



• T • E • M • P • E •
PRESERVATION

**HISTORIC PRESERVATION
COMMISSION**

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

Alternate Members:
Anne Bilsborrow
Charlie Lee



**HISTORIC PRESERVATION
OFFICE**

Amy Douglass
E Hunter Hansen
Joe Nucci
Mark C. Vinson



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



Tempe Historic
Preservation Office
Community Development
Department
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Tempe, AZ 85280



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Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

UNAPPROVED AND UNRATIFIED A.R.S. § 38-431.05

Meeting Date: Thursday, March 12, 2009

Location: Hatton Hall
34 East Seventh Street

Commissioners
Present:

Elias Esquer
Bob Gasser
Dan Killoren
Kriste Melcher
Ann Patterson
Elizabeth Wilson

Alternates
Present:

Charlie Lee

Staff Present:

E Hunter Hansen, Matt Hess, Joe Nucci

Public Present:

Vic Linoff, Don Ryden, Scott Solliday, Victoria Vargas
Alisky, Beverly 85282 (support for DPMHD)
Alisky, Sander 85282 (support for DPMHD)
Christiansen, Margaret 85282 (support for DPMHD)
Decker, Adrienne 85282 (support for DPMHD)
Jenkins, Carolyn 85282 (support for DPMHD)
Hayden, Bidy 85282 (support for DPMHD)
Sandstedt, Bob 85281 (support for DPMHD)
Sandstedt, Ginny 85281 (support for DPMHD)
Stewart, Steve 85282 (support for DPMHD)
Vaz, Manjula 85282 (support for DPMHD)

Call to Order: 6:00 PM, Bob Gasser, Chair

1. Call to Audience

- No public comments

2. Approval of HPC Meeting Minutes 02/12/09 Tempe HPC meeting

MOTION: TO APPROVE THE 02/12/09 MINUTES AS WRITTEN [LW], SECOND [KM]; APPROVED 4-0.

3. Neighborhood Meeting for Date Palm Manor Historic District Designation & Listing

Tempe Zoning & Development Code Section 6-402 Neighborhood Meeting Requirement

- Legal Meeting Notice read into record for Neighborhood Meeting
- Staff recommends consensus to hold Public Hearing for the Date Palm Manor Historic District to be designated historic and listed in the *Tempe Historic Property Register*
- HPC: excellent staff report, includes all info needed for potential future NRN
- Suggestions: 1.] cite rapid growth in mid 50s as result of air conditioning, and 2.] elaborate on historic significance of Benny Gonzales
- Staff Summary Report on potential HD boundaries: send three [3] remaining properties offers for inclusion [Property Waiver Form] and exclusion [Opt-Out Form].
- Design Standards will not apply if someone opts-out

- Process gives property owners option to include themselves (waiver), as well as option to be excluded from regulations (opt-out) but included in the formal boundaries of the neighborhood – allowing future change of status to occur quickly and easily
- Planning recommendations are geared toward flexibility – giving HPC options to include or exclude individual properties

NEIGHBORHOOD COMMENTS:

- No homeowners present are against designation
- I'm thrilled
- Very pleased with city and commission assistance
- Someone stole the historic street sign from my tree
- Ten residents spoke or provided comment cards indicating support of historic designation and listing for Date Palm Manor Historic District
- HPC recommendation will go to DRC for the April 28, which has a March 10 deadline for material
- Staff Recommendation for inclusive HD boundary [The portion of the Date Palm Manor Subdivision proposed for overlay zoning, designation and listing as the Date Palm Manor Historic District consists of thirty-eight (38) lots with single-family homes, all within approximately 7.84 acres, located at 2106 S. Mill Avenue; 5-137 W. Palmcroft Drive; 2015-2030 S. Dromedary Drive; 32-121 W. Palmdale Drive; and 2019-2025 S. Dateland Drive, in the R1-6, Single-Family District and the R-3, Multi-Family Residential Limited District.]

MOTION: TO ACCEPT STAFF RECOMMENDATION FOR AN INCLUSIVE BOUNDARY AND TO SEND OPTION LETTERS TO REMAINING THREE [3] PROPERTY OWNERS. [AP], SECOND [DK]; **APPROVED** 6-0, WITH ALTERNATE COMMISSIONER LEE ALSO APPROVING.

- Special thanks to staff and Neighbors / Neighborhood. Congratulations!
- Staff also holding an additional Neighborhood Meeting here at Hatton Hall on Wednesday, March 18 to fulfill Ordinance requirement

CONSENSUS TO HOLD PUBLIC HEARING AT APRIL 9 AT HPC MEETING.

4. Neighborhood Meeting for Elliott (Garbinski) House Historic Designation & Listing

- Legal Meeting Notice read into record for Neighborhood Meeting
- Staff recommends consensus to hold Public Hearing for the Elliot (Garbinski) House to be designated historic and listed in the *Tempe Historic Property Register*
- Again, compliment staff on Staff Summary Report
- Please add info on detached garage of same era
- This property is currently listed on National Register of Historic Places
- House recently sold; Garbinski the new owner
- Would be the first Bungalow in multi-family zone [R-2] within Maple-Ash Neighborhood

NEIGHBORHOOD COMMENTS:

- It is great more and more properties are getting listed.
- I'll go along with that!
- Public Meeting schedule is identical to Date Palm Manor Historic District: 1st Public Hearing - HPC, April 9; then DRC April 28; CC, May 14 and 28.

