



**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  
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Tempe Historic Preservation Commission [Tempe HPC]

# MEETING MINUTES

**Date:** THURSDAY, August 11, 2011

**Location:** Hatton Hall 34 East Seventh Street

**Commissioners**

**Present:** Anne Bilsbarrow  
April Bojorquez  
Ira Bennett  
Brad Graham  
Andrea Gregory  
Charlie Lee  
Korri Turner

**Staff Present:** Nathan Hallam, Hugh Hallman, Billy Kiser, Joe Nucci,  
Jared Smith, Amy Douglass

**Public Present:** Matthew Conway, Jacqueline Conway, Karyn Gitlis, Vic Linoff,  
Daniel E Ness, Ginny Sandstedt, Robert Sandstedt, Jared  
Smith, Eduarda Yates

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

**1. Call to Audience**  
No Comment

**2. Approval of HPC Minutes: 07/14/2011 Tempe HPC meeting**  
MOTION: [BENNETT] TO APPROVE MINUTES OF THE 07/14/2011  
TEMPE HPC MEETING AS WRITTEN. SECOND: [BOJORQUEZ].  
APPROVED: UNANIMOUSLY 7-0

**6. Discuss and Consider Hayden Flour Mill & Silos Historic Designation**

- Mayor Hugh Hallman presentation on history of the Hayden Flour Mill property
- SRP-MIC had provided funding for property improvements and architectural remediation
- Difficult to convince private sector companies to commit to historic designation
- City searching for the right corporate partner to develop the site in view of preservation
- Silos can likely be reused as facilities, perhaps even as a hotel or dorm rooms (current contractual agreements prevent hotel use for 4 years)
- HPC must consider if the city is better off doing a historic designation first, or allowing for development first with a contractual agreement with developer to complete designation later
- City has raised \$325,000 for grounds improvement; still needs \$280,000.
- Q: Would NRN tax credit help lure developers?  
A: Most likely not. Developers are more concerned with regulatory impacts than with small tax credit.
- City currently pursuing options to landscape the site to make it more aesthetically pleasing to visitors and passersby.

- Two business partners currently showing interest in developing the site when funding becomes available. Both are preservation advocates.
- Q: What can HPC do to support Mayor Hallman's vision for the Hayden Flour Mill and Silos?  
A: Advocacy for preservation at the grassroots level; education and outreach for developers to inform potential interested parties of how preservation helps and designation won't impinge their options.
- Would be best for HPC to forgo any historic nomination process at this time in view of Mayor Hallman's presentation on potential future development and contractual mandates for historic designation.
- HPC will lobby council about potential negative effects of landscaping and sandblasting existing structures.

### **3. Neighborhood Meeting – Barnes (Conway) House Historic Designation**

- Public support: HPO received 18 mailed letters, 1 phone call, and a letter from the Maple Ash Neighborhood Association in support of this nomination
- Eligibility under Criteria 'B' should not be moved forward. HPC recommends property be considered eligible under Criterion 'A' and 'C' only
- HPO noted support for designation has been received from 19 Tempe residents: Cesar Cruz, Lee Cruz, Mike Deskin, Phil Douglass, Marilyn Espersen, Scott Henderson, Bill Gentrup, Karyn Gitlis, Sara Gutierrez, Dave Hausman, Victoria Jackson, Mark Klett, Emily Matyas, Jenny Lucier, Dan O'Neil, Adam Rifkin, Becky Rowley, Chris Rowley, Jan Wagner, and Monica Wadsworth
- HPO noted support for designation has also been received from the Maple Ash Neighborhood Association
- Chair polled the audience for a show of support – the result was unanimous: Matthew Conway, Jacqueline Conway, Karyn Gitlis, Vic Linoff, Daniel E Ness, Ginny Sandstedt, Robert Sandstedt, Jared Smith, Eduarda Yates Jacqueline Conway, Karyn Gitlis, Vic Linoff, Daniel E Ness, Ginny Sandstedt, Robert Sandstedt, Jared Smith, Eduarda Yates indicated support.

