

CITY COUNCIL REPORT



Meeting Date: June 18, 2013
 General Plan Element: *Character and Design*
 General Plan Goal: *Identify, promote and protect historic, cultural and archaeological resources*

ACTION

Glass and Garden Community Church HP Overlay Zoning 14-ZN-2012 and 5-HP-2012

Request to consider the following:

1. Adopt Ordinance No. 4090 approving a zoning district map amendment from Single Family Residential District (R1-7) to Single Family Residential District, Historic Property (R1-7 HP) to place Historic Property overlay zoning on the Glass and Garden Community Church, known as The Garden Church on 4.55+/- acres located at 8620 E. McDonald Drive and to place this historic place of worship on the Scottsdale Historic Register, finding that the overlay zoning district map amendment for the Glass and Garden Community Church meets the eligibility criteria for HP designation as a historically and architecturally significant property, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan.

OWNER

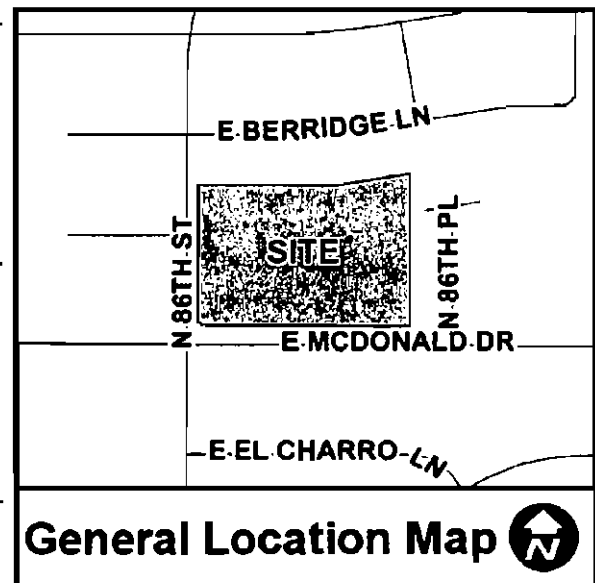
The Glass and Garden Drive-in Church,
 an Arizona Corporation
 C/O Dr. Gene James, Pastor, 480-948-8800

APPLICANT CONTACT

Don Meserve, HPO
 City of Scottsdale/Historic Preservation
 480-312-2523

LOCATION

8620 E McDonald Drive on 4.55+/- acres



BACKGROUND

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

HPC Consideration and Selection of the Best Examples and Early Contacts Regarding Historic Preservation of Places of Worship: Since the Commission was established, the HPC and the city have completed several historic context reports for different types of uses covering various time periods in the city's history. Based upon the interest by the HPC in studying places of worship, the City of Scottsdale's Historic Preservation Office completed a survey and historic context report in 2010 on local places of worship built from 1945 to 1973 and presented the findings of this study to the Historic Preservation Commission (HPC) in 2011. The Commission has discussed local places of worship or received staff reports on these resources in 25 open public meetings starting in 2009. There have been ample opportunities for interested citizens to be aware of Commission discussions on significant places of worship in these open public meetings.

After reviewing the survey results and touring places of worship in late 2011, the HPC selected their top five best examples of local places of worship in February 2012. The Commission asked staff to send letters in the spring of 2012 to the top five churches that the HPC had selected. The letters described the Commission's interest in designating them historic and recognizing them on the local register and the letter asked if they would be interested in this designation and recognition. The response from The Garden Church (historically called the Glass and Garden Community Church) was positive. After hearing back from representatives from each of the five properties, the HPC proceeded with advertising and holding open houses at the selected places of worship to further gauge public support, and to answer any questions about historic preservation and the proposed designation. An open house was held on Sunday, November 18, 2012.

The groundbreaking for the Glass and Garden Community Church sanctuary and education space was in October 1964 on a vacant parcel within the City of Scottsdale corporate boundary. The vacant church property was included in an annexation of about 1500 acres of land to the northeast of the downtown in Ordinance No. 130 in October 1961. The city was growing rapidly in the sixties and seventies and places of worship were being constructed along with this residential development. The Longview Reformed Church of the Reformed Church of America conveyed this property to the Glass and Garden Drive-in Church, an Arizona Corporation in 1965 according to the Warranty Deed. The first service in the walk-in, drive-in church was held on Easter Sunday in 1966. Today the dome and cross on this church are visible from the 101 Freeway to the east and from McDonald Drive.

Owner Support: The response to the proposed historic recognition of the Glass and Garden Community Church, now known as The Garden Church at the open house from church members was positive and there was no opposition. Pastor Gene James, on behalf of the church, has continued to express their support for this proposed historic recognition.

Initiation of HP Overlay Zoning Case: On December 13, 2012 the HPC voted unanimously to initiate an HP overlay zoning case to consider placing the Glass and Garden Community Church/The Garden Church on the Scottsdale Historic Register. Don Meserve, HPO filed the application on behalf of the HPC. On March 14, 2013 the HPC voted to proceed with public hearings on three places of worship including The Garden Church since an open house had been held and other submittal requirements for this type of application were complete.

General Plan

The General Plan Land Use Element designates the property as Suburban Neighborhoods. Please refer to Attachment 5. General Plan Map. This category includes medium to small lot neighborhoods including some townhouses. Schools and places of worship are frequently located within these neighborhood areas. Specific General Plan goals and policies include; 1) the Character and Design Element goal to “identify Scottsdale’s historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation,” and 2) the “Protection of significant historic buildings and settings” value from this element.

Character Area Plan

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

Zoning

The Glass and Garden Community Church/The Garden Church On 4.55+/- acres is zoned R1-7 for small-lot single family detached uses. Churches and places of worship are permitted in residential districts like the R1-7 district if they meet the standards in the ordinance. Please refer to Attachment 6. Zoning Map.

Context, Adjacent Uses and Zoning

The land around the church property is developed with primarily single family homes and some multifamily uses. McDonald Drive is also an interchange on the Pima Freeway/101 Freeway to the east. Please refer to context graphics, Attachments 4. And 4A.

- North: Park Scottsdale Unit Six single family neighborhood is adjacent to this property and is zoned R1-7.
- East: 86th Place subdivision is a small single family development to the east with R1-5 zoning.

The city's Aqua Linda Park is just east of this 86th Place subdivision.

- South: Park Scottsdale Unit Four single family neighborhood is across McDonald Drive from this property and is zoned R1-7. The Park Scottsdale Townhouse Unit 2 Condominiums are located to the southeast of the property and are zoned R-5. The Park Scottsdale and Basha's Shopping Center is farther to the southwest on the southeast corner of Granite Reef and McDonald Drive.
- West: Park Scottsdale Unit Five single family neighborhood is across 86th Street from this property and is zoned R1-7. Park Scottsdale Townhouse Condominiums are across 86th Street on the northwest corner of McDonald Drive and 86th Street with R-5 zoning.

Key Items for Consideration

- Consistency with General Plan and Southern Scottsdale Character Area Plan
- HP overlay zoning and local register listing do not change the underlying zoning, and no changes in current land uses are proposed; there is no project and no project impacts
- The Historic Preservation Commission review of the historic context report and survey results on local places of worship built between 1945 and 1973, and the Commission selection of the best examples of this type of building; public outreach undertaken following selection
- The Historic Preservation Commission's April 11, 2013 recommendation to the PC and CC including their finding that this property meets the eligibility Criterion 3 on design and construction in Section 6.113 of the (HP) Historic Property Supplementary District
- Dr. Gene James, Pastor and church members support historic designation
- Planning Commission heard this case on May 8, 2013 and recommended approval with a vote of 4-1.

Other Related Policies, References:

- Ordinance No. 3242, Historic Preservation ordinance, adopted by City Council July 13, 1999 established the (HP) Historic Property Supplementary District in Section 6.100 and the Scottsdale Historic Register.
- Ordinance No. 3242 authorizes the Historic Preservation Commission to initiate HP overlay zoning cases and requires the Commission to make a recommendation to the PC and CC on all HP overlay zoning cases.
- Ordinance No. 3242 contains eligibility criteria for designating historic resources in Section 6.113.A. Criterion 3. in this section is pertinent to the design and construction of places of worship. It states that historic significance is present in buildings: "That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;"
- A historic context report was completed in June 2010 titled *Scottsdale Places of Worship 1945-1973*. The context report was accompanied by a city-wide survey of places of worship built during this period. The historic context and survey results were reviewed by the Historic Preservation

Commission and used to select the best local examples of this building type.

- Our Lady of Perpetual Help Mission Church at 3821 N. Brown Avenue in the Old Town area was placed on the Scottsdale Historic Register by the adoption of Ordinance No. 3374 by City Council on October 3, 2000. This 1933 Catholic church was the first place of worship to be listed on the local register.

APPLICANT'S PROPOSAL

Goal/Purpose of Request

Consistent with their charge from City Council to identify and protect significant historic resources and as authorized by the zoning ordinance, the Historic Preservation Commission initiated this HP overlay zoning case following their review of a historic context report on the places of worship building type and evaluation of a city-wide survey on places of worship. The proposal is being reviewed as a city-initiated application. The formal action of the Commission is in the section below on **Other Boards/Commissions**.

The Commission's request is to officially recognize the historic significance of the Glass and Garden Community Church/The Garden Church by City Council adopting HP overlay zoning and placing the property on the Scottsdale Historic Register as a historically significant resource. The requested zoning map amendment will change the zoning map from Single Family Residential District (R1-7) to Single Family Residential District, Historic Property (R1-7 HP).

Development Information

No changes to the existing development or buildings are proposed. No changes are proposed in this city-initiated HP overlay zoning case in underlying zoning, land use or traffic. The underlying R1-7 zoning standards remain.

IMPACT ANALYSIS

There is no project in an HP overlay zoning case and the underlying zoning remains unchanged and applicable. None of the typical zoning issues associated with rezoning cases for new construction or redevelopment projects apply to this HP overlay zoning.

General Plan

The proposed HP overlay zoning and historic recognition is consistent with city policies to identify and protect significant historic resources. Placing the Glass and Garden Community Church on the Scottsdale Historic Register and adopting HP overlay zoning implement specific General Plan goals and policies including; 1) the Character and Design Element goal to "identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation," and 2) the "Protection of significant historic buildings and settings" value from this element. Preserving historically significant structures is also consistent with the recent February 2013 Visioning Scottsdale Town Hall report including the 'A Vision for the Future' text.

Character Area Plan

The historic designation of the Glass and Garden Community Church is consistent with several policies in two sections of the Southern Scottsdale Character Area Plan on protecting and enhancing existing neighborhoods. Character and design Policy CD 7.3 states; "Respect, protect and enhance established suburban neighborhoods as assets..." The request is consistent with several policies in Neighborhood Revitalization that pertain to existing developments including Policy NR 1.5 as follows; "Continue to support the designation of residential and neighborhood historic properties and districts, which protect and enhance property values through appropriate restoration, preservation, and promotion of significant historic districts."

Eligibility Criteria

There are five criteria contained in Section 6.113 of the HP zoning district in the zoning ordinance that were used by staff and the HPC to determine the eligibility of the Glass and Garden Community Church for historic district designation. Historic significance is present in structures that possess integrity and;

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinctions; or
4. That have yielded, or may be likely to yield, information important in prehistory; and
5. That in addition to having retained their integrity of location, design, setting, materials, workmanship, feeling, and association, possesses physical features necessary to convey that significance and are significant within the historic context....

The city's Historic Preservation Officer (HPO) presented a historic significance and integrity assessment report to the Historic Preservation Commission at their April 11, 2013 public hearing on the HP overlay zoning application describing how the Glass and Garden Community Church meets ordinance eligibility Criterion 3 on design and construction. Please refer to the HPO report in Attachment 2.

Historic Significance Summary

The church is proposed for recognition and considered eligible for listing under Section 6.113.A.3 in Scottsdale's ordinance (National Register Criterion C) as representing the work of a master, possessing high artistic value or utilizing special types of construction. The Glass and Garden Community Church/The Garden Church is considered historically and architecturally significant. This drive-in church is the only one of this type in Scottsdale and probably in Arizona. The use of a large-span shallow thin shell concrete dome is unique for Scottsdale. This method of construction is related to national and international precedents in architecture and engineering from this period.

The Glass and Garden Community Church (The Garden Church) has maintained the integrity of its design and construction by E. Logan Campbell, architect and John K. Parsons, engineer. The design

demonstrates the collaboration between the pastor, laity and the architect in designing an appropriately symbolic religious form and building to reflect the beliefs of the congregation. The walk-in, drive-in church concept was a unique and rather novel idea for worship in the sixties in Arizona. The design of the circular sanctuary with a shallow dome roof shows a creative and innovative use of reinforced concrete to enclose and span a large public space. Other details of the exterior like the inverted elliptical columns, the decorative concrete trim around the top of the cylinder and the covered entrance contribute to the overall design as well as having artistic merit.

Community Involvement

A letter was sent to the church in April 2012 and the city received a favorable response from The Garden Church to the designation concept. An open house was advertised and held at the church on Sunday, November 18, 2012 with five participants and some completed comment cards. Based upon the favorable response from the pastor, church members and any interested citizens, the HPC voted to initiate an HP overlay zoning application on December 13, 2012. After an update from staff that the case was ready to proceed with hearings, the HPC voted to conduct their public hearing on April 11, 2013 at their regular monthly meeting. City staff were responsible for meeting the notice requirements for this city-initiated case. Pastor Gene James and members of this church have expressed their support for historic recognition and designation. Please refer to the Citizen Involvement Report in Attachment 8.

Community Impact

The community has continued to show support for historic preservation, most recently evident in the 'A Vision for the Future' text from the February 2013 Visioning Scottsdale Town Hall report. Approval of this historic recognition would implement the policies in the General Plan to protect and preserve significant historic resources in the community. If adopted, the Historic Preservation Office in Neighborhood Services will pursue various public information methods to let the community know about this historic recognition and official listing of the property on the Scottsdale Historic Register.

Policy Implications

Initiation of this HP overlay zoning application by the Historic Preservation Commission is consistent with Ordinance No. 3242, Historic Preservation ordinance, approved by City Council in August 1999 (Section 1.301.B.2. Initiation of development applications). Ordinance No. 3242 also requires that the HPC make a recommendation on all HP overlay zoning cases to the Planning Commission and City Council (Section 1.1001). If the HP zoning map amendment is adopted by City Council, this action will document that the Glass and Garden Community Church structures are historically significant in Scottsdale.

