



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



**480.350.8028**  
8579 FAX; 8913TDD



Tempe Historic Preservation Commission [Subcommittee]

# MEETING MINUTES

Meeting Date: Tuesday, March 31, 2009

Location: Hatton Hall  
34 East Seventh Street

Commissioners  
Present: Bob Gasser  
Dan Killoren  
Liz Wilson

Staff Present: Joe Nucci

Public Present: Clint Evans 85282  
David Lewis 85282  
Sterling Jones

Call to Order: 3:30 PM, Bob Gasser, Chair

**1. Call to Audience**

- ASU Students stated they were attending for a class with Professor Kim

**2. Discuss Technology Economic & Community Development 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
- Standing invitation to bring this info back to council committee

- Historic homes and commercial properties typically need repairs and up-grades to keep them livable, well maintained and viable. If not, they fall into disrepair and become too costly to fix, leading to their eventual demise. Investing in the maintenance and rehabilitation of historic homes and commercial properties has long term economic impacts leading to vital neighborhoods, increased tourism, and increased property values. Also, seeing businesses flourish while in historic buildings is something that everyone likes to see - it's a natural draw that affects increased tourism and sales taxes.

- The HPC sub-committee said that we needed some major funding source for giving grants to homeowners and small commercial businesses to do such things like repair or replace historic windows in an appropriate manner and new roofing to protect the structure. Funds could also be used on such things as repairs to foundations of historic properties.

- All such work would be on the exterior and we talked about a 50/50% grant system similar to what is currently in place via bond funding in the City of Phoenix. The sub-committee said there are three or four possible ways to do this. One is to request bond funding at approximately \$75,000 annually for rehabilitation grants. Another option is similar to what the City of Tempe did in requiring a 1% or 0.5% share of all new commercial development be allocated to the HP reinvestment fund - similar to what was done for the arts in Tempe.

- We mentioned that Prop 202 Indian Gaming funds could possibly be used from the SRP-MIC for HP funding. Another possibility is asking that a designated share of the City's annual HUD-CDBG funding be devoted to historic preservation. In order to qualify for funding, a property would have to be listed on the Tempe Historic Property Register.

- We also talked about a mid-level investment funding that would include buying plaques for individually designated properties (not for each home within a historic district) and reducing city fees for building permits and flood irrigation involving designated historic properties. Landscaping supported by flood irrigation is a character defining attribute of many of our historic districts and it is critical that be maintained.
- The City of Tempe is currently doing a few things that aid historic property owners which we fully support continuing. These include staff providing professional design help regarding such things as window replacement or additions along with planning and grant writing. In addition, we want to continue funding design guidelines for designated historic districts and National Register nominations once designated on the local register. We also mentioned funding building condition assessments for designated properties. Finally, to assist property owners with State/Federal tax credits, we decided that the City needs to develop a current Multiple Property Documentation Form that can easily incorporate new listings on the National Register of Historic Places.
- Marked-up spreadsheet for preservation investments based on Scottsdale model (see attached).
- Bonding for the historic preservation program is needed to move the program up to the next level of service and effectiveness.
- Cultural Resource Areas are not realizing their potential and need to be protected with both interim and long-term investments in conservation and enhancement.
- National Register Nominations could be bundled and packaged for production in the format of the Multiple Property Documentation Form which could be processed through a regular periodic procurement program.
- Historic Preservation Residential Landscape Preservation Program needed to protect the character of Cultural Resource Areas comprehensively at the neighborhood level. Discussed fee reductions and other assistance.
- Funding mechanisms include Prop 202 Indian Gaming as well as a program similar to the 1% for the Arts program.

**Meeting adjourned at 5:45 PM.**

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

---

**Bob Gasser, Chair**

---

HPC-SCmins033109-TECD.doc

---

HPCmins033109.doc filed City Clerk 04/10/09 Krosschell, 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

---

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.