*CONSENSUS: TO HOLD A PUBLIC HEARING AT THE SEPTEMBER 8, 2011 HPC MEETING*

### **4. Public Hearing – McGinnis House Historic Designation**

Chair opened public hearing and polled the audience for a show of support – the result was unanimous: Matthew Conway, Jacqueline Conway, Karyn Gitlis, Vic Linoff, Daniel E Ness, Ginny Sandstedt, Robert Sandstedt, Jared Smith, Eduarda Yates Jacqueline Conway, Karyn Gitlis, Vic Linoff, Daniel E Ness, Ginny Sandstedt, Robert Sandstedt, Jared Smith, Eduarda Yates indicated support

*MOTION [GREGORY] – “THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE DEVELOPMENT REVIEW COMMISSION, MAYOR AND CITY COUNCIL THAT THE MCGINNIS HOUSE BE DESIGNATED HISTORIC AND LISTED IN THE TEMPE HISTORIC PROPERTY REGISTER” – SECOND [GRAHAM] - APPROVED 7-0*

### **5. Public Hearing – Harris House Historic Designation**

Chair opened public hearing and polled the audience for a show of support – the result was unanimous: Matthew Conway, Jacqueline Conway, Karyn Gitlis, Vic Linoff, Daniel E Ness, Ginny Sandstedt, Robert Sandstedt, Jared Smith, Eduarda Yates Jacqueline Conway, Karyn Gitlis, Vic Linoff, Daniel E Ness, Ginny Sandstedt, Robert Sandstedt, Jared Smith, Eduarda Yates indicated support

*MOTION [GREGORY] – “THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE DEVELOPMENT REVIEW COMMISSION, MAYOR AND CITY COUNCIL THAT THE HARRIS HOUSE BE DESIGNATED HISTORIC AND LISTED IN THE TEMPE HISTORIC PROPERTY REGISTER” – SECOND [GRAHAM] - APPROVED 7-0*

**7. Discuss and Consider Outreach for Designating and Listing Eligible Properties**

- Discussion on minor changes to brochure format.
- HPO will revisit the pamphlet, make desired changes, and resubmit to HPC.

*CONSENSUS: APPLY PROPOSED CHANGES TO TRI-FOLD PAMPHLET AND BRING BACK FOR HPC APPROVAL.*

**8. Discuss and Consider Hudson Manor Historic District**

- Less than 25% of property owners have returned waivers; one person has opted out
- More than 75% of waivers still outstanding
- HPO proposes taking a more proactive approach by mailing waivers to all property owners.
- Approximately 125 separate waivers will have to be mailed; SASE possibly to be included pending budget constraints.
- Neighborhood is losing integrity and some properties might become ineligible with time.
- High occurrence of rental properties undermines neighborhood upkeep.
- Need education and outreach process for neighborhood residents. Mailing waivers could scare residents due to bureaucratic language. Suggested to have commission members meet face to face with persons to alleviate concerns about historic designation and regulatory impact.
- HPC recommends inviting neighborhood chair Phil Amorosi to September 9, 2011 meeting.
- HPO will rephrase its cover letter before mailing out waivers.

**9. Discuss and Consider Birchett House, and Gammage Curve**

- Apache curve has historic importance as well as architectural significance as a critical design component of the Gammage Auditorium
- Curve is historic eligible and isolates non-destination traffic from two historic residential neighborhoods
- Birchett Park, adjacent to Apache Curve and Gammage Auditorium, is also historic eligible
- Commission discussion on nominations for Apache Curve and Birchett Park as historic properties eligible for listing on the local register.

**10. Discuss and Consider Historic Preservation Graduate Student Intern Program**

- Hallam has been researching the historic importance of the Apache Curve to its surroundings and Tempe history (working on a narrative history of this historic resource)
- Kiser nearing completion of National Register Nomination for Governor B.B. Moeur House
- Notice has been posted to internet and sent to ASU staff regarding availability of new intern position

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

- Commission supports Bilbarrow letter to Wilson regarding Tempe Walk-Through History event.

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

- Next HPC activity: Tuesday, August 23, 2011 at 6 p.m., DRC at Council Chambers
- Next HPC meeting date: Thursday, September 8, 2011 at 6 p.m., Hatton Hall.

**Meeting adjourned at 8:00 PM**

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**Anne Bilbarrow, Chair**

*-minutes scheduled for HPC approval on 09/08/2011*

## **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.

**GRIC** – Gila River Indian Community: is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). Established by Executive Order in 1859, the Community covers more than 600 square miles and is the largest indigenous community in the Phoenix metropolitan area. GRIC helps make the Tempe Preservation Graduate Student Intern Program possible through a generous grant of State-Shared Revenue funds.

**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.

**NPS** – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.

**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.