

HPC ACTIONS TAKEN SEPTEMBER 8, 2011 FOR RATIFICATION IN ACCORDANCE WITH ARS 38-431.05.B

1. 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

2. 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

3. 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.

CONSENSUS HPO TO INVITE OWNERS TO JOIN GUIDELINES WORKING GROUP

4. 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.

CONSENSUS HPO TO ESTIMATE COST FOR DIRECT MAILING WAIVERS & OPTIONS

A detailed written description of the action to be ratified and all deliberations by members of the public body that preceded and related to such action is available on request from the Tempe Historic Preservation Office and online at <http://www.tempe.gov/historicpres/Agendas/AgendaPacketHPC09082011.pdf>

WELCOME

TO THE MONTHLY MEETING OF THE TEMPE HISTORIC PRESERVATION COMMISSION

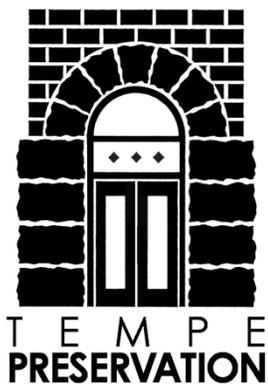
The Tempe Historic Preservation Commission meets at 6:00 p.m. on the second Thursday of each month at Hatton Hall, 34 East 7th Street. The Tempe Historic Preservation Office prepares an agenda with supporting material for Historic Preservation Commission meetings. State law requires that commission agendas be publicly posted at least 24 hours prior to a meeting; however, Historic Preservation Commission agendas are usually available the Monday before the Thursday meeting. You can find Historic Preservation Commission agendas in the following locations: the City Clerk's Office on the 2nd floor of City Hall, the Tempe Historic Preservation Office on the 2nd floor of the Orchard House, the bulletin board on the Garden Level outside of the City Council Chambers, and on the internet at <http://www.tempe.gov/historicpres>.

Historic Preservation Commission monthly meetings are always open to the public and are greatly enriched by community participation. The Commission welcomes the community perspective and schedules a "Call to the Audience" at the beginning of the meeting for the convenience of attendees who would like to have input but can not stay for the entire meeting. The Commission was created to advise Tempe City Council on matters concerning historic preservation and therefore providing citizens with opportunities to communicate comments and concerns is fundamental to the mission of the organization.

There are many ways to reach the Historic Preservation Commission during public meetings and at other times as well. Members of the public may come forward and talk with the Commission during the "Call to the Audience" at the beginning of each monthly meeting, however, Arizona Open Meeting Law limits commission discussion to matters listed on the posted agenda. Of course you can always request that an item be placed on the agenda for discussion at an upcoming Commission meeting.

If you know in advance that you want to address the Commission on a specific issue you can have the issue placed on the agenda for discussion and consideration as a Scheduled Public Appearance. Please contact the Historic Preservation Office no later than the Friday morning before the Thursday meeting.

Citizens can also contact the Historic Preservation Office to communicate with Commission members. The Tempe Preservation website is the Commission's primary public outreach facility. From the site at <http://www.tempe.gov/historicpres/> you will find up to date information on Tempe Preservation including: announcements of meetings and events, agendas and minutes, and additional contact information. Please feel free to contact the Tempe Historic Preservation Office at 480.350.8870 or by email sent to joe_nucci@tempe.gov, or find us on Facebook at <http://www.facebook.com/TempeHPO>.



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, 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 Modern Streetcar, Birchett House, and Gammage Curve

- There is rumored interest in straightening Apache 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

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.

THE BARNES (CONWAY) HOUSE PUBLIC HEARING AT TEMPE HPC

The Neighborhood Meeting must be acknowledged:

“This is a Public Hearing by the Tempe Historic Preservation Commission for historic property designation of the **BARNES (CONWAY) HOUSE**, located at 1203 South Ash Avenue in Tempe.”

1) *Direct Staff to summarize the application and proposed action:*

“HPO please summarize this request and indicate the action before the Commission.”^①

2) *HPO* ^① “An application for historic designation of the **BARNES (CONWAY) HOUSE** was submitted by the property owners, Jacqui and Matt Conway. HPO has prepared a summary report and recommendation for consideration by the commission and for subsequent public hearings at Development Review Commission, and at Council. HPO finds this application to be complete and recommends that the Tempe Historic Preservation Commission approve without conditions the historic designation and listing in the Tempe Historic Property Register of the **BARNES (CONWAY) HOUSE**.”

3) *Call for Commission discussion:*

“Is there discussion from the Commission regarding the information provided by Staff prior to taking public comment?”

4) *Public input must be taken:*

“This is a Public Hearing. Any person wishing to address the Commission regarding this historic property designation may do so at this time by first getting the attention of the Chair.”

5) *Public input must be accurately attributed:*

“Please state your name and address for recording in the meeting minutes.”

6) *Discussion may take place prior to a vote at the option of the members:*

“Is there discussion from the Commission regarding the information provided by public comment prior to closing the Neighborhood Meeting?”

7) *Call the question:*

“Is there a motion?”

SUGGESTED MOTION: “MOVE 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.”

“Is there a second? It has been moved by Commissioner ___ and seconded by Commissioner ___. Please vote”

8) *Summarize what took place and what are the next steps:*

“The Tempe Historic Preservation Commission has just concluded a Public Hearing for consideration of historic property designation and listing of the **BARNES (CONWAY) HOUSE** in the Tempe Historic Property Register. The Commission has recommended **for (or against)** historic property designation. The Development Review Commission will also conduct a public hearing to take input and provide a recommendation to Council. Finally, Tempe City Council will hold two public hearings and take action. Information on this designation, including application information, meeting minutes, and notice of future meetings, is available on request and at the HPC website at <http://www.tempe.gov/historicpres>”

9) *The conclusion of the Neighborhood Meeting and resumption of the public meeting must be acknowledged.*

“This concludes the Neighborhood Meeting. Public hearings for historic property designation and listing of the **BARNES (CONWAY) HOUSE** are scheduled for:

- Tuesday, **September 27, 2011**, at 6:00 p.m. at the Tempe Development Review Commission
- Thursday, **October 20** and Thursday **November 3, 2011**, at 7:30 p.m. at City Council Chambers

Thank you for your interest in this important Tempe Preservation activity.

