



**TEMPE HISTORIC
PRESERVATION
COMMISSION**

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

**TEMPE HISTORIC
PRESERVATION
OFFICE**

Amy Douglass
Hunter Hansen
Wm. "Billy" Kiser
Joe Nucci
John Southard
Mark 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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Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Meeting Date: Thursday, February 11, 2010

Location: Hatton Hall, 34 East Seventh Street

Commissioners

Present: Anne Bilsbarrow
Elias Y. Esquer
Bob Gasser
Kriste Melcher
Ann Patterson
Liz Wilson

Alternates

Present:

Staff Present: Douglass, Amy; Hansen, Hunter; Hess, Matt; Kiser, Billy; Nucci, Joe; O'Melia, Kevin; Southard, John; Vinson, Mark

Public Present: Amorosi, Phil 85281; Buss, Chuck 85281; Ellis, Shana 85283; Fuller, Kenneth 85210; Hallam, Nathan 85282; Lind, Julie 85281; Linoff, Vic 85281; McKee, Chris 85281; Roach, Lisa 85281; Savage, Robin Arredondo 85282; Siefer, Stu 85281; Tasso, Rob 85281; Wilson, Woody 85283; Yates, Eduarda 85282

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

1. Call to Audience

- Phil Amorosi, Thanking HPC for their presentation on historic presentation at the Hudson Manor Neighborhood Association meeting on February 10, 2010.

2. Approval of HPC Minutes: 1/14/10 Tempe HPC meeting

MOTION: TO APPROVE THE 1/14/10 MINUTES AS WRITTEN [AP], SECOND [EE]; APPROVED: UNANIMOUSLY, [6-0].

3. City Council Candidate Dialogs

- Shana Ellis question-and-answer session
 - Supports HP in Tempe
 - Has 20+ years experience, worked with Mark Vinson
 - Believes in the educational benefits stemming from preservation
 - First priority for HP should be the Flour Mill
 - Favors bonding for HP, but acknowledges economic benefits may not be available due to current economic situations.
 - Supports listing the Flour Mill on the National Register
 - Supports the continuance of flood irrigation in Tempe, acknowledging the need for minor subsidies
 - Q: If a contractor produces funding for preservation of the Flour Mill, would she support a funding match by City of Tempe? A: Yes, she would support a city match.
- Robin Arredondo-Savage question-and-answer session
 - Native Tempean, takes pride in local history and has many fond memories growing up here
 - Supports preserving the Flour Mill and Silos; these would be her top priority
 - Historic neighborhoods should be preserved as they are, maintaining current densities
 - Supports designation of funding for HP and partnering with other organizations
 - Supports bonding for HP

- Q: Would she support tax incentives for historic properties? A: That must be taken on a case-by-case basis
- Q: In a large neighborhood, what percentage of the residents must support HP in order for the city council to voice approval for designation as a historic property? A: It must be a firm majority of residents (did not state specific percentage)

- Julie Lind (Representative for Onnie Shekerjian) question-and-answer session
 - Onnie is passionate about HP, enjoys historical research, and has included preservation in her campaign
 - Top preservation priorities are the Eisendrath House, O'Connor House, and Flour Mill
 - Supports protection of historic neighborhoods at current densities, but cites the importance of Prop. 207 and private property values.
 - Would support City of Tempe purchasing "public amenities" as an incentive for historic preservation, but would expect "something tangible" in return from the property owner.
 - Supports bonding for historic preservation

4. Discuss and Consider Design Review Changes proposed to E.M. White Dairy Barn (1919)

- Ken Fuller (architect) presentation relative to tenant improvements at 1810 E. Apache Blvd.
- Addition to be built next to historic structure, but will not impede preservation of the building
- Walk-In cooler addition to southwest corner; will not alter the original building's historic character
- Changes to front (south side) patio: All new building additions will be kept 4 inches away from previous historic structure
- Rust-colored steel to be used in front of building to maintain "old" appearance
- Will use pre-existing A/C units; these will be screened off to reduce their visibility
- Concern raised about addition of walk-in cooler; would partially obscure view of historic cobblestone wall
- Design is "distinct yet compatible," and serves to alleviate the existing building's vacancy
- Thorn-less palo verde should not block views of the historic building
- Q: Will new construction at a distance of 4 inches from preexisting historic structure disrupt historic footings? A: Architect has not examined existing footings. Tempe HPC Conditions for Approval amended to add "or footings" to Condition #3.
- Signage will be painted onto front parapet
- Patio to be enclosed in see-through mesh
- Suggestion to include plaques inside recognizing the buildings Tempe Register and National Register status
- Amendment to Tempe HPC Conditions for Approval: add "landscape" after "fixtures."
- Music will be indoors only; target audience for new business will be 21-35 age group
- City meeting to be held 3/2/10