OTHER BOARDS & COMMISSIONS

Historic Preservation Commission

On December 13, 2012 the HPC voted unanimously to initiate an HP overlay zoning case to consider placing the Glass and Garden Community Church/The Garden Church on the Scottsdale Historic Register. The Commission held a public hearing on this designation on April 11, 2013 as required by

the zoning ordinance for all HP overlay zoning cases. Based upon the support from the church and no opposition to this historic recognition the Commission approved the following motion unanimously, six (6) to zero (0) on April 11, 2013:

MOTION BY COMMISSIONER SOUTHARD; SECONDED BY COMMISSIONER BRANDES TO RECOMMEND TO THE PLANNING COMMISSION AND CITY COUNCIL THAT CASES 14-ZN-2012 AND 5-HP-2012 FOR THE GLASS AND GARDEN COMMUNITY CHURCH HP OVERLAY ZONING MAP AMENDMENT FROM R1-7 TO R1-7 HP BE APPROVED. THE RECOMMENDATION TO ADD THIS 1966 PROPERTY TO THE SCOTTSDALE HISTORIC REGISTER IS MADE IN RECOGNITION OF THE HISTORICAL, ARCHITECTURAL AND ENGINEERING ELIGIBILITY AND SIGNIFICANCE OF THIS CHURCH PROPERTY UNDER CRITERION 6.113.A.3 ON DESIGN AND CONSTRUCTION IN THE ZONING ORDINANCE AND IN CONSIDERATION OF THE FOLLOWING:

- 1. THE WALK-IN, DRIVE-IN CHURCH DESIGN IS UNIQUE**
- 2. THE LARGE-SPAN THIN SHELL CONCRETE DOME IS A SIGNIFICANT STRUCTURE BY JOHN K. PARSONS, A MASTER ENGINEER**
- 3. THE ARCHITECTURAL DESIGN OF E. LOGAN CAMPBELL, ARCHITECT IS AESTHETICALLY PLEASING WITH HIS USE OF AN UNCOMMON CIRCULAR PLAN, INTACT CUSTOM ORNAMENTATION, AND OTHER ARCHITECTURAL FEATURES**
- 4. THE 1966 BUILDING HAS MAINTAINED THE INTEGRITY OF ITS ORIGINAL DESIGN AND CONSTRUCTION AS A WALK-IN, DRIVE-IN PLACE OF WORSHIP STILL IN USE AS THE GARDEN CHURCH**

Planning Commission

Planning Commission heard this case on May 8, 2013 and recommended approval with a vote of 4-

- 1. The dissenting vote was because the Commissioner questioned the benefits of the HP overlay zoning and Scottsdale Historic Register listing for the property owner.**

Staff recommendation to Planning Commission

- 1. Find that the overlay zoning district map amendment for the Glass and Garden Community Church meets the eligibility criteria for HP designation as a historically and architecturally significant property, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan.**
- 2. Recommend that City Council approve a request by the City of Scottsdale's Historic Preservation Commission for a zoning district map amendment from Single Family Residential District (R-1 7) to Single Family Residential District, Historic Property (R-1 7 HP) to place Historic Property overlay zoning on the Glass and Garden Community Church, known as The Garden Church, at 8620 E. McDonald Drive on 4.55+/- acres, and to place this historic place of worship on the Scottsdale Historic Register.**

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4090 approving a zoning district map amendment from Single Family Residential District (R1-7) to Single Family Residential District, Historic Property (R1-7 HP) to place Historic Property overlay zoning on the Glass and Garden Community Church, known as The Garden Church on 4.55+/- acres and to place this historic place of worship on the Scottsdale Historic Register, finding that the overlay zoning district map amendment for the Glass and Garden Community Church meets the eligibility criteria for HP designation as a historically and architecturally significant property, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan located at 8620 E. McDonald Drive.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation

Neighborhood Services and Current Planning Services

STAFF CONTACT

Don Meserve, AICP

Historic Preservation Officer

480-312-2523

E-mail: dmeserve@ScottsdaleAZ.gov

APPROVED BY


Don Meserve, AICP, Report Author

5/10/13
Date


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

5/10/13
Date


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

5/15/2013
Date


Randy Grant, Administrator
Planning, Neighborhood and Transportation
480-312-2664, rgrant@scottsdaleaz.gov

5/26/13
Date

ATTACHMENTS

1. Ordinance No. 4090
 - Exhibit 1. Legal Description
 - Exhibit 2. Zoning Map
2. HPO Historic Significance and Integrity Assessment Report
3. Applicant's Narrative
4. Context Aerial
- 4A. Aerial Close-Up
5. General Plan Map
6. Photos of the building
7. Citizen Involvement Report
8. City Notification Map
9. List of HPC Meetings on Places of Worship
10. April 11, 2013 Historic Preservation Commission Minutes
11. MAY 8, 2013 Planning Commission Minutes

ORDINANCE NO. 4090

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 14-ZN-2012 FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R1-7) ZONING TO SINGLE FAMILY RESIDENTIAL DISTRICT, HISTORIC PROPERTY (R1-7 HP) ZONING ON A 4.55 +/- ACRE PARCEL LOCATED AT 8620 E. McDONALD DRIVE.

WHEREAS, the Planning Commission held a hearing on May 8, 2013;

WHEREAS, the City Council held a hearing on June 18, 2013; and

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

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 14-ZN-2012.

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

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 4.55 +/- acre located at 8620 E. McDonald Drive and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Single Family Residential District (R1-7) Zoning to Single Family Residential District, Historic Property (R1-7 HP) Zoning.

Section 2. That the following Legal Description attached hereto as Exhibit 1 is hereby incorporated herein.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 18th day of June, 2013.

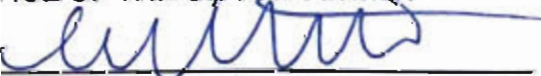
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

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

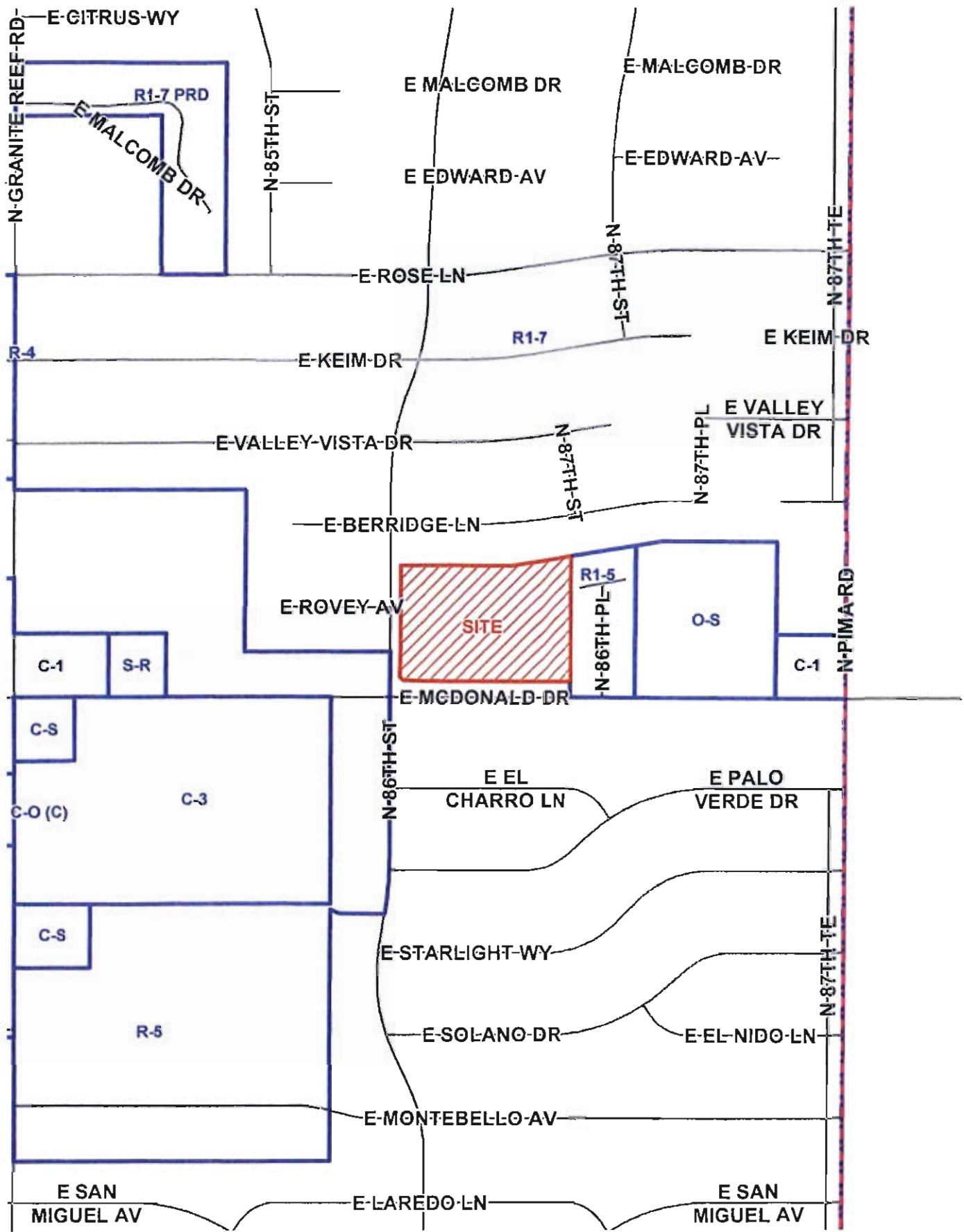
APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Sherry R. Scott, Deputy City Attorney

Legal Description
Cases 5-HP-2012 and 14-ZN-2012
Glass and Garden Community Church

Lots Nine Hundred Fifty (950) to Nine Hundred Fifty-eight (958), inclusive and Tract "A", of PARK SCOTTSDALE SIX, per map recorded in Book 103, Page 24 of Maps, in the office of the County Recorder of said County, and that part of Rovey Avenue, now abandoned, which is described as follows: COMMENCING at the Southwest corner of Lot 953; thence North 92.00 feet along the West line of Lot 953 to the point of beginning; thence North 74.00 feet; thence Southeasterly 18.84 feet along an arc whose radius point lies East 11.99 feet, whose central angle is $90^{\circ}03'41''$ and whose tangent length is 12.00 feet; thence North $89^{\circ}63'19''$ East 73.71 feet; thence Northeasterly 19.38 feet along an arc whose angle is $44^{\circ}28'36''$ East 45.00 feet with a radius of 25.00 feet; thence 211.14 feet along the front boundary of lots 957, 956, 955 and 954, along an arc whose central angle is $268^{\circ}49'50''$ and whose radius point lies South $44^{\circ}28'36''$ East 45.00 feet along a curve whose central angle is $44^{\circ}24'55''$ and whose radius point lies $44^{\circ}21'14''$ West; thence South $89^{\circ}86'19''$ West 73.76 feet; thence Southwesterly 18.86 feet to the point of beginning along a curve whose central angle is $89^{\circ}56'19''$ and whose radius point lies South $00^{\circ}03'41''$ East 12.01 feet.

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.



14-ZN-2012

Exhibit 2
Ordinance No. 4090
Page 1 of 1



Glass and Garden Community Church (The Garden Church)
8620 E. McDonald Drive, Zoning Cases 14-ZN-2012 and 5-HP-2012
Historic Significance and Integrity Assessment Report to the
Scottsdale Historic Preservation Commission
Prepared by Don Meserve, AICP, Historic Preservation Officer, February 2013

Background on Places of Worship Study

As part of an ongoing effort to record and preserve Scottsdale's post-World War II built environment, the City of Scottsdale Historic Preservation Office (HPO) conducted a survey of extant historic places of worship. The survey results and associated research were then incorporated into the 2010 historic context report. The study provides city staff and the council-appointed Historic Preservation Commission with an understanding of the story relating to the development of post-war religious institutions in Scottsdale, and provides a context for nominating individual properties to be listed on the Scottsdale Historic Register. The research findings are summarized below prior to describing the specific property proposed for designation.

The places of worship study focused on the religious structures constructed during the post-war period of 1945 to 1973 since the sole remaining intact pre-World War II religious structure in Scottsdale has already been documented and designated - the OLPH Mission Church on Brown Avenue. A post-war population and building boom in Arizona and Scottsdale continued into the 1950s, through the 1960s, and into the early 1970s but the severe recession of 1973 to 1975 greatly slowed housing construction and other economic activity. The field survey process involved an on-the-ground analysis of 28 extant Scottsdale houses of worship and campuses of buildings with construction dates from 1945-1973. Essential historical and architectural information relating to subject properties was recorded on survey forms and additional research documented the context of religious institution development during the subject period.

International Trends

Until the dawn of World War I, churches and other places of worship in Europe and North America typically followed older traditional styles of architecture. A very dramatic departure from traditional forms is evident in a very personal version of Art Nouveau by Antonio Gaudi in the incomplete Sagrada Familia in Barcelona, Spain. Gaudi took over design of this church in 1884. The Modern Movement that started in Europe rocked the traditional architecture of churches and other types of buildings following the Arts and Crafts Movement and the Art Nouveau period. The tenets of the Modern movement to reject the past and ornament led to a major decline in the use of revival styles of architecture for places of worship by the end of World War II. Another early departure from the dominant traditional styles was the Unity Temple in Chicago by Frank Lloyd Wright in 1906. Wright used concrete to form a sanctuary in the shape of a cube and designed concrete ornamental columns for the exterior.

Attitudes of religious groups in the West were also changing to more modern, egalitarian, socially involved doctrines in the 20th century. Views on the role of the laity, congregation, or community of worshipers in the planning for religious buildings changed as some religious organizations became less hierarchical. Local Catholic laity took the reforms of the Second Vatican Council as a sign that modern architecture was now acceptable for church design and that traditional styles like Gothic

Revival were no longer prescribed. While architects generally rejected ornament as contrary to the rules of the International Style or other sub-styles of modern architecture, churches and other sacred buildings still included the symbols of the specific religious traditions embodied in the structure whether it be in the windows, altars, floor plans, or roof forms.

International Innovations in Concrete Construction

Architects and engineers have been using concrete to cover large public spaces for a long time. The oldest standing large concrete dome is the Pantheon in Rome completed around AD 125. Other early well-known places of worship with large concrete domes include; 1) 537 Hagia Sophia in Istanbul, Turkey, 2) 1626 St. Peter's Basilica in Rome, and 3) 1708 St. Paul's Cathedral in London, by Sir Christopher Wren. Concrete and domes have been used in places of worship for a very long time as a roof form to inspire worshippers.

The leading European firms and practitioners of innovative concrete structures during the Modern architectural era were centered in Italy, Spain and Germany beginning as early as the 1920s. Pier Luigi Nervi and Pietro Belluschi from Italy gained acclaim by designing large ribbed concrete vaults to cover aircraft hangars and stadiums, such as their two 1960 Olympic Stadiums in Rome. Felix Candela from Spain left Spain for political reasons to practice in Mexico. Felix Candela was a master designer of thin shell concrete churches in the fifties including the Church of Santa Maria Miraculosa in 1954 and Lomas de Cuernavaca Chapel in 1959. His hyperbolic paraboloid roof forms and other sculptural curved shell designs in Mexico proved that thin shell concrete structures were stable and cost effective. German engineers at Dyckerhoff and Widmann designed the 1922 Zeiss Planetarium concrete dome in Jena, Germany and the 1931 market halls in Budapest, Hungary covered with large-scale thin shell concrete barrel vaults.

Perhaps the most influential church built in Europe with a Modern architectural style is the Notre Dame Du Haut Chapel in Ronchamp, France by Le Corbusier in 1955. The expressive sculptural forms for the walls, towers and roof of this chapel created a worship space from concrete like no other. Le Corbusier designed many other building in concrete, including curved forms, but his chapel in Ronchamp gained international acclaim and probably inspired other architects to use concrete in expressive ways. Another well-known sculptural concrete building from the last century is both revered and notorious – the Sydney Opera House, completed in 1973 in Sydney, Australia and designed by Jorn Utzon to resemble sails on the harbor. The severe cost overruns for this opera house made up of multiple thin shell concrete double curved forms required substantial increases in public funds to be completed. These financial problems to construct an innovative and expressive thin shell concrete design may have discouraged future publicly funded projects using similar construction methods.