Staff Summary Report

Historic Preservation Commission Date: 09/08/2011

Agenda Item Number: 3

SUBJECT: Hold a public hearing for a Historic Overlay for the Barnes (Conway) House

DOCUMENT NAME: BCH-SSR.doc PLANNED DEVELOPMENT (0406)

COMMENTS: Request for BARNES (CONWAY) HOUSE (PL110192) (Matthew and Jacqueline Conway property owners; Tempe Historic Preservation Office, applicant) consisting of Historic designation and listing in the Tempe Historic Property Register of one (1) lot on approximately 0.24 acres, 1203 South Ash Avenue, Tempe, in the R-3R multi-family residential restricted zoning district.. The request includes the following:

HPO (Ordinance No. 2011.26 – Historic Designation consisting of one (1) lot.

PREPARED BY: HPO Staff 480-350-8870

REVIEWED BY: Mark Vinson, City Architect (480-350-8367)

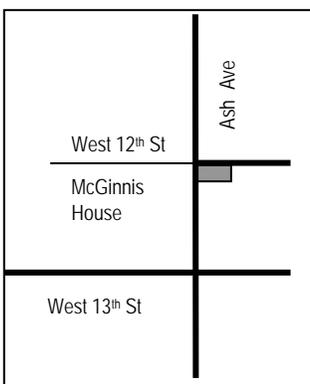
LEGAL REVIEW BY: N/A

FISCAL NOTE: There is no fiscal impact to the city

RECOMMENDATION: Staff – Approval
Historic Preservation Commission – (09/08/2011)

ADDITIONAL INFO:

Net site area	0.24 acres
Total Lots	1



A neighborhood meeting was held on August 11, 2011 for this application.

- PAGES:**
1. List of Attachments
 2. Comments
 3. Reason for Approval / Conditions of Approval
 4. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Ordinance No. 2011.26
 2. Owner's letter requesting historic property designation
 3. Tempe Historic Property Register Nomination Form
 4. Zoning waiver form
 5. Photos

COMMENTS:

The Barnes (Conway) House, located at 1203 South Ash Avenue, has been nominated for historic designation and listing in the Tempe Historic Property Register by owners Matthew and Jacqueline Conway. The house is significant for its association with the Park Tract Subdivision; one of Tempe's oldest surviving residential subdivisions. Built in 1940, the house is in the upper ninety-ninth percentile (99.5%) of all Tempe properties in terms of age and provides an excellent example of Early Ranch-style residential architecture.

The historic 1940 Barnes (Conway) House is located at the southern extent of the original Townsite, in the 1924 Park Tract subdivision. Tempe had been experiencing a housing shortage for some time and development of Park Tract was intended to provide comfortable and modern family housing to meet this pent-up demand. Similarly, the Early Ranch style house was designed to help fulfill requirements for affordable and efficient housing. The historic 1940 Barnes (Conway) House is located on Lot 7 of Block 6 of the Park Tract Subdivision. Block 6 is a full-block located at the southern edge of the subdivision at the boundary extent of the original 1888 townsite. Lot 7 is at the northwest corner of Block 6 in the very heart of Park Tract.

PUBLIC INPUT:

On August 11, 2011, Tempe Historic Preservation Commission held a neighborhood meeting to notify property owners, residents, and neighborhood/homeowner association representatives of the request for historic designation. At that meeting neighbors indicated unanimous support of the nomination and Tempe Historic Preservation Commission reached consensus to hold a public hearing, take input from the owners, stakeholders, and interested persons and to make a recommendation regarding the proposed designation.

PROJECT ANALYSIS:

The historic 1940 Barnes (Conway) House is located at the southern extent of the original Townsite, in the 1924 Park Tract subdivision. Tempe had been experiencing a housing shortage for some time and development of Park Tract was intended to provide comfortable and modern family housing to meet this pent-up demand. Similarly, the Early Ranch style house was designed to help fulfill requirements for affordable and efficient housing. The historic 1940 Barnes (Conway) House is located on Lot 7 of Block 6 of the Park Tract Subdivision. Block 6 is a full-block located at the southern edge of the subdivision at the boundary extent of the original 1888 townsite. Lot 7 is at the northwest corner of Block 6 in the very heart of Park Tract.

Park Tract Subdivision is identified as a Cultural Resource Area in Tempe General Plan 2030. These areas are considered culturally significant to the character of Tempe and General Plan 2030 states that it is desirable to maintain the character of these areas. Park Tract today is part of Tempe's Maple Ash Neighborhood. This area contains the largest concentration of historic resources in the city. The area is also adjacent to downtown Tempe, Arizona State University, and Tempe St. Luke's Hospital, each of which have exerted pressure on the historic integrity of the neighborhood at various times in the past. Today these properties are zoned multi-family and many of the owners are interested in redeveloping their properties. Without some kind of control, local preservation advocates see the historic character of the neighborhood eroding and the potential for listing Tempe's oldest remaining residential neighborhood in National Register of Historic Places in jeopardy. After an attempt to create an historic district failed in 2006, in 2007 the Arizona Preservation Foundation placed Tempe's Maple Ash Neighborhood on Arizona's Most Endangered Historic Places List. Subsequently, many property owners have acted to list their properties individually on the Tempe and National historic registers.

The historic 1940 Barnes (Conway) House is in the upper ninety-ninth percentile (99.5%) of Tempe properties in terms of age and survives as a significant representative of a once common type—the Early Ranch style house. Ranch style residences became ubiquitous throughout the American Southwest in the era following World War II. The historic 1940 Barnes (Conway) House, however, was constructed before the style became widely popular. The property is significant as one of the few 1940 Early Ranch style houses in Tempe.

