WILL OF SCOTTSDALE CITIZENS.** This suggestion is unacceptable to us, and discriminatory to the residents on Chaparral. All studies including the Master Transportation Plan, Chaparral Traffic Study, opinions of professional city staff, our General Plan to protect neighborhoods and the Scottsdale City Council say **it is not necessary to widen Chaparral.** Where is the Arizona Republic's facts to support their editorial? There are none given. They are not the experts in this field. There were many documented facts of **CITY AND CITIZEN ACTION** left out of the editorial. How much power do they hold over our city servants and citizens as an unelected group of four people? The Arizona Republic is not your constituent. Under the current circumstances and timing, I believe this is a reasonable question.

The Planning Commission passed our Villa Monterey Historic Preservation application 7-0, finding it consistent with the General Plan and eligible for designation after receiving appropriate staff recommendations and council from our city attorney, Joe Padillo at the Planning Commission meeting of April 27, 2011. Mr. Padillo answered the question from the Commission regarding widening Chaparral Road and if this HP designation would interfere with any future questions regarding widening. His answer was "no", HP overlay would not preclude any discussion or decision by Council. Adding normal due process - citizen input and staff input - this would add to the decision making process of Council. We in Villa Monterey always knew that the Council could

revisit this Chaparral discussion. We also know that future councils' hands are not tied. Process is available - always has been, always will be.

The appointed Planning Commission and staff have had ample time to study the issue and should be **responsible and resolute** in their professional decision of 7-0 to approve this HP designation of April 27, 2011. This is their job. What happened in these last hours? They are now changing their minds, suddenly need more time to study the issue, and ask for a continuance to a date uncertain within a day after this editorial? The 4 years of work by Villa Monterey and the city has been **transparent** to the Planning Commission and staff. I do not believe Chaparral Road has been off their radar with all the downtown development they are reviewing. And now the "Planning, Neighborhood and Transportation" staff want a continuance? The title seems a bit ironic, conflicting and counterproductive. The citizens - their employer - are not being adequately and professionally served with the staff's sudden change of mind according to their letter of request for continuance. Likewise, neither is the Council being adequately or professionally served.

It appears that there may be an on-going problem within our city when it comes to your Scottsdale citizens and established Scottsdale neighborhoods vs. development. Where are the General Plan values being practiced as it relates to established neighborhoods and future development? I would suggest that future development has taken priority over our citizens and the General Plan, voted in by the citizens for the protection of citizens. The Council and city staff hold a fiduciary trust and promise to protect it's citizens through the practice of the General Plan provisions. This ongoing problem is causing many citizens near the downtown area to loose trust in the city's decision making process.

**This Villa Monterey Historic Preservation Overlay application to City Council is just what it says, nothing more, nothing less- it is a Historic Preservation request.**

*"Request: Adopt Ordinance No. 399 approving a zoning map amendment to rezone Villa Monterey Units 1-7 from Town house Residential District (R-4) to Townhouse Residential District, Historic Property (R-4HP).....finding that the proposed overlay zoning map amendment is consistent and conforms to the adopted **GENERAL PLAN**; and finding that the Villa Monterey Units 1-7 Townhouse development **meets the eligibility criteria for historic preservation designation and is historically and architecturally significant.**"*  
(Quoted from the Consent Agenda, June 7, 2011.

Villa Monterey meets all of the above criteria and more. This request should be passed on June 7th on the Consent Agenda without further delay. Villa Monterey should be recognized for fulfilling the following city requirements, and for our pro-active citizen action in this matter.

**IN ADDITION TO THE VOTE OF COUNCIL NOT TO WIDEN CHAPARRAL ROAD AND LIMIT TRAFFIC ON CHAPARRAL ROAD during the Council meeting of May 29, 2007,**

**ALL OF Villa Monterey has fulfilled all the following requirements for a Historic Preservation Designation:**

**The General Plan**

Consistent with the General Plan Land Use element designation of Suburban Neighborhoods

Consistent with the General Plan Character and Design Element

**The Character Area Plans**

Consistent with the Downtown Plan for a transition buffer surrounding the Downtown Plan boundary as described in Policy CD 2.1

Consistent with the Southern Scottsdale Character Area Plan

including Policy CD 7.3 "Respect, protect and enhance established suburban neighborhoods and 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."

**The Transportation Master Plan** together with the special Chaparral Traffic Study to support not widening Chaparral Road.

**Eligibility criteria in Section 6.113 of the (HP) Historic Property Supplementary District**  
**Historic Preservation Commission's unanimous recommendation in support of historic preservation**  
**Planning Commission's unanimous recommendation in support of the historic district,**  
finding it consistent with the General Plan and eligible for designation.

**"Overwhelming support" (Source: HP Report) of verified signatures of 86% owner support for historic preservation**

**Support of all 7 VM HOA Boards for the historic district for the common tracts in their HOA's**

**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.

Villa Monterey residents have done the work required by the city. The HPC Commission has done it's work and passed the resolution unanimously. The P&D Commission has done it's work and passed the resolution unanimously. We look to the City Council to finish the job encompassing the last 4 years invested by all of us by voting to approve this application for HP on June 7th and **not approve** this continuance request.

Mayor Lane, when you were on the Council you voted in favor not to widen Chaparral Road and to not increase the traffic on May 29, 2007. Some of your reasoning came from the fact that you stated these Scottsdale senior citizens who own property and live on Chaparral Road have been in limbo with their properties for far too long with the non-action of past Councils when these citizens continuously petitioned the city to make a decision about Chaparral Road. The decision was finally made on May 29, 2007 based on the General Plan, the Master Transportation Plan findings and the special Chaparral Traffic Study. It was agreed that enough information had been received to make this decision with the Council voting 6-1 to **not** widen Chaparral Road- to take it off the table. You and the Council gave Villa Monterey a chance to survive; you corrected past injustices to the Villa Monterey community.

At the same May 29, 2007 meeting, transportation staff said that **NOT** widening Chaparral Road would **NOT** hinder future traffic planning, which was based on the Chaparral Study of the Master Transportation Plan. Staff would have more focus to plan without considering the widening of Chaparral Road. This study modeled traffic into the future of 20 + years of transportation planning. It was agreed that there are numerous creative options with our improved street system to route this traffic downtown now and in the future, without destroying a historic residential community.

During our Villa Monterey debates for Mayor and Council, you and others running for council and consequently elected, were asked if you would support our HP designation - **IF Villa Monterey did the work and qualified.** You and others elected to council said "Yes, you would support us". **Villa Monterey has done the work and qualified.**

With this request for continuance to a date uncertain, the City of Scottsdale is once again putting these residents on Chaparral Road in personal and financial limbo with their property values decreasing. It directly effects the homes on Chaparral, our immediate community, and neighborhoods surrounding us. I hope this does not become a broken promise by you and elected council members to your constituents.

Up to this point, all commissions and studies in the city have been in agreement and unanimously on the record for the Villa Monterey HP designation. I suggest they all stand behind their informed and professional decisions.

