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PRESERVATION

**HISTORIC PRESERVATION
COMMISSION**

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

Alternate Members:
Kriste Melcher



**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



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Preservation Office
Community Development
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Tempe Historic Preservation Commission [Tempe HPC] **MEETING MINUTES**

Meeting Date: Thursday, December 11, 2008

Location: Hatton Hall
34 East Seventh Street

Commissioners
Present:

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

Alternates
Present:

Kriste Melcher

Staff Present:

E Hunter Hansen, Matt Hess, Joe Nucci, Mark Vinson

Public Present:

Ginny Sandstedt Robert Sandstedt
Karen Gitlis Bob Gray
Steven Tseffos Vic Linoff
Sara Gutierres Patricia Olson

Call to Order:

6:00 PM, Bob Gasser, Chair

1. Call to Audience

- No public comments

2. Approval of HPC Meeting Minutes 11/13/08 Tempe HPC meeting

***MOTION: TO APPROVE THE 11/13/08 MINUTES WITH ONE REVISION [LW], SECOND [DK];
APPROVED 6-0, WITH ALTERNATE MEMBER MELCHER ALSO VOTING TO APPROVE.***

[agenda reordered at discretion of Chair]

5. Arizona State University Historic Preservation Update

Dr. Patricia Olson, ASU Historic Preservation Coordinator / Senior Architect

- Review of 2-page 'ASU Historic Preservation Update' handout dated December 11
- ASU Preservation Activities / Summary
- SHPO staff to address comprehensive approach for review / determinations of eligibility now that ASU is caught up on forms
- Multiple-property eligibility form will streamline future additions, similar to Multiple Resource Area Survey
- ASU is required to comply with Section 106 Review and the Historic Preservation Act
- State compliance is also state requirement for determination of eligibility / affect
- SHPO's role / state compliance is beneficial to process at ASU

4. Public Hearing Historic Designation and Listing

Braun-Gutierrez House, 1290 S. Maple Avenue, in the historic Park Tract Subdivision

- Legal narrative for Public Hearing read into record
- Q: How are we defining 'exceptional'? A: It means exception from the rule vs. outstanding.
- Q: What about the second story? A: It was added in the 40s, frame construction, should be included in report, slightly different but still significant
- C: Also potentially eligible for NR listing as one of the last remaining homes of its type; strong eligibility; property owner should consider NRN for potential tax credit eligibility
- Expand eligibility language to include criteria 14A4-(a1)
- Q: Are there other Pueblo Revivals? A: 12th + Mill Avenue, south of Date Palm Manor, and one east of McClintock
- PUBLIC COMMENT: The integrity of the house and its features should be preserved
- PUBLIC COMMENT: Neutral to application, applaud property owner for moving forward, Q: Does listing create any imposition on adjacent property owners? A: No. Urge HPC to approve application and encourage Commission to step back if they have a conflict of interest
- PUBLIC COMMENT: Voice of support – distinctive house in neighborhood deserves listing

MOTION: TO LIST THE BRAUN-GUTIERRES HOUSE TO THE THPR [EE], SECOND [AP]; APPROVED 5-0, WITH ALTERNATE MEMBER MELCHER ALSO VOTING TO APPROVE AND COMMISSIONER DESKIN ABSTAINING FROM VOTING.

3. Discuss and Consider Commission Goals for the Designation of Individual Properties

Conceptualize types of properties to preserve based on age, builder, owner, community association, etc.

- Potential themes / thematic surveys: Significance of important people, ethnic heritage [Hispanic, African, Asian], Multi-family housing, Garden Courts / Apartments, Builders, Adobe Construction, Homesteads
- Quantity of properties: Pre-1900 = 3; 10s = 9; 20s = 15; 30s = 110; 40s = 523. All of which total less than 1% of total properties.
- What if significant to Tempe? Commercial data base should also be consulted.
- Q: Can we list important individuals? A: Ask Dr. Amy Douglass.
- We should be looking at updating the MRA, and need to spend more research on it.
- Expressed goal of Commission and staff to see more individual nominations come forward
- Next month – installment on research – "An Approach to Updating the MRA"

6. Discuss and Consider Hayden Flour Mill & Silos Historic Interpretation

Presentation by Avenue Communities Inc.