MOTION: THAT TEMPE HPC APPROVE TENANT IMPROVEMENTS, MINOR ADDITIONS, AND LANDSCAPING PROPOSED AT THE E.M. WHITE DAIRY BARN SUBJECT TO CONDITIONS STATED IN THE MINUTES OF THIS MEETING AND AMENDMENTS MADE DURING THIS MEETING AND THAT THIS PROJECT BE RECOMMENDED FOR ADMINISTRATIVE APPROVAL AT PLANNING REVIEW WITH HPC SUPPORT [AB], SECOND [AP] APPROVED: [5-1]

NOTE: COMMISSIONER WILSON LEFT AT 7:20 P.M.

5. Discuss and Consider Roosevelt Addition Historic District Design Guidelines

- Agenda item continued to March meeting

6. Tempe Pass-thru Grant from SHPO (SRP-MIC match)

Billy Kiser update on National Register Nomination for Tempe (Hayden) Butte

- Rough draft of NRN narrative on Tempe Butte contained in meeting packet
- Met with Bob Gasser, Scott Solliday and David Jacobs to discuss the nomination
- Rough draft takes into account the thoughts and concerns of both Gasser and Jacobs
- Narrative looks at petroglyphs and iconography of Tempe Butte relative to Hohokam culture
- Photos of Butte petroglyphs taken for use in NRN
- Future PowerPoint presentation to display photos and outline paperwork requirements of NRN

7. Tempe Pass-thru Grant from SHPO (SRP-MIC match)

John Southard update on Survey & Inventory for Hudson Manor Neighborhood

- Strong homeowner interest for historic designation among Hudson Manor residents
- Summary of HP presentation delivered 2/10/10 at HMNA meeting
- Seeks HPC assent to continue surveys of Hudson Manor neighborhood

- Comparisons to Solliday's 2001 neighborhood survey; many houses deemed non-contributing by Solliday are now considered contributing
- High percentage (about 40%) of rental properties in neighborhood; waivers for these properties will be a concern
- Notes a strong sense of pride among homeowners in the historic integrity of their neighborhood
- Recognizes Phil Amorosi for his work in raising an awareness of HP in the neighborhood
- Q: When will design guidelines for Date Palm Manor be written? A: Other districts are ahead of Date Palm, including Roosevelt Addition, Borden Homes, and Tomlinson Estates; there is currently no funding to write design guidelines for Date Palm
- Gasser recommends HPC staff and interns do design guidelines for Borden homes because it was our first historic district.

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

- Gasser update on Papago Park Master Plan Committee Ad Hoc Committee – Draft master plan now on CD

9. Discuss and Consider Chair / Staff Updates:

- Follow-Up on January presentation by Mayor Hugh Hallman
- Douglass-Gitlis House – meeting between Gitlis, Southard, Nucci, and Hansen on 2/09/10
- SB1166 – information from John Southard on current proposed legislation by Arizona State Senator Linda Gray
- Legislation would eliminate owner-occupied historic properties from benefits and tax incentives
- Would eliminate financial incentives for NRN-listed property owners
- Currently there is a hold on the bill as a result of widespread protest
- Proposal for the Tempe HPC to take an officially stated stance on the matter

MOTION: TO BRING RECOMMENDATION BEFORE MAYOR AND COUNCIL THAT THE CITY OF TEMPE TAKE AN OFFICIAL STANCE AGAINST SB1166 [KM], SECOND [AP]

APPROVED: UNANIMOUSLY [5-0]

10. Current Events / Announcements / Future Agenda Items

- Member Announcements
- Staff Announcements – Dan Killoren has moved to Ohio and is no longer with the commission
- Introduction of ASU graduate student Nathan Hallam; statement of support for his nomination to serve as a commissioner
- City primary elections to be held next month
- Tempe Preservation will soon have a Facebook page managed by John Southard; will increase public awareness of program
- Next HPC Meeting Date Thursday, 03/11//2010 6:00 p.m. Hatton Hall
 - ASU Historic Preservation Update, Dr. Patricia Olson

Adjourn

Meeting adjourned at 8:25 PM

Minutes scheduled for Tempe HPC approval on 3/11/10

Bob Gasser, Chair

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.