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PRESERVATION

HISTORIC PRESERVATION COMMISSION

Mike Deskin
Elias Y. Esquer
Bob Gasser, Chair
Dan Killoren
Ann Patterson
Stu Siefer, RA
Liz Wilson, Vice-Chair

Alternate Members:
Steve Idle
Donna Marshak

♦ ♦ ♦

HISTORIC PRESERVATION OFFICER

Joe Nucci, RA
Hansen, Interim HPO

♦

The City of Tempe is a Certified Local Government, in association with the United States Department of the Interior / National Park Service

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CITY OF TEMPE ARIZONA

Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Meeting Date:	Tuesday, September 18, 2007
Location:	Hatton Hall 34 East Seventh Street
Commissioners Present:	Mike Deskin Elias Esquer Bob Gasser Dan Killoren Ann Patterson [6:03] Liz Wilson
Staff Present:	Joe Nucci Mark Vinson Hansen Lisa Collins
Public Present:	Tim Lies Trevor Barger Tony Wall Michael Monti Eddie Goitia Vic Linoff, THMAB Marshall Trimble DFD, CornoyerHedrick Design Team
Call to Order:	6:03 pm, Bob Gasser, Chair

1. Call to Audience

INFORMATION ONLY- NO COMMENT

Thank you for returning to rescheduled meeting.

2. Approval of HPC Meeting Minutes

MOTION MADE TO APPROVE THE AUGUST 09, 2007 MEETING MINUTES AS WRITTEN [EE]; MOTION SECOND [MD]; PASSED 5:0

3. Presentation St. Mary's Church / Our Lady of Mt. Carmel Catholic Church PAD
Tim Lies, President, Domus Communities

- Domus Communities' sole purpose is to provide student housing for Catholic students at public universities nationwide
- This is Domus' first project, with four others in the works
- Separate proposal last year, with small-scale project whose numbers didn't work
- 6 mo. preparation led to this proposal of large project on small site, bold statement
- Preserves some open space, accommodate chapel, livelier street presence on University
- Tower is backdrop element to church
- New 600 SF Adoration Chapel will set back further [apx. 30'] from University than shown
- Scale of building is substantial
- 7-story project across the street [ASU Foundation]
- Q: The roof of the chapel is slanted toward University in one drawing, but reads differently in elevation. A: They are still discussing what type of roof they want.
- Existing building where new chapel will be is about 20' h, while approved new building is 56' h – the height of the base of the steeple of Old St. Mary's Church
- We're obviously trying to preserve our parish, the Church
- New chapel would seat neighborhood of 700 people; new amenities
- Historic chapel would continue to be used as chapel for Sunday evening worship services, weddings, baptisms and special events
- Tower: 1st Floor: new kitchen, social hall; 2nd Floor: Church Offices; 3rd Floor: Campus Ministry, Classrooms, Study Space; 4th Floor: Campus Ministry, rooms, terrace; above that would be one of two type of room layouts [a double with up to 4 students per room, or single rooms with shared baths and full kitchen]
- Study includes feasibility for laundry in each room, billiard room, social area all subject to code
- Tower is very bold addition to the back of the church, preserving sight lines along University
- Q: Is it possible to move one-story [Adoration] Chapel back toward tower, is there flexibility? A: There is flexibility.
- Q: With the removal of trees / bushes, the historic chapel will become more visible; moving the Adoration Chapel back will help this cause. A: The Church wants privacy, sound mitigation, outdoor mass. The building helps to restore privacy and define space.
- Strength of design is Historic Church is not physically impacted
- New ADA ramp proposed on w. side near entrance to lower level; staircase along path
- Stone veneer option; concrete panel treatment is still being determined
- 'Distinct, yet compatible' is recommended for finishing treatments and construction materials [Secretary of Interior Standards]
- Q: New Sanctuary will always be lower in height compared to Historic Church? A: Nothing will be higher than Old Church in the front of the property.
- Q: When looking from the east, you'd still be able to see the Church from anywhere along University? A: Yes, that would be the tallest thing.
- It is desirable to see the entire roof and steeple of Old Church
- Q: There is no parking provided? A: Applicant has asked City for parking waivers, picked up comment quickly, and need to address it. ASU-affiliated parking agreement is an option. Downtown Tempe has plenty of parking problems already.
- This [newer] proposal allows for people to be inside new church and look out and enjoy Old Church; frames the experience of it
- Massing is better than last time
- Shifting mass of Adoration Chapel back is primary consideration
- Tradition material can be used in a contemporary way [i.e. stone block with contemporary rectilinear cut / pattern]

THERE WAS CONSENSUS TO CONTINUE DISCUSSION TO NEXT MEETING WHICH WILL LIKELY BE THE FORMAL RECOMMENDATION.