AGE:

The historic 1940 Barnes (Conway) House is in the upper ninety-ninth percentile ($n = 251/53,665 = 99.53$) of Tempe properties in terms of age. HPO records indicate 84 extant properties date to 1940 (60 percent more than the number of properties in any single prior year of the 64 years for which records exist). In Tempe, 1935 marked the first occurrence of the Early Ranch as a residential style; by 1940 the style had largely yielded to the more evolved expression of the ranch form. The Barnes (Conway) House is one of only two Early Ranch style residences believed by the Tempe Historic Preservation Office to survive from 1940. Based on data from Tempe HPO files corroborated by Maricopa County Assessor's Office data, 250 standing properties are believed to predate the historic 1940 Barnes (Conway) House having year-built dates in Tempe of 1939 or earlier. Statistically, this property is in the top 99.5% of all Tempe properties in terms of age and therefore can be considered to survive as a rare example of early residential construction in Tempe.

CONDITION:

The historic 1940 Barnes (Conway) House has been meticulously maintained. The historic front façade has been carefully preserved and remains intact. In addition, the historic flood irrigated landscape is thoughtfully tended, and the property makes a positive contribution to the streetscape of the historic subdivision. Changes made to the property are visible on the exterior at the north and east (rear) elevations. Modifications have occurred over time, yet these have been sensitively designed and skillfully executed to achieve a comfortable balance of differentiation from, and compatibility with, the historic form and fabric of the Early Ranch style house.

INTEGRITY:

Integrity is the ability of a property to convey its historic significance. To be listed in the Tempe Historic Property Register, a property must be historically significant under ordinance criteria and must also possess adequate integrity to communicate that significance to persons familiar with the property and to the community at large. The integrity of a property is evaluated according to aspects that must be present in different combinations, depending on the property type and the criteria upon which historic significance is based. A building eligible for listing under NPS Criterion A must possess integrity of Location, Materials, Feeling, and Association. A building eligible for listing under NPS Criterion C must possess integrity of Design, Workmanship, Materials, and Feeling. Tempe HPO considers the subject property to maintain these aspects of integrity sufficiently to qualify for historic designation and listing under National Park Service Criterion A and C, at the local level of significance. As seen in the following discussion, the property exceeds these minimum requirements and retains more than adequate integrity to qualify for designation and listing.

Location – The Barnes (Conway) House exists in its original location. The Park Tract Subdivision encompasses a collection of historic resources directly associated with the early growth and development of Tempe and the Salt River Valley. The evolution of Tempe over the past 140 years holds national, state, and local significance for its role in the development of the Salt River Valley as a center of commerce and education, as a critical link in the transportation networks during settlement of the Territory, and for its associations with important political figures. These aspects of historical significance and association exist today at the subject property and throughout Park Tract as manifestations of those Arizona pioneers who transformed the desert environment of the Salt River Valley into a community of enduring consequence.

Situated prominently in the 1200 block of South Ash Avenue, the Barnes (Conway) House occupies land that was included in the boundaries of the original Tempe Townsite in 1894. Although not subdivided until thirty years later, the Park Tract subdivision was never annexed into the corporate limits of Tempe. Rather uniquely it was an integral (yet undeveloped) part of the Tempe from the onset. Today the southern portion of the original Townsite, the historic Park Tract subdivision, is a busy and vibrant residential neighborhood. The City is currently experimenting with various traffic-calming features in the right-of-way, yet the clear and present landmark status of Tempe's oldest residential neighborhood, Maple Ash, retains its historic identity throughout the community and beyond.

Design – Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. Because properties change through time, changes may acquire significance in their own right and may not necessarily constitute a loss of design integrity. Although additions have been made to the side and rear of the Barnes (Conway) House, the property maintains the original spatial relationships between major features, visual rhythms, layout and materials, and other features as originally constructed and developed. Design aspects typical of the Early Ranch style remain present in abundance and help maintain this aspect of integrity.

Setting – Setting is the physical environment of an historic property that illustrates the character of the place. Although integrity of setting is not a condition precedent to designation in this case, the Barnes (Conway) House nevertheless retains connections to the physical environment of its surroundings. The relationship of the house to its surrounding streetscape and landscape, the form and function of adjacent alleyways and walks, and the use of flood irrigation all persist with integrity intact.

Materials – An historic property must retain key exterior materials dating from the period of its historic significance. Integrity of materials determines whether or not an authentic historic resource still exists. The Barnes (Conway) House retains key physical elements as they were originally configured to reveal the preferences, to indicate the availability of particular types of materials, and to exemplify technologies characteristic of the Early Ranch style house form. The dominant brick chimney distinguishes the property as a step in the evolution of the ranch house form; this feature and these materials were, relatively speaking, quite rare.

Workmanship – Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principles of an historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. This property conveys physical evidence of the crafts attendant upon the frame construction form of the Early Ranch style house in the early 1940s American Southwest.

Feeling – Feeling is a property's expression of the aesthetic or historical sense of a particular period of time. This property expresses an aesthetic sense of its prewar period of significance. The physical features of the property, taken together, are sufficiently intact to convey their significance to someone familiar with the original property as well as to persons throughout the community to whom the property distinguishes itself as historic. Retention and good maintenance of original design, materials, workmanship, and setting as described above is sufficient to create a discernible sense of place or feeling at the historic property.

Association – Association is the direct link between an important historic event or person and a historic property. Although integrity of association is not a condition precedent to designation in this case, this property nonetheless maintains direct links between important events in community history and remains emblematic of consecutive waves of suburbanization outward from Tempe's original settlement at the Salt River. Now standing as an anchor at the edge of the historic 1924 Park Tract subdivision, the Barnes (Conway) House recalls the last wave of pre-war development that radiated in bands from the core of the original Townsite.