CONSENSUS TO HOLD PUBLIC HEARING AT APRIL 9 AT HPC MEETING.

5. Presentation – Roosevelt Addition Historic District Design Guidelines Design Review

Don Ryden presentation of draft Design Guidelines for commission feedback

- Written comments from Commissioners will be transmitted thru HPO to Ryden
- Statements of significance / items in National Register nomination should be listed here
- Has to go in back of City Ordinance – needs to be concise
- #6, page – Compatible yet Distinct language / concept needs to be explained better
- Add section for berms and residential flood irrigation vs. drip irrigation
- Start with Secretary of Interior's Standards
- Info was scattered [i.e. windows]; too conservative of an approach; raise the bar and set a new standard HPC / neighborhood can utilize
- Incorporate infill guidelines, driveway treatments
- Buildings in back dealt with very well; tools for property owner to let them know what is expected of them, and mitigate adverse impact
- Don't put any new material / equipment on the roof
- Address types of window replacements

- Example of real-life application with carport infill with 'kitchen table' drawing provided to Commission
- Strike ~~whenever possible~~ from document
- p. 32 Screen Doors, treatments and features, policies on repairs, pre-approved additions listed graphically
- No second-story addition hand-out; not even an option
- Philosophy that effects user-friendliness [features, approaches, etc.]
- Staff Rec's language only in back of Ordinance, then cite full document

CONSENSUS TO REVISE DRAFT WITH THESE AND WRITTEN COMMENTS, AND RETURN TO COMMISSION FOR PRESENTATION.

6. Discuss and Consider Tempe Historic Preservation Foundation Interaction w/ Tempe HPC

Update on HPC informational materials and participation in Foundation Fundraiser on 04/18/08

- Woody Wilson, THPF's Chair, 2-page summary announcement
- .pdf posted online; will take announcement to every Board + Commission meeting; Papago Salado Association, Neighborhoods Chairs / 2nds
- Event date – April 18, 7PM
- Final copy of revised 'Endangered Resources' poster provided for review – suggestion to print/mount and provide to Mayor

7. Discuss and Consider TE&CD Council Committee work plan

Identify and prioritize recommendations for preservation incentives for bond or direct funding

- No longer called 'incentives' – now referred to as 'Historic Preservation Investments'
- City's investment in Sense of Place
- Council Subcommittee supportive – asked for HPC to bring this through, then onto full Council for consideration = process
- Standing invitation to bring this info back
- The way it was presented was helpful
- Gasser, Wilson, Killoren = subcommittee formed to flesh out details for HPC

8. Discuss and Consider HPC Actions at Ad Hoc and Council Committees

- Gasser update on Papago Park Master Plan Committee Ad Hoc Community Committee on TBD
- Esquer update Transportation CC on 01/27 & 02/24/09
- Killoren update Technology, Economic & Community Development CC on 02/03 & 03/03/09
- Killoren update Mill & Lake District Working Committee on 02/05 & 03/05/09
- Marshak update Education Partnerships CC on 02/16/09
- Melcher update Quality of Life Working Committee on 02/17/2009
- Wilson update Housing Council Committee on 02/17/09
- Gasser update Neighborhood Parks Rehabilitation & Maintenance CC 02/18/09
- Patterson update Sports, Recreation, Arts & Cultural Development CC on 03/11/09
- Patterson update Community Sustainability Working Committee on 03/11/09
- - *INFORMATION ONLY*

9. Discuss and Consider Chair / Staff Updates:

- Wireless Telecommunications Facilities in the vicinity of Tempe Woman's Club – no foreseeable application expected
- Commission Vacancy (Mike Deskin) – Kriste Melcher now Commissioner, Ann Bilsbarrow now Alternate Commissioner
- 2009 CLG Pass-Through Grant MRA conversion to MPDF format and update – submitted to SHPO for consideration

- *INFORMATION ONLY*

9. Current Events / Announcements / Future Agenda Items

- Next Meeting Date Thursday, 03/12/2009 6:00 p.m. Hatton Hall
 - ZDC 6-402 Neighborhood Meeting Date Palm Manor Historic District – 90% of property owner waivers received
 - ZDC 6-402 Neighborhood Meeting Elliott (Garbinski) House – formal application recently received for THPR listing
 - RAHD Design Guidelines – Don Ryden Presentation

- *INFORMATION ONLY*

10. Current Events / Announcements / Future Agenda Items

- Member Announcements
- Staff Announcements

- Next Meeting Date Thursday, 04/09/2009 6:00 p.m. Hatton Hall
 - TCC§14A-6 Public Hearing Date Palm Manor Historic District
 - TCC§14A-6 Public Hearing Meeting Elliott (Garbinski) House

Meeting adjourned at 8:16 PM.

Minutes scheduled for Tempe HPC approval on 04/09/2009.



Bob Gasser, Chair

Rdevpub/HistoricPreservation/HPCmins0301209.doc

HPCmins031209.doc filed City Clerk 04/10/09 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.