- No up-to-date info; Avenue Communities is currently in E-Session with Council right now renegotiating terms of the DDA. All terms / conditions up for negotiation.

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

Chair update on Tempe HP Foundation annual event 04/18/09

- Wednesday, December 17 next THPF event
- New Eisendrath House fundraising event planned for April 18, 2009
- Previous monies still available for immediate concerns, 3 contractors looked at site, 6-month to 1-year intermediate concerns needs to also be addressed moving ahead
- Educational component as part of Neighborhood Workshop in April
- Request NAC agenda item?
- Recommend Commission presence at next THPF event
- Consensus to improve portable education / outreach in 2009

8. Discuss and Consider Chair / Staff Updates:

- Chair update on Neighborhood Parks Rehabilitation & Maintenance Committee 11/19/08 meeting – Clark Park, Tempe's first park renovation/rehabilitation, is on schedule; will address homelessness; park rehab program focuses on older neighborhoods, healthy park = healthy neighborhood
- Chair update on Community Ad Hoc Committee on Papago Park Master Plan 11/20/08 meeting – 1st meeting Tempe Public Library = Tempe residents only which will feed into larger, regional Papago Park Master Plan; will include Phoenix and Scottsdale and address gateways, historic areas, park features, paths, connectivity, 2012 – project for AZ Centennial
- TECD – January 13th is first meeting; Q: How will HPC and HPO staff work with committee / Councilmembers / Department Directors / Senior Staff to identify action items? A: Suggest working agenda item for January meeting.
- Sustainability Committee schedule added to calendar – cultural sustainability is a key element
- Q: How do I bring up a bond for HP at subcommittee level? A: HPC needs to develop recommendations for commissioners and have consistent message [January agenda]
- Future agenda item request: list of priorities for HPC – baseline of accomplishments
- Public partnerships – we are prioritizing these elements [i.e. bond election]
- Roosevelt Addition Historic District National Register Nomination public draft – NRN complete package expected in January 09 for review and submittal to SHPO. DG's also in January.
- Date Palm Manor Neighborhood – HPO currently has property waivers for 82% of property owners [5 outstanding out of 38 total parcels; 2 objections; working with City Attorney's office to create 'Opt Out' form]
- Wireless Telecommunications Facilities in the vicinity of Tempe Woman's Club – no change in status, applicant still holds appeals for TWC site and Church on Mill site. No submittal for Birchett Park to date.

9. Current Events / Announcements / Future Agenda Items

- Member Announcements
 - Killoren prepared preservation proposal for inclusion in TECD subcommittee
 - Invite Dawn Coomer to next HPC meeting to discuss criteria used to determine 'impact' or 'no impact' in Valley Metro South study.
- Staff Announcements
 - Deskin and Gasser accompanied HPO to site visit of Gitlis residence at 1206 S. Ash Avenue for pre-determination of eligibility; Commissioners not unanimous citing primary reasons for overall integrity
 - Hatton Hall reserved for 2nd Thursdays in 2009 for HPC
 - 285 volunteer hours reported, reminder to keep track of HP activities including subcommittee hours
 - Invitation to 'Tribute to the *Tribune*' event at Tempe Mission Palms, December 16, 5PM
- Next Meeting Date Thursday, 01/08/2009 6:00 p.m. Hatton Hall

Adjourn

Meeting adjourned at 7:59 PM.

Minutes scheduled for Tempe HPC approval on 1/08/2008.

Bob Gasser, Chair

Rdevpub/HistoricPreservation/HPCmins121108.doc

HPCmins121108.doc filed City Clerk 01/09/09 Krossschell, 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.