



**TEMPE HISTORIC  
PRESERVATION  
COMMISSION**

Ira Bennett, Alternate  
Anne Bilsbarrow  
Elias Y. Esquer  
Bob Gasser, Chair  
Andrea Gregory  
Charlie Lee, Alternate  
Trista Taylor, Alternate  
Liz Wilson, Vice-Chair  
Vacancy

**TEMPE HISTORIC  
PRESERVATION  
OFFICE**

Amy Douglass  
Nathan Hallam  
Hunter Hansen  
Wm. "Billy" Kiser  
Joe Nucci  
Chris Paternoster  
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

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

Meeting Date: Thursday, January 13th, 2011

Location: Hatton Hall, 34 East Seventh Street

## Commissioners

### Present:

Ira Bennett  
Anne Bilsbarrow  
Elias Esquer  
Bob Gasser  
Andrea Gregory  
Charlie Lee  
Trista Taylor

**Staff Present:** Amy Douglass, Nathan Hallam, William "Billy" Kiser, Joe Nucci, John Southard, Mark Vinson

**Public Present:** Nancy Buell, Karyn Gittlis, Jeryse Kelly, Debbie Laird, Vic Linoff, Shirley McKean, Lisa Roach, Ginny Sandstedt, Robert Sandstedt, Elna Rae Zeilinger, Philip T. Zeilinger

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

### 1. Call to Audience

- Nancy Buell, Girl Scouts of America: Local Girl Scouts will be volunteering at an event on May 7 at Sandra Day O'Connor House and want to include preservation in their efforts. Buell requests to be placed on February HPC agenda to give more details. Request granted.

### 2. Approval of HPC Minutes: 12/09/11 Tempe HPC meeting

*MOTION [BENNETT]: TO APPROVE THE 12/09/11 MINUTES AS WRITTEN, SECOND [LEE]; APPROVED: UNANIMOUSLY, [5-0].*

### 3. Neighborhood Meeting Laird (Zeilinger) House Nomination

Hold a neighborhood meeting per ZDC 4-602 for Tempe Historic Property Register listing

- Name changed from Laird (Zeilinger) to Laird (Simpson) House; owners approve this change.
- Property owner request for local designation summarized by Nucci.
- Typographical errors in HPO report noted; will be fixed before next meeting.
- Mark Vinson will bring his class of 31 ASU students to the February 10 meeting to participate in the Public Hearing and other meeting proceedings.
- HPC discussion on Laird (Simpson) House nomination as presented in monthly packet.
- Architect Mike Kelly currently working on rehabilitating the house after fire damage.
- Q: Should house be nominated under Criteria C as well as Criteria B?  
A: In current condition, it lacks the material integrity necessary for nomination under Criterion C, therefore Criterion B (Hugh Laird biographical history) is the most practical for this nomination.
- Statement should be added in nomination explaining why property is not eligible under Criterion C.  
Q: Is fire damage the reason for insufficient integrity under Criterion C?  
A: Windows were removed after fire to mitigate lead-based paint hazard.

- Double-pane windows could be used in rehabilitation if installed in steel casement sash per original.
- Additional research on this property is ongoing.
- Karyn Gittis (1206 S. Ash) expresses support for nomination.
- Tempe Women's Club provided a letter of support for nomination, with 23 signatures.
- Unanimous support for nomination expressed by all citizens present at meeting.

*CONSENSUS: THAT THE TEMPE HISTORIC PRESERVATION COMMISSION WILL HOLD A PUBLIC HEARING TO CONSIDER NOMINATION OF THE LAIRD – SIMPSON HOUSE FOR HISTORIC DESIGNATION AND LISTING IN THE TEMPE HISTORIC PROPERTY REGISTER AT THEIR MEETING ON 10 FEBRUARY 2011.*

#### 4. Update Sandra Day O'Connor House Nomination

- Nomination approved on consent by Development Review Commission on December 14, 2010.
- Nomination on consent agenda for first public hearing at City Council (January 13, 2011).
- HPO requests that the commission send a representative to City Council meeting to support nomination.
- Second public hearing at City Council on January 27, 2011 staff anticipates approval of the nomination.

#### 5. Discuss and Consider HPC Participation in State Centennial Program

Lisa Roach update on HPF activities regarding upcoming 2012 State Centennial.

- Tempe HPF is creating a committee to organize preservation events; met with Mark Mitchell about this.
- Possible events include: planting a century plant, a time capsule, outreach to public schools and community, scavenger hunt, history crawl, student essay contest.
- HPF welcomes additional volunteers.
- Arizona is hosting a statewide science fair in 2012 in conjunction with the Centennial.
- Possibility of including a public walking tour of historic properties on ASU campus.

#### 6. Discuss and Consider Commission Vacancies & Elections

- CLG ordinance 7 member commission equals 4 commissioners for a quorum.
- Commission constituted of 4 professional, 3 at-large, and 2 alternate members by ordinance.
- HPC encourages anybody with an interest to apply for an appointment on the commission.
- Chair position will be vacant for the first time since 12/12/2002, and Vice-chair will also be open effective 03/31/2011.
- HPC needs preservation professionals to fill vacancies. A landscape architect would be particularly helpful.
- Commission already has two archaeologists.
- Ira Bennett agreed to serve full 3-year term effective 04/01/2011.
- Charlie Lee agreed to serve full 3-year term effective 04/01/2011.
- Trista Taylor agreed to serve full 3-year term effective 04/01/2011.
- Commissioner Kriste Melcher submitted her letter of resignation effective 12/03/2010.
- Chair to be nominated from current members. Consensus to hold elections at the February 10 meeting.
- Recommendation that a call for commissioners be advertised in various professional organizations.
- Call for commission applications to be publicized on Tempe HPO Facebook page.

*CONSENSUS: TO HOLD COMMISSION ELECTIONS AT THE FEBRUARY 10 MEETING AND ELECT A CHAIR AND VICE-CHAIR.*

#### 7. Discuss and Consider Interns Ongoing Project Activities

Nathan Hallam update on Laird (Simpson) House nomination, Pre-1941 Survey & Inventory, and Kirkland-McKinney Ditch NRN

- Laird (Simpson) House nomination taking precedence over survey and inventory work.
- Working with Zeilinger family; expanding research on Simpson family.

Billy Kiser update on Tempe (Hayden) Butte and Gov. Pyle House NRNs

- SHPO requests alterations to completed Tempe Butte NRN.
- Photo format must be changed; NPS has come out with a new NRN form that must be applied to nomination.

John Southard update on Hudson Manor and Governor Moeur House NRN

- Hudson Manor: 20 waivers received (14% of property owners)
- 40% of properties in Hudson Manor are rentals.
- Received only one opt-out form so far.
- Need new approach to keep the district historic designation moving forward.

#### 8. Discuss and Consider Chair / Staff Updates:

Amy Douglass Report on D.J. Frankenberg House

- Heritage Grant withdrawn from D.J. Frankenberg House rehabilitation.
- Roof condition worsened; rain damaged interior finishes.
- Fundraising campaign raised \$20,000 to repair roof.

Mark Vinson update on Eisendrath House Centennial Project Classification

- No news on Centennial Project nomination. Eisendrath rehabilitation still scheduled to begin on time.

Social Media

- Tempe HPO Social Media Project n=2147 <http://www.facebook.com/TempeHPO>
- Tempe HPF Social Media Project n=1028 <http://www.facebook.com/TempeHPF>

#### 9. Current Events / Announcements / Future Agenda Items

- City Council now meeting on second Thursday of each month (same as HPC).
- Alternate meeting location needed for April 14, 2011.
- HPF will sponsor annual Arizona State Historic Preservation conference.
- HPC has been approached as a sponsor also, awaiting CDD approval.
- Next HPC Meeting Date Thursday 02/10/2011 6:00 p.m. at Hatton Hall.

Meeting adjourned at 7:20 PM

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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.

**HPF** – (see Tempe HPF) Tempe Historic Preservation Foundation

**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 Foundation 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.