To contain costs for concrete construction, some designers turned to factory made concrete wall and roof sections that could be quickly assembled on site. Construction methods using factory manufactured or precast parts has been called by different names including prefabrication (prefab) and system building with the intent being to save time and money on construction.

National Trends

The American way of life transformed dramatically following World War II since the outbreak of World War II required the full attention of the citizenry and leadership of the nation. While the war

effort fully remedied the economic doldrums that had been plaguing the population for over a decade since the Great Depression, the material restrictions imposed during the war years constrained the purchasing ability of the American consumer. Thus, the end of hostilities unleashed a torrent of consumerism that would shape the remainder of the twentieth-century. The horrors of World War II and the fears of the Cold War fostered strong religious sentiment in the United States during the immediate post-war era. Americans turned to religion in record numbers, aware of the tremendous suffering brought about by years of worldwide combat and suspicious of the official atheism espoused by the leaders of Communist nations. Lured by employment opportunities, temperate climates, and quality-of-life concerns, many Americans began to leave the crowded industrial centers of the East for the open lands of the West. The region west of the Rockies experienced unprecedented growth following the war peopled by a rush of Americans taking part in a great Westward migration. Though claiming just 5% of the national population in 1900, the Western region of the United States boasted nearly 17% of the nation's residents by the year 1970. By necessity, the American religious community began an aggressive building campaign to house the new congregants. Faced with a swelling population moving to previously undeveloped areas religious sects raced to build new structures to accommodate the faithful.

The international architectural trends by the mid- century described previously had their U.S. parallels. After the Modern Movement gained a strong hold in 1945, later American churches reflect the international trend towards Modern architecture, including using new materials in innovative ways for religious buildings. Many American architects were just as willing to reject past historical styles and ornamentation as their European contemporaries. Architects also collaborated with structural engineers to build religious buildings for large numbers of worshippers.

Drive-in Churches

An interesting sub-set in the design of places of worship in America was the advent of some drive-in churches as another indication of how auto-oriented Americans were becoming after World War II. Drive-in places of worship were also an innovative and creative way for religious leaders to attract attendees that may have been reluctant to step inside a sanctuary in a traditional setting.

A well-known religious leader in a drive-in church was Robert H. Schuller. He attended Western Theological Seminary of the Reformed Church in America in Holland, MI before opening Garden Grove Community Church in 1955 in California in a drive-in movie theater. As the congregation grew, Schuller purchased 10 acres for a walk-in, drive-in church. Acclaimed architect Richard Neutra designed the new church for 500 cars, completed in 1961. Time magazine included the nondenominational church in an article called 'Drive-in Devotion' on November 3, 1967. The Time article stated that more than 70 walk-in, drive-in churches were then operating in America. The drive-in format is still available in some communities for worship.

The Garden Grove congregation continued to grow and more land was purchased. A much larger "Crystal Cathedral" designed by another Modern architect, Philip Johnson opened in 1980. Schuller began broadcasting a weekly hour long *Hour of Power* television program in 1970 from the Crystal Cathedral, expanding his role from pastor to televangelist. The 1980 Crystal Cathedral property is now owned by the Catholic Church.

Thin Shelled Concrete Construction in America

Early thin shelled concrete structures in America are often credited to one design engineer, Anton Tedesko who was sent to Chicago, IL in 1932 from his German firm of Dyckerhoff and Widmann. He was sent to market their innovative patented technology on thin shell concrete roof design, including stress calculations for doubly curved shells like domes. In Germany, Walter Bauersfeld designed a light-weight structural steel framework in 1922 to construct the Zeiss Planetarium dome in Munich. Barrel vaults and domes had been built in Germany for a couple of decades before Tedesko came to America so the technology and construction methods used by German firms had been successfully tested in Europe. Roberts and Schaefer, the engineering firm that Anton Tedesko joined became a leader in the design and construction of thin shell concrete roofs in America after the Great Depression.

One of the first major thin shelled concrete buildings to demonstrate and test this technology was the 1936 Hershey Sports Arena in Hershey, PA built with company labor. The Tedesko engineered hockey arena was 232 feet wide by 340 feet long consisting of a barrel vault shell with stiffening ribs. World War II resulted in opportunities for the Roberts and Schaefer firm to use thin shell concrete structures for military airplane hangars and warehouses. The materials for concrete shells were inexpensive with very little steel needed for reinforcing the shells during war time when metal was scarce. The structures could also span large distances and cover large areas without any interior columns. Tedesko designed two 340 foot wide airplane hangars in 1948, the largest concrete barrel shells at the time in the world. The German firm of Dyckerhoff and Widmann, and their engineer Franz Dischinger had been testing ribless barrel vaults in Europe in the thirties. In 1950 Roberts and Schaefer also decided to design and test ribless shells in Illinois using Tedesko's computations in consultation with Dischinger. Thin shell concrete roof system designs in America are now credited with two major innovations in concrete construction; the wide-spanning, short barrel shell, and the ribless shell.

Thin shell concrete construction continued in America after World War II with many landmark structures being built from the fifties to the seventies. A few of the most noteworthy buildings from the period include: 1) the 1953 Kresge Auditorium by Eero Saarinen at MIT in Cambridge, MA, 2) the 1959 May D&F hyperbolic paraboloid canopy in Denver, CO by I. M. Pei (demolished), 3) the 1959 Guggenheim Museum by Frank Lloyd Wright in New York, NY with a giant spiral form, 4) the domed 1961 Annunciation Greek Orthodox Church by Frank Lloyd Wright in Wauwatosa, WI, 5) the 1962 Trans World Airlines (TWA) Terminal at JFK International Airport in New York, NY by Eero Saarinen, 6) the 1970 St. John's Abbey in Collegeville, MN by Marcel Breuer, and 7) the 1971 Saint Mary's Cathedral in San Francisco, designed by Pier Luigi Nervi with a hyperbolic shell roof. Another award winning building utilizing opposing parabolic concrete arches is the 1952 J. S. Dorton Arena in Raleigh, NC by Matthew Nowicki. The hyperbolic paraboloid roof is suspended between the arches and is supported by steel cables in suspension.

Thin shell concrete structures were less common after the seventies. This probably resulted from several factors including changing public tastes in materials, problems with maintenance or weatherproofing for some concrete buildings, structures becoming obsolete, increasing costs for labor or for building complex forms, declining expertise of engineers in designing complex structures, conflicts between engineers, contractors, and building code officials over structural integrity, and the

end of the initial Modern architectural era. Another factor that may have turned the public and clients against concrete buildings was the Modern architectural style called 'Brutalism'. This style is characterized by using raw concrete with an unfinished exterior surface in structures lacking any decorative elements. Examples of Brutalism include; 1) the 1963 Yale Art and Architecture Building in New Haven, CN by Paul Rudolph, 2) the 1966 Whitney Museum in New York by Marcel Breuer, 3) 1968 Boston City Hall by Kallmann McKinnell & Knowles, and 4) the 1971 Orange County Government Center in Goshen, NY by Paul Rudolph. There have been some active public debates in recent years over whether to keep or demolish some of these concrete Brutalist style buildings.

Historic preservationists and structural engineers are now taking an interest in preserving some of the most noteworthy thin shell concrete structures from this era after some buildings have been demolished. The 1975 Seattle Kingdome was demolished and the TWA terminal in New York by Eero Saarinen has been threatened.

Arizona and Scottsdale Trends

The war and post-war periods brought about tremendous economic and demographic changes to the state. The wartime boom, followed by the post-war population shift that brought vast numbers of Americans to the Sunbelt, would forever alter the state. Nonetheless, religious institutions played an important role in the social fabric of post-war Arizona. Drawing influence from local materials, Modernist principles, historical regional styles, or a combination of the three, many houses of worship within the state stand as architectural landmarks representing the Modern architecture movement. The 1957 Chapel of the Holy Cross rising from a rock outcropping in Sedona and designed by Anshen and Allen is one such structure. However, a Frank Lloyd Wright designed church in Phoenix constructed after Wright's 1959 death embodies the spirit of many post-war Scottsdale church designs surveyed for this report. The First Christian Church on 7th Avenue was completed in 1973 with 'desert masonry' concrete and stone walls like those used at Taliesin West.

Scottsdale began as a small community originally founded by Baptist minister Winfield Scott in 1888. The strong religious beliefs held by community members during the early years of settlement were demonstrated through informal home based church services and the prohibition of alcohol in the community in May of 1897. However, the climate and natural surroundings were soon to act as magnets that would draw in outsiders and shift the focus of the community. The dry air, pleasant winter climate, and stunning vistas soon lured tourists, part-time residents and tuberculosis patients alike, as documented in the 2004 "Historic Context for Scottsdale's Development as an Arts Colony and Tourist Destination" report by Debbie Abele and Liz Wilson. Recognized as a haven for affluent tourists by the end of the pre-World War II period, Scottsdale differed greatly from the small town settlement known by Winfield Scott. By the early 1950s, Scottsdale boasted an intriguing mix of residents and visitors. Scottsdale was noted for its appealing lifestyle, climate, and surroundings. Town leaders decided incorporation was necessary to direct inevitable future growth that would expand the population. The Maricopa County Board of Supervisors approved Scottsdale's bid for incorporated status on June 25, 1951.

The newly incorporated town boasted six churches, all of which had been constructed prior to the war. While new congregations had formed during the years following the war, none had yet mustered the resources to build a new house of worship. Scottsdale churches built during the 1950s continued to employ rather traditional sanctuary designs. The design of the 1956 Our Lady of Perpetual Help

campus incorporated Spanish-themed building materials while the 1956 Scottsdale Methodist Church, 1958 Scottsdale Presbyterian Church and the First Baptist Church of Scottsdale were built with desert masonry elements. These structures were discernible as architectural descendants of traditional design for houses of worship. Beyond service contributions to the community, religious structures brought aesthetic appeal to the growing town. Scottsdale congregations set about erecting a string of architecturally notable facilities during the 1960s and early 1970s. The 1966 Los Arcos Methodist Church, a 12-sided thin shell concrete paraboloid creation located east of the former Los Arcos Mall site, served as a stunning example of the new style of architecture embraced by Scottsdale congregations of the era. Unfortunately the Los Arcos Methodist Church closed and was demolished in 2012 for a housing redevelopment project.

After having lost numerous annexations battles with Phoenix to the west, Scottsdale leaders were left with no choice but expand to the north through a series of annexations. Thus, the chronological pattern of church development tends to trend northward as housing continued to expand into land far north of the original town site. The recession of 1973-1975 severely curtailed new housing activity in Scottsdale. Accordingly, no new houses of worship were constructed on new locations in Scottsdale between the 1973 and 1978 with one exception - the 1975 Church of Jesus Christ of Latter Day Saints on 82nd Street near Saguaro High School.

Description

The Glass and Garden Community Church property at 8620 E. McDonald Drive was initiated for HP overlay zoning consideration by the City's Historic Preservation Commission (HPC) on December 13, 2012. The 1966 sanctuary building continues to be used for church services and is now called The Garden Church. The church was originally a walk-in, drive-in church with speakers on posts in the parking lot. The proposed HP overlay includes 198,202+/- square feet, 4.55+/- acres.

History

Our research has identified this church as a 1966 drive-in church designed by E. Logan Campbell, architect with a round cylindrical form and a concrete domed roof. It was the only known drive-in church in Scottsdale, and possibly in Arizona. The walls have attached concrete columns with integral green stone aggregate and with an inverted elliptical shape formed by each pair of columns. The top of the walls at the edge of the dome roof have a band of decorative concrete trim with a precast sculptural form. The east side of the church has a large wall of glass that faces the outdoor parking area used for the drive-in church. Posts formerly holding speakers in the parking lot have been removed; worshipers can now tune to a radio station to hear the service from their vehicles.

A booklet on the church written by Dr. Floyd W. Goulouze, the founding pastor describes the design of the church and why it was planned as a drive-in church. Dr. Goulouze attended the same theological seminary, Western Theological Seminary in Holland, MI as Robert H. Schuller. Dr. Schuller was the pastor of the 1955 drive-in Garden Grove Community Church in California and later became a televangelist broadcasting his *Hour of Power* television program from Crystal Cathedral. The Glass and Garden Community Church was affiliated with the Reformed Church in America and was established by The National Board of Church Extensions. The booklet stresses the ecumenical aims of the church: "We desire to serve and are already serving people from all religious backgrounds as well as those who have no religious background" (page 2). The church building was

dedicated on May 22, 1966 and the 2-story Family and Youth Center addition on the north side of the sanctuary was dedicated on October 10, 1972.

According to Goulouze, the church was "designed with the aim that a Church building should reflect what the Church believes and thus present a sermon thru its architecture" (page 3). He describes the circular form for the building as appropriate since the circle is a symbol of eternity and also a Chinese symbol representing the family. The pastor and church laity worked as a team with the architect, E. Logan Campbell to design a modern building to show that they were up to date. The design "expresses creativity with a purpose" but it does not copy "building forms of the historical past from civilizations long since dead" (page 4). The congregation was clearly ready to embrace Modern architecture. The precast concrete columns around the cylindrical form sweep upwards from the base. The entrance portal is covered by a projecting concrete barrel vault of a half-circle. The lava rock wall around the building "shows the strength of God who can melt a mountain if He chooses" (page 4).

The concrete spherical roof in a shallow dome is a thin shell roof poured in one day. The large-span 136' diameter dome is 6" thick with steel reinforcing bars every 12". The structural engineer for this building, John K. Parsons was responsible for other thin shell concrete church buildings in Scottsdale including Los Arcos Methodist Church (demolished) and Saint Maria Goretti Catholic Church, nearby on Granite Reef Road. Parsons was also the engineer for the Skydome at NAU in Flagstaff that has a large wooden dome roof. There is a blue stained glass skylight at the dome's center point. A tower at the top of the dome roof is an open lattice sculpture of metal topped by a cross. The large circular main sanctuary building has over 10,000 square feet of space and can seat over 1000 people. The entrance is covered by a concrete arch canopy with a decorative scalloped edge. The floor-to-ceiling glass wall on the east side of the building enables worshipers parked outside the building in the parking area in their cars the opportunity to watch the service. The precast concrete form from the edge of the roof is repeated on a railing located on the east side of the building. This same railing continues into the interior of the sanctuary through the glass wall so the pastor could move from the inside to the outside of the sanctuary to address worshippers in their cars. The 1972 2-story education area on the north side of the sanctuary contains 6,000 square feet.

The booklet answers the question: "What is a Drive-in Church? It is exactly what the name implies, a Church that you attend in your car by simply driving in" (page 11). Worshipers were also welcome to walk into the sanctuary. The reasons listed why some may prefer a Drive-In Church included those who were invalid or aged, who were unable to be in crowds, who liked to be outdoors in nature, who were recovering from illness, who wanted to be with their baby, who desire to be alone, or who just want to be different (page 11).

