AGENDA ITEM 15
DATE 01-08-09

Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

· T · E · M · P · E ·
PRESERVATION

HISTORIC PRESERVATION COMMISSION

Mike Deskin
Elias Y. Esquer
Bob Gasser, Chair
Dan Killoren
Ann Patterson
Liz Wilson, Vice-Chair
Donna Marshak

Alternate Members:
Kriste Melcher

♦ ♦ ♦

HISTORIC PRESERVATION OFFICE

Joe Nucci, RA / HPO
E Hunter Hansen

♦

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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Community Development Department
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CITY OF TEMPE ARIZONA

Meeting Date:	Thursday, November 13, 2008
Location:	Hatton Hall 34 East Seventh Street
Commissioners Present:	Mike Deskin (6:45) Elias Esquer Bob Gasser Dan Killoren Donna Marshak
Alternates Present:	Kriste Melcher (6:05)
Staff Present:	Joe Nucci, E Hansen, Mark Vinson, Amy Douglass
Public Present:	Chelsea Elwood Pete DiMartino II Jay Braun, Sara Gutierres Nicolas Kalargyros Hetal Patel Keith Mulvin Nelson Chris Higgins Zena Lincoln Robert Jackson Karen Gitlis Virginia Sandovall Chris Dominguez Anthony Jennings Vic Linoff Ann Billsbarrow
Call to Order:	6:00 PM, Bob Gasser, Chair

1. Call to Audience
- No public comments

2. Approval of HPC Meeting Minutes 10/09/08 Tempe HPC meeting
***MOTION**: TO APPROVE THE 10/09/08 MINUTES WITH ONE ADDITION [DK], SECOND [KM]; **APPROVED** 4-0, WITH ALTERNATE MEMBER MELCHER ALSO VOTING TO APPROVE AND GASSER ABSTAINING SINCE HE WAS NOT AT THE MEETING.*

3. Discuss and Consider Individual Listing for Contributors to Historic Districts
Review of Opinion from Tempe City Attorney Andrew B Ching

- Summary of contributing and non-contributing properties [district] vs. individually eligible historic properties as provided by ordinance definition
- Fieldwork completed to date has not conclusively determined status of individual properties eligibility
- Contributing properties should not be automatically equated to individually eligible
- PUBLIC: Suggest that is it the charge of the HPC to advise on historic issues; standards vary based on criteria NR/State/Local; suggest this is HPC responsibility and properties should be considered case by case
- PUBLIC: Necessity for individual listings
- CONSENSUS: To review and consider, on a case-by-case basis each potential historic property

4. Neighborhood Meeting ZDC Sec. 6-402 Historic Designation and Listing
Braun-Gutierres House, 1290 S. Maple Avenue, in the historic Park Tract Subdivision

- Legal narrative read into record
- PUBLIC: Property owners are dedicated to preservation and maintenance of resource
- Adobe block walls [14" thick at base] were excavated from under home from basement area
- Attention to detail has been consistent throughout current ownership of home, constructed in 1937
- Home anchors southern edge of Maple-Ash Neighborhood
- Looking to increase property values through formal designation
- The red public hearing sign is a hassle and out of scale for the neighborhood
- Designation comes into play if property owner needs a building permit
- CONSENSUS: To move forward to Public Hearing at December 11 HPC meeting

[agenda reordered at discretion of Chair]

6. Discuss and Consider Tempe Historic Preservation Foundation Interaction w/ Tempe HPC
Presentation by Woody Wilson, President, Tempe Historic Preservation Foundation

- In 2006, THPF raised $40,000 at 'A Night to Preserve' fundraiser for Eisendrath House
- Planning another fundraiser in April 2009 in partnership with Neighborhood Workshop and Awards at the Pyle Center – April 18, 2009 will include address and workshop with the Mayor [7:30AM – 12 noon]
- Keynote Address with Donovan D. Rypkema, author of "The Economics of Historic Preservation: A Community Leader's Guide"
- Q: Have funds been received from the sale of house near the water treatment facility? A: Yes.
- 'Endangered Properties' poster should be revisited / updated
- Wednesday, November 19, 2008 is next Tempe Preservation Foundation meeting

