

City of Scottsdale Meeting with Villa Monterey Unit 6

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<http://www.scottsdaleaz.gov/historic-zoning>

There were 48 residents who attended this meeting with Steve Venker. It was the HOA Board's goal to have an open informational forum, so our residents could clarify the confusing and inaccurate information that has caused concerns among our residents.

Karen Brosnan, President made some opening remarks to introduce the purpose of the meeting. She stated some incorrect information was being circulated and raising some angst and fear in our community. She cited that on October 17, 2017, she was contacted by Linda Brown, who stated there were many concerns from some residents regarding our Board asking the City to pursue adding Villa Monterey Historical District to the National Historic Register. Our HOA Board *did not* make that request, so having the representative from the City of Scottsdale meet with the group today, the correct information would be provided directly from the source.

Steve Venker, the City of Scottsdale, Historic Preservation Officer, was introduced and given the floor. Mr. Venker, stated that we are and did vote to become members of the Villa Monterey Historical District that includes Units 1-7. That was approved by the City of Scottsdale City Council on June 7, 2011 (request started in March 2007). Because we are a part of this Historic District the City is working on an Historic Preservation Plan (HPP) for Villa Monterey Historic District.

The Daughters of the American Revolution (DAR) is interested in nominating, Villa Monterey Historic District for the National Register. This effort includes creating an historic building inventory for all the homes in Villa Monterey Units 1-7. Steve's predecessor was able to get Units 1, 2, and 4 documented. Steve is working with the DAR to complete the inventory of Units 3, 5, 6, 7.

MaryAnn Correll asked to clarify that these are two separate things. We are in a City of Scottsdale Historic District and as the Villa Monterey Unit 6 is working with Steve and a representative from each of the seven Villa Monterey's to clarify the HPP specific to our communities. And that the effort to have the district placed on the National Historic Register are not the same effort. Steve confirmed that the efforts are being pursued by separate groups. She further clarified that our HOA Board only authorized a representative to the group working on the HPP for the Villa Monterey Historic District.

Steve was handed a list of questions prepared by Linda Brown from a group of about 20 residents. And Steve proceeded to respond to these and questions from the floor.

Q-Scottsdale: What makes our community an historic district?

R: Villa Monterey has a unique style. Neighboring townhouse communities are cookie cutter, all look the same while we have several distinct styles next to each other. Our builder, Mr. Friedman, introduced new styles each year to respond to market demands which was unique for the time and even today. Each individual home was different. This makes it special to the City of Scottsdale and that is what qualified it to be voted as an Historic District.

Q-Scottsdale: Who makes up the Scottsdale Historic Preservation Commission?

R: The members have varied backgrounds that represent requirements for any historic commission. There is an architect, an historian, an archaeologist, a real estate professional and three other members.

Q-National: What is the process for tax reclassify for the State, you do not have to apply for the tax reduction?

R: First the tax reduction only applies to properties on the National Historic Register not those designated as historic in the City. There is a process that each homeowner requesting the tax reduction must follow that includes an application to Maricopa County, pictures of the property, confirmation by the City and County, etc. It is not required but any townhouse that is a Primary Residency can qualify if the property is on the National Historic Register. In general, if a Tax reduction is applied for, it is granted. There are potentially deadline dates and the tax reduction always take effect the January 1 of the following the year in which the approval was obtained. There are FAQs on the City of Scottsdale website under the historic district information on timing of the submission and approval for tax breaks.

Q-Scottsdale: Seems there is a lot of paper work required by the City when a change to the front of a property is proposed. Doesn't the city have these documents and why does the homeowner need to provide them?

R: Although you would think the City would have, they are not required to nor do, they keep historic documents, especially from as far back as the 1960s and 1970s. The city can assist in gathering the documents required when asked and the documents do not need to be paid for professional documents, hand drawings or computer printed mark-ups are acceptable. Karen (president) interjected, the Board can help with some of the documents required. Discussion of the Assessment done for a home would include some of items. Steve indicated there are links on the City website that can help as well.

Q-General: Not all internet savvy, making the drawings may be difficult.

R: Ask the city, ask the board, there are resources to help you. Karen said bottom line ask for help if you need it.

Q-Scottsdale/National: Is there any solid proof that home values increase because of historic district?

R: Steve stated the City has documentation that when the markets take a down turn there is less impact to homes in historic districts and they increase in value quicker. MaryAnn interjected that she asked her real estate agent about this and she stated that her agent said

there might be some increase in value (but not significant), however, there is draw to most buyers to the historic district label. Buyers are more excited about homes with that designation. Another member of the community, who is a real estate agent and contractor for more than 15 years, said she purchased her home just recently and she did buy here because it was an historic district. She said the property upkeep and values are more stable than other communities.

Q-Scottsdale: What would it take to be taken off the City of Scottsdale historic register?

R: Steve responded it would be as involved as getting on it. A request to the City of Scottsdale, three public hearings with the Historic Preservation Commission; City Planning Commission and the City Council.