Significance

The church is proposed for recognition and considered eligible for listing under Section 6.113.A.3. in Scottsdale's ordinance (National Register Criterion C) as representing the work of a master, possessing high artistic value or utilizing special types of construction. This drive-in church is the only one of this type in Scottsdale and probably in Arizona. The use of a large-span shallow thin shell concrete dome is unique for Scottsdale. This method of construction is related to national and international precedents in architecture and engineering from this period. The architectural design has been recognized by the July 2012 Phoenix Magazine, Modern Phoenix web site and others for the

high artistic value of E. Logan Campbell's design. The engineer, John K. Parsons is even better known for the structures he engineered than the architect, including the structural engineering for numerous other thin shell concrete buildings.

Summary Statement of Significance

The Glass and Garden Community Church (The Garden Church) has maintained the integrity of its design and construction by E. Logan Campbell, architect and John K. Parsons, engineer. The design demonstrates the collaboration between the pastor, laity and the architect in designing an appropriately symbolic religious form and building to reflect the beliefs of the congregation. The walk-in, drive-in church concept was a unique and rather novel idea for worship in the sixties in Arizona. The design of the circular sanctuary with a shallow dome roof shows a creative and innovative use of reinforced concrete to enclose and span a large public space. Other details of the exterior like the inverted elliptical columns, the decorative concrete trim around the top of the cylinder and the covered entrance contribute to the overall design as well as having artistic merit.

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Project Narrative

Glass and Garden Community Church (The Garden Church) HP Overlay Zoning Case, 5-HP-2012 and 14-ZN-2012

The Glass and Garden Community Church property at 8620 E. McDonald Drive was initiated for HP overlay zoning consideration by the City's Historic Preservation Commission (HPC) on December 13, 2012. The 1966 sanctuary building continues to be used for church services and is now called The Garden Church. The proposed HP overlay includes 198,202+/- square feet.

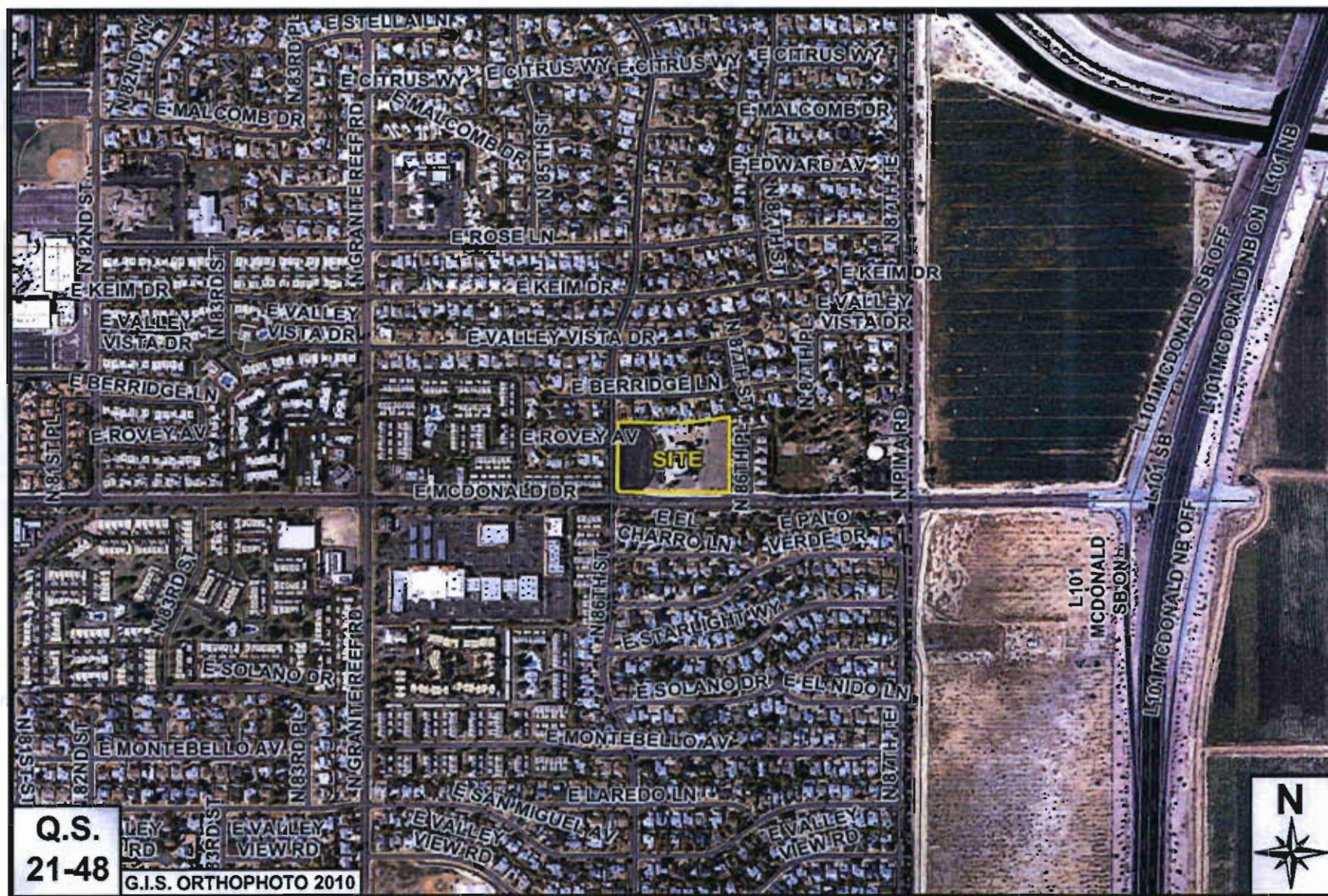
The Historic Preservation Commission (HPC) began discussing places of worship in Scottsdale beginning in 2009. Since then staff completed the historic context for this use and did a survey of religious architecture built from 1945 to 1973. The Commission reviewed the local buildings, heard presentations on the historic context, considered examples of church architecture in other locations and toured the places of worship in Scottsdale. The Commission process has taken a few years to date. The city-wide historic context and survey on Scottsdale places of worship and related research is included in the case folders as background information and is available on the internet. This property was selected by the HPC as one of the top five candidates for designation on February 9, 2012 illustrating the mid-century modern use of concrete in church architecture.

No development or change in use is proposed by the city with this city-initiated case. In addition no change to the existing underlying R1-7 zoning is proposed and there is no project associated with placing this property on the Scottsdale Historic Register as historically significant to the community. The church is proposed for recognition and considered eligible for listing under Section 6.113.A.3. in Scottsdale's ordinance (National Register Criterion C) as representing the work of a master, possessing high artistic value or utilizing special types of construction.

Our research has identified this church as a 1966 drive-in church designed by E. Logan Campbell with a round form and a concrete dome roof. It is the only drive-in church in Scottsdale, and possibly in the metro area. The walls have concrete columns with integral greenstone aggregate and with an inverted elliptical shape formed by each pair of columns. The top of the walls and the edge of the dome roof have a band of decorative concrete trim with a cast sculptural form. This cast concrete form is repeated on a railing located on the east side of the building; this railing continues into the interior of the sanctuary. The east side of the church has a large wall of glass that faces the outdoor parking area used for the drive-in church. Posts formerly holding speakers in the parking lot have been removed; worshipers can now tune to a radio station to hear the service from their vehicles. The round form of the building, the use of a concrete dome for the roof and the shape of the columns reflect the innovative uses of concrete by engineers and architects in the 1960s plus a drive-in church is rather unique.

A "Historic Significance and Integrity Assessment Report" will be completed and presented to the HPC as part of the ordinance required Historic Preservation Officer report when this case goes to hearing of the Commission. It must then be heard by the Planning Commission and finally considered for action by the City Council after three public hearings.

Prepared by Don Meserve, AICP, Historic Preservation Officer, January 2013
Representative and Staff liaison for the Scottsdale Historic Preservation Commission



Glass and Garden Community Church
Historic Preservation Overlay Zoning

14-ZN-2012/5-HP-2012

ATTACHMENT #4

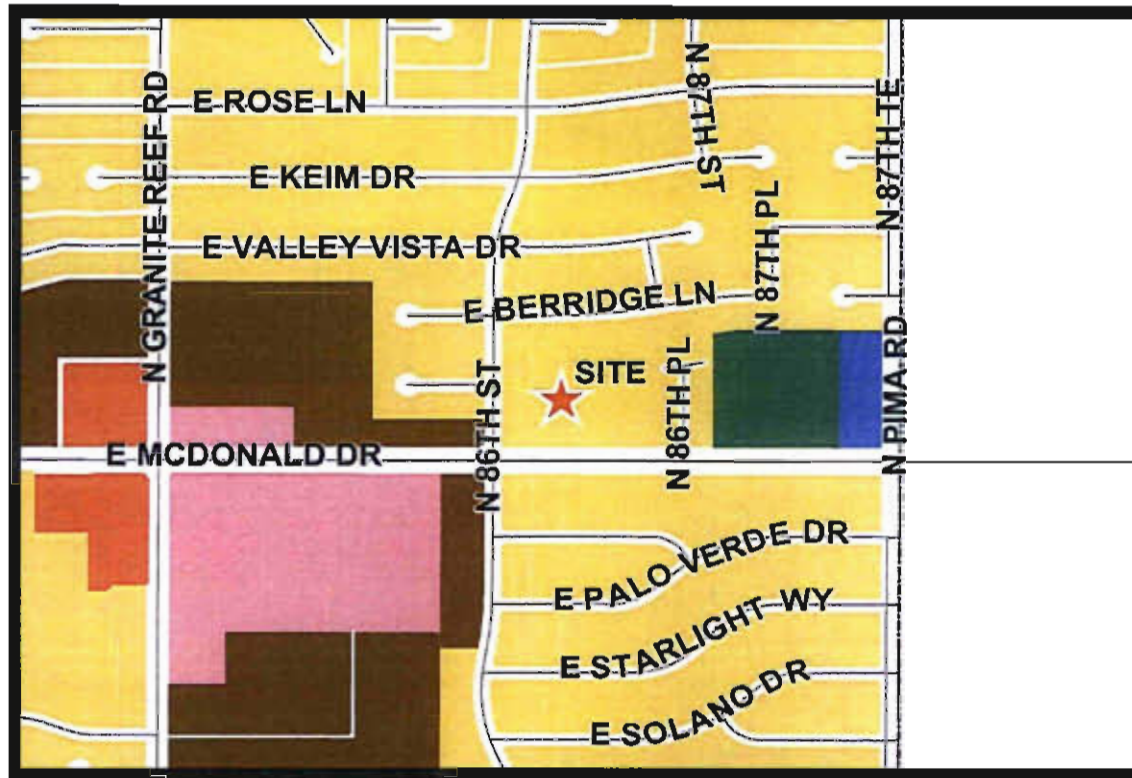


Glass and Garden Community Church
Historic Preservation Overlay Zoning

14-ZN-2012/5-HP-2012

ATTACHMENT #4A

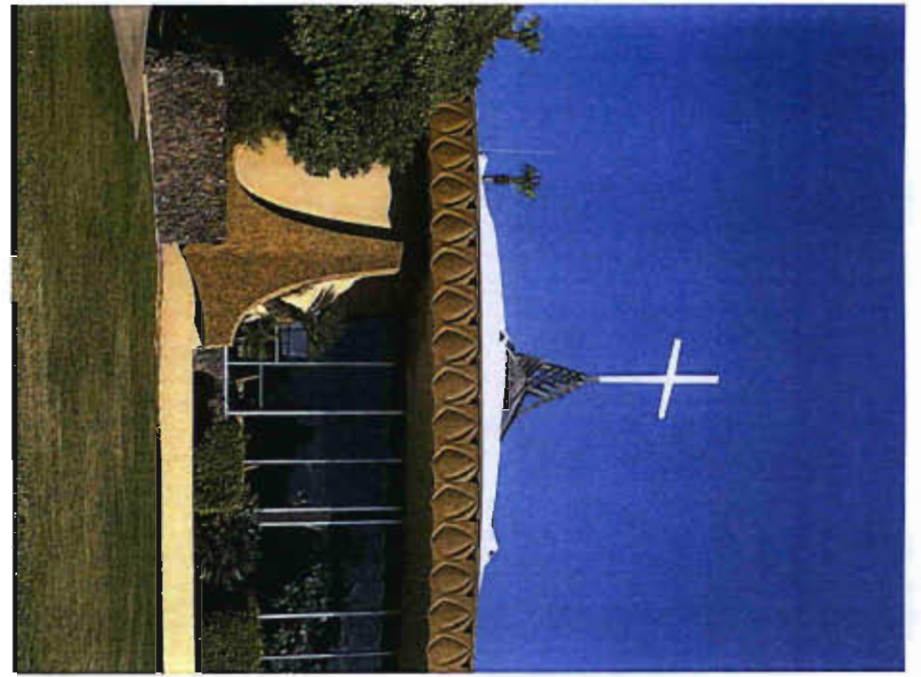
Existing General Plan Land Use Map



**14-ZN-2012/
5-HP-2012**

ATTACHMENT #5





CITIZEN INVOLVEMENT REPORT**SUMMARY OF CITY AND CITIZEN INVOLVEMENT REGARDING THE GLASS AND GARDEN COMMUNITY CHURCH BY THE HISTORIC PRESERVATION OFFICER, DON MESERVE – 12/12**

The Historic Preservation Commission (HPC) began discussing places of worship in Scottsdale beginning in 2009. Since then staff completed the historic context for this use and did a survey of religious architecture built from 1945 to 1973. The Commission reviewed the local buildings, heard presentations on the historic context, considered examples of church architecture in other locations and toured the places of worship in Scottsdale. The Commission process has taken a few years to date. A complete list of the process used by the HPC to consider local examples and to select their top candidates for local designation is in Attachment 1.

Recent Steps Taken Leading to Initiation of HP Overlay Zoning Case:

1. After the Commission and staff completed the survey of local churches and approved a historic context, the Commissioners selected their top places of worship to be considered for placement on the Scottsdale Historic Register. Staff drafted letters to be sent to the top five churches selected, including Glass and Garden Community Church, now known as The Garden Church.
2. The HP Office has been keeping some city staff updated on the progress of the HPC in selecting and recognizing historically significant local places of worship, which are all churches.
3. A letter expressing the Commission's interest in the church designation was sent to the pastor, Dr Gene James in April, 2012. Dr James responded favorably by phone to staff and said Sharon Maloley in the church office would be the contact person for the owner.
4. On October 11, 2012 the Commission discussed plans for the open houses required for any zoning case. Five open house dates were selected with the property owners and staff proceeded with posting four white early notification signs and mailing notices to owners within 750 of the property boundaries.
5. On Sunday, November 18, 2012 after the morning church service had let out, Mr. Meserve addressed the 5 members present for the open house. A few comment cards were received from participants. Those present, including Pastor James were supportive. The sign in sheets and any comment cards received at the open house are Attachment 3.
6. During the open house it was noted that the church exterior had been painted to show the neighbors that the church was still active and that it was changing with a new pastor. It was also noted that the church had been on a Modern Phoenix architectural tour.

HPC Initiation on December 13, 2012:

The HPC voted to initiate an HP overlay zoning case to place the Glass and Garden Community Church property on the Scottsdale Historic Register. Based upon this decision to proceed, the city's Historic Preservation Officer (HPO) submitted the formal zoning application as the representative for this Council-appointed body, making cases 5-HP-2012 and 14-ZN-2012 city-initiated cases. The city will be responsible for posting the site, legal notices in the newspaper and mailings to owners within 750 feet of the proposed boundary. The Marked Agenda from the December 13, 2012 HPC meeting is Attachment 4.