**We urge you and the City Council to approve the Villa Monterey HP designation on the June 7th Consent Agenda for all VM homes and WITHOUT any exception of the homes on Chaparral Road. Give ALL of Villa Monterey a chance to flourish as an important and protected historic residential community which complements the downtown development. Do not let us disappear, or go into decline because of it.**

As your constituents, we welcome each of your responses.

Respectfully Submitted,

Kathy Feld, Villa Monterey Spokesperson for HP designation

President/Villa Monterey Unit 4

602-882-0962

**Meserve, Don**

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**From:** KATHLEEN FELD [kfeld60@msn.com]  
**Sent:** Friday, June 10, 2011 7:09 AM  
**To:** Meserve, Don  
**Subject:** Fw: Villa Monterey HP Continuance

Thanks again Don...K

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

**From:** KATHLEEN FELD  
**To:** Robbins, Dennis E  
**Sent:** Tuesday, June 07, 2011 2:55 PM  
**Subject:** Re: Villa Monterey HP Continuance

BCC: All VM residents, surrounding neighborhoods and community leaders

Dear Councilman Robbins:

Thank you for your swift reply and, at this point, your "no" vote on the P&D continuance.

The Villa Monterey Historic Preservation Request (Item #15) on the Consent Agenda has an overwhelming support of our VM community, and communities surrounding us, as noted through the Historic Preservation Commission Public Comment Meetings held this spring on this issue.

We would appreciate your "yes" vote on this Consent Agenda item.

Respectfully,  
Kathy Feld, Villa Monterey Spokesperson

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

**From:** Robbins, Dennis E  
**To:** KATHLEEN FELD  
**Sent:** Tuesday, June 07, 2011 2:30 PM  
**Subject:** RE: Villa Monterey HP Continuance

Kathy,

As I reflect more on this issue, I really don't want to hold up the HP designation because of transportation concerns. Again, my only hesitation is the safety of those on Chaparral. I think this has been moving through the process for such a long time that any issues should have been vetted by now. I raised this exact issue to staff 3 months ago regarding the overlay on Chaparral. They assured me then and later to the PC, that this would not have an impact on transportation decisions in the future. I respect the decision made by Council 2 years ago to not widen Chaparral. I do not want to throw those who live on Chaparral back into "limbo" by not including them into the HP designation. So, at this point I am not in favor of a continuance. I always withhold final judgment until the public meeting. I want to hear what people have to say.

I hope this helps.

Councilman Dennis Robbins



**From:** KATHLEEN FELD [mailto:kfeld60@msn.com]  
**Sent:** Tuesday, June 07, 2011 2:13 PM  
**To:** Robbins, Dennis E  
**Subject:** Re: Villa Monterey HP Continuance

Dear Councilman Robbins.....

Thank you for your personal reply to my letter below regarding the Villa Monterey Consent Agenda Item #15 and the P&D request for continuance "to no time certain."

When we met last week, you were undecided when I asked if we had your positive vote on the Villa Monterey Consent Agenda Item #15. I asked if I could follow up with you on this and you agreed.

**Will you vote "yes" to our Consent Agenda Item # 15 as it stands?**

Also, the other issue of the "continuance to no time certain" from P&D has come up since we met.

**Will you vote "no" on the P&D request for continuance "to no time certain"?**

Thank you for reply and courtesy.

Kathy Feld, Villa Monterey Spokesperson

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

**From:** Robbins, Dennis E  
**To:** KATHLEEN FELD  
**Sent:** Tuesday, June 07, 2011 1:42 PM  
**Subject:** RE: Villa Monterey HP Continuance

Thank you for your comments. You make very valid points. I am in favor of the Historic Preservation designation for Villa Monterey. My only concern is for the safety of those who back their cars onto Chaparral Road. I think we should be able to handle the transportation concerns and make sure that we are also protecting your neighborhood.

Thanks,

Councilman Dennis Robbins

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**From:** KATHLEEN FELD [mailto:kfeld60@msn.com]  
**Sent:** Saturday, June 04, 2011 10:08 AM  
**To:** City Council  
**Subject:** Villa Monterey HP Continuance  
**Importance:** High

**TO:** Honorable Mayor Lane and members of the Scottsdale City Council  
**FROM:** Kathy Feld, Spokesperson for Villa Monterey  
**RE:** Request for continuance of Villa Monterey HP designation from Planning and Development staff  
**BCC:** All Villa Monterey residents, residents in surrounding communities, citizen community leaders

Dear Mayor Lane and Members of the Scottsdale City Council:

# 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 DUNBIER, 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, VIOLA BIANCO 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, CANNED BEEF + CARBAGE
- 3/4/11 616-581-9080, JBENVER 444@AOL.COM > IMPACT
- 3/4 SCOTTSDALE TERRACE RECEIVED POSTCARD, ROBERT DELORY  
BRIAN 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

# VILLA MONTEREY CALLS

4/5 PETER CORBETT, AZ. REPUBLIC

4/5 JOHN BALNETT, CONTRACTOR

4/5 JONATHAN MARELY, HPO, TUCSON

4/13 NANCY ADAMS, VM UNIT 7 - CHAPARRAL RD.  
(6713 E ALMENA)

5/24 EVA CHANDLES CALLED TO PROVIDE CHANGE OF ADDRESS

5/25 BETTY FOPIN, SCOTTSDALE MONTEREY/78TH.

5/25 COLORADO OWNER IN ADJACENT WINFIELD AREA - WHAT MEANS

6/6 KATNY FELD - CONTINUANCE/EMAILS TO RESIDENTS

6/6 DAVE GULINA - Ⓞ ON P.C. MOTION ON TRANS. PLANNING.

