



**TEMPE HISTORIC
PRESERVATION
COMMISSION**

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

**TEMPE HISTORIC
PRESERVATION
OFFICE**

Amy Douglass
Nathan Hallam
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, August 12, 2010

Location: Hatton Hall, 34 East Seventh Street

Commissioners

Present: Ira Bennett
Elias Y. Esquer
Bob Gasser
Andrea Gregory
Charlie Lee
Kriste Melcher
Liz Wilson

Staff Present: Nathan Hallam, William "Billy" Kiser, Joe Nucci, John Southard,

Public Present: Seth Anderson (85281), Vic Linoff (THMAB)

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

New Member Introduction: Bob Gasser introduced new member Ira Bennett

1. **Call to Audience:** *NO COMMENT*

2. **Approval of HPC Minutes:** 7/08/10 Tempe HPC meeting
MOTION: TO APPROVE THE 7/08/10 MINUTES AS WRITTEN [EE], SECOND [AG]; APPROVED: UNANIMOUSLY, [6-0].

3. Discuss and Consider Classification of Historic Eligible Properties per Sec. 14A-4(j)

Examine alternative protocol for HE classification of eligible properties

Part of City ordinance is to identify historic properties, but not to determine "historic eligible" status.

- Notice of public hearing mailed to ten Historic Eligible (HE) property owners, with two positive responses and one negative response.
- Decision made by Chair to cancel public hearing on HE properties; recommend classification of HE properties not be pursued at this time.
- No real positive benefit results from classifying properties as historic eligible.
- Chair recommends mailing letters to predetermined historic property owners informing them about preservation and suggesting they pursue local designation through HPO.
- Letters will inform property owners of eligibility.
- HPO can research historic properties in-office, but can take no other action without first notifying property owners.

Q: Can HPC hold open-houses or offer tours of local historic properties to individuals interested in the program and desiring to have their own property listed? A: Yes, this would be a good idea.

CONSENSUS: CHAIR TO SEND LETTERS TO HISTORIC ELIGIBLE PROPERTY OWNERS ENCOURAGING THEM TO PURSUE LOCAL DESIGNATION AND LISTING

4. Discuss and Consider Program Operating Budget FY 2010-2012

HPO update on meeting with CDD Manager Chris Anaradian

- July meeting between CDD Manager Chris Anaradian and HPO Staff to discuss preservation objectives and strategy to fulfill HPO commitments.
- Upcoming funding opportunities: match monies through SHPO pass-thru grant; neighborhood enhancement grant; statewide CLG monies; Indian gaming grants.
- Proposal to present estimate of future costs to be encumbered by HPO.
- HPO will have a budget for the first time; must be strictly adhered to.
- HPO awaiting Indian gaming grant application results to continue funding internship program.
- HPO funding does not come from general fund; it comes from federal and state grants.
- The Commission recognized the great value that the interns add to the HP program.

- Minimum HPO budget will ask for \$17,000.
Q: Does HPO have higher priorities for certain programs? A: Yes. Previous commitments such as neighborhood design guidelines take priority, as they are required by city ordinance.

CONCENSUS: HPO WILL RETURN IN SEPTEMBER WITH A BUDGET PROPOSAL FOR HPC REVIEW AND COMMENT

5. Discuss and Consider Survey & Inventory of pre-1941 Properties

Nathan Hallam & HPO update on Pre-1941 Survey & Inventory

- Powerpoint presentation of approximately thirty-five pre-1941 properties in the Gage Addition.
- HPO Survey and inventory of pre-1941 properties to update 1997 work done by Ryden. Current work not designed to determine historic eligibility of specific properties, but rather to update previous assessments with current research, with emphasis on "gray area" properties where eligibility or integrity might be ambiguous.
- At least three properties formerly believed to predate 1941 have been discovered to be of newer construction (1950s).
- Recommendation that Chair mail notices of historic eligibility and recommending consideration of listing on THPR to Gage Addition property owners.
- Hallam will prepare another similar presentation for the Park Tract for the September meeting.

CONSENSUS: CHAIR TO SEND LETTERS TO HISTORIC ELIGIBLE PROPERTY OWNERS ENCOURAGING THEM TO PURSUE LOCAL DESIGNATION AND LISTING

6. Discuss and Consider Hudson Manor Fieldwork and Moeur House National Register Nominations

John Southard update on Hudson Manor proceedings and Governor B.B. Moeur House NRN.

- Research for Moeur House NRN being conducted at City of Phoenix Archives.
- Contact made with Hudson Manor Neighborhood Association Chair Phil Amorosi; expresses renewed interest in historic designation.
- Approximately two-thirds of properties in Hudson Manor are eligible for NRN district listing under Criteria "A".
- HPO to give presentation at upcoming neighborhood association meeting on September 13 to discuss nomination process and encourage distribution of waivers.
- All Tempe HPC commissioners invited to attend meeting.

7. Discuss and Consider Tempe (Hayden) Butte and Pyle House National Register Nominations

Billy Kiser presentation on Tempe (Hayden) Butte and Governor Howard Pyle House NRNs.

- Met with GRIC and SRP-MIC on July 21 to discuss nomination of Tempe Butte; many changes and alterations made to nomination pursuant to the wishes of the two respective tribes.
- Multiple meetings with Dr. David Jacobs relative to Tempe Butte NRN.
- Final draft of Tempe Butte NRN delivered to SHPO.
- Tempe Butte NRN is scheduled for the October HSRC meeting.
- Work continues on research for the Governor Howard J. Pyle House national register nomination.
- Ten-page biography of Howard Pyle, to be included in the nomination, written by Kiser and provided as part of meeting packets.
Q: What is the period of significance for the Pyle House? A: The entire time he lived there (beginning in 1939).

8. Discuss and Consider Chair / Staff Updates:

- 2010 Beautification Awards: Winners not yet announced, but O'Connor House will receive some type of recognition.
- O'Connor House nominated for Valley Forward Award for historic preservation. Banquet to be held in October.
- Historic Property Plaque Program: contact made with six THPR property owners recommending they purchase plaques.
- Tempe HPO Social Media Project now reaches over 1350 subscribers to the page at <http://www.facebook.com/TempeHPO>

9. Current Events / Announcements / Future Agenda Items

- Next HPC Meeting Date Thursday, 09/09/2010 6:00 p.m. Hatton Hall

Meeting adjourned at 7:54 PM

Minutes scheduled for Tempe HPC approval 09/09/2010

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.