CONCLUSION:

The Barnes (Conway) House has been determined eligible for historic designation and listing in the Tempe Historic Property Register by the Tempe Historic Preservation Office. Built in 1940, this house is in the upper ninety-ninth percentile (99.5) of all Tempe properties in terms of age. The property is also significant for its association with the historic Park Track subdivision. The property is additionally significant as an excellent surviving example of the Early Ranch-style house, embodying the distinctive characteristics of the type and surviving with a high degree of architectural integrity.

The basis for historic designation and listing in the Tempe Historic Property Register is provided by Tempe City Code Sec. 14A-4. Designation of landmarks, historic properties and historic districts –

- (a) The following criteria are established for designation of an individual property, building, structure or archeological site:
 - (1) It meets the criteria for listing on the Arizona or national register of historic places;
 - (2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:
 - a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; or
 - b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature; or
 - (3) If it has achieved significance within the past fifty (50) years, it shall be considered eligible for designation as a landmark if it is an integral and critical part of an historic district or demonstrates exceptional individual importance by otherwise meeting or exceeding the criteria specified in paragraphs (1) or (2) of this subsection above. At such time as a landmark becomes fifty (50) years old, it will automatically be reclassified as an historic property.

REASONS FOR APPROVAL:

1. The Barnes (Conway) House is significant as a rare surviving example of a once-common type. The 1940 property falls in upper ninety-ninth percentile (99.5) of all Tempe properties in terms of age.
2. The Barnes (Conway) House is significant for its association with the 1926 Park Tract Subdivision; one of Tempe's oldest intact subdivisions.
3. The Barnes (Conway) House is significant as an excellent surviving example of the Early Ranch-style style frame house, exemplifying many particular characteristics of the form and exhibiting a high degree of architectural integrity.

CONDITIONS OF APPROVAL:

None

SUGGESTED MOTION:

"MOVE THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE DEVELOPMENT REVIEW COMMISSION THAT THE BARNES (CONWAY) HOUSE BE DESIGNATED HISTORIC AND LISTED IN THE TEMPE HISTORIC PROPERTY REGISTER"

HISTORY & FACTS:

- 03/24/1920 Hugh E Laird and Fred J Joyce filed organization papers with the Maricopa County Recorder for the Park Tract Trust, a business trust organized for acquisition, subdivision, and development of real property.
- 05/06/1920 Tempe Land and Improvement Company deeds land south of 10th Street to Park Tract Trustees.
- 04/10/1924 E W Hudson, Hugh E Laird and Fred J Joyce file a plat for the PARK TRACT subdivision on behalf of the Park Tract Trust.
- 01/20/1928 Park Tract Trustees mortgage property to Tempe National Bank – HUDSON E W & JOYCE FRED & LAIRD HUGH E to TEMPE NATIONAL BANK by WAR DEED 19280002413
- 09/13/1928 S. M. Morse, Town Engineer, implements Improvement District Number 28 to extend City sewer service to Park Tract.
- 12/23/1929 TEMPE NATIONAL BANK to SKEELS FLORENCE D by DEED 19290008933
- 1930s – Development of the Park Tract subdivision began in earnest in the 1930s on 100 lots in the area roughly bound by 10th Street, Mill Avenue, 13th Street, and Southern Pacific Railroad tracks.
- 02/06/1935 First Tempe Planning & Zoning Board appointed in connection with Federal Relief Program by Council meeting in special session at the Tempe National Bank (Hugh Laird, Chair).
- 04/14/1938 Tempe's first zoning ordinance adopted. Ordinance No. 177 created 4 zoning categories; Residence Districts; Business and Apartment House Districts; Auto Courts, Automobile Tourist Camps, Auto Trailer Courts Districts; and Industrial Districts.
- 09/29/1939 MEREDITH ARTHUR FRANKLIN & MEREDITH WANDA to OAKLEY ALVAH & OAKLEY LORA by WAR DEED 19390006972
- 01/11/1940 E B Tucker, City Engineer, implements Improvement District Number 31 to extend sidewalks, pavement, curb & gutter to Park Tract.
- 02/27/1940 OAKLEY ALVAH & OAKLEY LORA to BARNES DOTTIE A & BARNES MICHAEL R by WAR DEED 19400017068
- 04/18/1940 Dottie and Michael Barnes mortgage Lot 7, Block 6, Park Tract to First Federal S&L to construct the house at 1203 South Ash Avenue – BARNES DOTTIE A & BARNES MICHAEL R to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF PHOENIX by MORTGAGE 19400009299
- 09/16/1948 Tempe's second zoning ordinance went into effect; Ordinance No. 193 created additional zoning districts and differentiating residential and business classifications in greater detail. Under this ordinance, multi-family zoning was initiated in the single-family Maple-Ash neighborhoods.
- 10/11/1951 Tempe's third zoning ordinance went into effect; Ordinance No. 209 extended multi-family zoning throughout older Tempe neighborhoods and rezoned properties north of Ninth Street from single family to multi-family.
- 12/15/1954 BARNES DOTTIE A & BARNES MICHAEL R by PROB DEED 19540071538
- 12/23/1954 BARNES MICHAEL R to HENRY EVELYN & HENRY ROBERT L by JNT DEED 19540072858
- 12/23/1954 HENRY EVELYN & HENRY ROBERT L to WESTERN SAVINGS AND LOAN ASSOCIATION by MORTGAGE 19540072859
- 02/06/1957 Tempe's fourth zoning ordinance went into effect; Ordinance No. 268 rezoned the entire Maple-Ash residential area Multi-Family districts similar to the current district area boundaries within Maple-Ash today.
- 01/24/1964 Zoning Ordinance 405 adopted. Majority of deep lot properties along the railroad tracks and across the street of Ash Ave were down-zoned to R-3-A Multi-Family Residence Restricted (now called R-3R). Down-zoned area previously allowed a greater density and taller buildings.
- 04/11/1968 HENRY EVELYN & HENRY ROBERT L to WESTERN SAVINGS AND LOAN ASSOCIATION by