6/7 Ⓞ ABOUT HEARING - NO NAME GIVEN

53,  
05  
80

35



S. CHASE  
1519 SECOND STREET  
D-308  
CORONADO, CA 92118

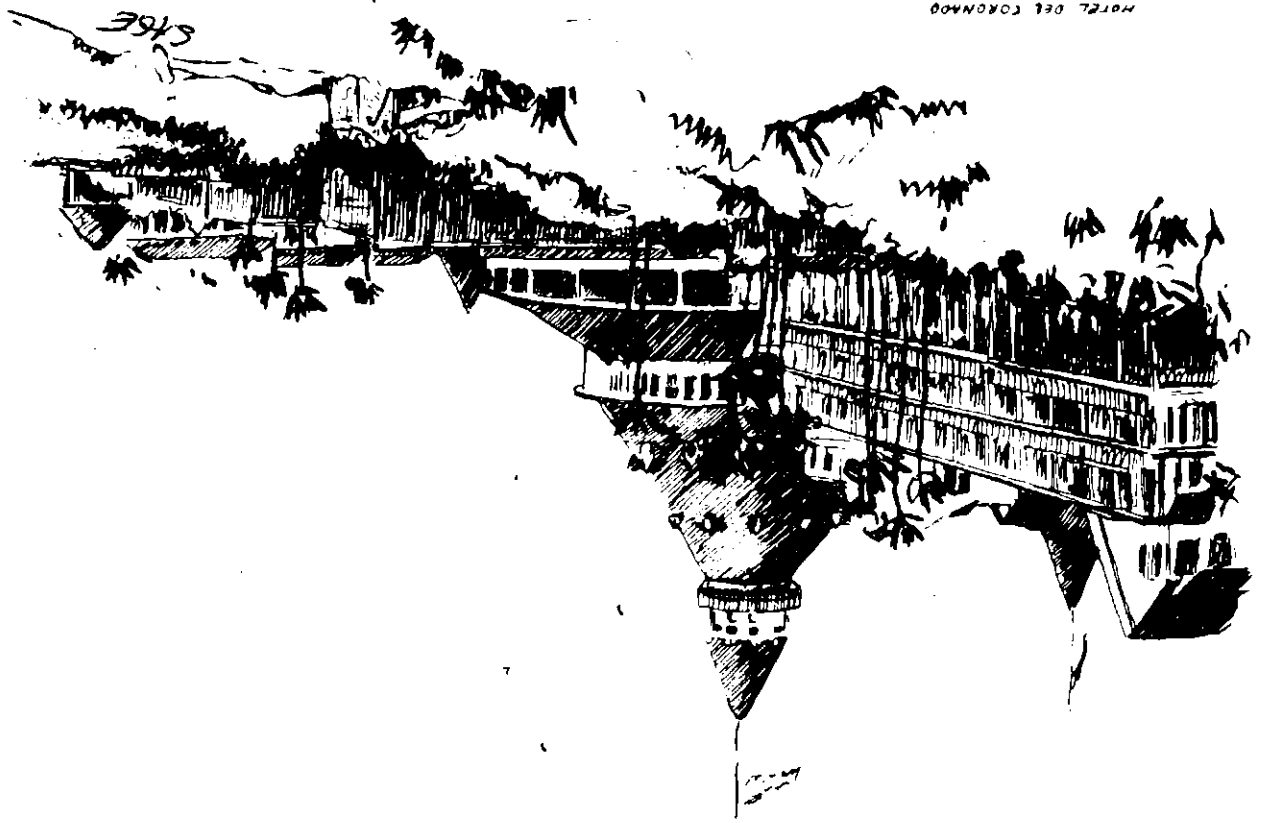
RE: VILLA  
MONTEREY

JUNE 26, 2010

DEAR MR. MESEKUE,

Thank you for your prompt response.  
The information you sent will help us  
understand the process. We gained some  
new interesting facts about Scottsdale. Thank  
you again for your help.

Sincerely,  
Sue Chase



The Hotel Del Coronado, Coronado, California. Looking more like a castle than a hotel with its turrets, tall cupolas and Victorian Gingerbread, the "Hotel Del" stands as a monument to the past. Built in 1888, and developer Elisha S. Babcock had astounding faith in his vision as he courageously built railways and ferry systems to ship in the lumber, building materials and labor! Architects James Watson and Merritt Keid had to build a kiln for the bricks, a planing mill for the green, rough cut lumber from Northern California, a metal shop, and iron works!

The 399 guest rooms in the original historic main building each have their own bath, and at one time their own fireplace until replaced with steam heat. The HOTEL DEL was the first in the world with electric lights. In 1904 Thomas Edison himself supervised the lighting of the hotel's first outdoor Christmas tree.

Many heads of states have been guests, including US presidents Harrison, McKinley, Taft, F.D. Roosevelt, JFK, Lyndon Johnson and Nixon. Several movies have been filmed at the "Del" including "Some Like It Hot" with Marilyn Monroe.

March 10, 2007

Mr. Ed. Wimmer, Chair  
The Scottsdale Historic Preservation Commission  
7506 E. Indian School Road  
Scottsdale, AZ 85251

Dear Mr. Wimmer:

Thank you very much for your time and courtesy to hear my presentation and request for consideration of a survey/study to begin for a Townhouse Historic Preservation District designation on behalf of Villa Monterey Units 1-9.

We appreciate your comments and those of the commission to further review the process for consideration of our request. And we certainly understand the many hurdles in front of us all in reference to the law of process, timing, qualification, and certainly not least of all, Prop 207.

We are a very positive and energized community; ready to help and assist your collective efforts in any way we can.

I remain available to answer any questions or to be of assistance on behalf of Villa Monterey Units 1-9.

Most Sincerely,



Kathy Boyd Feld  
Spokesperson for Villa Monterey Unite 1-9  
7631 E. Mariposa Drive  
Scottsdale, AZ 85251  
(480) 945-4886



**PRESENTATION TO THE  
HISTORIC PRESERVATION COMMISSION  
ON BEHALF OF  
VILLA MONTEREY HOA UNITS 1-9  
THURSDAY, MARCH 8, 2007**

Villa Monterey HOA Units 1-9 respectfully request that the Historic Preservation Commission of the City of Scottsdale begin a survey/study of our townhouse developments for a future designation as a Historic Preservation Townhouse District. We come to you as fellow citizens, as concerned citizens for the future of this unique neighborhood. The presidents of all nine boards have designated me, Kathy Boyd Feld, resident of Villa Monterey Unit 4, as their spokesperson. All nine boards are in agreement to ask for this designation. HPC material has been distributed to the boards and consequently into the population of our units. To date, the response is positive.

For the meeting tonight, we base our request for historic preservation on the following:

- **It is our understanding that the HPC may be ready to study townhouses in Scottsdale. I understand that you have an ambitious 2007 agenda. Consequently, it will be my challenge to show you the merits of this request. I welcome your questions upon completing this presentation in case I have failed to cover an important element to your decision making.**
- **We understand that the City Council is very interested in preservation, noting the 2 neighborhoods of 1950's ranch homes and various sites that have been preserved to date. We believe in the words used by Mayor Manross on the occasion of Winfield Scott's 170<sup>th</sup> birthday a few days ago, "We are what we came from and that's what we are about.... I am serious about preservation, history and community.... Preservation...do it now or it will disappear and we will have nothing to hold on to."  
This is why we are here.**

**Brief History**

- **As a footnote to our history, the majority of our homes are located in Section 23 of Winfield Scott's homestead purchased in 1888 for \$2.50 per acre under the Desert Lands Act of 1877.**
- **Villa Monterey was the first townhouse development in the State of Arizona and consequently in the City of Scottsdale.**
- **Construction was begun in 1961 with additional units constructed through the years. We are a total of 9 developments of townhouse architecture. In essence, our community is a study of the evolution of townhouse architecture in Arizona.**