City Staff Notification and SB1598 Meeting:

The HPO has been keeping some staff members updated about the church designations. The HPO met with other city staff on January 2, 2013 and it was determined that the cases were subject to the requirements of SB 1598 and that they were not yet administratively complete. However, following this staff meeting and further consultation with Legal Staff it was determined that all four of the city-initiated cases will not be subject to SB 1598 since the law is not applicable to city-initiated cases. The HPO noted that he must prepare a Historic Significance and Integrity Assessment Report for the HPC prior to the first public hearing by the HPC. No public hearings dates have been set yet.

Attachments:

1. Summary of HPC Meetings on Places of Worship
2. April 2012 letter to Pastor Dr Gene James
3. November 18, 2012 open house sign in sheets and comment cards
4. Marked HPC Regular Meeting Notice and Agenda, December 13, 2012

SUMMARY OF HISTORIC PRESERVATION COMMISSION MEETINGS WHEN PLACES OF WORSHIP WERE DISCUSSED BY THE COMMISSION OR INCLUDED IN A STAFF REPORT DURING AN OPEN PUBLIC MEETING

Prepared by Don Meserve, Historic Preservation Officer, December 2012

SUMMARY OF 2009 HPC MEETINGS

1. Annual Retreat - Commissioners proposed doing a survey of churches at their annual retreat on January 31, 2009. They included a reconnaissance survey of Scottsdale's historic churches in the draft 2009 Work Program. The HPC approved the 2009 Work Program on February 12, 2009, including a Survey task on churches.
2. August and October Staff Reports - Staff reported to the Commission in August that the city-wide survey was underway. In October, Debbie Abele introduced John Southard as the intern working on writing the historic context for places of worship.

SUMMARY OF 2010 HPC MEETINGS

1. Annual Retreat - On January 23, 2010 the Commission included the Places of Worship survey in their 2010 Work Program. They also agreed to initiate their review on relative significance and priorities for designation consideration in 2010.
2. Staff Progress Reports - Staff included the historic context and field survey efforts on Places of Worship in January 14, 2010 and February 11, 2010 reports.
3. June 24, 2010 Historic Context Presentation - The historic context for Places of Worship built in Scottsdale between 1945 and 1974 was discussed by the Commission. They received copies of the context text and materials on architectural styles to be presented later.
4. August 12, 2010 Survey Results and Architectural Styles Presentation - Commissioners received information from staff illustrating international, national, state and local examples of places of worship styles, including some excellent local examples of mid-century modern styles. No actions taken.
5. September 9, 2010 Distribution of Survey Information - Staff provided Commissioners with photos and addresses for local places of worship included in the survey results and were encouraged to visit the sites on their own so they could select the best candidates for potential designation.

SUMMARY OF 2011 HPC MEETINGS

1. Annual Retreat and Annual Report - On January 15, 2011 the Commission agreed to identify their priorities for Places of Worship in their 2011 Work Program. Their annual report to City Council approved by the HPC on February 10, 2011 listed the June and August presentations and discussions in the activities for 2010.
2. April 14, 2011 Selection Discussion - Commissioners each listed their favorite Places of Worship that are potential candidates for local register listing. One Commissioner was absent so staff was asked to solicit their preferences and to tally all the votes for discussion in May.
3. Top Four Selected June 23, 2011 - Commissioners selected the top four candidates; Glass and Garden Community Church, Saint Maria Goretti Catholic Church, Los Arcos Methodist Church, and Ascension Lutheran Church. They discussed producing a flyer on church architectural styles.
4. July 14, 2011 Staff Report - Mr. Meserve noted that Los Arcos Methodist Church was closed and was for sale. The area is proposed for rezoning for apartment development. He also reported that the Glass and Garden Community Church, now known as The Garden Church had just been painted.

5. September 8, 2011 Task Discussion – The HPC reviewed the 2011 Work Program and decided upon a list of tasks for the remainder of the year. They agreed to work on the best strategies for churches.
6. January 28, 2012 Annual Retreat – When asked to name a favorite property they would like to see listed on the local register, individual Commissioner named Saint Maria Goretti, First Church of Christ, Scientist, and the Glass and Garden Community Church. They reviewed their accomplishments for 2011 and expressed a willingness to reconsider their list of the top churches if one or more of the ones selected are dropped from consideration.
7. February 9, 2012 Vote for Top Five and for Draft Letters – The Commission reviewed the list of candidates and were informed that Los Arcos Methodist Church had been sold for an apartment development. Following discussion, they selected the top five churches by deleting Los Arcos Methodist Church and adding Holy Cross Lutheran Church and First Church of Christ, Scientist. Staff will draft letters to mail to the top five churches expressing the Commission's interest in designation.
8. Draft Letters Reviewed March 8, 2012 – The Commission reviewed the draft letters to be sent to the top five places of worship to inform them about the HPC's interest in adding their sanctuaries to the local register. Staff sent revised drafts of the letters to the HPC. The letters were mailed to five church representatives after the April 12, 2012 regular meeting.
9. First Two Responses to Letters – On May 10, 2012 staff reported it had received a positive response from Saint Maria Goretti Catholic Church to the April HPC letter. Mayor Lane's office responded to the letter by requesting a meeting on the designation. The HPO will set up a meeting with the mayor to discuss Ascension Lutheran Church. David Schmidt, Chair of the HPC and the HPO met with Mayor Lane and city staff on May 22, 2012.
10. June 7, 2012 Report on Responses – The HPO received another positive response from the First Church of Christ, Scientist representative and also reported that the mayor seemed positive and encouraging about the proposed consideration of the city-owned church for designation.
11. August 9, 2012 – Staff reported receiving a favorable response to the letters from the President of the Church Council for Holy Cross Lutheran Church. One property had not been heard from.
12. September 13, 2012 – Chair Schmidt reported on a meeting with the Board of Holy Cross Lutheran Church on September 11, 2012. Staff heard later that the Board was in support of designation.
13. October 11, 2012 Final Staff Report on Responses – Pastor Gene James from The Garden Church, originally the Glass and Garden Community Church responded positively to the letter meaning that all of the top places of worship selected by the Commission appeared supportive. The Commission supported proceeding with scheduling open houses at all five locations.
14. November 8, 2012 Discussion of Open Houses – The Commission received a list of the planned dates and times for open houses, as required by the city zoning process before formal applications. The HPO made brief presentations and answered questions about historic preservation and designations at each open houses. Commissioners planned on attending some of the open houses.
15. December 13, 2012 Action on Churches – The Commission received a staff report on four open houses and one church meeting. Members of the First Church of Christ, Scientist decided they were not interested in being designated. The four open houses had gone well and there were no vocal opposition at the open houses, by email or by phone. The Commission voted to formally initiate HP overlay zoning cases for four churches: Ascension Lutheran Church, Holy Cross Lutheran Church, The Glass and garden Community Church (The Garden Church), and Saint Maria Goretti Catholic Church. The Commission voted not to initiate a case for the First Church of Christ, Scientist. On December 19, 2012 staff filed HP overlay zoning cases on behalf of the HPC for the four church properties.

April 2012

Dear Pastor Dr. Gene James,

I am contacting you on behalf of the City Council-appointed Scottsdale Historic Preservation Commission (HPC or Commission) in connection with their recent evaluation of the historic significance of religious buildings in this community. Your church has been identified as one of the five best examples of church architecture in Scottsdale (see attachment). The Commission is excited about the quality and variety of church architecture in Scottsdale and wants to pursue ways for the city to appropriately recognize significant historic local churches.

To quickly summarize the Commission's research, city staff completed a survey of all 30 places of worship built in Scottsdale before 1974. The HPC then reviewed the survey information on the various styles of architecture, methods of construction and, if known, the architects involved as well as how local churches relate to the broader historic context of other church architecture in the Valley and elsewhere. The Commission then selected the religious buildings they felt were the best examples of church architecture from this period, based mainly upon their artistic design and construction.

The Commission and the city will not proceed with recognizing a religious building without first receiving support or interest from the property owner. Owner support is vital before local historic preservation efforts are implemented. The HPC also realizes that the decision-making structure of religious groups can vary greatly. City staff and the Commission would like to contact the appropriate people for working with your religious organization to discuss historic preservation.

Scottsdale's historic preservation program aims to identify and recognize the most significant historic and cultural resources in Scottsdale. One church, opened in 1933 and designed by Robert Evans, has already been officially recognized for its historic significance. In April 2001, Our Lady of Perpetual Help (OLPH) Mission Church on Brown Avenue was added to the Scottsdale Historic Register by City Council. This recognition occurred, in part, because of the strong vocal support from parishioners and from the Hispanic families that built this adobe church during the Depression.

The city's program uses long-established criteria for determining the significance of buildings. The criteria below have been used in local, state and national historic preservation efforts and are incorporated into the text on historic preservation in the city code. Religious structures are most often evaluated and recognized by a community as important works of architecture and for their design (Criterion C). Other criteria are rarely used for churches. It should also be noted that the religious beliefs of the owners and users of religious buildings are not a consideration when evaluating the significance of religious buildings.

- A. The building/property is associated with a significant historical event, OR
- B. The building/property is associated with significant people in our past, OR
- C. The building/property is the work of a master, possesses high artistic value or contains a special type of construction, OR

- D. The property yields, or is likely to yield, important information in prehistory (usually applies to archaeological sites), AND
- E. The building/property retains its integrity and has the physical features to convey its historical significance.

Based upon the eligibility criteria, all five churches proposed for recognition by the Commission are considered eligible under Criterion C, as representing the work of a master, possessing high artistic value or utilizing special types of construction. Places of worship (churches, synagogues and temples) are often some of the most significant works of architecture in a community, in part because well known architects or top architectural firms are often selected to design a sacred worship space.

The HPC selected your church as an important example of local architecture, design or construction methods because of the noteworthy features and characteristics of your sanctuary building. Staff prepared the description below. Please advise me if the information describing your property is correct and if you have other information that would contribute to evaluation of the building.

The Garden Church (formerly Glass and Garden Community Church): Our research has identified this church as a 1966 drive-in church designed by E. Logan Campbell with a round form and a concrete dome roof. It is the only drive-in church in Scottsdale, and possibly in the metro area. The walls have concrete columns with integral greenstone aggregate and with an inverted elliptical shape formed by each pair of columns. The top of the walls and the edge of the dome roof have a band of decorative concrete trim with a cast sculptural form. This cast concrete form is repeated on a railing located on the east side of the building; this railing continues into the interior of the sanctuary. The east side of the church has a large wall of glass that faces the outdoor parking area used for the drive-in church. Posts formerly holding speakers in the parking lot have been removed; worshipers can now tune to a radio station to hear the service from their vehicles. The round form of the building, the use of a concrete dome for the roof and the shape of the columns reflect the innovative uses of concrete by engineers and architects in the 1960s.

In summary, please let me know who the person is that city staff or the Commission should contact to discuss recognition of the building as a significant historic property. Is there a formal group or other body within your congregation, parish or organization that should be involved in discussions? As Historic Preservation Officer for the city, I would be happy to meet with you in person to discuss the Commission's interest in having your church receive the recognition it deserves. The Commission extends an open invitation to you or other representatives of your religious organization to attend an HPC meeting to discuss the historic significance of your church and to answer any questions. Likewise, a Commission member or I would also be happy to meet with one or more interested people on this matter at your convenience. Please call me at 480-312-2523 or contact me by email at dmeserve@scottsdaleaz.gov if you have any questions, would like more information or to set up a meeting.

Sincerely,

Donald H. Meserve, Historic Preservation Officer
City of Scottsdale
Attachment

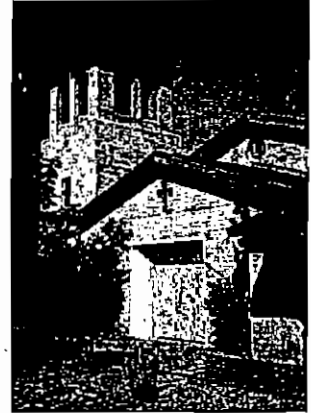
SCOTTSDALE PLACES OF WORSHIP
TOP FIVE IDENTIFIED BY HPC FEBRUARY 9, 2012

Ascension Lutheran Church

7506 E. Indian School Road (now city offices)

Date: 1952

Architect: Unknown



First Church of Christ Scientist

6427 E Indian School Road

Date: 1962

Architect: T. S. Montgomery

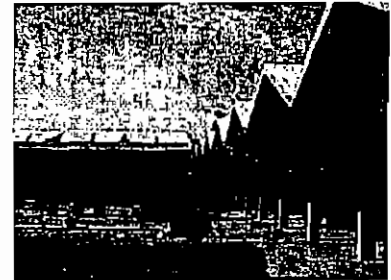


Holy Cross Lutheran Church

3110 N Hayden Road

Date: 1961

Architect: William D. Knight Jr.



Glass and Garden Community Church

8620 E. McDonald Drive

Date: 1966

Architect: E. Logan Campbell



Saint Maria Goretti Catholic Church

6261 N. Granite Reef Road

Date: 1972

Architect: Wendell E. Rossman & Associates

Engineer: John K. Parsons



SIGN-IN SHEET

MEETING: THE GARDEN CHURCHHP OPEN HOUSEDATE: SUNDAY, NOV. 18, 2012

NAME (PLEASE PRINT)	ADDRESS	PHONE	Please print your Email address below	Do you want to be contacted about future meetings? Yes
Roy C. Collins	6153 N. 86TH PLACE	480 348-1676	LJACCC@AOL.Com	Yes
Dr. Gene Jones	8543 E. Keim Dr ^{Scottsdale}	602 577 2576	dr.gene.jones@gmail.com	No
Kim Hicks	1430 E. NIWOTE CREST AVE	602-789- 7813	Hicksk8616@yahoo.com	No
Terrance Moosav	3958 E-CAROL WAY	602-460- 4544		



NEIGHBORHOOD SERVICES

What do you think?

Name Dr. Gene Jones Date 11-18-12
 Address 8543 E Keim Dr Scottsdale 85250 Zip Code 85250
 Phone 602 577 2576 Best time to call M-F 10-2 e-mail address drgenejones@gmail.com
 Comment great meeting thanks for coming



NEIGHBORHOOD SERVICES

What do you think?

Name Roy C. COLLIN Date 11/18/12
 Address 6153 N 86TH PLACE - SCOTTSDALE 85250 Zip Code 85250
 Phone 480-348-1676 Best time to call ANY TIME e-mail address LSRCC@AOL.COM
 Comment Please keep me informed on Progress
I am President of HOA to the east
of the church



NEIGHBORHOOD SERVICES

What do you think?

Name Kim Hicks Date 11/18/12
 Address 1430 E. MONTE CRISTO AVE Zip Code 85022
 Phone 602-789-7813 Best time to call _____ e-mail address HICKSK@616@yahoo.com
 Comment _____

Agree w/ the presentation



NEIGHBORHOOD SERVICES

What do you think?
Matthew 7:25

Name Ann Brander Date 11-18-12
 Address 8342 E. Cheryl Dr. Scottsdale Zip Code 85258
 Phone _____ Best time to call _____ e-mail address _____
 Comment _____

Glass and Garden Community Church 8620 E. McDowell Dr.
built: 1966 The unusual round structure with stone and glass walls
 is significant to Scottsdale's history as it was the "first" only drive-in
 church. The history and development of a church that evolved and
 "adapted" to the changing society/culture/neighborhood continues to
 be a chronological progress achievement. It is historical as well as
 architectural in significance and deserves to be protected.