MORTGAGE 19680174445

- 10/04/1974 Tempe's sixth zoning ordinance went into effect. Ordinance 808 codified much of what was being done "by practice" by City Boards, Commissions and City Council. Zoning for Maple-Ash included CCD, I-2, R-2, R-3R, R-3, R-4, and R1-PAD
- 12/16/1977 Tempe's third General Plan adopted. The 1978 General Plan projected Land Use for Maple-Ash area changes direction, projected circulation realignment, "Ash Avenue Loop" to Mill and Eleventh Street. Properties north of Ninth Street projected for commercial use and the rest of the Maple-Ash area is projected for residential use with a maximum of 15 du per acre and a small portion for a maximum of 10 du per acre
- 05/07/1984 Tempe Multiple Resource Area Nomination lists 16 Tempe properties in the in the National Register of Historic Places, including six in the Gage Addition, Park Tract, and College View subdivisions.
- 12/04/1986 Maple-Ash Neighborhood Association (MANA) formed when area residents organize Tempe's first Neighborhood Association "To preserve and restore residential historical character in the neighborhood.
- 08/30/1988 COMMONWEALTH MORTGAGE CO OF AMERICA to JOHNSON ROBERT G & SOCORRA by DEED TRST 19880430318
- 12/29/1988 JOHNSON ROBERT GSOCORRA to KREJCA GARY F ETAL & ALENA KIM L ETAL by WAR DEED 19880631972
- 05/29/1998 Jacqui and Matt Conway acquire 1203 South Ash Avenue from Kim & Gary Krejca – KREJCA GARY F ETAL & KREJCA KIM L ETAL to CONWAY JACQUELINE F ETAL & CONWAY MATTHEW E ETAL by WAR DEED 19980451977
- 11/04/1999 Mayor & Council designate the 1936 Tempe Woman's Club located at 1290 S. Mill Avenue as historic. This is the first property in the Maple Ash Neighborhood to be listed in the Tempe Historic Property Register.
- 04/27/2000 Mayor & Council designate the 1910 W. A. Moeur House (Casey Moore's) located at 850 S. Ash Avenue historic. This is the second property in the Maple Ash Neighborhood to be listed in the Tempe Historic Property Register.
- 05/11/2000 The Keeper of the National Register lists the Tempe Woman's Club, located at 1290 S. Mill Avenue, in the National Register of Historic Places; this is the seventh property in the Maple Ash Neighborhood to be so listed.
- 02/15/2001 Mayor & Council designate the 1928 Hiatt – Barnes House at 1104 S. Ash Avenue as historic. This is the third property in the Maple Ash Neighborhood to be listed in the Tempe Historic Property Register.
- 12/14/2001 Tempe Historic Preservation Commission produces the Post World War II Subdivisions Survey (Solliday, 2001). The study recommended the Gage Addition, Park Tract, and College View subdivisions for designation as historic districts.
- 09/02/2003 Historic Preservation Commission members attend a meeting of the General Plan 2030 Advisory Team to present information comparing existing developed densities, densities permitted under the current land use plan and densities proposed for adoption by GP2030. Advisory Team decides unanimously to adopt the Cultural Resource Area designation for thirty-one first- and second-tier historic subdivisions.
- 12/03/2003 Voters approve Tempe General Plan 2030 recognizing Park Tract Subdivision as a Cultural Resource Area. (*Arizona Republic*, 5 December 2004).
- 06/10/2004 Mayor & Council designate the 1939 Butler (Gray) House located at 1220 S. Mill Avenue historic. This is the fourth property in the Maple Ash Neighborhood to be listed in the Tempe Historic Property Register.
- 08/06/2004 Mayor & Council designate the 1940 Selleh House located at 1104 S. Mill Avenue historic. This is the fifth

property in the Maple Ash Neighborhood to be listed in the Tempe Historic Property Register.

- 01/20/2005 Tempe Zoning & Development Code adopted by Mayor and Council (effective February 22, 2005). 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.
- 11/05/2005 The Keeper of the National Register lists the 1940 Selleh House located at 1104 S. Mill Avenue in the National Register of Historic Places; this is the eighth property in the Maple Ash Neighborhood to be so listed.
- 05/04/2006 Mayor & Council designate the 1938 Governor Howard J. Pyle House located at 1120 S. Ash Avenue historic. This is the sixth property in the Maple Ash Neighborhood to be listed in the Tempe Historic Property Register.
- 06/05/2005 Maple Ash Neighborhood Association Neighborhood Meeting with the Tempe Historic Preservation Commission to discuss district designation (nomination forms distributed).
- 07/19/2006 Tempe HPO submitted zoning amendment application for historic overlay zoning for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions.
- 08/16/2006 Tempe Historic Preservation Commission holds a Neighborhood Meeting for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions.
- 09/14/2006 Tempe HPC Public Hearing for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions - continued to 10/12/2006.
- 10/12/2006 Tempe HPC Public Hearing for historic designation and listing in the Tempe Historic Property Register for the Gage Addition, Park Tract, and College View historic subdivisions and finds properties eligible for designation and listing.
- 09/06/2007 Maple Ash Neighborhood Applicants withdraw request for historic district designation and listing in the Tempe Historic Property Register at the second City Council public hearing. With the designation of districts in the Maple Ash Neighborhood interrupted, Tempe HPC began encouraging property owners to pursue listing their properties individually.
- 01/22/2009 Mayor & Council designate the 1937 Wilkie (Braun / Gutierrez) House located at 1290 S. Maple Avenue historic. This is the seventh property in the Maple Ash Neighborhood to be listed in the Tempe Historic Property Register.
- 05/28/2009 Mayor & Council designate the 1929 Elliott (Garbinski) House located at 1010 S. Maple Avenue historic. This is the eighth property in the Maple Ash Neighborhood to be listed in the Tempe Historic Property Register.
- 03/25/2010 Mayor & Council designate the 1935 Douglass / Gitlis Residence located at 1206 S. Ash Avenue historic. This is the ninth property in the Maple Ash Neighborhood to be listed in the Tempe Historic Property Register.
- 02/04/2011 Owners nominate the McGinnis House for historic designation and listing in the Tempe Historic Property Register.
- 03/24/2011 Mayor & Council designate the 1940 Laird - Simpson House located at 1204 S. Mill Avenue historic. This is the tenth property in the Maple Ash Neighborhood to be listed in the Tempe Historic Property Register.
- 06/02/2011 Mayor & Council designate the 1933 Lucier / O'Neill Residence located at 1114 S. Maple Avenue historic. This is the 11th property in the Maple Ash Neighborhood to be listed in the Tempe Historic Property Register.
- 06/02/2011 Mayor & Council designate the 1920 Windes - Bell House located at 24 & 26 W. 9th Street historic. This is

the 12th property in the Maple Ash Neighborhood to be listed in the Tempe Historic Property Register.

