



**TEMPE HISTORIC
PRESERVATION
COMMISSION**

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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, March 11, 2010

Location: Hatton Hall, 34 East Seventh Street

Commissioners

Present: Bob Gasser
Ann Patterson
Liz Wilson

Alternates

Present: Charlie Lee

Staff Present: Kaylee Colter; Hunter Hansen; Joe Nucci; John Southard

Public Present: Megan Engard; Nathan Hallam; Vic Linoff; Patti Olson; Don Ryden; Dianne Schmidt; Eduarda Yates

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

1. Call to Audience:

2. Approval of HPC Minutes: 2/11/10 Tempe HPC meeting
MOTION: TO APPROVE THE 2/11/10 MINUTES AS WRITTEN [AP], SECOND [JN]; **APPROVED:** UNANIMOUSLY, [4-0].

3. Arizona State University Historic Preservation Program Semi-Annual Update

- Presentation by ASU Historic Preservation Officer Dr. Patricia Olson
- Kerr Cultural Center, located off of Scottsdale Rd. in Scottsdale
 - House and studio of Louise Lincoln Kerr, noted patron of the arts. Constructed late 40s-50s.
 - National Register nomination has been reviewed by the HSRD and is off to the Keeper
 - Q: Is the Kerr Cultural Center on the Scottsdale Register of Historic Places?
A: Yes.
 - Facilities Management Building at Polytechnic Campus
 - Originally part of a 100 home civilian housing complex
 - Now used for maintenance purposes- declared ineligible
 - Q: Were the 100 homes built of block? A: No, frame.
 - Valley National Bank Dome / Signage
 - Dome now in place south of Vista del Sol complex
 - Furniture may be added under the dome at a future point
 - Q: Is the dome pavilion available for lease? A: Unsure
 - Q: Is the dome located on private property? A: Yes
 - Social Sciences Building on Tempe campus
 - ASU hopes to have the structure reoccupied by fall of 2010
 - including the 4th floor that has been closed
 - A structural assessment has determined the building to be sound
 - Manzanita Hall on Tempe campus
 - American Campus Communities may renovate the hall in the near future
 - 1895 Harrington/Birchett House located at 202 E. 7th Street
 - Architect Don Ryden will complete a building condition report by 2010.
 - Adaptive reuse as a restaurant or office considered
 - Q: Will the landscaping be retained? A: Yes, character defining feature
 - Old Main on the Tempe campus
 - The electronic carillon will be installed in Old Main

- Irish Hall on the Tempe campus
 - The Arizona SHPO has approved painting the building
- Wilson Hall on the Tempe campus
 - A new café will be constructed in the northwest portion of the building
- Ocotillo Hall on the Tempe campus
 - Glen Rice of ACS is conducting an archaeological assessment of the grounds
- Polytec Campus
 - Arleyn Simon current survey of the boundaries of the Midvale site (a Hohokam village) underway.
- Tempe (Hayden) Butte
 - ASU has approved inclusion of the ASU owned portion of the butte in the NRN prepared by Tempe
 - Need to include all known archaeological features in the NRN including the ASU-owned portion
 - Clarification that the NRN will exclude Sun Devil Stadium and related ASU facilities
- Fraternity housing on Alpha Drive (Tempe campus)
 - Background: ASU constructed 10 fraternity houses on university owned land in 1961. ASU owned all 10 until 1998. From 1998 to 2002, 8 were purchased from the university. The remaining two houses were demolished by ASU in 2003.
 - ASU will regain title to the three extant houses contiguous to the two now vacant lots and engage in a recordation and documentation process prior to demolishing the three homes.
 - The remaining five homes will be owned by Threshold Development Company. The land will eventually be used for a mixed use housing / retail development along University and Rural.
- Miscellaneous
 - Q: What is being done to preserve West Hall and Dixie Gammage Hall? A: There are many deferred maintenance issues. The university is undertaking as much work as present resources allow.
 - Q: Are grants available for this work? A: No. The grants from the Heritage Fund are not currently available.