Please note that the City sometimes receives requests from citizens to review comment cards, and the City is obligated to release any information on the cards that is considered a public record.



MARKED
City of Scottsdale
Historic Preservation Commission
Regular Meeting
Notice and Agenda

5:30 p.m., Thursday, December 13, 2012
Community Design Studio
7506 E. Indian School Road, Scottsdale, AZ 85251

***PLEASE NOTE THAT THE COMMISSION MEETING IS IN THE COMMUNITY DESIGN STUDIO (OLD CHURCH BUILDING) ON THE CORNER OF 75TH STREET AND INDIAN SCHOOL ROAD AND NOT IN ONE CIVIC CENTER.**

Historic Preservation Commissioners:

Timothy P. Burns, Chair, Taraneh Moosavi, Vice-chair, Ann Brandes, Mark Hackbarth, Ellen Kirchman, John Southard, Cody Wilson

Call to Order: 5:31 P.M.

Roll Call

PRESENT: Timothy P. Burns, Chair, Tara Moosavi, Vice-Chair, Ann Brandes, Mark Hackbarth, John Southard, Cody Wilson (left at 7:15 P.M.)

ABSENT: Ellen Kirchman

Public Comment

Citizens may address the members of Historic Preservation Commission during Public Comment. This "Public Comment" time is reserved for citizen comments regarding non-agendized items. However, Arizona State law prohibits Historic Preservation Commission from discussing or taking action on an item that is not on the prepared agenda.

1. Discussion/Amendment/Possible Approval: 11/8/2012 Regular Meeting
APPROVED: 6-0; MOTION BY COMMISSIONER SOUTHARD; 2ND BY COMMISSIONER BRANDES TO APPROVE THE 11/8/2012 REGULAR MEETING MINUTES AS AMENDED

2. Public Hearing Item

Report/Discussion/Possible Action: HRER Program Application from Mia Orlandi, Owner for Funding for Replacement Windows at 6702 E. Palm Lane in Village Grove 1-6 Historic District – Don Meserve, HPO

APPROVED: 6-0; MOTION BY VICE-CHAIR MOOSAVI; 2ND BY COMMISSIONER SOUTHARD TO APPROVE THE HRER PROGRAM APPLICATION FOR 6702 E. PALM LANE FOR A MAXIMUM CITY SHARE OF \$7,500

3. Report/Discussion: Report on Top Five Places of Worship Meetings and Open Houses - Don Meserve, HPO

4. Discussion/Possible Action: Formal Initiation of HP Overlay Zoning Cases for One or More of the Top Five Places of Worship by the Commission

- Ascension Lutheran Church, 631-PA-2012:
APPROVED: 6-0; MOTION BY COMMISSIONER WILSON; 2ND BY COMMISSIONER BRANDES TO INITIATE AN HP OVERLAY ZONING CASE FOR ASCENSION LUTHERAN CHURCH TO PLACE THE PROPERTY ON THE SCOTTSDALE HISTORIC REGISTER
- First Church of Christ, Scientist, 632-PA-2012:
APPROVED: 6-0; MOTION BY COMMISSIONER BRANDES; 2ND BY COMMISSIONER WILSON TO NOT INITIATE AN HP OVERLAY ZONING CASE TO PLACE THE FIRST CHURCH OF CHRIST, SCIENTIST PROPERTY ON THE SCOTTSDALE HISTORIC REGISTER SINCE THE BOARD DOES NOT SUPPORT DESIGNATION: AFFIRM THAT THE BUILDING IS STILL CONSIDERED A GOOD CANDIDATE FOR LISTING IF THE BOARD CHANGES THEIR POSITION IN THE FUTURE AND PROVIDED THE EXTERIOR IS NOT SUBSTANTIALLY MODIFIED.
- The Glass and Garden Community Church, known as The Garden Church, 633-PA-2012:
APPROVED: 6-0; MOTION BY VICE-CHAIR MOOSAVI; 2ND BY COMMISSIONER WILSON TO INITIATE AN HP OVERLAY ZONING CASE TO PLACE THE GLASS AND GARDEN COMMUNITY CHURCH PROPERTY, KNOWN AS THE GARDEN CHURCH, ON THE SCOTTSDALE HISTORIC REGISTER
- Holy Cross Lutheran Church, 634-PA-2012:
APPROVED: 6-0; MOTION BY COMMISSIONER HACKBARTH; 2ND BY COMMISSIONER SOUTHARD TO INITIATE AN HP OVERLAY ZONING CASE TO PLACE THE HOLY CROSS LUTHERAN CHURCH PROPERTY ON THE SCOTTSDALE HISTORIC REGISTER
- Saint Maria Goretti Catholic Church, 635-PA-2012:
APPROVED: 4-2 (MOOSAVI, SOUTHARD OPPOSED); MOTION BY COMMISSIONER HACKBARTH; 2ND BY COMMISSIONER BRANDES, BASED ON THE ARCHITECTURAL RARITY OF THE BUILDING, TO INITIATE AN HP OVERLAY ZONING CASE TO PLACE SAINT MARIA GORETTI CATHOLIC CHURCH PROPERTY ON THE SCOTTSDALE HISTORIC REGISTER

5. Report/Discussion/Possible Direction: Draft 2012 Annual Report to City Council on the HPC – Don Meserve, HPO
NO ACTION; ITEM CONTINUED UNTIL JANUARY 2013 RETREAT
6. Discussion/Possible Direction: Annual HPC Retreat in January 2013 to Discuss Progress on 2012 Work Program and to Draft a 2013 Work Program for the HPC
 - Consider a date and location for an annual retreat**COMMISSION SELECTED SATURDAY, JANUARY 12, 2012 AS A PROPOSED DATE FOR THE ANNUAL RETREAT STARTING AT 9:00 A.M.**
7. Report/Discussion/Possible Direction: HPO Report on Activities, Projects & Upcoming Events
 - Report on ULI Boards and Commissions Conference on December 7, 2012
 - 2013 Arizona Historic Preservation Conference, June 12-14, 2013 in Mesa
8. Commissioner Comments and Announcements*
9. Discussion: Future Meeting Date and Agenda Items
 - January 10, 2013 next regular meeting date
 - Annual retreat**DUE TO THE PROPOSED JANUARY 12, 2013 ANNUAL RETREAT, THE COMMISSION AGREED TO HAVE THE CHAIR AND STAFF CANCEL THE JANUARY 10, 2013 REGULAR MEETING IF THE MEETING IS NOT NEEDED FOR PUBLIC HEARINGS**

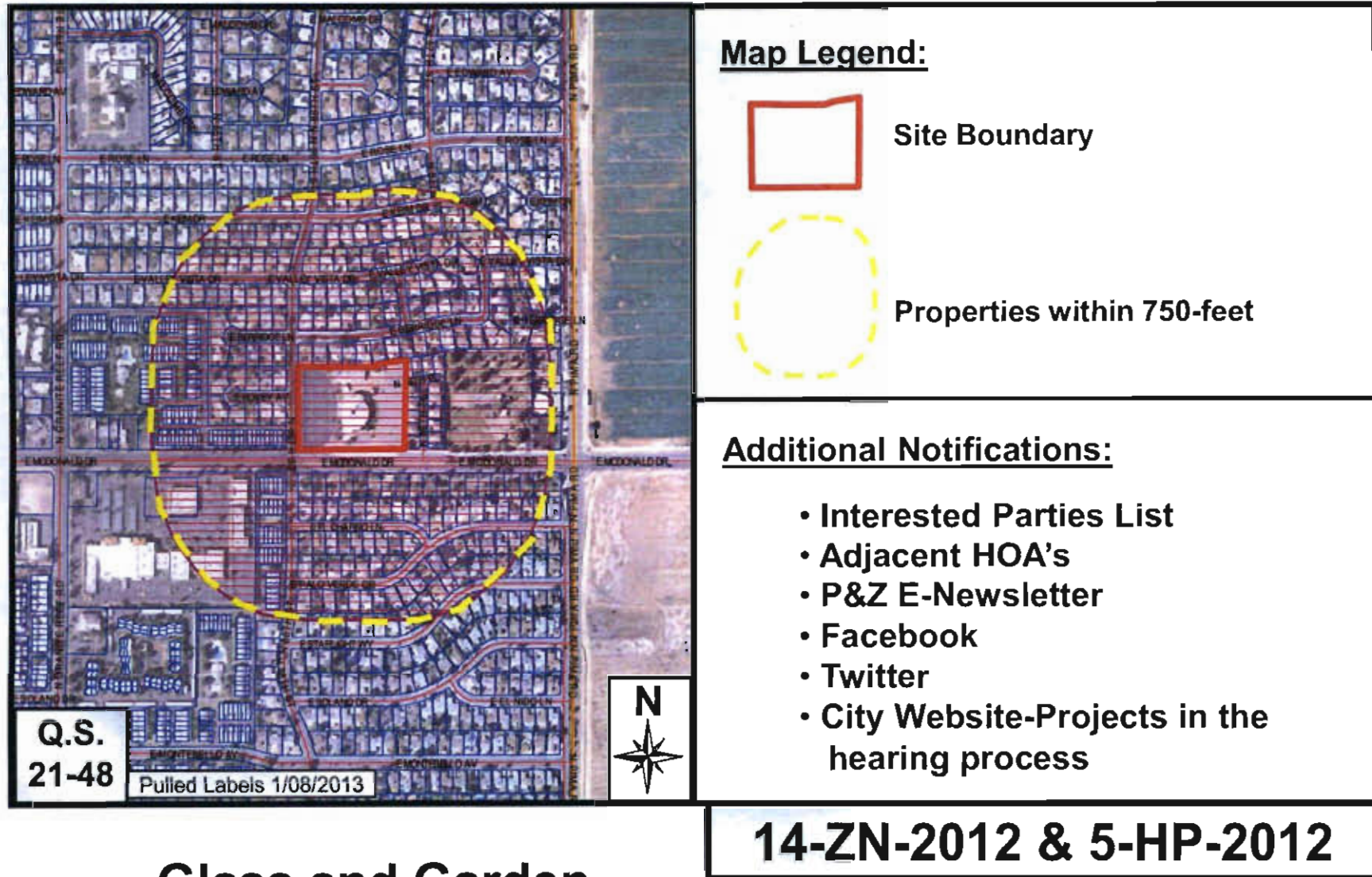
Adjournment: 7:23 P.M.

*Not for discussion.



Persons with a disability may request a reasonable accommodation by contacting Don Meserve at 480-312-2523. Requests should be made 24 hours in advance, or as early as possible, to allow time to arrange the accommodation. For TTY users, the Arizona Relay Service (1-800-367-8939) may contact Don Meserve at 480-312-2523.

City Notifications – Mailing List Selection Map



**Glass and Garden
Community Church**

ATTACHMENT # 8

SUMMARY OF HISTORIC PRESERVATION COMMISSION MEETINGS WHEN PLACES OF WORSHIP WERE DISCUSSED BY THE COMMISSION OR INCLUDED IN A STAFF REPORT DURING AN OPEN PUBLIC MEETING

Prepared December 2012 by Don Meserve, Historic Preservation Officer; Updated April 2013

SUMMARY OF 2009 HPC MEETINGS

1. Annual Retreat - Commissioners proposed doing a survey of churches at their annual retreat on January 31, 2009. They included a reconnaissance survey of Scottsdale's historic churches in the draft 2009 Work Program. The HPC approved the 2009 Work Program on February 12, 2009, including a Survey task on churches.
2. August and October Staff Reports - Staff reported to the Commission in August that the city-wide survey was underway. In October, Debbie Abele introduced John Southard as the intern working on writing the historic context for places of worship.

SUMMARY OF 2010 HPC MEETINGS

1. Annual Retreat - On January 23, 2010 the Commission included the Places of Worship survey in their 2010 Work Program. They also agreed to initiate their review on relative significance and priorities for designation consideration in 2010.
2. Staff Progress Reports - Staff included the historic context and field survey efforts on Places of Worship in January 14, 2010 and February 11, 2010 reports.
3. June 24, 2010 Historic Context Presentation - The historic context for Places of Worship built in Scottsdale between 1945 and 1974 was discussed by the Commission. They received copies of the context text and materials on architectural styles to be presented later.
4. August 12, 2010 Survey Results and Architectural Styles Presentation - Commissioners received information from staff illustrating international, national, state and local examples of places of worship styles, including some excellent local examples of mid-century modern styles. No actions taken.
5. September 9, 2010 Distribution of Survey Information - Staff provided Commissioners with photos and addresses for local places of worship included in the survey results and were encouraged to visit the sites on their own so they could select the best candidates for potential designation.

SUMMARY OF 2011 HPC MEETINGS

1. Annual Retreat and Annual Report - On January 15, 2011 the Commission agreed to identify their priorities for Places of Worship in their 2011 Work Program. Their annual report to City Council approved by the HPC on February 10, 2011 listed the June and August presentations and discussions in the activities for 2010.
2. April 14, 2011 Selection Discussion - Commissioners each listed their favorite Places of Worship that are potential candidates for local register listing. One Commissioner was absent so staff was asked to solicit their preferences and to tally all the votes for discussion in May.
3. Top Four Selected June 23, 2011 - Commissioners selected the top four candidates; Glass and Garden Community Church, Saint Maria Goretti Catholic Church, Los Arcos Methodist Church, and Ascension Lutheran Church. They discussed producing a flyer on church architectural styles.
4. July 14, 2011 Staff Report - Mr. Meserve noted that Los Arcos Methodist Church was closed and was for sale. The area is proposed for rezoning for apartment development. He also reported that the Glass and Garden Community Church, now known as The Garden Church had just been painted.

5. September 8, 2011 Task Discussion – The HPC reviewed the 2011 Work Program and decided upon a list of tasks for the remainder of the year. They agreed to work on the best strategies for churches.

