



TEMPE HISTORIC
PRESERVATION
COMMISSION

Ira Bennett, Alternate
Anne Bilsbarrow, Chair
April Bojorquez
Brad Graham
Andrea Gregory
Charlie Lee
Korri Turner
Liz Wilson, Vice-Chair
Vacancy

TEMPE HISTORIC
PRESERVATION
OFFICE

Amy Douglass
Nathan Hallam
Wm. "Billy" Kiser
Joe Nucci
Jared Smith
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

Date: THURSDAY, June 9, 2011

Location: Hatton Hall 34 East Seventh Street

Commissioners

Present: Anne Bilsbarrow
April Bojorquez
Brad Graham
Andrea Gregory
Charlie Lee
Korri Turner
Liz Wilson

Staff Present: Keith Hammrel, Billy Kiser, Jyme Sue McLaren, Joe Nucci, Jared Smith, Mark Vinson

Public Present: Chuck Buss, Robert Forrest, Vic Linoff, Patricia Olson, Chris McKee, Don Ryden, Scott Solliday, Mark Sorenson

Call to Order: 6:00 P.M., Anne Bilsbarrow, Chair

1. Call to Audience

No Comment

2. Approval of HPC Minutes: 05/12/2011 Tempe HPC meeting

MOTION: [LEE] TO APPROVE MINUTES OF THE 05/12/2011 TEMPE HPC MEETING AS WRITTEN. SECOND: [GRAHAM]. APPROVED: UNANIMOUSLY 6-0

3. Discuss and Consider Tempe Modern Streetcar Update

- Various transit technologies considered; modern streetcar chosen as most viable alternative.
- Current plan is for a 2.6 mile route with a loop in the downtown area.
- Loop to accommodate event traffic, stimulate development, and better define downtown area.
- Several options under consideration for track location on Mill Avenue
- Sidewalk reconstruction on Mill Avenue may be needed
- Two stopping places proposed for downtown area.
- Environment Review Process overview takes into account Section 106 in regards to historic preservation.
- Area of Potential Effect (APE) map handout reviewed by commissioners
- APE ensures only minimal impact to historic resources along streetcar route.
- Historic property identification along streetcar route is currently ongoing.
- Report being prepared for concurrence with SHPO and for city review.
- Q: Will there be any adverse zoning effects? A: The streetcar will follow the City of Tempe General Plan and will have no impact beyond that; no zoning changes are being recommended.
- Prop 207 restricts alterations to land use, including zoning.
- Streetcar program will adopt an opt-in incentive for any land use changes.

CONSENSUS: COMMISSION SUPPORTS THE STREETCAR A.P.E. (AREA OF POTENTIAL EFFECT) AS OUTLINED ON MAP PROVIDED IN MEETING PACKET

4. Discuss and Consider Arizona State University Historic Preservation Update

- Working on eligibility determinations for campus buildings over 50 years old.
- Montgomery Lounge at Memorial Union: 1971 addition to building is up for alteration by ASU
- SHPO determined the proposed changes will have an adverse effect; panels may be damaged when being removed for renovation.
- Tempe Butte graffiti concerns are ongoing; alumni association's painting of the 'A' has damaging impact on Butte environs.
- Commission asks Olson to coordinate with the university and alumni association to raise awareness
- General education information to incoming students might be useful; Olson proposes this information be taught as part of the course curriculum for ASU-101, a mandatory freshman class.
- HPC wishes to establish a connection/working relationship with alumni association to offer greater protection for Tempe Butte.

5. Discuss & Consider Borden Homes Historic District National Register Nomination

- Neighborhood enhancement grant provides funding for this nomination
- Borden Homes is similar to Roosevelt Addition, formerly listed on the National Register.
- Borden Homes is relatively small: 6 blocks; first houses built in 1947-48
- Architectural variety is significant within the neighborhood
- Remarkably high level of integrity: only 6 non-contributing properties in the district
- Two properties will be added to the district, thus redirecting the district boundary line, but both will be non-contributors.
- Period of significance proposed to be 1946-1956; Commission requests that period be extended to 1959 to include paved streets and rolled curbs, which should be considered as a character defining feature in the district as a whole.
- Completion of NRN will allow City to produce design guidelines for this district.
- Q: Nomination variably shows 1946 and 1947 as beginning of period of significance? A: 1947 is the correct start date.
- Q: Nomination lists Criterion A and C eligibility, but summary paragraph only shows C criteria? A: Only the most viable criteria should be used, to coincide with Keeper's preference.
- Q: House with second story addition listed as a contributor? Could this contributing status have adverse impact in future design guidelines that might allow two-story additions to historic properties? (Subject property is located at 1021 S. Butte). A: property is contributor because addition is not visible from front streetscape.
- Q: Property at 1118 S. Butte is listed as contributing, but reflects mid-1950s architectural alterations to a post-war home. Should this property be omitted to retain consistency throughout the district? A: commission members should visit the neighborhood in the upcoming few days and view these properties personally, then report back on their opinions of eligibility. Nomination can be altered accordingly once commissioners have reached a determination.
- Borden Homes neighborhood association holds meetings and invites HPO to attend; meetings usually held on Tuesday or Thursday at Knights of Pythias on Apache Blvd.

6. Discuss and Consider HPC Outreach for Designating and Listing Eligible Properties

- Commissioner Gregory produced tri-fold informative brochure for property owners to inform them about benefits of preservation.
- Q: Can we guarantee HPO staff assistance to the public? A: yes, HPO assistance guaranteed for historic property owners.

7. Discuss and Consider Historic Preservation Graduate Student Intern Program

- Program funding expired May 31; over 99% of funds expended.
- SHPO has provided \$10,000 additional funding to keep program running; match uses Nucci's hourly wage as a match instead of an in-kind cash match.
- Awaiting news from Indian Gaming grant applications for additional funding.
- Kiser: researching for Howard Pyle House National Register nomination and beginning a National Register nomination for the Governor B.B. Moeur House
- Hallam in California for the summer
- Andrea Gregory currently volunteering at HPO.
- City Architect Office intern may also assist HPO.

8. Discuss and Consider Chair / Staff Updates

- Vinson: Eisendrath House officially listed on the National Register. ADA issues are ongoing and continue to pose problems for second-floor access.
- Bilsbarrow: Letter to Mayor and Council written regarding the flour mill. Letter to be slightly amended and then submitted after approval at next month's HPC meeting.
- Gregory: wrote letter to Mayor and Council regarding Tempe Butte. **CONSENSUS: TO SEND LETTER TO MAYOR AND COUNCIL.**
- Nucci: background history provided on the Mill's designation history.
- Linoff: Update on HPF activities at Eisendrath House; "Furnishings Committee" created to look at building interior and remove items before demolition work begins, then replace them afterwards; Possible October fundraiser at Eisendrath House.

9. Current Events / Announcements / Future Agenda Items

- State Historic Preservation Conference this month in Tucson; 4 scholarships given to Tempe attendees.
- Next HPC meeting date: Thursday, July 14, 2011 at 6 p.m., Hatton Hall.

Meeting adjourned at 8:00 PM

Anne Bilsbarrow, Chair

-minutes scheduled for HPC approval on 07/14/2011

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.