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# Borden Homes Historic District Design Guidelines Work Group **MEETING MINUTES**

Date: WEDNESDAY, December 14, 2011

Location: Fire Station 1, 1400 E Apache Blvd

6:40 PM Call to Order, sign in, introductions, (please mute cell phones)

HPC/HPO Present: Brad Graham, Andrea Gregory, Alyssa Matter, Joe Nucci, Korri Turner

Stakeholders Present: Chuck Buss, Gail Martelli, Gary Martelli, Cheryl McAfee, Christopher McKee, George Wittenberg

## 1. Call to Audience – no discussion

### 2.1 Review of previous meeting

Attendees were asked to state their vision what the neighborhood could be.

HPO explained design guidelines can be developed for different effect, to – Resist Change / Facilitate Change / Maintain Historic Character

All meeting agendas and minutes, along with other process documents are posted online: [www.tempe.gov/historicpres/BHHD-DG.htm](http://www.tempe.gov/historicpres/BHHD-DG.htm)

### 2.1 Second Borden Homes Historic District Design Guidelines Meeting

Introductions and neighborhood vision statements – those not present at the previous meeting were asked to state their vision of the future for the Borden Homes Historic District.

- Cheryl McAfee - would like to see more homeowners interested in historic preservation. More homeowners wanting to list their homes as an historic property. Fewer renters and more owners in the neighborhood. Exterior residence facades to remain intact.
- Brad Graham - expressed that it is very important to create a program for preserving the homes, beneficial tax breaks are a positive effect, but how does the remains unique by preserving its authentic and historic sense of place.
- Korri Turner - expressed that it is important to maintain pride in a neighborhood and in its people to benefit in a social and cultural way. Creating a sense of community where the residents care for each other comes from long-term residency.
- Gail Martelli - believes the sense of community already exists at Borden Homes. She wants to see a historic designation that is all-inclusive, and more incentives for greener lifestyles. i.e. Low flow drip systems. She also wants historic protection of the neighborhoods and respect for what is present.

## 2.2 Design Guidelines Work Group Process Continuation

### a) Work group will identify vision fro neighborhood change

1. The Borden Homes District will ...
  - a. ...be increasingly owner occupied
  - b. ...maintain its strong sense of community
  - c. ...continue to honor its history
  - d. ...be recognizable as a unique place (sense of place)
  - e. ...demonstrate increased pride of ownership
  - f. ...continue to be recognizable to original owners
  
2. This would be achieved by...
  - a. ...maintaining historic integrity of houses
  - b. ...limiting additions and new construction to single story
  - c. ...maintaining original front and side yard setbacks
  - d. ...encouraging use of the backyard to accommodate changes
  - e. ...maintaining of architectural details
  - f. ...ensuring infrastructure maintenance is historically sensitive

### b) Work group will discuss and consider neighborhood historic character

- a. Period of significance: 1947 – 1959
- b. Lush mature landscape – wildlife habitat
- c. Encourage flood irrigation
- d. Mature trees/ shade
- e. Steel casement windows
- f. Brick/masonry construction
- g. Asphalt shingle roofs
- h. Large historic setbacks
- i. Open (usable) front porch
- j. Significant open space between homes (rhythm on the street)
- k. Wooden shutters
- l. Rolled curbs
- m. 3 types of homes to mentioned in the design guidelines
  - 1) Early Transitional Ranch Style
  - 2) Simple Ranch Style
  - 3) Ranch Style with Carport

### 3. Next Work Group Meeting –

- Date: Wednesday January 11, 2011, 6:30 PM  
Location: Fire Station 1, 1400 E Apache Blvd  
Objectives:
  - a) Discuss preserve, repair, replace
  - b) Discuss building treatments for architectural features
  - c) Discuss Exterior Features

Adjourn: 8:45 PM