SUMMARY OF 2012 HPC MEETINGS

1. January 28, 2012 Annual Retreat – When asked to name a favorite property they would like to see listed on the local register, individual Commissioner named Saint Maria Goretti, First Church of Christ, Scientist, and the Glass and Garden Community Church. They reviewed their accomplishments for 2011 and expressed a willingness to reconsider their list of the top churches if one or more of the ones selected are dropped from consideration.
2. February 9, 2012 Vote for Top Five and for Draft Letters – The Commission reviewed the list of candidates and were informed that Los Arcos Methodist Church had been sold for an apartment development. Following discussion, they selected the top five churches by deleting Los Arcos Methodist Church and adding Holy Cross Lutheran Church and First Church of Christ, Scientist. Staff will draft letters to mail to the top five churches expressing the Commission's interest in designation.
3. Draft Letters Reviewed March 8, 2012 – The Commission reviewed the draft letters to be sent to the top five places of worship to inform them about the HPC's interest in adding their sanctuaries to the local register. Staff sent revised drafts of the letters to the HPC. The letters were mailed to five church representatives after the April 12, 2012 regular meeting.
4. First Two Responses to Letters – On May 10, 2012 staff reported it had received a positive response from Saint Maria Goretti Catholic Church to the April HPC letter. Mayor Lane's office responded to the letter by requesting a meeting on the designation. The HPO will set up a meeting with the mayor to discuss Ascension Lutheran Church. David Schmidt, Chair of the HPC and the HPO met with Mayor Lane and city staff on May 22, 2012.
5. June 7, 2012 Report on Responses – The HPO received another positive response from the First Church of Christ, Scientist representative and also reported that the mayor seemed positive and encouraging about the proposed consideration of the city-owned church for designation.
6. August 9, 2012 – Staff reported receiving a favorable response to the letters from the President of the Church Council for Holy Cross Lutheran Church. One property had not been heard from.
7. September 13, 2012 – Chair Schmidt reported on a meeting with the Board of Holy Cross Lutheran Church on September 11, 2012. Staff heard later that the Board was in support of designation.
8. October 11, 2012 Final Staff Report on Responses – Pastor Gene James from The Garden Church, originally the Glass and Garden Community Church responded positively to the letter meaning that all of the top places of worship selected by the Commission appeared supportive. The Commission supported proceeding with scheduling open houses at all five locations.
9. November 8, 2012 Discussion of Open Houses – The Commission received a list of the planned dates and times for open houses, as required by the city zoning process before formal applications. The HPO made brief presentations and answered questions about historic preservation and designations at each open houses. Commissioners planned on attending some of the open houses.
10. December 13, 2012 Action on Churches – The Commission received a staff report on four open houses and one church meeting. Members of the First Church of Christ, Scientist decided they were not interested in being designated. The four open houses had gone well and there were no vocal opposition at the open houses, by email or by phone. The Commission voted to formally

initiate HP overlay zoning cases for four churches: Ascension Lutheran Church, Holy Cross Lutheran Church, The Glass and garden Community Church (The Garden Church), and Saint Maria Goretti Catholic Church. The Commission voted not to initiate a case for the First Church of Christ, Scientist. On December 19, 2012 staff filed HP overlay zoning cases on behalf of the HPC for the four church properties.

SUMMARY OF 2013 HPC MEETINGS

1. January 12, 2013 Annual Retreat – The HPC put the task of completing the HP overlay zoning cases for places of worship in their work program for the year.
2. February 7, 2013 Actions – The Commission voted to withdraw the cases to designate Ascension Lutheran Church at the request of the city (owner) due to an ongoing Space Utilization Study. The HPC voted in initiate an HP overlay zoning case for the First Church of Christ, Scientist following a favorable vote at a second church meeting.
3. March 14, 2013 Actions – The Commission voted to proceed with their public hearings on three places of worship on April 11, 2013. The HPC voted to withdraw their HP overlay zoning for the Saint Maria Goretti Catholic Church at the request of the owner but they would be willing to consider designation in the future.
4. April 11, 2013 – Public hearings and HPO report and recommendations on the three pending HP overlay zoning cases for places of worship.



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

**5:30 p.m., Thursday, April 11, 2013
Community Design Studio
7506 E. Indian School Road, Scottsdale, AZ 85251**

PRESENT: Timothy P. Burns, Chair
Tara Moosavi, Vice-Chair
Ann Brandes, Commissioner
Mark Hackbarth, Commissioner
Ellen Kirchman, Commissioner
John Southard, Commissioner

ABSENT: Cody Wilson, Commissioner

STAFF: Don Meserve, Historic Preservation Officer/City Archaeologist
Taylor Reynolds, Associate Planner

VISITORS: Joan Callahan, Lois Fitch, Ernie Hostetler, German Salazar, Don Brandes,
DeeJaye Lockwood, Paul Swanson

CALL TO ORDER

Chair Burns called the Historic Preservation Commission meeting to order at 5:40 p.m.

Roll Call

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

Public Comment

Ernie Hostetler asked the Commission to consider designating his Mountain View East subdivision in McCormick Ranch as a historic district. He said the neighborhood was one of only four in the country with all the homes designed by a Frank Lloyd Wright trained architect. Another subdivision is in Paradise Valley. John Rattenbury of Taliesin Associates was responsible for the home designs. The HOA board is concerned about major changes to homes that would change the historic character of the neighborhood.

1. Discussion/Amendment/Possible Approval: 3/14/13 Regular Meeting Minutes

No corrections or additions were proposed. The Chair asked for a motion.

MOTION BY COMMISSIONER HACKBARTH; 2ND BY COMMISSIONER SOUTHARDT TO APPROVE THE 3/14/13 REGULAR MEETING MINUTES AS DRAFTED. THE MOTION WAS APPROVED SIX (6) TO ZERO (0).

Public Hearing Items

2. Report/Discussion/Possible Action: The Glass and Garden Community Church, HP Overlay Zoning Cases 14-ZN-2012 and 5-HP-2012 known as The Garden Church at 8620 E. McDonald Drive

Request by the City of Scottsdale's Historic Preservation Commission for approval of a zoning district map amendment from Single Family Residential District (R1-7) to Single Family Residential District, Historic Property (R1-7 HP) to place Historic Property overlay zoning on the Glass and Garden Community Church, known as The Garden Church, at 8620 E. McDonald Drive on 4.55+/- acres, and to place this historic place of worship on the Scottsdale Historic Register. Staff and Applicant contact person is Don Meserve, 480-312-2523, dmeserve@scottsdaleaz.gov.

- Conduct a public hearing and consider a recommendation to the Planning Commission and City Council on: 1) whether the Glass and Garden Community Church (The Garden Church) has maintained its integrity, 2) whether the resource is eligible for listing on the local register according to the ordinance criteria, and 3) why the Commission considers this property historically significant under one or more criterion.

Before starting a PowerPoint presentation on this request and the other proposed church designations, Mr. Meserve, HPO described the process used for an HP overlay zoning case and the Commission's responsibility to make a recommendation to the Planning Commission and City Council according to the zoning ordinance. The findings and recommendations should describe why a specific resource is eligible and should be designated. There were no questions on the purpose of the public hearing. Mr. Meserve noted that he had distributed draft motions for the three churches that the Commissioners could use as a starting point.

Mr. Meserve proceeded with the staff report and photographs that illustrated why this walk-in, drive-in church is significant. He concluded with a recommendation that the Commission find that this property is eligible under the design and construction criterion in the ordinance and that they recommend to the Planning Commission and City Council that the HP overlay zoning be adopted and that the Glass and Garden Community Church, now known as the Garden Church be placed on the Scottsdale Historic Register.

Chair Burns asked for public comment. Hearing none he closed the public comment on this HP case. Commissioner Brandes noted that there was a meeting this evening of the church members so that would explain why no one from this church is present. The Pastor, Dr. Gene James has expressed their ongoing support for this designation.

Vice-chair Moosavi asked if the underlying zoning of R1-7 was appropriate and whether a change in this zoning should be considered with the HP overlay. Mr. Meserve replied that typically the underlying zoning is left to the owner to apply for any desired changes. The Commission does not have the authority to propose any zoning other than the HP

overlay. Taliesin West owners may consider an application to change their campus from R1-35 to a different district but that is up to them. Residential districts like the R1-7 do allow places of worship. The church could request a change in this zoning if desired.

MOTION BY COMMISSIONER SOUTHARD; SECONDED BY COMMISSIONER BRANDES TO RECOMMEND TO THE PLANNING COMMISSION AND CITY COUNCIL THAT CASES 14-ZN-2012 AND 5-HP-2012 FOR THE GLASS AND GARDEN COMMUNITY CHURCH HP OVERLAY ZONING MAP AMENDMENT FROM R1-7 TO R1-7 HP BE APPROVED. THE RECOMMENDATION TO ADD THIS 1966 PROPERTY TO THE SCOTTSDALE HISTORIC REGISTER IS MADE IN RECOGNITION OF THE HISTORICAL, ARCHITECTURAL AND ENGINEERING ELIGIBILITY AND SIGNIFICANCE OF THIS CHURCH PROPERTY UNDER CRITERION 6.113.A.3 ON DESIGN AND CONSTRUCTION IN THE ZONING ORDINANCE AND IN CONSIDERATION OF THE FOLLOWING:

- 1. THE WALK-IN, DRIVE-IN CHURCH DESIGN IS UNIQUE**
- 2. THE LARGE-SPAN THIN SHELL CONCRETE DOME IS A SIGNIFICANT STRUCTURE BY JOHN K. PARSONS, A MASTER ENGINEER**
- 3. THE ARCHITECTURAL DESIGN OF E. LOGAN CAMPBELL, ARCHITECT IS AESTHETICALLY PLEASING WITH HIS USE OF AN UNCOMMON CIRCULAR PLAN, INTACT CUSTOM ORNAMENTATION, AND OTHER ARCHITECTURAL FEATURES**
- 4. THE 1966 BUILDING HAS MAINTAINED THE INTEGRITY OF ITS ORIGINAL DESIGN AND CONSTRUCTION AS A WALK-IN, DRIVE-IN PLACE OF WORSHIP STILL IN USE AS THE GARDEN CHURCH**

THE MOTION WAS APPROVED UNANIMOUSLY, SIX (6) TO ZERO (0).

3. Report/Discussion/Possible Action: Holy Cross Lutheran Church HP Overlay Zoning Cases 15-ZN-2012 and 6-HP-20125-HP-2012 at 3110 N. Hayden Road

Request by the City of Scottsdale's Historic Preservation Commission for approval of a zoning district map amendment from Single Family Residential District (R1-7) to Single Family Residential District, Historic Property (R1-7 HP) to place Historic Property overlay zoning on the Holy Cross Lutheran Church at 3110 N. Hayden Road on 1.97 +/- acres, and to place this historic place of worship on the Scottsdale Historic Register. Staff and Applicant contact person is Don Meserve, 480-312-2523, dmeserve@scottsdaleaz.gov.

- Conduct a public hearing and consider a recommendation to the Planning Commission and City Council on: 1) whether the Holy Cross Lutheran Church has maintained its integrity, 2) whether the resource is eligible for listing on the local register according to the ordinance criteria, and 3) why the Commission considers this property historically significant under one or more criterion.

Following an introduction to the case by Chair Burns, Mr. Meserve gave a presentation of his staff report, significance and integrity assessment for the Holy Cross Lutheran Church. He described why he considered the buildings eligible for local listing due to

their design and construction. Chair Burns had agreed to be the Commission's contact person for this church but he has not had any calls or emails from church members. Mr. Meserve noted that he went by the church this week to take a few more pictures for the presentation and that the pastor and office staff were not planning to attend the Commission meeting.

Chair Burns asked for public comment. Hearing none he closed the public comment for this HP case.

Commissioners discussed the property and made a few brief comments on the church. The shape and the roof for the corner chapel and/or meeting room were remarked upon as being unusual shapes. It was noted that the original Coronado High School by Ralph Haver, architect also had folded plate roofs.

MOTION BY COMMISSIONER HACKBARTH; SECONDED BY VICE-CHAIR MOOSAVI TO RECOMMEND TO THE PLANNING COMMISSION AND CITY COUNCIL THAT CASES 15-ZN-2012 AND 6-HP-2012, THE HOLY CROSS LUTHERAN CHURCH HP OVERLAY ZONING MAP AMENDMENT FROM R1-7 TO R1-7 HP BE APPROVED. THE RECOMMENDATION TO ADD THIS PROPERTY TO THE SCOTTSDALE HISTORIC REGISTER IS MADE IN RECOGNITION OF THE HISTORICAL AND ARCHITECTURAL ELIGIBILITY AND SIGNIFICANCE OF THIS CHURCH PROPERTY UNDER CRITERION 6.113.A.3 ON DESIGN AND CONSTRUCTION IN THE ZONING ORDINANCE AND IN CONSIDERATION OF THE FOLLOWING:

- 1. THE VARIED DESIGN OF CONCRETE ROOF FORMS FROM FOLDED PLATES TO MULTIPLE CURVED SECTIONS RESULTS IN INTERESTING SPACES FOR WORSHIP AND OTHER ACTIVITIES**
- 2. THE FREE-STANDING SCULPTURAL CONCRETE CROSS TOWER**
- 3. THE ARCHITECTURAL DESIGN OF WILLIAM D. KNIGHT, JR., ARCHITECT IS AESTHETICALLY PLEASING WITH HIS USE OF WALLS OF GLASS, TALL WINDOWS, COMBINATIONS OF BRICK AND ROCK WALLS AND OTHER ARCHITECTURAL FEATURES**
- 4. THE 1961 SANCTUARY BUILDING AND 1964 ADDITIONS HAVE MAINTAINED THE INTEGRITY OF THE ORIGINAL DESIGN AND CONSTRUCTION OF THE CAMPUS STILL IN USE TODAY**

THE MOTION WAS APPROVED UNANIMOUSLY, SIX (6) TO ZERO (0).

4. Report/Discussion/Possible Action: First Church of Christ, Scientist HP Overlay Zoning Cases 5-ZN-2013 and 1-HP-2013 at 6427 E. Indian School Road

Request by the City of Scottsdale's Historic Preservation Commission for approval of a zoning district map amendment from Single Family Residential District (R-1 7) to Single Family Residential District, Historic Property (R-1 7 HP) to place Historic Property overlay zoning on the First Church of Christ, Scientist at 6427 E. Indian School Road on 1.8+/- acres, and to place this historic place of worship on the

Scottsdale Historic Register. Staff and Applicant contact person is Don Meserve, 480-312-2523, dmeserve@scottsdaleaz.gov.

- Conduct a public hearing and consider a recommendation to the Planning Commission and City Council on: 1) whether the First Church of Christ, Scientist has maintained its integrity, 2) whether the resource is eligible for listing on the local register according to the ordinance criteria, and 3) why the Commission considers this property historically significant under one or more criterion.

Following an introduction to the case by Chair Burns, Mr. Meserve gave a presentation of his staff report, significance and integrity assessment for the First Church of Christ, Scientist. He described why he considered the building and later addition eligible for local listing due to their design and construction. He discussed the pre-cast concrete blocks that were used by the architect for screen walls, a design element characteristic of this period. Commissioner Southard had agreed to be the Commission's contact person for this church. Mr. Meserve reported that church members had a number of questions about the proposed designation in meetings and that he did not receive any calls or emails in opposition to the recognition. He understands from Lois Fitch that the church vote on designation was a split vote.

Chair Burns asked for public comment.

Lois Fitch spoke as a member of this church and as someone who has been an advocate for historic designation. She noted that Mr. Meserve and Commissioner Southard had each attended church meetings prior to the open house. The Church Council voted in support of designation after the second meeting was held. She said that attendance at the open house was small but that she gave those attending, including Commissioner Brandes and her husband a tour of the interior of the building.

Mr. Meserve noted that T. S. Montgomery, the architect for this church, had designed other churches in the Valley including buildings at Scottsdale United Methodist Church at 4120 N. Miller Road. He considers Montgomery to be a master of architecture based upon his body of work including Craftsman Court which City Council added to the local register in 2002.