## **Villa Monterey Today**

- **Villa Monterey today is what Scottsdale was nearly 50 years ago. We are an intact community with conservatively 98% of our structural architecture appearing as it did when built.**
- **I have attached photos of many of our homes. We do not appear as many of the “cookie cutter” communities, but rather, offer an element of architectural uniqueness in each of our homes. Roof lines and roof treatment vary from home to home; façade finishes differ from the use of stucco, to brick to combinations of treatments; and, many of our homes offer additional architectural elements such as mission bells, raised decorative southwest type plaques, and a lot of metal decorative work. These details are repeated throughout our community in constantly unique ways.**
- **Each of our units offers a common area, usually consisting of a pool, Jacuzzi, grassy area and meeting or recreation area. Unit 4 has an original two story Clubhouse that is unique to all of Villa Monterey. In the 60’s, Villa Monterey Unit 4 was used as a resort, with use of the old golf course that was in close proximity to the Clubhouse. The Casitas, or our townhouses today, were rented to winter visitors and the Clubhouse was the site of many gatherings for the seasonal residents. We are currently gathering historical information about this, especially from some of our neighbors who were there at that time. Apparently, the guest list of winter visitors read as a Who’s Who of the 60’s. More information is to come on this topic.**
- **Our landscaping is mature, with many original orange trees, mature saguaros and many types of cactus. In keeping with the city’s request, many of our homes use low-water landscaping techniques.**
- **We have through the years and still reflect pride of ownership. Our homes are well maintained, our streets are wide and beautiful with outstanding views of Camelback.**
- **There is an unspoken sense of the past in Villa Monterey; the old Scottsdale that was truly a desert oasis. Our wide curving streets, unique and spacious architecture, all lend the feeling of another time, a charming and understated quiet elegance that’s hard to find in Scottsdale today, let alone in the downtown/development district.**
- **We believe that our location is complementary to the downtown development, that we are an integral and significant residential contributor to the success of the waterfront/downtown development. We desire to be included in the new vision of Scottsdale – the new and the old.**

### **The Residents**

- **Many of our residents have lived in Villa Monterey since the 60's and 70's. We are a stable and close community. Consequently, a lot of our residents have memorabilia from the early years. Tonight I have brought a copy of the original sales brochure and an MLS from 1972. Many more items and stories are being collected now for your consideration. We are ready and willing to support your efforts.**
- **Our volunteer boards have responsibly managed our units through our CC&R's. All of our units are financially sound. Each of our Units is designated as HUD 55 and older.**

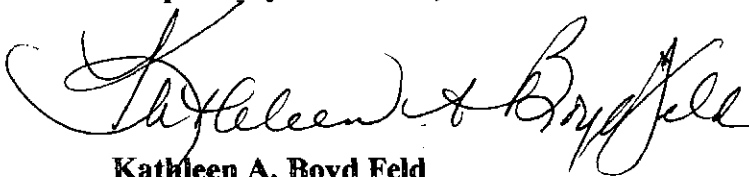
### **The Future of Villa Monterey**

- **We are in the shadow of development. Specifically Chaparral Road is at serious risk with 54 homes in jeopardy. Chaparral Road is a residential street that our 54 homes front on both sides of the street. For over 15 years we have had our community representatives working with the city to resolve the increasing traffic issue. We are still working with the City as pro-active citizens and will be proposing reasonable and workable alternatives to the widening of Chaparral. We are also coming to you as fellow citizens, as preservationists, to give us the opportunity to save what we believe is a very important community of people and beautiful structures.**
- **Should Chaparral Road be taken, Units 4, 6 and 7 would suffer a significant loss in our neighbors and in our Association Fees. At this time, our fees are reasonable for fixed income residents and we are a HUD 55 and over community. Again, we are responsible volunteer boards and financially sound at this time. Loss of these residents could cause an immense hardship on our 3 units affected.**
- **As an example, Villa Monterey Unit 4 would lose nearly 20% of our homes. Villa Monterey Unit 4 is the site of the original resort and Clubhouse.**
- **We are an intact community at this time with an estimated 98% original architectural integrity. Because of the rapid development, we are asking this Commission to consider our request with all due expediency. We believe that we are offering the Commission and the City of Scottsdale a nearly perfect candidate for historical preservation consideration.**
- **We understand that Prop 207 is an issue; one that at sometime will need to be tested. But this will be a concern with any property you will be considering. At this time, we understand that 100% of the residences will need to approve the historical designation. I can truthfully tell you that through our boards communicating with their residences, we have not had any dissent. On the contrary, the acceptance of the idea has been positive and welcomed.**

- We believe what the City Council and our Mayor say when considering preservation and neighborhoods: our past is important to our future. If we loose it , we can never get it back.
- We are prepared to help you in any way possible with historical information or other requests, and to cooperate with you fully to help the process along.
- Our residents do not want to leave their homes on Chaparral, we do not want to loose them.
- Time is of the essence.

On behalf of all the residents of Villa Monterey, I thank you for this opportunity to speak with the Historical Preservation Commission. I am available to you at any time to answer questions or provide additional information.

Respectfully Submitted,



**Kathleen A. Boyd Feld**

**Villa Monterey Units 1-9 Spokesperson  
7631 E. Mariposa Drive  
Scottsdale, AZ 85251  
(480) 945-4886**

**Attachments:**

**Photo Reproductions**

**Copy of original Villa Monterey Sales Brochure**

**Letter of Authorization from Villa Monterey 1-9 Presidents**

**Cc: Mr. Bob Cafarela, per request**

**LETTER OF AUTHORIZATION - VILLA MONTEREY UNITS 1-9**  
**Scottsdale, Arizona**

The undersigned Presidents of Villa Monterey, or authorized board representative, authorize **Kathy Boyd Feld**, resident of VM 4, to represent and act on behalf of our VM Units as a **PRO-ACTIVE AND POSITIVE CITIZENS' MOVEMENT** with respect to the following issues:

1. Obtain the start of a survey/study for a Historical Townhouse Preservation District designation through the Historic Preservation Commission and City Council of Scottsdale;
2. Obtain representation on the Downtown Scottsdale Town Hall Follow-up Committee;
3. Continue to oppose the widening of Chaparral Road and any future development that may encroach on Villa Monterey 1-9, Scottsdale, Arizona.

Respectfully,

Unit 1:	<u>Joseph R Felder</u>	Date: <u>2-26-07</u>
Print Name:	<u>Joseph R. Felder</u>	Title: <u>Pres.</u>
Unit 2:	<u>[Signature]</u>	Date: <u>2/27/07</u>
Print Name:	<u>JAMES A. FRAYLICK</u>	Title: <u>President</u>
Unit 3:	<u>[Signature]</u>	Date: <u>2/26/07</u>
Print Name:	<u>Cruz Meuser</u>	Title: <u>PRES</u>
Unit 4:	<u>[Signature]</u>	Date: <u>2/27/07</u>
Print Name:	<u>CHARLYN J. POPE</u>	Title: <u>President</u>
Unit 5:	<u>[Signature]</u>	Date: <u>2-27-07</u>
Print Name:	<u>Ward S. NATA</u>	Title: <u>president</u>
Unit 6:	<u>[Signature]</u>	Date: <u>2/26/07</u>
Print Name:	<u>JOHN WYFLER</u>	Title: <u>Pres</u>
Unit 7:	<u>[Signature]</u>	Date: <u>2-26-07</u>
Print Name:	<u>[Signature]</u>	Title: <u>Pres.</u>
Unit 8:	<u>[Signature]</u>	Date: <u>3/2/07</u>
Print Name:	<u>DON MUIZENBERG</u>	Title: <u>President</u>
Unit 9:	<u>[Signature]</u>	Date: <u>2/27/07</u>
Print Name:	<u>Judith A. Merritt</u>	Title: <u>PRES.</u>