4. Discussion of final draft of Roosevelt Addition Historic District Design Guidelines

Presentation by Kaylee Colter, Intern for the City Architect

- Three phases of research undertaken
 - (1) Site vegetation inventory, (2) historic evidence for landscape design, (3) historically available plants
- Desirable outcomes:
 - Maintain flood irrigation
 - Encourage large grass lawns and shade trees
 - Recommend non-invasive, allergy sensitive plant vegetation
 - New planting shall be selected from the historically correct plant list
- Questions
 - Q: English Ivy is recommended in the guidelines. Is this on the state invasive species list? A: No.
 - The cottonwood is listed as a historically significant tree, but the orchid tree is not. Why? A: Cottonwoods are native, orchid trees are not.
 - Q: Was the species lily included? A: Not at the moment. Inclusion of the species lily can be discussed at the March 23, 2010 RAHD meeting.

ACTION: Final draft of the Roosevelt Addition Historic District Design Guidelines approved by HPC.

5. Discussion of Hudson Manor Unit One property survey

Presentation by John Southard, Historic Preservation Intern

- Staff seeks a determination of contributory status from the HPC for 8 of the 43 homes in HMHD Unit 1
- Property 1: 1526 E. Hudson Dr. - HPC consensus determination: Contributing
- Property 2: 1508 E. Hudson Dr. - HPC consensus determination: Non-contributing
- Property 3: 1520 E. Hudson Dr. - HPC consensus determination: Non-contributing
- Property 4: 1538 E. Hudson Dr. - HPC consensus determination: Non-contributing
- Property 5: 1608 E. Hudson Dr. - HPC consensus determination: Contributing
- Property 6: 1614 E. Hudson Dr. - HPC consensus determination: Non-contributing
- Property 7: 1538 E. Williams St. - HPC consensus determination: Non-contributing
- Property 8: 1614 E. Williams St. - HPC consensus determination: Non-contributing

6. Discussion of HPC vacancies and potential merger with History Museum Advisory Board

- **Vacancies**
 - Applicant Nathan Hallam to be considered at the next City Council meeting
- **Board merger**
 - HPC voiced concern regarding the potential work load created by a board merger
 - Echoing the History Museum Advisory Board, the Commission expressed concern over the expertise required of members on both commissions, and the likely lack of cost savings resulting from a merger
 - HPC believes that the Historic Preservation Ordinance would need to be rewritten to allow a merger
 - HPC is both regulatory and advisory making its role unique;
 - HPC works with a specific mission established by city code and state IGA;
 - HPC operates under state and local statutes; those statutes require certain expertise in membership and the merger may adversely impact the standing of the HPC with respect to the CLG program;
 - HPC support staff has specific expertise that does not cross over; therefore staff support could not be cut to one person and no savings would be realized;
 - The business of another board or commission would become subsumed under the statutory business of the commission which already tests the limits of a single monthly commission meeting and therefore would suffer.

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

- Papago Park Master Plan
 - Olson Associates has released a 112 page draft master plan relating to Papago Park

8. Discussion of Chair / Staff Updates

- Douglass / Gitlis House
 - Approved on consent during first City Council Public Hearing, second and final hearing to take place March 25, 2010
- AZ Senate Bill 1166 Re: Historic Property Tax Reduction
 - City has instructed their contract lobbyist to oppose the SB 1166
- 2009 Pass-through Grant Progress Report detailing work of HP Interns delivered to SHPO
- Recognition of Ann Patterson's service on the HPC
 - Commissioner Patterson's term ends on March 31, 2010. She began serving on February 6, 2003.
 - Chairman Gasser presented a certificate in recognition of her service to the HPC.
- Elections
 - **MOTION:** Bob Gasser to serve as Chair and Liz Wilson to serve as Vice-Chair [AP], **SECOND** [CL]; **APPROVED:** UNANIMOUSLY, [4-0].

9. Discuss and Consider Chair / Staff Updates:

- Hansen may be leaving the City of Tempe in the near future due to budget cutbacks

10. Current Events / Announcements / Future Agenda Items

Adjourn

Meeting adjourned at 8:20 PM

Minutes scheduled for Tempe HPC approval on 04/08/10

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.