

Annual HOA Meeting, Villa Monterey IV
April 14, 2018

Steve Venker, Historic Preservation Officer for the City of Scottsdale
Historic Preservation Plans and Guidelines

Distributed way to get the Plan and Guidelines on-line. Opportunity to provide comments and questions on-line. May 3rd on the agenda (non-voting) and July 12 agenda (voting) for HPC.

The plan outlines what should/shouldn't do in terms of what do you see from the street. Not worried about the back unless you need a permit; not worried about landscaping or paving in the back.

Paint, plants, awnings, paint colors, etc. in the front; anything you see.

We keep Villa Monterey Unit 4 HP Inventory (building) Forms. Have been working with DAR and ASU students. District could be nominated for national recognition.

Benefits?

- Property tax reclassification from 10% to 5% (if national recognition) and if it's your primary residence.
- Reimbursement program—if need to replace roof, windows, typically not paint.

What's in it for the city and the homeowners?

- Stabilizes property values. A lot of research done over the last 10 years. Historic
- For historic preservation program, the city is looking at recognizing properties that are important. Villa Monterey is unique in that it's not cookie cutter.
- Being able to take advantage of the tax reclassification and reimbursement programs.

If we went from a city historic recognition to national, would there be more regulations/restrictions? No, interesting locally city can stop you from tearing down a historic home, the national can not.

(Molly) How apply for roof reimbursement? Meeting with Steve and ???; and then go to HPC who can approve reimbursement funds. HPC/city do not tell us what contractors we need to use.

Homeowners that don't comply. What's the recourse? Everything you do you have to get approval with HOA first. They have some remedies to resolve it. Then Steve, who has different remedies (e.g. could make you ineligible for tax reclassification and for reimbursement)

Does not restrict solar.

Rob—a plant needs approval? Steve—hope to administratively take care of this so it becomes quick. Go in and in one day get certificate of no effect.

- If you're replanting the same tree/plant, it's not a big deal so we're not worried about it. Try to avoid BIG trees, for instance.
- Not worried about petunias or seasonal flowers
- Hard landscaping—A patio up front; a patio wall may not require a building permit but we do want to see the plans and other landscaping that affects the visibility of your home.

Paint. In the guidelines there is specific information on the website. Pastels were popular (mid-century).

What about texture of stucco? That's tricky. What's popular today is different from what was popular then, so it's difficult.

Next steps? May 3rd (non-voting) agenda item; vote July 12

Does it add any protection from Chaparral Road? Glad asked about it. There is nothing in the plan right now but should be. I think it will keep coming up. I hope in the plan I hope we can strongly say something about it. (Steve's view is we should lower the speed limit more and add more traffic signals.)