08/11/2011

A neighborhood meeting is held by the Historic Preservation Commission for historic designation and listing in the Tempe Historic Property Register for the Barnes (Conway) House.

08/11/ 2011

A public hearing is held by the Historic Preservation Commission for historic designation and listing in the Tempe Historic Property Register for the Barnes (Conway) House.

Sep 27, 2011

Development Review Commission scheduled hearing for this request.

Oct 20, 2011

Tempe City Council scheduled hearing for this request.

Nov 03, 2011

Tempe City Council scheduled hearing for historic designation and listing on the Tempe Historic Property Register for the Barnes (Conway) House.

CODE REFERENCES:

Zoning and Development Code, Section 6-304, Zoning Amendment

City Code, Chapter 14a, Historic Preservation

ORDINANCE NO. 2011.26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by adding an Historic Overlay to the existing R-3R, Multi-Family Residential Restricted District and designating it as R-3R (H), Multi-Family Residential Limited District with an Historic Overlay on 0.24 acres at the historic Barnes (Conway) House.

LEGAL DESCRIPTION

Lot 7, Block 6, Park Tract, according to Book 13 of Maps, Page 27, records of Maricopa County, Arizona

TOTAL AREA IS 0.24 ACRES

Section 2. Further, those conditions of approval, if any, imposed by the Tempe City Council as part of Case # PL110250 are hereby incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this THIRD day of NOVEMBER, 2011.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

June 19, 2011

Mr. Joe Nucci
Historic Preservation Officer
Tempe Historic Preservation Office
Community Development Department
31 East 5th Street
P.O. Box 5002
Tempe, AZ 85280

Tempe Historic Property Register
1203 South Ash Avenue
Tempe, AZ 85281
Parcel # 132-45-078
Lot 7, Block 6, Park Tract, according to Book 13 of Maps, Page 27, records
of Maricopa County, Arizona

Mr. Nucci:

The purpose of this letter is to transmit the application materials for the nomination of our property to the Tempe Historic Property Register. We were pleased to learn from your letter that our property located at 1203 South Ash Avenue is considered eligible for listing in the Tempe Historic Property Register. This letter authorizes the Tempe Historic Preservation Office to act as our agent to make application for historic designation and listing in the Tempe Historic Property Register.

Documentation and information that we have regarding the property is summarized below and attached as appropriate.

- The one page nomination form is attached.
- Signed and notarized *Waiver of Rights and Remedies Under A.R.S. §12-1134* is attached..
- Property history – our knowledge of the history of the property is limited at this time to the information in your attached letter as well the attached Arizona Historic Property Inventory Form.
 - Construction date appears to be 1940.
 - The property is located in the Park Tract subdivision which is an earlier subdivision that was platted in August of 1924.
 - Michael R. Barnes owned the property in 1946 – 1948.
 - The property is in the top 99.5 % of all Tempe properties in terms of age and provides an excellent early example of Transitional or Early Ranch-style residential architecture due to its raised floor elevation.

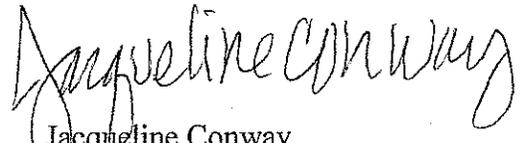
- Another character-defining feature of the property is the dominant chimney which is not seen on many of the later houses in the area.
- According to the Arizona Historic Property Inventory Form, most of the original fabric of the house remains intact.

Please note that we intend to conduct additional historical research on the property. We will transmit any findings that we discover to your office.

Thank you in advance for your help in this process. We look forward to working with you on the project.

Regards,


Matthew Conway


Jacqueline Conway



NOMINATION FORM

TEMPE HISTORIC PROPERTY REGISTER

Property Location (Address or Boundaries)

1203 S. Ash Avenue
Tempe, AZ 85281

Legal Description (Subdivision Name, Lot and Block)

Lot 7, Block 6, Park Tract, according to Book 13 of Maps, Page 27, records of Maricopa County, Arizona

Date of Construction / source of date

~1940/AZ Historic Property Inventory

Existing Historic Designation or Identification (check if any)

National Register _____ (Date Listed) State Register _____ (Date Listed) Tempe Survey # _____

Summary of Historic Function or Use

Property located in Park Tract subdivision which was platted in August of 1924. Property provides an excellent early example of Transitional or Early Ranch-style residential architecture due to its raised floor elevation. Property has dominant chimney and was owned by Michael Barnes (1946-1948)

Present, Common, or Proposed Name

Conway Residence

Present Function or Use

Single-family home

Classification (check one)

Property (Building or Structure) Archaeological Site District Landmark

Ownership Information:

MATTHEW CONWAY
Owner Name
1203 S. Ash Avenue
Address
Tempe AZ 85281
City State Zip
() 480 921-2286
Phone
Matthew Conway 6/21/7
Signature (if required) Date

Applicant Information (if different from ownership)

Name
Address Same
City State Zip
()
Phone
Signature Date

For Staff Use Only

Received: _____
DSD#: _____
Hearings/Approvals*:
HPC: _____
P & Z: _____
Council: _____

*Preliminary reviews with other impacted entities (Boards, Commissions, Neighborhoods, etc) should be scheduled prior to initial public hearing

Assessor's Tax Parcel Number(s)

132-45-078

Historic Name

A CHECKLIST OF ADDITIONAL INFORMATION NECESSARY IS PROVIDED WITH THIS FORM. PLEASE INCLUDE THESE ITEMS WITH THE NOMINATION.