4. Presentation C.T. Hayden House [Monti's La Casa Vieja] PAD
Tony Wall, 3W Companies, One Hundred Mill Avenue LLC

- Michael Monti: desire to ensure family's business will be perpetuated well into future; changing demographics; recognition that *Secretary of the Interior's Standards* does not include building over historic structures; high-density / new urbanism is future of Tempe; if we meet so many other standards, will we be stumbled up by one factor?; uses will continue to go on; this is gateway to Downtown; fuse past and future; exciting and inviting; no structures columns dropped into historic building; interior + exterior adobe walls preserved in place.
- Tony Wall / DFD CornoyorHedrick: Overview of 1. *History* of property, 2. *People* who have been part of property and land, 3. *Gateway* to Mill Avenue District, 4. *Evolution* of the city through PowerPoint presentation.
- Proposed site plan: interior + exterior adobe walls preserved in place; activating the streetscape along Mill with very pedestrian-friendly spaces; retail, hotel at 2nd + Mill; pedestrian activity continues across 2nd street and down Maple to reactivate the street grid; connect to LRT station to the south; connect to activities in the park; very active space to complete this great intersection
- Mustard color on site plan is historic building [1960s] building
- Need artists to come in and restore damaged sections of adobe
- Projects caters to new demographic in Tempe; 'Hotel Hayden'; we ask the Commission which Hayden we should pay tribute to in our project?
- Shade cover [with misters] provides opportunity for daytime and nighttime use
- Existing roof life stays in place; blank empty space immediately above this area [about half a floor]; a screened parking area behind that
- 5 columns proposed out in front of building at sidewalk along Rio Salado Parkway
- Looking at goals of HPC: preserving + protecting significant properties [this is a very special place]; foster economic value [competition coming from other entities]; integrating historic preservation into City's downtown redevelopment plan [back to original hotel / restaurant use]; preserves existing historic building and people assoc. with this site; provides tremendous gateway to MAD; sustainability of long-term uses; bottom line is we think this saves Monti's
- Q: On Sheet 4-3, where would this parking area be located? A: below grade, but there is no parking below the historic building. Q: Same on 4-5? A: Correct
- Pulled away from previous glass wall concept which detracted from design
- Q: Sheets 4-7, thru 4-9 how many floors over the historic structure? A: Four. We are stepping back away existing building after that.
- If that 4-story portion were eliminated, then you'd have a real set-back for the historic building, and it would stand out a lot more
- If we take that piece out, how do we hold up the piece behind it? And then we're talking about getting into the middle of the structure, which we don't want to do.
- Q: Have you conducted any geotechnical investigations to determine feasibility options? A: With other projects in the area, we think we have fair read on status.
- Q: Do you think the columns will go 20' or 30' deep? A: 20'
- Q: How far out from the front façade will they go out? A: 5' to 6'
- Q: So the patio would stand future out toward Rio Salado? A: Correct
- Q: Why couldn't those columns be in the interior space where you used to have the open patio? A: That area is closed in. Q: Right, but this would facilitate shifting mass

back while supporting it. A: We could, however that back wall is adobe and we don't want to take any chances.

- Phase I is first tower with hotel, Phase II is second tower, both with condos.
- Proposal is very dramatic, and I'd like to see it shifted back behind the historic building – you can't see the historic building in this plan
- Q: What is the use of the floors above Monti's? A: Condominiums accessed from south
- Q: How many condos all together? A: 350 Q: How many are in that front portion? A: 9 units [3 on each floor], and 12 as you go down Mill Ave. that wrap parking structure.
- Q: What is on the other side of those 9 condos? A: Parking [extends below grade]
- Q: Well what would happen if you lost those 9 condos? A: That'd be pretty expensive. Q: You wouldn't make as much money, you mean? A: Hardly. Yes. And then you'd also be looking at a blank wall of a garage; they could fix that – and then we'd be seeing the restaurant; and the three 10' deep columns for support
- We want to focus on our responsibilities to the Commission and our responsibilities to the Gateway to the City which is why this needs to be a dramatic statement to the City.
- Q: Did you show this concept to Jim Garrison at SHPO? A: Jim's desire is to see the building set back as well.
- Q: Did SHPO give you an opinion about *National Register* eligibility after construction? A: He was really upset about the height over the building, and I think that was his biggest hang-up.
- The NR issue is important to Commission, as we'd like to see you realize the tax benefits; we wouldn't want this diminished to a second-level rehab of properties that are not eligible. A: Our aspiration is to continue to qualify, we love to qualify. Certainly no desire to be removed, but that's why we're having some research done.
- Marshall Trimble: See this as a chance to save Monti's; times, they are a changin'; people don't know who Carl Hayden is even though he is arguably the most important person in AZ history; support statue out front / hotel name to help people remember him
- Location, design, setting, material, association, feeling, workmanship are the criteria [*Seven Aspects of Integrity*] HPC will use to evaluate proposed changes
- Integrity is significant more so on this site than any other; "ground zero" for Tempe
- Request to set building back and make it more visible; what is a respectable distance?