Q-General: Are there guidelines as to who can represent Unit 6 on reviewing the historic preservation plan?

R: None other than willing to do it.

Q-Scottsdale/National: How do we keep informed of what is happening? Does have a newsletter, website for historic district?

R: Steve, there is a link on City Website? Historic Resources with an extensive list of documents, and some specific to Villa Monterey. But if you go on the City website

<http://www.scottsdaleaz.gov/>

And search "Villa Monterey" related links will be displayed with all the information.

Q-Scottsdale: 2010 FAQs, state there is no approval requirements? **Can we get a copy of those FAQs referenced?**

R: There have always been some restrictions for the Historic District designation. Draft Historic Preservation Plan has been around since July 2011. The effort on-going is to refine those to be specific to Villa Monterey Units 1-7 and make some restrictions simply enough to be approved by the HOA Boards. Example, it is hoped that landscaping details can be clear enough that providing the information to the Unit HOA Board would be enough to get the approval and notify the City of the changes. Providing details of plant heights, plant types (dwarf, petite, etc.) and specifying tree mature heights 15' to 20' and distance from edge of property and sidewalks, etc.

Note: Today the process is still to go to the City for all landscape changes.

Q-Scottsdale: Lots of paper is scary, guidelines need to be documented to know what you need to know and what not to do. To keep the Historic District pure, all residents need to know what to do and what not to do.

R: That is what the Unit representatives and I are working on and the final copy will be available soon. It will be distributed to each HOA Board and shared with the community residents for comments. There is a draft copy of the document available on the City website and search for 4-HP-2010-2 or go to the following website:

<http://www.scottsdaleaz.gov/Page18207.aspx?ContainerPageDefID=19705&TemplateID=40>

When you open that document, click on 4.

#### 4-HP-2010#2 (Villa Monterey Units 1-7 Historic Preservation Plan and Guidelines)

This is a link to the current version of the Historic Preservation Plan (HPP) for Villa Monterey Units 1-7.

Q-Scottsdale: Is there money available for updates to homes in an Historic District and is there some commitment to receive the funds?

R: There are funds available, there is additional paperwork required because of the State gift clause the recipient needs to sign a "Deed Conservation Easement" enforced for 10 years. This document basically says you understand your responsibility to maintain the property. The document transfers the responsibility with the house. In fact, the responsibilities are the same within an Historic District without a "Deed Conservation Easement".

Q-General: What are the Pros and Cons of being on the Scottsdale and or the National Historic Register?

R: There are FAQ regarding the Historic Register on the City website that outline in black and white the pros and cons. Steve admitted he is not the person to come up with cons because he does not personally see any.

Q-General: What is the status of the proposed widening of Chaparral?

R: The Chaparral widening, came up at a recent city council meeting. The response for now is there will be no changes made to Chaparral. It was quoted that Goldwater said, they will never take any part of Villa Monterey for roads. Public improvement within the district and how to improve the travel on Chaparral is always being discussed but for now no changes are proposed.

Q- National: When can we expect to have anything done with the National Historic Register application:

R: The City timeline for the National Historic Register application is to have the complete package ready for the Spring 2018. The HOA need to approve that they wish to be included in the application, any that do not will not be included when the application will be brought forward. The City will submit the application with those Units that vote to be included.

City of Scottsdale website and search "Villa Monterey" brings up all the links related to our community and the Historic District designation or the link below:

<http://www.scottsdaleaz.gov/Page18207.aspx?ContainerPageDefID=18010&TemplateID=38>

There were several documents circulated but there were not enough copies for the group. Karen asked anyone wishing a copy of the document circulated to see Phyllis and Phyllis will make copies and distribute them.

Several links were mentioned throughout the meeting and Karen asked that Deedy Payne (our Villa Monterey Unit 6 web master) to post those links to our website ([www.villamonterey6.com](http://www.villamonterey6.com)).

The HOA Board is expects that this meeting and the responses from the City representative eliminated all the misinformation that has recently been circulated. Karen also requested that all residents please come to the board when there are questions on what is required by the City of Scottsdale.

Thank you for your participation in this meeting and your support of the board and each other in our goals going forward.

Deedy Payne, thank you for being willing to upload the suggested information by Steve from the city website to our website MaryAnn, thank you for taking notes so that we can post them to our website.

Respectfully submitted,  
MaryAnn Correll

PS after the meeting there was a question

Q-Scottsdale: Does someone planting seasonal flowers need to get approval from the City of Scottsdale Historic Preservation Office?

R: Steve stated "The City will not worry about anyone who is planting flowers on a seasonal basis. We are more interested in the location of the flower bed. Because of Arizona Department of Water Resources requirements, the flower bed must not be in the street right-of-way, and that line is typically 6 feet behind the back of the sidewalk. An exception to that is on Chaparral Road the street right-of-way line is typically 12 feet behind the back of the sidewalk."