WHEN RECORDED RETURN TO:

City of Tempe
Historic Preservation Office
21 E. 6th Street, #208
Post Office Box 5002
Tempe, AZ. 85280

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Matthew and Jacqueline Conway (Owner/s)

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application PL110250 to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

Parcel No. : 132-45-078

Lot 7, Block 6, PARK Tract, according to Book 13 of Maps, Page 27
Records of Maricopa County, Arizona
(Legal Description and Address)

1203 S. Ash Avenue Tempe, AZ 85281

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City's approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this 2 day of June, 2011.

Matthew E. Conway

MATTHEW E. CONWAY
(Signature of Owner) (Printed Name)

Jacqueline Conway

JACQUELINE CONWAY
(Signature of Owner) (Printed Name)

State of Arizona)
County of Maricopa) ss

SUBSCRIBED AND SWORN to before me this 2nd day of June, 2011, by

Matthew E. Conway

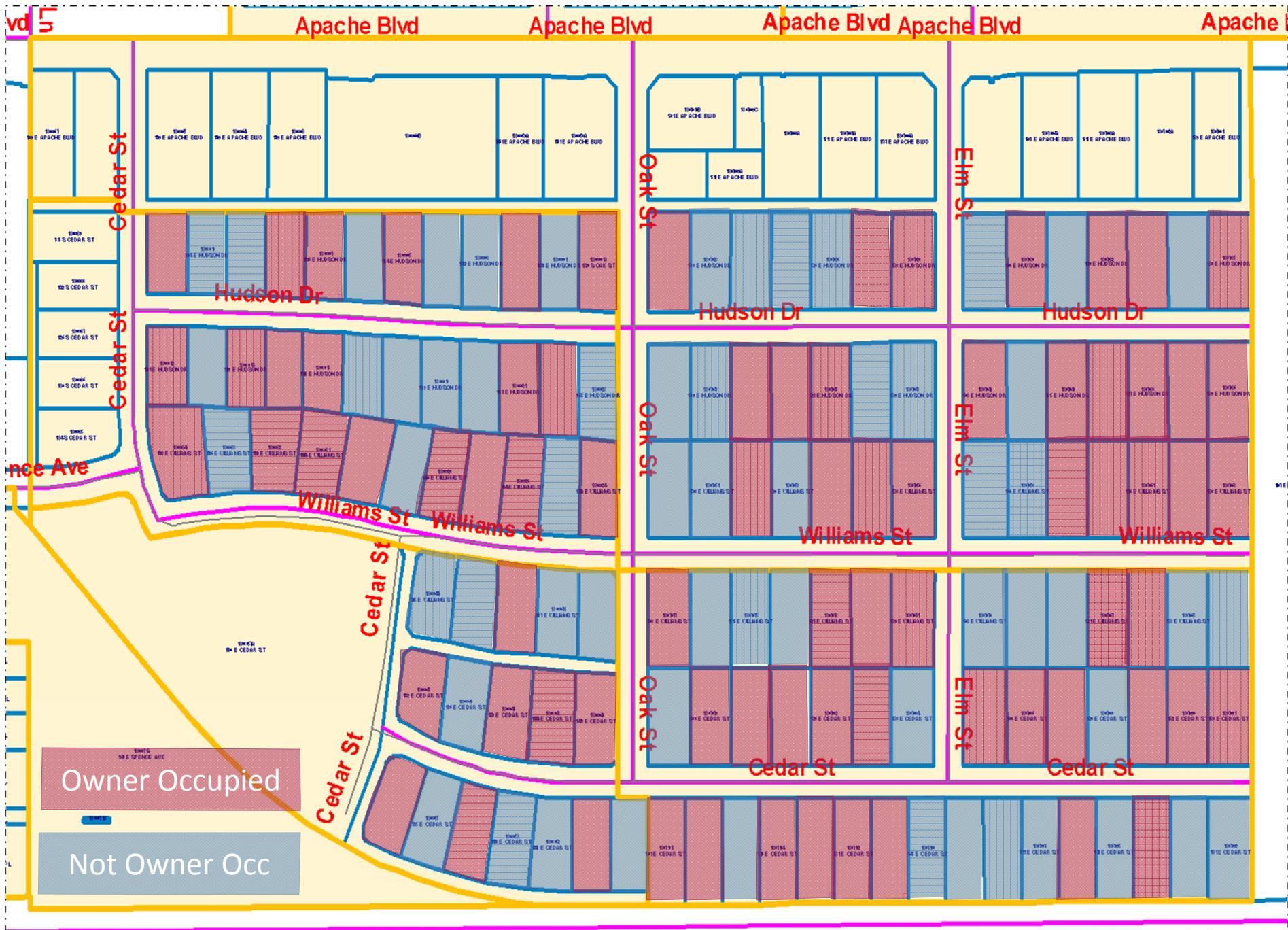
Sandra L. Dressman
(Signature of Notary)

(Notary Stamp)









Apache Blvd

Apache Blvd

Apache Blvd

Apache Blvd

Apache Blvd

Cedar St

Cedar St

Cedar St

Cedar St

Oak St

Oak St

Oak St

Elm St

Elm St

Elm St

Hudson Dr

Hudson Dr

Hudson Dr

Williams St

Williams St

Williams St

Williams St

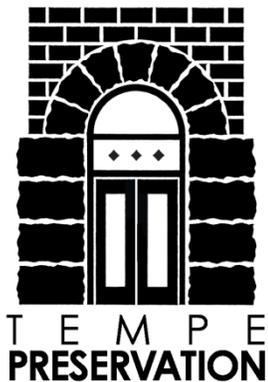
Cedar St

Cedar St

Owner Occupied

Not Owner Occ

Science Ave



Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, October 13, 2011

Location: Hatton Hall 34 East Seventh Street

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

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
Alyssa Matter
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



Staff Present: Nathan Hallam
Jyme Sue McLaren
Joe Nucci
Jared Smith
Mark Vinson

Public Present: Phil Amorosi
Robert Forest
Gerry Horst
Vic Linoff
Shirley McKean
Patti Olsen

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

1. Call to Audience

No Comment

2. Approval of HPC Minutes: 09/08/2011 Tempe HPC meeting

Minutes were amended as follows prior to approval:

- Bilsbarrow: item #8, change "no" to "on."