7. Discuss and Consider Eisendrath House as an agenda item for Council Committees
Presentation by City Architect Mark Vinson status update and long-range planning

- Money has been committed; City money from sale of house is in account
- Money sources include: [1] City of Tempe, [2] Private donor, and [3] Other grants = 3 sources of money at time of contract which will be run through the Rio Salado Foundation
- The contract is with the attorneys now for approval; contracts haven't been finalized
- Project focus currently Sandra Day O'Connor House, then the money / focus "flows upstream" to the Eisendrath House
- Immediate need: [A] to clean up Eisendrath property, and [B] to look at the deteriorating roof and fragile adobe walls / other building condition issues
- Q: $600,000 for operational costs [O'Connor / March 2008]? A: Amount / application seems more fluid lately

5. Discuss and Consider Hayden Flour Mill & Silos Historic Interpretation
Presentation by Community Development Department Staff

- Request to do "Historic Interpretation" element was identified in DDA, originally with MCW, then carried over to Avenue Communities
- DDA 'Exhibit B-1' shows vertical interpretive element in tower
- Concept was revised in March 2008 when HPC 'accepted taking equipment out of elevator shaft and including in Phase II'
- Then revisited HPC in April 2008 – DDA [original] required 'meaningful interpretation' which is still required to explain milling operation / historic significance and integrity, thus revising March 08 motion
- Q: Do we need to be concerned about the building? A: No, it is part of the DDA.

- For interpretive element – the reason against it from Avenue Communities was 'we don't want to give up retail space' [see March 13, 2008 minutes]
- April 2008 2nd action was due to more complete info requested from Commission related to DDA / vertical element

8. Discuss and Consider commission participation at Council Committee meetings
Identify preservation agenda items & review HPC representative appointments

- Not everyone was here last month; exact meeting days/times now available
- 1st meeting for most subcommittees is approaching
- Specific assignments made for each Commissioner
- Bond issue is top priority for HPC – need to be included in process from early stages

9. Discuss and Consider Chair / Staff Updates:

- Roosevelt Addition Historic District National Register Nomination HPC comments on draft – call for feedback my Monday, November 17
- Date Palm Manor Neighborhood – HPO met with neighbors in informal setting last weekend, called for notarized signatures and made assignments for each neighbor to volunteer to gather outstanding property waivers
- Wireless Telecommunications Facilities in the vicinity of Tempe Woman's Club – T-Mobile holds outstanding appeal for TWC site, and is pursuing option to locate tower at adjacent Birchette Park
- Commission Vacancy – Donna Marshak appointed to permanent HPC position; Ann Bilsbarrow, RA appointed as new HPC Alternate
- Pursue council authorization to nominate Tempe Butte to *National Register of Historic Places* –

10. Current Events / Announcements / Future Agenda Items

- Member Announcements
- Staff Announcements
- Next Meeting Date Thursday, 12/11/2008 [Public Hearing Braun-Gutierres House]

Adjourn

Meeting adjourned at 7:59 PM.
Minutes scheduled for Tempe HPC approval on 12/11/2008.

Bob Gasser, Chair

Rdevpub/HistoricPreservation/HPCmins111308.doc

HPCmins111308.doc filed City Clerk 12/12/08 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, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.

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 and entitled to comment on NR and other SHPO activities within their boundaries. 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 Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning

DRC – City of Tempe Development Review Commission: volunteer board 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.

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: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the "Call to the Audience" prior to regular Council meetings.

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; established by the National Historic Preservation Act of 1966.

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; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation

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; provides staff support to the Tempe HPC.

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; typically in association with the light rail.

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; establishes zoning districts and development standards.