



**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, September 08, 2011

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

**Commissioners Present:**

Anne Bilsbarrow  
Ira Bennett  
Brad Graham  
Andrea Gregory  
Charlie Lee

**Staff Present:**

Amy Douglass, Nathan Hallam, Billy Kiser, Joe Nucci,  
Jared Smith, Mark Vinson

**Public Present:**

Phil Amorosi, Chuck Buss, Vic Linoff, Shirley McKean

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

**1. Call to Audience**

No Comment

**2. Approval of HPC Minutes: 08/11/2011 Tempe HPC meeting**

Minutes were amended as follows prior to approval -

Bennett: strike first line of item #9? – yes.

Nucci: remove phrase, "modern streetcar" from item #9? – yes.

MOTION: [BENNETT] TO APPROVE MINUTES OF THE 08/11/2011  
TEMPE HPC MEETING AS AMENDED ABOVE. SECOND: [GRAHAM].  
APPROVED: 5-0

**3. Public Hearing – Barnes (Conway) House Historic Designation**

Members of the public approve designation unanimously –

MOTION: [BENNETT] "THAT THE TEMPE HISTORIC PRESERVATION  
COMMISSION RECOMMEND TO THE DEVELOPMENT REVIEW  
COMMISSION, MAYOR AND CITY COUNCIL THAT THE BARNES  
(CONWAY) HOUSE BE DESIGNATED HISTORIC AND LISTED IN THE  
TEMPE HISTORIC PROPERTY REGISTER." SECOND: [GRAHAM].  
APPROVED: 5-0

**4. Discuss & Consider Borden Homes Historic District Design Guidelines**

- Nucci: process will be based on Roosevelt District guidelines
- Nucci: Do we have an update on Scott Solliday's National Register Nomination?
- Buss: Not since two weeks ago.
- Nucci: Six to twelve people needed to form working group; HPC will contribute two. Does the neighborhood have four to eight volunteers?
- Buss: I'll ask around
- Nucci: I'll send a letter to everyone.

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

- Amorosi: The notarization process is a hindrance to getting waivers signed. Also, a property owner in the neighborhood organizes a regular pot-luck, and those who attend are refusing to sign the waivers.
- Nucci: Perhaps a representative from HPO can attend this pot-luck.
- Nucci: HPO has considered mailing out a waiver with self-addressed stamped envelope, but the cost is prohibitive; we need face-to-face interaction with neighbors.
- Buss: There is value to walking the neighborhood and knocking on doors.
- Amorosi: Perhaps our neighborhood association could cover some of the cost associated with mailings.
- Nucci: Keep in mind that Scottsdale has recently listed a district without waivers, though neighborhood association made it possible. Also keep in mind that in Date Palm Manor we had success with recruiting neighbors to get the word out. Bilsbarrow: What we will do is get a cost estimate for the mailings and attempt to attend the pot-luck.

**6. Discuss & Consider Modern Streetcar Project Information**

- Bilsbarrow: I attended Modern Streetcar meeting recently; their issues with wires on Mill Avenue persist; there is another meeting scheduled for next month.

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

- Continued to October meeting.

**8. Discuss and Consider Birchett House and Gammage Curve**

- Nucci: Curve not threatened by Streetcar, but HDR has contingency plans in case curve is eliminated.
- Douglass: We recently conducted a meeting with various ASU parties to consider preservation efforts on Tempe Butte. They will put information in freshman packets. We are considering having a city task force review paintings of "A" on the Butte.
- Bilsbarrow: What is the next step, regarding the Gammage Curve?
- Nucci: HPO/HPC has the opportunity to review designs going forward.
- Linoff: My understanding is that Jay Mark will write an article about it.

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

- Hallam: Alyssa Matter, ASU graduate student in architecture, hired as new intern. Kiser is wrapping up Moeur House NRN. I am beginning Kirkland-McKinney Ditch NRN.

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

- Vincent: we are waiting for final corrections on Eisendrath House; Sundt is mobilizing for work; we are holding weekly project meetings; we are going for gold LEED certification.

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

- Nucci: Robert Coleman of the Casa Loma Building is interested in registering his property on the Tempe Historic Property Register and the National Register of Historic Places.
- Linoff: A Mesa "diving lady" event is scheduled; please attend.
- Gregory: Tempe Lakes presentation pushed back to September.
- Nucci: historic Preservation Foundation meeting is scheduled for September 21.

**Meeting adjourned at 7:10 PM** (removed to City Hall for Harris House and McGinnis House public hearings)

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**Anne Bilsbarrow, Chair**

*-minutes scheduled for HPC approval on 10/13/2011*

## 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.

NRN – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.

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.