EXECUTIVE HOUSE

# VILLA MONTEREY

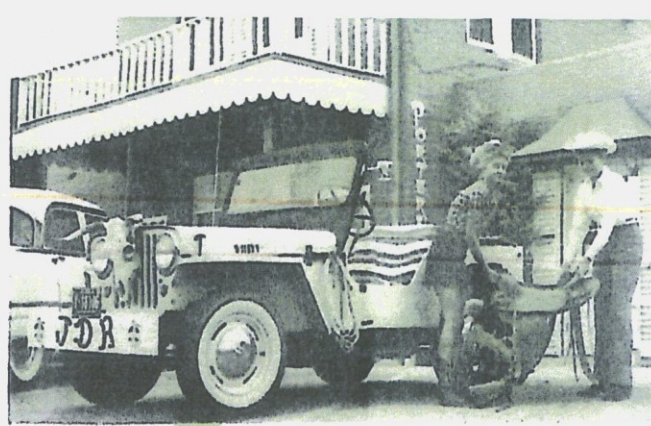
CASITA COLONY

GOLF COURSE

MILLER ROAD

CAMELBACK ROAD

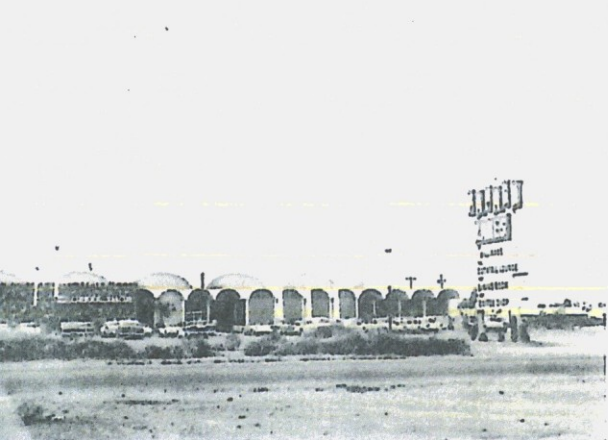


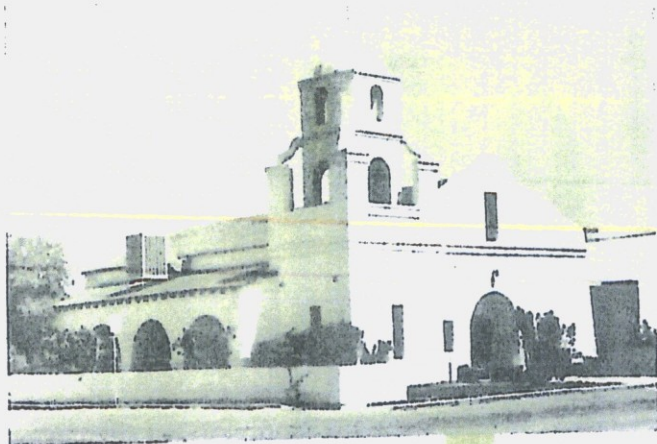
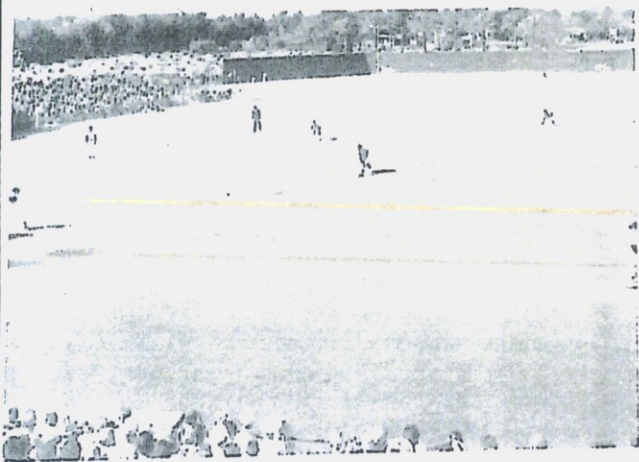


## *Sociable Scottsdale*

Enjoy the West's Most Western Town, boasting world-famous fascinating shops, fine restaurants, art exhibits, little theatres, and first-run motion picture houses. All this and complete shopping centers are only a few blocks away. There are churches of all denominations located nearby.

Living in Sociable Scottsdale puts you into the heart of every kind of activity, such as major league baseball, the famous Parada Del Sol, Rodeos, street dances and the Arabian Horse Show, to mention only a few.

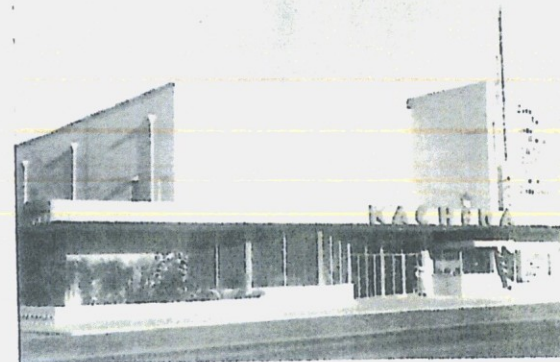
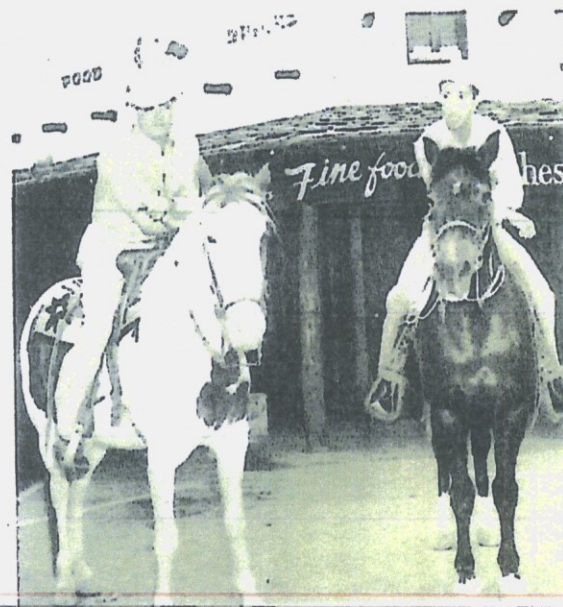




## *is but a stroll away*

Here you'll find the home for gracious living you have searched for but never found 'til now. Illustrated here are but a few of the reasons why you'll find this nationally known land of enjoyment attractive. It truly provides living at its Best . . . the perfect setting for this unusual Casita Colony.

Your protection, peace of mind and health are safeguarded by Metropolitan police and fire service, pure abundant Municipal water, and Scottsdale City sewers.





1 The Johnsons' Casita has its own private street entrance and carport. The kitchen window commands a beautiful view.



2 Scottsdale's largest and finest supermarkets and shopping centers are a leisurely 3-minute drive from the Johnsons' Casita.