MOTION: [BENNETT] TO APPROVE MINUTES OF THE 09/08/2011
TEMPE HPC MEETING AS AMENDED ABOVE. SECOND: [GRAHAM].
APPROVED: 7-0

3. Discuss & Consider Modern Streetcar Project

- Forest: Environmental assessment under review; all historic properties identified; no adverse effects.
- Bilsbarrow: what about wires?
- Forest: Still looking at options; will not anchor to historic properties. Also, no archaeological surveys scheduled, but monitoring at four or more feet.
- Gregory: Is four feet enough?
- Forest: According to SHPO it is.
- Graham: Any new properties to be added?
- Forest: No we looked at everything post-1968.

4. Discuss & Consider Arizona State University Preservation Issues

Patti Olsen discusses new and ongoing projects at Arizona State University with potential effects on buildings 50 years or older, including in-kind window replacements at the University Club, a 1909 building.

- Nucci: Is master planning underway at ASU?
- Olsen: Yes, it is finished.
- Bennett: Are you involved with solar paneling?
- Olsen: Yes, with respect to buildings 50 years or older.

5. Discuss and Consider Tempe Historic Preservation Foundation Activities

Nucci: Woody Wilson could not be here tonight; but I can report that planning for the walk-through history program is underway, so are new Tempe-register building plaques.

6. Discuss & Consider Borden Homes Historic District Guidelines

Nucci: Our representative from Borden Homes could not be here tonight.

7. Discuss & Consider Hudson Manor Historic District Designation

- Nucci: Did you get my mock-waiver mailer?
- Amorosi: No
- Nucci: Perhaps this speaks to the effectiveness of the waiver-mailing project; we are trying to present these waivers in a not-so-coldly-bureaucratic way—with inconclusive results to this point. Though I would like to say that HPO appeared at the Hudson Manor game night with an in-house notary service that yielded success. There is another GAIN night on October 22, will a commissioner agree to attend?
- Bojorquez: I will.
Nucci then reviewed the many arguments in favor of historic district designation.
- Amorosi: One homeowner asked about federal income tax credits.
- Nucci: Those are available to income-producing properties. Is Tim Wright on board with the district designation?
- Amorosi: Maybe. So is the waiver-mailing project going to happen?
- Nucci: No, I am not confident in the effectiveness of waiver-mailings; HPO also has limited financial resources.

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

- Bojorquez: I made fliers more accessible with a question-and-answer format.
- Gregory: Should we have Hayden Mill on the cover?
- Bilsbarrow: Yes.
- Graham: Have we made any progress toward listing Hayden Mills?
- Nucci: No, that is off the table amidst litigation.
- Bennett: On the flier, change “my” to “your”.
- Nucci: Should we keep “protecting Tempe”?
- Bilsbarrow: No let’s find a new slogan.

9. Discuss and Consider HPC Vacancy for Alternate Member (professional)

- Nucci: Liz Wilson has resigned from the HPC.
- Bennett: That means we need a new Vice-Chair. I nominate Andrea Gregory.
- Bilsbarrow: I second.

MOTION – “THAT ANDREA GREGORY REPLACE COMMISSIONER LIZ WILSON, RESIGNED, AS TEMPE HISTORIC PRESERVATION COMMISSION VICE-CHAIR, 7-0.

- Turner: Are there now two openings?
- Bilsbarrow: Yes.
- Gregory: I mentioned it to a Hudson manor resident who may be interested.
- Linoff: Gasser must wait one year from the end of his previous term before he can serve again.
- Nucci: Recruitment is closed - we have many applicants, but only four qualified professionals.

10. Discuss and Consider Historic Preservation Graduate Intern Program

- Hallam: Billy Kiser is in Oakland, CA giving a paper titled "Navajo Pawn Study and Petrified Forest National Park Historic Resource Study" to the Western History Association.
- Billy's book titled "Turmoil on the Rio Grande" has been published by the Texas A & M Press and is available for purchase online (circulates copy for examination by members)
- Hallam: I have finished pre-1941 survey of Maple-Ash and beginning work on Kirkland-McKinney Ditch National Register Nomination; Kiser has finished Moeur House National Register Nomination; Matter is beginning work on Tempe City Hall National Register Nomination.
- Gregory: Moeur House nomination form should address the house's proximity to ASU and downtown. Also, what was going on at the house while Moeur was Governor?

11. Discuss and Consider Chair/Staff Updates

- Nucci: Mayor has asked us to list Tempe City Hall and Double Butte Cemetery on the Tempe Register. Also please note that next month's HPC meeting is scheduled for the first Thursday of the month.

12. Current Events / Announcements / Future Agenda Items

- Vinson: Eisendrath House nearly has its building permit; ADA compliance is underway; work has progressed as far as possible in the meantime.
- Tuner: Will we have another fundraiser and barbeque?
- Vinson: Nothing is planned; there is probably too much construction for that. The project completion date is now June 30.
- Nucci: the Harris and McGinnis houses are now listed. Barnes (Conway) House meeting is upcoming.

Meeting adjourned at 7:23 PM

Anne Bilsbarrow, Chair

-minutes scheduled for HPC approval on 11/03/2011

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.