THERE WAS CONSENSUS TO CONTINUE DISCUSSION TO NEXT MEETING WHICH WILL LIKELY BE THE FORMAL RECOMMENDATION.

5. Discuss & Consider Member Participation in City Manager Candidate Forum

THERE WAS CONSENSUS FOR COMMISSIONERS TO PARTICIPATE IN THE CITY MANAGER FORUM AND RAISE PROFILE OF PRESERVATION RELATED ISSUES.

6. Discuss & Consider Orientation for New B + C Members 09/29 or 09/30/07
Item requested by City Clerk

RELAY OF CITY CLERK'S REQUEST TO INFORM COMMISSIONERS OF ORIENTATION FOR NEW BOARD + COMMISSION MEMBERS; OPEN INVITATION FOR ALL TO PARTICIPATE; AZ OPEN MEETING LAW IS LEGAL REQUIREMENT, AS WELL AS GOOD POLICY.

7. Discuss & Consider Assignments for Commission Council Liaisons

THERE WAS CONSENSUS FOR HPO TO DRAFT A SPREADSHEET FOR OCTOBER MEETING LISTING EACH COMMISSIONER AND RESPECTIVE COUNCILMEMBER.

8. Discuss & Consider Chair Updates:

- **City Incentives** - Consensus to invite Deputy Community Development Manager Neil Calfee for discussion of city incentives for historic property designation
- **Gage Addition, Park Tract Designation** - Upon recent formal withdrawal by MANA of HD application, Council has request staff to revisit HD process / ordinance / Prop 202 effects / form-based codes for future IRS presentation
- **Hayden Butte Designation** - Consensus to request agenda item with Parks + Rec. Board to discuss Hayden Butte designation / maintenance

9. Discuss Future Agenda Items

THERE WAS CONSENSUS TO ADD THE FOLLOWING TO THE OCTOBER HPC AGENDA / GENERAL FOLLOW UP REQUESTS:

- Establish October meeting date via email
- Mail 'Community Design Principles', Seven Aspects of Integrity', 'Garrison's Evaluation Matrix' and both Hayden House and Old St. Mary's original applications / nominations to HPC
- Invite Deputy Community Development Manager Neil Calfee for discussion of city incentives for historic property designation
- Hold Commission elections by Nov-Dec or Dec-Jan at the latest
- Continue discussion on HPC priorities
- Invite State HPO to next meeting
- Request agenda item with Parks + Rec. Board to discuss Hayden Butte designation / maintenance
- Discuss, consider, create list of existing / available Commission-Councilmember liaisons
- Contact TLC to determine future orientation training dates for B+C Members
- Proceed with city's original plan to proceed with design guidelines, NR nomination and public process for Roosevelt Addition Historic District, utilizing SHPO pass-thru grant.

Meeting adjourned at 8:40 PM.
Minutes scheduled for Tempe HPC approval on 10/18/2007.

Bob Gasser, Chair

Rdevpub/HistoricPreservation/HPCmins091807.doc

HPCmins091807.doc filed City Clerk 10/19/07 Krosschell, Connie; Fillmore, Karen; Stennerson, Julie & posted to www.tempe.gov/historicpres

Draft issued for review comments to:	Review comments received from:
☑	☐

Frequently Used Abbreviations or Acronyms:

CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects. The Tempe Historic Preservation Office is an agency of the Development Services Department.

CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs. The City of Tempe became a CLG in 1995.

DDA – Development & Disposition Agreement a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.

DSD – City of Development Services Department dealing with Building Safety, Land Use, Planning and Zoning

DRC – City of Tempe Development Review Commission volunteer bard advising mayor and council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.

HPAC – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee, also known as HPAC.

IEBC – International Existing Building Code adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.

IRS – Issue Review Session: Mayor and Council public meeting where members of the public may come forward and talk with City Council during the "Call to the Audience" at the beginning of the IRS.

PAD – Planned Area Development site plan overlay to define development standards for a specific project.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources.

SRP-MIC – Salt River Pima-Maricopa Indian Community: Created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments.

Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 "The Tempe HPF advocates preserving Tempe's at risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising."

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe's prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District placed to encourage appropriate land development and redevelopment consistent with and complementary to the community's focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe.