



**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  
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

Tempe Historic  
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# Tempe Historic Preservation Commission [Tempe HPC] MEETING MINUTES

Date: THURSDAY, February 10, 2011

Location: Hatton Hall 34 East Seventh Street

## Commissioners

Present: Ira Bennett  
Anne Bilsbarrow  
Elias Y. Esquer  
Bob Gasser  
Andrea Gregory  
Charles Lee  
Liz Wilson

Staff Present: Amy Douglass, Nathan Hallam, Joe Nucci, Jared Smith, John Southard, Mark Vinson

Public Present: Nick Adegite, Chris Altman, Rebecca Anderson, Marena Arenas, Dax Barona, Joshua Bosler, Harold Brice, Gabriel Callaway, Amanda Clayton, Christopher Cline, Robert Coleman, Gabriel Diaz-Montemayor, Andrea Doris, Edgar Felix, Diana Figueroa, Mary Hellen (Goodwin) Flannagin, Karyn Gitlis, Brad Graham, Brian Hamm, Trisha Hiestand, Michael Wilson Kelly, Daniel Lewis, Vic Linoff, Jerold Mack, Patricia Andrews Mack, Kate Menz, Patricia Olson, Chase Osmonson, Christian Passalacqua, Erica Rivera, Scott Solliday, Matthew Talban, Pat Wedepohl, Pamela Young, Carlos Zarate, Elna Rae Zeilinger, Phil Zeilinger.

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

## 1. Call to Audience

- Vic Linoff introduced Jared Smith, the new Curator of History at the Tempe History Museum.

2. **Approval of HPC Minutes:** 01/13/2011 Tempe HPC meeting  
**MOTION:** [GREGORY] TO APPROVE MINUTES OF THE 01/13/2011 TEMPE HPC MEETING AS WRITTEN. SECOND, [BILSBARROW].  
**APPROVED: UNANIMOUSLY 7-0**

## 3. Public Hearing Laird – Simpson House Nomination

Public hearing per TCC 14A-4 for Tempe Historic Property Designation

### Commission Comments:

- Bob Gasser: Nomination brought forth under NR Criterion B as fire damaged integrity necessary to bring property forward under NR Criterion C.

### Public Comments:

- Mary Helen Goodwin Flannagin: Supports listing property on the THPR Her father (Kemper Goodwin) designed the Laird-Simpson House, as well as many other structures in Tempe. Goodwin-designed structures include Tempe High, Tempe City Hall, ASU's Memorial Union, and Matthews Hall.

- Patricia Andrews Mack: Supports listing property on the THPR in recognition of Hugh Laird's business and political service. Mack also submitted letter of support. Text reads: "I am here this evening to support Phil & Elna Simpson Zeilinger in their effort to restore the Laird/Simpson home located at 1204 Mill Ave. and to have it placed on the Historical Register. To give a little background to my friendship with Elna we have known each other since high school days, Y Teens, Rainbow Girls and being in the first class to graduate from the, then new TUH School on Mill and Broadway. During those years I had the opportunity to be invited to her home at 1204 Mill many times for social functions. Elna's Grandfather (Hugh Laird) and my father (Harold Andrews) were on the Tempe City Council several years together. Both men served terms as Mayor of Tempe. Each of the families has always been interested in the growth of Tempe while at the same time preserving its history. The Laird/Simpson house is an excellent example of the 1940's architecture and carries with it the history of a family which started with the arrival of Hugh Laird (age 5) and his family to Tempe in 1888. Putting the Laird/Simpson Home on the historical register also connects the family name as one that significantly influenced the growth of Tempe through business as well as years of service on the Tempe through business as well as years of service on the Tempe City Council and years as Mayor of Tempe. The Laird/Simpson home sits on a block with three buildings already on the Historic Register. One of these buildings is the Tempe Woman's Club at 1290 Mill Ave. As a past President and current Chairman of the TWC Trustees Committee I am very interested in enhancing the Historical presence of this block. Therefore I urgently ask you to accept the Laird/Simpson home to be placed on the Historical Register of Tempe. Thank you for your time. - Patricia Mack."
- Karyn Gitlis, Chair of Maple Ash Neighborhood Association: Submitted letter in support on behalf of MANA. Text reads: "Dear Commissioners: It is our pleasure to support the nomination of the Laird/Simpson House to the Tempe Historic Property Register. Ed Simpson and Hugh Laird were important people in the developing city of Tempe. A house to which they both have ties should be commemorated and preserved for posterity. The house's architect also has significant history in the community. We are grateful to the Zeilingers for restoring the house and for nominating it to the Tempe Historic Property Register. The history of the family that built and lived in this house will be celebrated on the latest MANA flood irrigation standpipe clay art installation, *Building Maple Ash*, currently in progress. I write on behalf of the Maple Ash Neighborhood Association. Thank you for hearing this case. Sincerely, Karyn Gitlis."
- 11 members of January Tempe HPC meeting audience indicated support for listing Laird-Simpson House on the THPR.

**MOTION:** [WILSON] TO APPROVE THE NOMINATION AND RECOMMEND TO THE DEVELOPMENT REVIEW COMMISSION THAT THE LAIRD – SIMPSON HOUSE BE DESIGNATED HISTORIC AND LISTED IN THE TEMPE HISTORIC PROPERTY REGISTER. SECOND, [BILSBARROW]

**APPROVED:** UNANIMOUSLY 7-0

#### 4. Discuss and Consider Arizona State University Historic Preservation Update

Presentation by Patricia Olson, Ph.D., Architect, ASU Historic Preservation Coordinator

- A Multiple Property Documentation Form (MPDF) is being completed for structures on the main campus. Eligibility determinations will be made following MDPF completion.
- Eligibility determinations have been made for Polytechnic campus buildings dating built between 1945 and 1961.
- Harrington-Birchett House is scheduled for stabilization. Project commencement is dependent upon securing funding.
- Matthews Hall is being considered for rehabilitation.

- Three Archaeological Projects Ongoing:
  - Midvale Archaeological Site: Surface density survey overseen by Dr. Simon of ASU Office of CRM confirmed Chairman Gasser's earlier work.
  - Solar demonstration site south of Midvale: Solar/thermal system to be installed. Site will extend onto National Register-listed Midvale traditional cultural property site. Tribal reps are being consulted prior to completion of work. This work must be approved by both TPHO and SHPO.
  - Archaeological testing north of Alpha Drive where fraternity houses were once located: Rio Salado Archaeology (Dr. Glen Rice) conducting work. Thus far, three archaeological features have been found.

Q: How many structures on the main campus are 50 years old or older?

A: 25.

Q: Will World War II era structures on Polytech campus be preserved?

A: Yes. If, after assessment and contingent upon determination of eligibility, structures will be preserved.

Q: Where is Midvale located?

A: Southern portion of the former Williams AFB.

Q: Did San Pablo settlement extend as far north as Alpha Drive?

A: Unknown.

**CONSENSUS:** COMMISSION TO SUPPORT ASU ACTIVITIES REGARDING STABILIZATION AND ADAPTIVE REUSE OF THE HISTORIC HARRINGTON BIRCHETT HOUSE LOCATED AT 202 E. 7th STREET, A NATIONAL REGISTER LISTED PROPERTY, AND PROVIDE A LETTER OF SUPPORT

#### 5. Discuss & Consider HPC Support for Girl Scout Event

\_\_\_Volunteers/activities for May 7, 2011 at Arizona Historical Society Museum Papago Park

- Representatives from GSA not present at meeting.

**CONSENSUS:** COMMISSION TO SUPPORT GSA ACTIVITIES REGARDING PRESERVATION AND SEND A REPRESENTATIVE FROM HPC/HPO TO ADDRESS ASSEMBLY IN PAPAGO PARK

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

TCC-14A§3(h) The commission shall elect, from within its own membership, a chair and vice-chair.

- Commissioners Bennett, Gregory, Lee, Taylor and Wilson opted out of consideration for the position of Chair.
- Commissioners Bennett, Lee and Taylor opted out of consideration for the position of Vice-Chair.
- Balloting conducted separately for the positions of Chair and Vice-Chair. Anne Bilsbarrow was elected Chair by a unanimous vote of 7-0. Liz Wilson was re-elected Vice-Chair after receiving four votes. Andrea Gregory received three votes for the position of Vice-Chair.

**CONSENSUS:** TO ACCEPT RESULTS OF BALLOTTED ELECTION AND ELECT ANNE BILSBARROW CHAIR AND LIZ WILSON VICE-CHAIR.

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

Nathan Hallam update

- Laird-Simpson House research and report now complete.
- Standpipe research project also drawing to a close.
- 4 new nominations have been received for Maple-Ash properties. Jenny Lucier and Dan O'Neil have submitted nominations for the following jointly owned properties:
  - Windes-Bell House (24 W. 9<sup>th</sup> St.)
  - Fenn J. Harris House (823 S. Maple Ave.)
  - McGinnis Rental House (915 S. Maple Ave.)
  - Lucier-O'Neil Residence (1114 S. Maple Ave.)
- HPO will process the applications in the following order: Lucier, Windes-Bell, McGinnis, then Harris.

Billy Kiser not in attendance due to illness.

John Southard update

- As of Tuesday, February 15<sup>th</sup>, 29 Prop 207 waivers have been received from Hudson Manor homeowners. This accounts for 20% of the properties in Hudson Manor.
- HMNA Chair Phil Amorosi will soon approach owners of investment properties to discuss the waiver and designation process.
- Kyle Woodson, an archaeologist and HMNA resident, is now involved in soliciting waivers from HMNA residents.

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

- Sandra Day O'Connor House designated on consent by City Council following second public hearing on January 27<sup>th</sup>.
- Eisendrath House NR nomination prepared by Bob Graham has been approved by HSRC with minor revisions. However, the nomination will be held in an effort to time listing for Arizona's centennial on February 14, 2012.
- Eisendrath House rehabilitation effort has been selected as an Arizona Centennial Legacy Project.
- Tempe HPO Social Media Project n=2,193 <http://www.facebook.com/TempeHPO>
- Tempe HPF Social Media Project n=1,058 <http://www.facebook.com/TempeHPF>

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

- John Southard has completed his internship with THPO.
- Next HPC meeting date: Thursday, March 10, 2011 at 6 p.m., Hatton Hall

**Meeting adjourned at 7:20 PM**

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Anne Billsbarrow, 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.