3 In Scottsdale the Johnsons stop in for lunch at one of the many fine restaurants which this area is renowned.



*A day in the life of Mr. and Mrs. C. R. Johnson...*



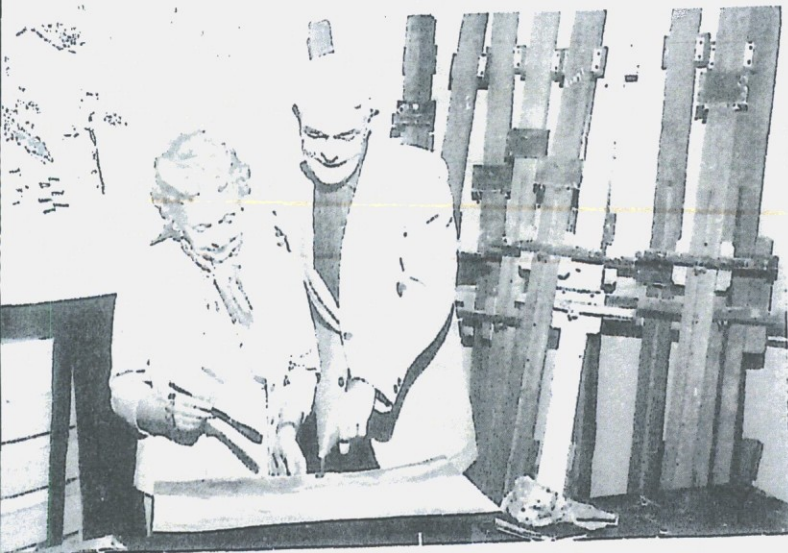
3 After completing her grocery shopping, Mrs. Johnson drops into the new Goldwater Fashion Square Store to inspect a wide selection of new fashions.



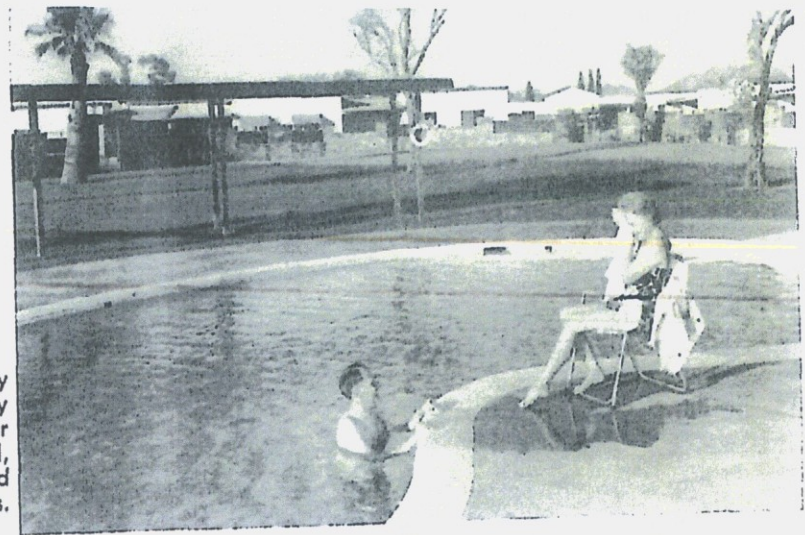
4 The Johnsons enjoy a friendly round of golf whenever they desire. The new Villa Monterey Golf Course is just a stroll from their front door.



6 Horseback riding on desert trails be enjoyed by the Johnsons any day of the year. Scottsdale's riding stables furnish horses on a rental basis.



7 Mrs. Johnson receives art instruction from Wm. B. Schimmel in his School of Water Color. Scottsdale is famous for excellence of its arts-crafts shops.



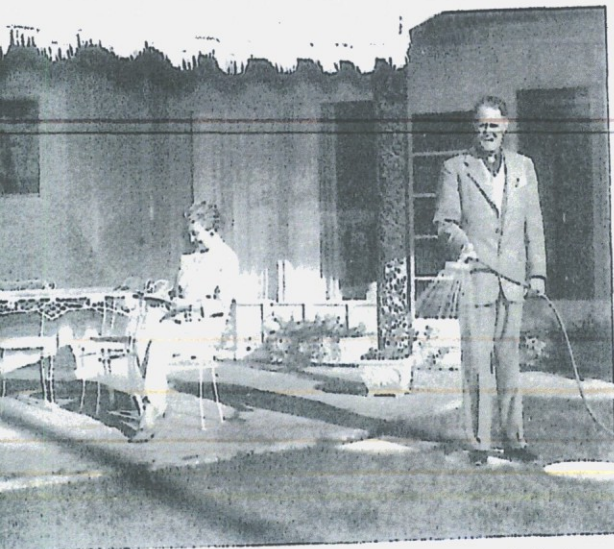
8 The beautiful Villa Monterey Recreation Center — owned by the Johnsons and their neighbors — has a heated pool, putting greens, shuffleboard courts.

### *As have the Johnsons...*

You too can have year-round resort living at budget prices. A triumph in good planning gives you a home compact as an apartment, yet spacious enough inside for gracious adult living and entertaining. By deed... you own your own Casita home, each sensibly designed, where safety, low-cost maintenance and the finest of equipment are the essential ingredients.

### *Adult Living for all Age Groups...*

For those whose good taste demands pleasurable time-saving living — combined with every conceivable opportunity for recreational enjoyment. Whether active or retired... the working couple... the winter vacationer... or the couple whose children are finishing high school or in college, there can be no finer way of life.



9 The Johnsons enjoy the sunny seclusion of their spacious, completely enclosed rear patio. Ideal for gracious entertaining, it requires little care.

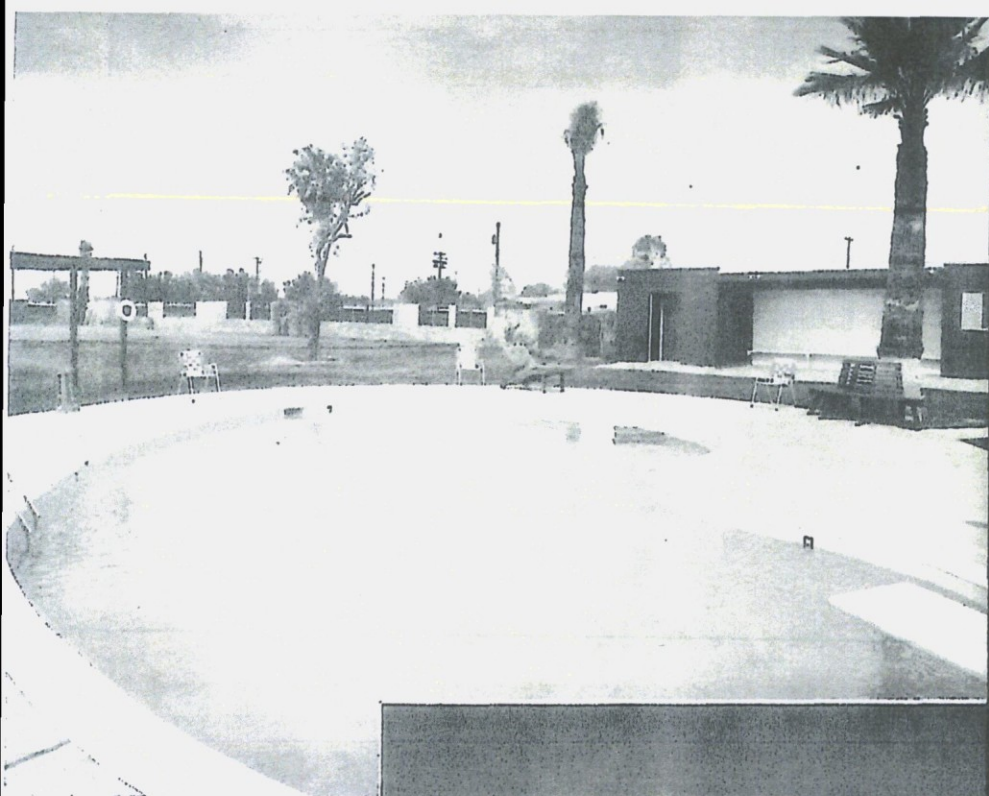


10 When dining out, the Johnsons have a wide choice of eating places famous for superb food and service — all less than a 5-minute drive from their Casita.