MOTION BY COMMISSIONER SOUTHARD; SECONDED BY COMMISSIONER BRANDESTO RECOMMEND TO THE PLANNING COMMISSION AND CITY COUNCIL THAT CASES 5-ZN-2013 AND 1-HP-2013, THE FIRST CHURCH OF CHRIST, SCIENTIST HP OVERLAY ZONING MAP AMENDMENT FROM R1-7 TO R1-7 HP BE APPROVED. THE RECOMMENDATION TO ADD THIS PROPERTY TO THE SCOTTSDALE HISTORIC REGISTER IS MADE IN RECOGNITION OF THE HISTORICAL AND ARCHITECTURAL ELIGIBILITY AND SIGNIFICANCE OF THE CHURCH STRUCTURE UNDER CRITERION 6.113.A.3 ON DESIGN AND CONSTRUCTION IN THE ZONING ORDINANCE AND IN CONSIDERATION OF THE FOLLOWING:

- 1. THE PRE-CAST CONCRETE ROOF SECTIONS ON THE SANCTUARY AND SUNDAY SCHOOL AREA SHOW A CREATIVE USE OF CONCRETE**

2. **THE CONCRETE BLOCK SCREEN WALLS ARE AN ATTRACTIVE DESIGN ELEMENT USED BY THE ARCHITECT THAT WERE CHARACTERISTIC OF THIS PERIOD**
3. **THE ARCHITECTURAL DESIGN IS THE WORK OF A MASTER ARCHITECT, T. S. MONTGOMERY. HIS USE OF SCREEN WALLS, COPPER ORNAMENTATION, BURNT ADOBE BRICK WALLS, TALL ENTRY DOORS AND OTHER ARCHITECTURAL FEATURES IS AESTHETICALLY PLEASING**
4. **THE 1962 BUILDING AND THE LATER ADDITION HAVE MAINTAINED THE INTEGRITY OF THE ORIGINAL DESIGN AND CONSTRUCTION AS A PLACE OF WORSHIP STILL IN USE TODAY**

THE MOTION WAS APPROVED UNANIMOUSLY, SIX (6) TO ZERO (0).

5. Report/Discussion/Possible Action: 7301 E. Cypress Street Certificate of Appropriateness

Consider approval of site plan and elevations for a Certificate of Appropriateness for Kevin Callahan for a 1-story garage addition on the south side yard and to add a separate garage structure in the rear yard of this cul-de-sac lot to an existing single-family residence in the Town and Country Scottsdale historic district.

Owner/Applicant: Kevin Callahan, Phone: 480-227-2836;
kcalahan@callahanstudios.com. Staff Coordinator: Don Meserve, HPO,
Neighborhood Services/PNT, 480-312-2523, dmeserve@scottsdaleaz.gov

Mr. Meserve presented the staff report for this application and noted that Joan Callahan the owner was present. Kevin Callahan, her husband had to miss the meeting due to out-of-state business but Ms. Callahan said she could be in touch with him by phone if necessary to answer questions. Mr. Meserve described the garage addition on the south side of the home and the 12' accessory building in the rear yard that will be used for a garage with access from the alley only. He noted that the home was non-contributing due to prior alterations like the stucco wall coatings.

Ms. Callahan described a problem with recycling pick-up by the city on this cul-de-sac due to the number of cars parked in the street. Their proposed garage addition and separate garage will help alleviate this problem by at least removing their vehicles from any curbside parking on the cul-de-sac. The recent roofing project for the home replaced the boards along the eaves with new tongue-and-groove boards. The higher proposed butterfly roof on the garage addition will have similar tongue-and-groove boards visible under the eaves.

The Commission discussed the application. They asked how the garage addition and separate garage would each be accessed. The garage on the south side will be accessed by a driveway from the cul-de-sac. The garage in the rear yard is accessed from a gate along the alley block wall.

MOTION BY VICE-CHAIR MOOSAVI; 2ND BY COMMISSIONER SOUTHARD TO APPROVE THE SITE PLAN AND ELEVATIONS FOR A CERTIFICATE OF

APPROPRIATENESS FOR KEVIN CALLAHAN FOR A 1-STORY GARAGE ADDITION ON THE SOUTH SIDE YARD AND TO ADD A SEPARATE GARAGE STRUCTURE IN THE REAR YARD OF THIS CUL-DE-SAC LOT TO AN EXISTING SINGLE-FAMILY RESIDENCE IN THE TOWN AND COUNTRY SCOTTSDALE HISTORIC DISTRICT.

THE MOTION WAS APPROVED UNANIMOUSLY, SIX (6) TO ZERO (0).

Mr. Meserve, the HPO will sign the Certificate of Appropriateness confirming this Commission action and will provide a copy of the signed certificate to the owners so they can apply for a building permit.

****6. Report/Discussion/Possible Action: Historic Residential Exterior Rehabilitation (HRER) Program Application for 6713 E. Palm Lane in Village Grove 1-6 Historic District**

Consider an application from Kent and Patricia Stanford, owners to replace 10 windows with new double-pane windows that meet the window policies for the HRER program.

Mr. Meserve reported that he received this request during the past week but, since the replacement window project were very similar to other previously approved projects he added this application to the agenda so the applicants would not need to wait another month for HPC review. He presented the application and recommended that the Commission approve the replacement windows since they will meet the window policies established by the Commission and have the same specifications as other projects.

MOTION BY COMMISSIONER SOUTHARD; 2ND BY COMMISSIONER BRANDES TO APPROVE A HRER PROJECT APPLICATION FROM KENT AND PATRICIA STANFORD AT 6713 E. PALM LANE TO COVER ½ THE COSTS OF UP TO \$7,500 MAXIMUM FOR 10 REPLACEMENT WINDOWS WITH 6 OF THE FRONT WINDOWS MEETING ALL THE GUIDELINES.

THE MOTION WAS APPROVED UNANIMOUSLY, SIX (6) TO ZERO (0).

Regular Agenda Items

Before proceeding with the remaining agenda items the Chair called for a short break at about 7:00 p.m. The meeting reconvened at 7:12 p.m.

7. Discussion: Brusally Ranch Property, the Tweeds and Arabian Horse Ranches in Scottsdale

- Commissioner comments on integrity of house
- Options for proceeding with historic context

Mr. Meserve described his meeting with the current owner, Ken Bates and that the owner provided him with a CD containing videos of the house construction, Arabian horse ranching and the Mayo Transplant House. He proposed that Commissioners who would like to see the video could watch it after the adjournment of the regular meeting in case some members needing to leave. Mr. Meserve said that Mr. Bates would welcome the Commission coming to the house for a group tour to see the home's interior. The

Commission was receptive to such a tour on a weekend morning. Mr. Meserve will proceed with trying to schedule a tour that will work for the Commission and that will meet open meeting law requirements.

Mr. Bates also left some albums of articles and photos with Mr. Meserve that Commission may want to review. A book on the Tweeds by Toby Taylor has just been published and the city has ordered a copy. This book, articles on the Tweeds and Arabian Horse Ranching and other available materials can probably provide a lot of the information needed to prepare a historic context for this topic. No specific grant funding has been identified for the historic context project.

8. Report/Discussion/Possible Direction: HPO Report on Activities, Projects & Upcoming Events

- Modern Phoenix Expo Saturday April 20, 2013, 11:00 am – 5:00 pm
- Branch Banks in Valley and Scottsdale
- Interest in state and national register nomination from Villa Monterey Unit 2

Mr. Meserve described the Modern Phoenix Expo at the Scottsdale Center for the Performing Arts on Saturday, April 20, 2013 from 11:00 a.m. to 5:00 p.m. He encouraged Commissioners to attend since there are usually some good speakers on mid-century modern architecture. Commissioner Southard agreed that speakers may be informative including a talk by John Jacquemart on researching a historic property. Vice-Chair Moosavi expressed an interest in attending and could take a turn at the Scottsdale table to relieve staff around noon.

Mr. Meserve also reported that residents in Unit 2 at Villa Monterey were interested in having a state and national register nomination prepared. In response to a question Mr. Meserve said the city had written the nominations for the two single family detached historic districts a few years after they were placed on the local register and after inventory forms had been completed for every home. A student intern, Greg Harmon has been working on these needed inventory forms for Villa Monterey during the fall and spring semesters. While he made good progress on the forms this year, the majority of the townhomes do not have completed forms. Having an inventory form for each townhouse in Villa Monterey is the first priority for the city. If residents wanted to fund such a nomination, they could get it done faster than if the city does the nomination. The Commission can discuss this request at their next annual retreat in January 2014.

Since Commissioner Southard has done a lot of research on branch banks in the Valley and Mr. Meserve did a quick survey of Scottsdale's branch banks, he suggested putting this topic on the May or June regular meeting agenda. Commissioner Southard and the Commission were receptive to this proposed presentation and agenda item.

Lastly, Mr. Meserve told the Commission that he would be retiring this summer after 26 years of working for the City of Scottsdale. One reason for this decision is that his wife is retiring after teaching 3rd grade for the past ten years at Grayhawk Elementary School.

The Commissioners expressed their regrets that their Historic Preservation Officer is leaving. They hoped his departure would not result in the city eliminating this fulltime

position because the Historic Preservation Program needs fulltime staff support. Mr. Meserve has not heard anything about cutting positions in Neighborhood Services and, to the best of his knowledge the position would be continued by the city in the new fiscal year 2013-2014 budget.

9. Commissioner Comments and Announcements*

Commissioner Southard mentioned that the new owner of the David Wright house in Phoenix, Zachary Rawling, an attorney in Las Vegas was going to be thorough in doing a proper rehabilitation of the house.

10. Discussion: Future Meeting Date and Agenda Items

The next regular meeting date for the Commission is May 9, 2013. This is right after the May 8, 2013 Planning Commission public hearings on the three church HP overlay zoning cases so staff will report on their recommendations at this HPC meeting. Branch banking could be a major topic for this agenda in less there are several hearings on certificates or HRER projects to review.

The meeting adjourned at 7:37 p.m.

Minutes prepared by Don Meserve, HPO/City Archaeologist

Note: Three members (not a quorum) remained briefly while Mr. Meserve set up the CD containing the videos on Brusally Ranch. The two most useful videos took about ten minutes to view. Mr. Meserve will also copy the CD and share it with Commissioners that were unable to stay late this evening. Commissioner Kirchman requested a copy of the videos to view at another time.



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, MAY 8, 2013

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Michael D'Andrea, Chairman
Ed Grant, Vice-Chair
Erik Filsinger, Commissioner
Matt Cody, Commissioner
David Brantner, Commissioner
Jay Petkunas, Commissioner

ABSENT: Michael Edwards, Commissioner

STAFF: Tim Curtis
Sherry Scott
Keith Niederer
Brad Carr
Don Meserve

CALL TO ORDER

Chair D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:09 p.m.

ROLL CALL

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

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

MINUTES REVIEW AND APPROVAL

1. Approval of April 24, 2013 Regular Meeting Minutes including Study Session.

COMMISSIONER PETKUNAS MOVED TO APPROVE THE APRIL 24, 2013 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

EXPEDITED AGENDA

2. 14-UP-2012 (AT&T WCF549-Giants Complex Club Sar)

COMMISSIONER PETKUNAS MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASE 14-UP-2012, PER THE STAFF RECOMMENDED STIPULATIONS, AFTER FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET; SECONDED BY COMMISSIONER FILSINGER. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

3. 2-ZN-2013 (La-Z-Boy Furniture Rezone)

COMMISSIONER PETKUNAS MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASE 2-ZN-2013, PER THE STAFF RECOMMENDED STIPULATIONS, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER FILSINGER. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

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4. 14-ZN-2012 & 5-HP-2012 (Glass & Garden Community Church HP Overlay Zoning)

MOVED TO REGULAR: COMMISSIONER FILSINGER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASES 14-ZN-2012 AND 5-HP-2012; AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN, AND AFTER FINDING THAT THE GLASS AND GARDEN CHURCH MEETS THE ELIGIBILITY CRITERIA FOR HP DESIGNATION; SECONDED BY COMMISSIONER PETKUNAS. THE MOTION CARRIED WITH A VOTE OF FOUR (4) TO ONE (1) WITH COMMISSIONER BRANTNER DISSENTING.

5. 15-ZN-2012 & 6-HP-2012 (Holy Cross Lutheran Church HP Overlay Zoning)

MOVED TO REGULAR: COMMISSIONER PETKUNAS MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASES 15-ZN-2012 AND 6-HP-2012; AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN, AND AFTER FINDING THAT THE HOLY CROSS LUTHERAN CHURCH MEETS THE ELIGIBILITY CRITERIA FOR HP DESIGNATION; SECONDED BY COMMISSIONER CODY. THE MOTION CARRIED WITH A VOTE OF THREE (3) TO TWO (2) WITH COMMISSIONER FILSINGER AND COMMISSIONER BRANTNER DISSENTING.

Lois Fitch provided written comments.

6. 5-ZN-2013 & 1-HP-2013 (First Church of Christ, Scientist HP Overlay Zoning)

MOVED TO REGULAR: COMMISSIONER CODY MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASES 5-ZN-2013 AND 1-HP-2013; AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN, AND AFTER FINDING THAT THE FIRST CHURCH OF CHRIST, SCIENTIST MEETS THE ELIGIBILITY CRITERIA FOR HP DESIGNATION; SECONDED BY COMMISSIONER PETKUNAS. THE MOTION CARRIED WITH A VOTE OF THREE (3) TO TWO (2) WITH COMMISSIONER FILSINGER AND COMMISSIONER BRANTNER DISSENTING.

Janet Dorris provided written comments

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REGULAR AGENDA

7. **1-GP-2013** **(60th Street & Carefree Highway)**

COMMISSIONER FILSINGER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASE 1-GP-2013, FOR A NON-MAJOR GENERAL PLAN AMENDMENT TO THE CITY OF SCOTTSDALE GENERAL PLAN 2001 FROM THE CULTURAL INSTITUTIONAL/PUBLIC USE LAND USE CATEGORY TO THE SUBURBAN NEIGHBORHOODS LAND USE CATEGORY ON APPROXIMATELY 13.14+/- ACRES LOCATED NEAR THE SOUTHEAST CORNER OF N. 60TH STREET AND E. CAREFREE HIGHWAY; SECONDED BY COMMISSIONER CODY. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

8. **1-ZN-2013** **(60th Street & Carefree Highway)**

COMMISSIONER FILSINGER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASE 1-ZN-2013, PER THE STAFF RECOMMENDED STIPULATIONS, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER CODY. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

9. **2-GP-2013** **(Villas 136)**

COMMISSIONER FILSINGER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASE 2-GP-2013, FOR A NON-MAJOR GENERAL PLAN AMENDMENT TO THE CITY OF SCOTTSDALE GENERAL PLAN 2001 FROM THE COMMERCIAL LAND USE CATEGORY TO THE URBAN NEIGHBORHOODS LAND USE CATEGORY ON APPROXIMATELY 8.8+/- ACRES LOCATED AT THE SOUTHEAST CORNER OF N. 136TH STREET AND E. COYOTE ROAD; SECONDED BY COMMISSIONER PETKUNAS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

Ray Foussae, Jim Seimer, Jason Sanks, Jay C. Burwell, Randy Debes, John Blumonstock provided comments on items 9 & 10.

Chuck Emerson, Dolly Emerson, Kimberly O'Neill, Gregg Robinson provided written comments on items 9 & 10.

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10. 4-ZN-2013 (Villas 136)

COMMISSIONER FILSINGER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL, FOR APPROVAL OF CASE 4-ZN-2013, PER THE STAFF RECOMMENDED STIPULATIONS, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER PETKUNAS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:40 p.m.