



**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

Tempe Historic
Preservation Office
Community Development
Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280

480.350.8028
8579 FAX; 8913TDD



Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, July 14, 2011

Location: Hatton Hall 34 East Seventh Street

Commissioners

Present: Anne Bilsbarrow
Ira Bennett
Brad Graham
Andrea Gregory
Charlie Lee
Korri Turner
Liz Wilson

Staff Present: Nathan Hallam, Billy Kiser, Joe Nucci, Jared Smith,
Mark Vinson

Public Present: Vic Linoff, Jenny Lucier, Dan O'Neil, Karyn Gitlis

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: [WILSON] TO APPROVE MINUTES OF THE 06/09/2011 TEMPE HPC MEETING AS WRITTEN. SECOND: [GRAHAM]. APPROVED: UNANIMOUSLY 6-0

3. Neighborhood Meeting – McGinnis House Historic Designation

- Neighborhood meeting for McGinnis House and Harris House to be conducted simultaneously.
- Letters of support for historic designation introduced.
- HPC: "Criterion B" is questionable for both properties.
- HPC: Harris House report should enumerate character defining features.
- HPC: Strike the phrase "social activism" from the text on page 3.
- HPC: Address the inconsistency between "120" and "121" on pages 3 and 9.
- Audience comment: Thank you for your work on this historic designation.
- Letter of support introduced from audience member; recent demolition of house at 907 South Ash Avenue condemned.
- HPO reviewed history of preservation efforts in Maple-Ash for new HPC members.

CONSENSUS: HOLD A PUBLIC HEARING FOR MCGINNIS HOUSE AND HARRIS HOUSE AT AUGUST 11 HPC MEETING.

4. Neighborhood Meeting – Harris House Historic Designation

- See above.

5. Discuss & Consider Borden Homes Historic District Design Guidelines

- *Scott Solliday is currently working on the Borden Homes Historic District nomination for listing the property in the National Register of Historic Places.*
- A committee of 10-12 neighborhood residents is sought to collaborate with HPC/HPO to create district design guidelines.
- Q: HPC: How many meetings will the residents hold? A: HPO: 6-8 meetings over 6 months.
- Q: HPC: Any volunteers? A: HPC: Yes (Andrea Gregory and Ira Bennett)

CONSENSUS: TO CONTINUE TO AUGUST TO INVOLVE BORDEN HOMES RESIDENTS IN PROCESS.

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

- HPC: The tri-fold pamphlet's text is too technical. The phrase "built environment" is jargon.
- Text is read aloud and changes suggested.
- HPC: The tri-fold should be written for an audience of homeowners. Exclude information about parks and other public properties; focus on residential properties; include a subtitle "What can I do to list my property on the Tempe Historic Property Register?" and offer step-by-step instructions for homeowners.

CONSENSUS: APPLY ALL PROPOSED CHANGES TO TRI-FOLD PAMPHLET.

7. Discuss and Consider Hudson Manor Historic District

- HPO: Let's send out waivers to Hudson Manor neighbors and include an opt-out form. Let's focus this effort on individuals who own multiple properties in Hudson Manor.
- HPC: The waivers should have a deadline, perhaps 30 days.

CONSENSUS: CONTINUE TO NEXT MONTH.

8. Discuss and Consider Historic Preservation Graduate Student Intern Program

- HPO: Happy to announce that the Gila River Indian Community has funded the Graduate Student Intern Program for 2 years at \$38,000.
- HPO: New Graduate Student Intern to be hired.

9. Discuss and Consider Chair / Staff Updates:

- HPO: Statewide CLG Conference in Tucson was a success.
- HPO: Eisendrath House adaptive reuse plans must comply with all ADA regulations.
- The project is now an Arizona centennial Legacy Project. Selective demolition work ready to begin.

10. Current Events / Announcements / Future Agenda Items

- Dr. Arleyn Simon of ASU may assist with Tempe (Hayden) Butte preservation efforts; a meeting with HPC will be scheduled.
- Q: HPC: What is the situation with the 1880 adobe building (Gonzalez-Martinez House) near the light rail tracks? A: HPO: It's ownership status is still in the courts.
- HPO: We should remain proactive in our efforts to designate properties as Historic Eligible.
- HPO: With respect to forthcoming meetings, we need HPC volunteer representatives.
- Next HPC meeting date: Thursday, August 12, 2011 at 6 p.m., Hatton Hall.

Meeting adjourned at 7:24 PM

Anne Bilsbarrow, Chair

-minutes scheduled for HPC approval on 08/11/2011

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.