11 In the comfort of their lovely living room — as luxurious as in homes costing far more money — Mrs. Johnson serves after-dinner coffee to her husband.

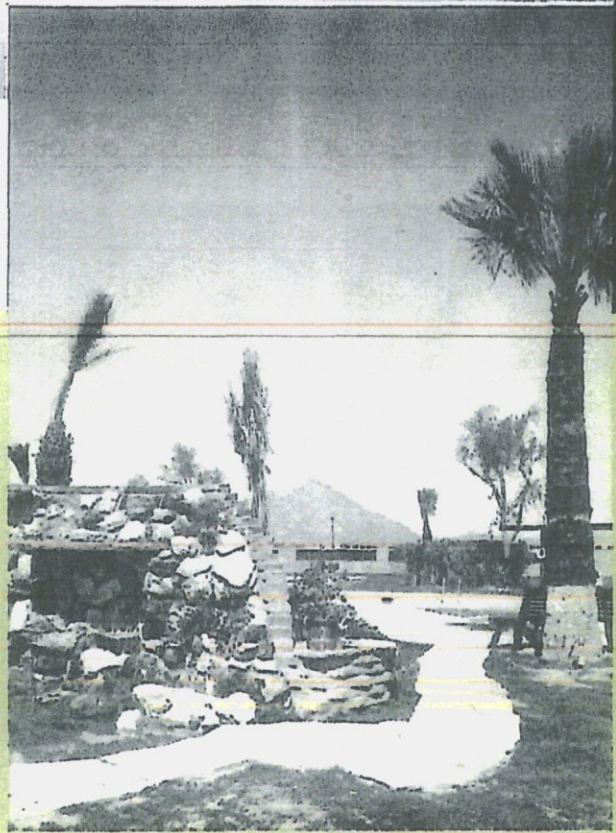
*Your Recreation living...  
Resort Style!*



You'll be proud to invite friends to join you for a swim in the big, beautiful pool in the Recreation Center — owned equally by all who buy a Villa Monterey Casita.



A brick wall, inset with redwood louvers, completely encircles the spacious, handsomely landscaped Recreation Center, complete with every outdoor recreational adult facility.

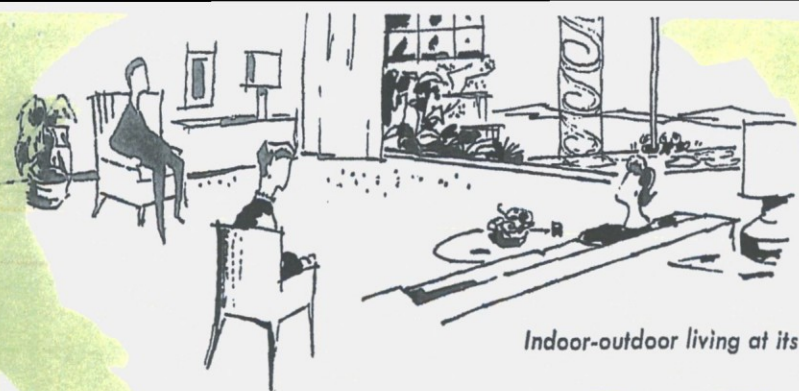


Just inside the gate of Villa Monterey Casita Colony's Recreation Center, water trickling over the rocks of this lovely fountain sings a friendly tune of welcome to all who enter.

*Begin to Live Now...*  
**in your own beautiful Casita in Scottsdale's  
Villa Monterey Casita Colony**

A handsomely-walled and landscaped rear patio acts as an outdoor living room — a "Paradise Found" for complete relaxation and privacy, or for delightful parties and gala barbecues.

And for a day outdoors on the course, you can step into your golf cart in the carport and ride to the first tee on the lovely 18-hole Villa Monterey Golf Course, featuring most reasonable green fees. Indoors or outdoors, Scottsdale Villa Monterey Casitas are designed for modern adult living . . . for sharing leisure and pleasure with other owners of taste and refinement.



Indoor-outdoor living at its best



Fine riding stables



Your own recreation center



Villa Monterey Country Club golf course at your doorstep

*At your call...  
Casita Colony Steward  
to serve you personally...*

**Friendly, personable, always.  
That's your Casita Colony Steward.**

**He's mature. Experienced.  
Reliable. Handy, too.**

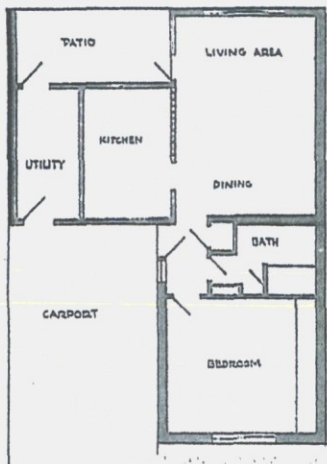
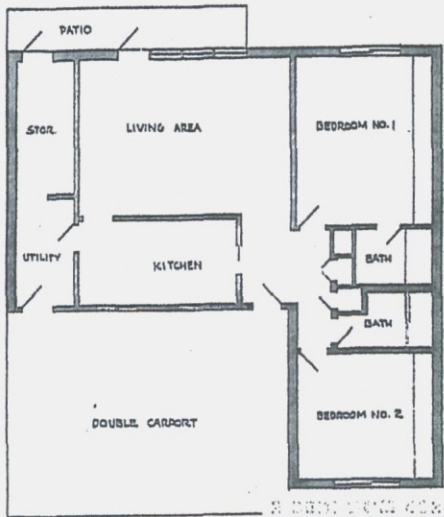
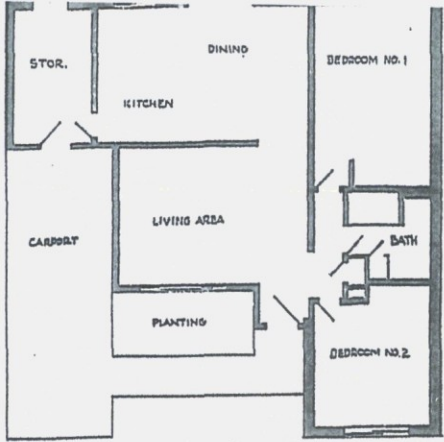
The "little" daily burdens of life are removed at Casita Colony. Because **your Steward** is here to serve **you** personally.

He knows where to get a maid if you need one for a week, day, or hour. He'll call your cab. Arrange your transportation. Get a plumber. Arrange your drug deliveries. Get you a gardener. Just call your Steward.

