

• T • E • M • P • E •  
**PRESERVATION**

**HISTORIC PRESERVATION  
COMMISSION**

Anne Bilsborrow, Alternate  
Elias Y. Esquer  
Bob Gasser, Chair  
Charlie Lee, Alternate  
Dan Killoren  
Kriste Melcher  
Ann Patterson  
Liz Wilson, Vice-Chair



**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  
21 East 6<sup>th</sup> Street, Suite 208  
P.O. Box 5002  
Tempe, AZ 85280



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# Tempe Historic Preservation Commission [Tempe HPC] **MEETING MINUTES**

Meeting Date: Thursday, April 09, 2009

Location: Hatton Hall  
34 East Seventh Street

Commissioners  
Present: Elias Esquer  
Bob Gasser  
Dan Killoren 7:45PM  
Ann Patterson 6:07PM  
Elizabeth Wilson

Alternates  
Present: Charlie Lee  
Ann Bilsborrow

Staff Present: Dr. Amy Douglass, E Hunter Hansen,  
Joe Nucci, Mark Vinson

Public Present: Steve Stewart, Date Palm Manor  
Karen Gitlis, Maple-Ash  
Brian Formichella, Chase Home Builders

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

**1. Call to Audience**

- No public comments
- Officially welcome Ann Bilsborrow to Commission

**2. Approval of HPC Meeting Minutes** 03/12/09 Tempe HPC meeting  
**MOTION: TO APPROVE THE 03/12/09 MINUTES AS WRITTEN [EE], SECOND [CL];**  
**APPROVED 5-0.**

**3. Public Hearing for Date Palm Manor Historic District Designation & Listing**  
Tempe City Code Chapter 14A Historic Preservation Ordinance Public Hearing Requirement

- Legal Meeting Notice read into record for Public Hearing
- Staff Recommendation for listing to the THPR
- Q: All but three [3] property owners have provided support. What efforts have been made to reach the 3 outstanding owners? A: Staff has sent, via registered mail, copies of both the 'Property Waiver Form' and the 'Opt-Out Form'. Discussion with two [2] property owners made with HPO.
- Q: If a property owner does nothing, they are included in the historic district? A: Yes. Non-responses can choose to 'Opt-Out' at later date, thereby eliminating legal basis for Prop 207 claim.
- 93% of property owners in Date Palm Manor are in favor; 3 outstanding non-responses
- Thanks to Ryan Levesque in DS for developing 'Opt-Out' concept
- HPC: suggest emailing a 'thank you' to involved parties for 1<sup>st</sup> Post-Prop 207 in Arizona.
- HPO spoke with DRC in working session to explain process; very helpful
- Next step: April 28, 2009 DRC meeting – the only two [2] agenda items are preservation-related
- Steve Stewart: gathering group of neighbors to attend May 28 City Council meeting in support
- Q: What is the status of legal challenge[s] in AZ to Prop 207? A: The City of Flagstaff case is still in discovery, with no hearing date set.

**MOTION: THAT THE HPC RECOMMEND TO THE DRC THAT THE DATE PALM MANOR HISTORIC DISTRICT BE DESIGNATED HISTORIC AND LISTED IN THE THPR. [LW], SECOND [EE];**  
**APPROVED 6-0.**

#### 4. Public Hearing for Elliott (Garbinski) House Historic Designation & Listing

Tempe City Code Chapter 14A Historic Preservation Ordinance Public Hearing Requirement

- Legal Meeting Notice read into record for Public Hearing
- Staff Recommendation for listing to the THPR
- Property is already listed in *National Register of Historic Places*
- Next step: April 28, 2009 DRC meeting – the only two [2] agenda items are preservation-related

**MOTION: THAT THE HPC RECOMMEND TO THE DRC THAT THE ELLIOT (GARBINSKI) HOUSE BE DESIGNATED HISTORIC AND LISTED IN THE THPR. [AP], SECOND [LW];**  
**APPROVED 6-0.**

#### 5. Design Review – New Residence proposed in the Borden Homes Historic District

TCC§14A6 HPC Design Review of New Construction on a vacant lot at 1638 E 12<sup>th</sup> St

- Good to see a proposal appropriate in scale to the neighborhood
- Q: Garage set-back? A: 32'. House to the east = 34', house to the west = 30'; split the difference; intention was to not stand out
- Q: What kind of stucco finish? A: We can do 'smooth' if it would fit better in neighborhood
- Most of the homes are block (painted) and brick = transitional area
- One-coat system; modern-system / construction; from 4' away walls look 'smooth'
- Drop condition #2, 3, 4, 5, 6, 7 and 8 from Staff Report; keep conditions 1 and 9.