He's a community social calendar, as well. He knows the doings in town. He'll arrange your theatre tickets. Knows the art shows. And good restaurants. Just call your Casita Colony Steward. He's a happy man... who loves to serve the folks in the Colony.

He keeps the Colony Recreation Center sparkling. Bright. Neat. He'll keep a watchful eye on your Casita while you're away. Welcome you home on your return.

**Villa Monterey**  
CASITA COLONY

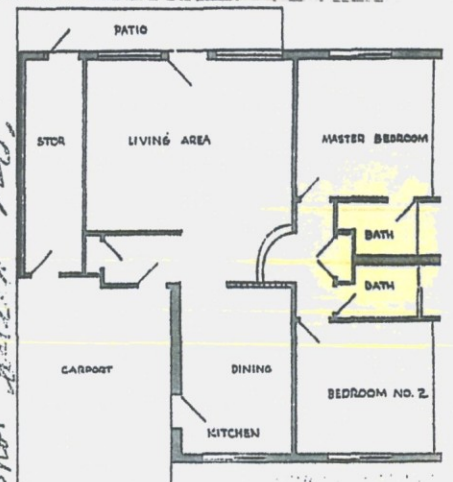
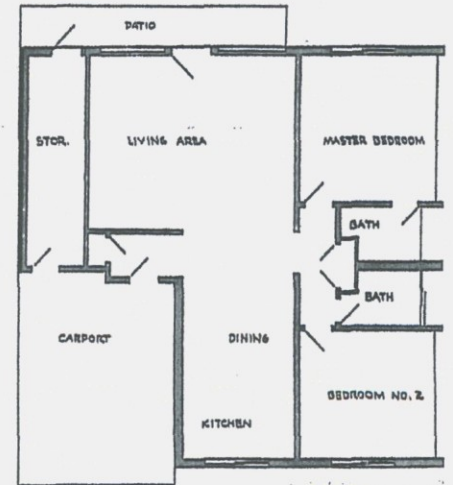
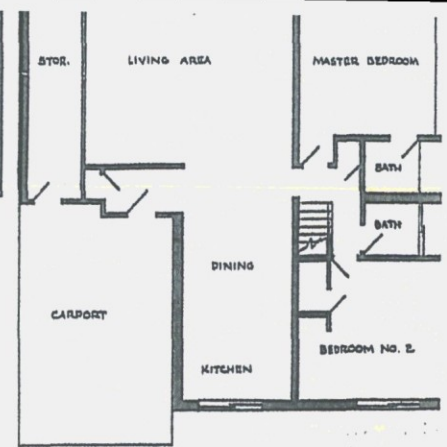
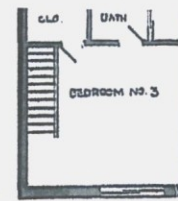


## CHARMING

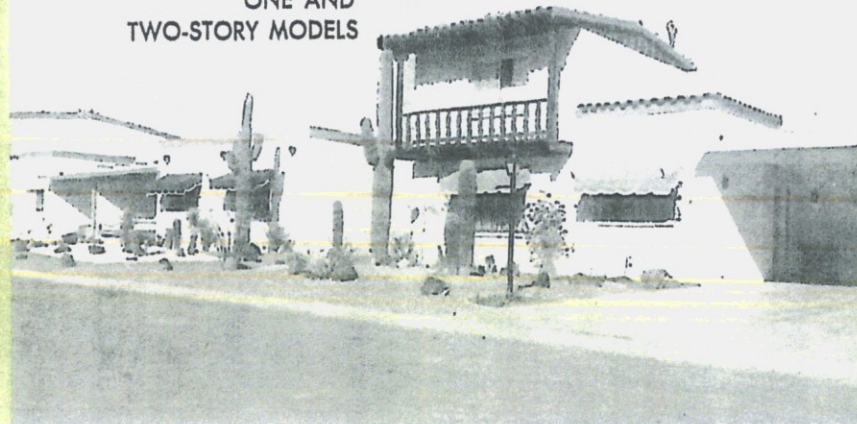
### CASITA DESIGNS FOR MODERN LIVING

Take the graceful, flowing lines and refreshing simplicity of Monterey Architecture — combine it with the functional convenience of our most modern homes — and you have a Casita. From the beautiful tile roof to the ornamental iron planters, every detail of the individualized decor has been fashioned with care for your comfort and enjoyment.

You may choose a cozy one-bedroom, single-bath Casita or a more spacious two-bedroom, two-bath Casita, or even three-bedroom. Where feasible fireplaces, beamed ceilings, and your own ideas may be included at time of construction at a reasonable price.



### ONE AND TWO-STORY MODELS



not available

My Mother and Father were original owners at 7719 E. Coolidge St.

in Villa Monterey 2

The property was built in 1962

and has been continually owned by our family.

Note that the certificate is signed by William Rehnquist several years prior

To his becoming Chief Justice of the United States Supreme Court.

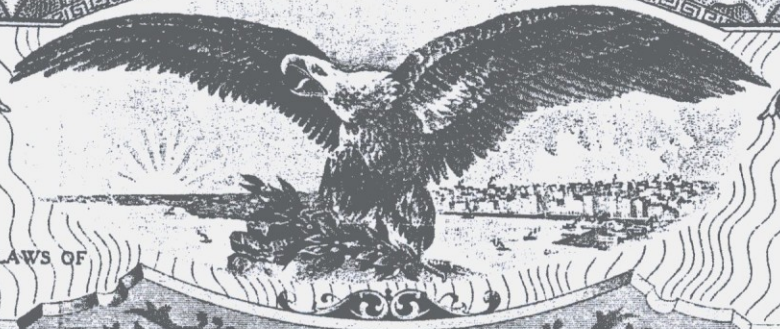
Carol Lynn Lennartz Mehen  
7719 E. Coolidge St.  
Scottsdale, AZ 85251

NUMBER  
116

SHARES  
1

INCORPORATED UNDER THE LAWS OF

THE STATE OF ARIZONA



# Villa Monterey Recreational Association

A NOT-FOR-PROFIT CORPORATION

AUTHORIZED SHARES OF NO PAR VALUE

**This Certifies that**

HERMAN A. LENNARTZ and ANNITA LENNARTZ, his wife, as joint tenants with right of survivorship, is the owner of

one Shares of the Capital Stock of

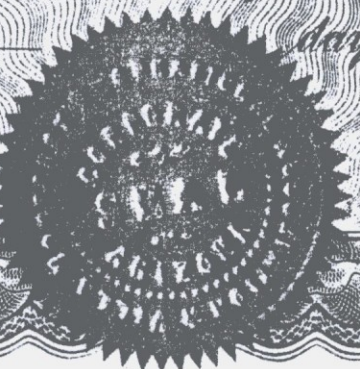
VILLA MONTEREY RECREATIONAL ASSOCIATION, FULL PAID AND NON ASSESSABLE,

*transferable only in the books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed*

IN WITNESS WHEREOF the said Corporation has caused this Certificate to be signed by its duly authorized officers and its Corporate Seal to be hereunto affixed

This 31st day of August 1963

*Frederick C. Robertshaw*  
SECRETARY



*William H. Sluzewski*  
VICE PRESIDENT