*CONSENSUS TO PROCEED WITH PROJECT AS DESCRIBED.*

#### 6. Discuss and Consider Tempe Preservation Plaque Program

Commission direction on providing tangible recognition of historic properties and districts

- 34 individual historic properties; 170 properties within districts
- New plaque on George Ditch, S. of Apache Blvd.
- Contributing vs. Non-Contributing property demarcation
- Concerns for legibility
- See Santa Barbara (blue oval) as example of iconic plaque

*CONSENSUS TO BRING ADDITIONAL DESIGN TO HPC FOR REVIEW.*

#### 7. 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

- List of names / number of attendees for Saturday, 18 April event
- Request to post in City calendar
- Head count for Arizona Historic Preservation Conference June, 18-20

#### 8. Discuss and Consider TE&CD Council Committee work plan

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

- [Agenda reordered]
- Revisit Council Subcommittee on May 8
- Stress programs to implement / prioritize
- Summary = 37 individual-listed 'Historic' properties; 4 'Historic Districts' = 204 properties (171 contributing); 160 properties in NR University Park (89 contributing); total 394 properties
- Cultural Resource Areas = large pool of potential properties (but not all) = still less than 2% of properties in Tempe
- Make revisions / changes to chart w/ examples for TE&CD

#### 9. Discuss and Consider HPC Actions at Ad Hoc and Council Committees

- Gasser update on Papago Park Master Plan Committee Ad Hoc Committee – April 29<sup>th</sup> = first public meeting; September completion
- Gasser update Neighborhood Parks Rehabilitation & Maintenance CC
- Esquer update Transportation CC
- Killoren update Technology, Economic & Community Development CC
- Killoren update Mill & Lake District Working Committee

- Marshak update Education Partnerships CC
  - Melcher update Quality of Life Working Committee
  - Patterson update Sports, Recreation, Arts & Cultural Development CC
  - Patterson update Community Sustainability Working Committee
  - Wilson update Housing Council Committee
- *INFORMATION ONLY*

**10. Discuss and Consider Chair / Staff Updates:**

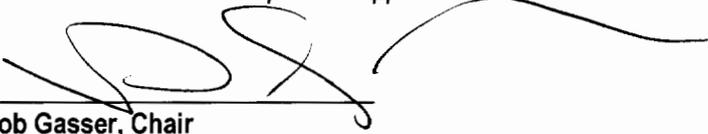
- 2009 SHPO CLG Training & Statewide Preservation Conference June 18-20<sup>th</sup> (early reg. 4/15)
  - 2009 CLG Pass-Through Grant MRA conversion to MPDF format and update
- *INFORMATION ONLY*

**11. Current Events / Announcements / Future Agenda Items**

- Member Announcements
  - Staff Announcements
    - City is applying for Indian Gaming Grant for graffiti program
    - AZ Heritage Fund 'swept' monies from AZ Lottery to cover budget deficit. Did State behave legally? Is that responsible behavior? APF and/or Heritage Alliance has info on ethics / legality
  - Next Meeting Date Thursday, 05/14/2009 6:00 p.m. Hatton Hall – break early (7:15PM) for City Council meeting
  - Roosevelt Addition Historic District Design Guidelines Design Review
- *INFORMATION ONLY*

**Meeting adjourned at 8:18 PM.**

*Minutes scheduled for Tempe HPC approval on 05/14/2009.*



**Bob Gasser, Chair**

Rdevpub/HistoricPreservation/HPCmins0400909.doc

HPCmins0400909.doc filed City Clerk 05/15/09 Krossschell, Connie; Fillmore, Karen; Stennerson, Julie & posted to [www.tempe.gov/historicpres](http://www.tempe.gov/historicpres)

Draft issued for review comments to:

Review comments received from:

## FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

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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.