



**TEMPE HISTORIC  
PRESERVATION  
COMMISSION**

Ira Bennett, Alternate  
Anne Bilsbarrow, Chair  
April Bojorquez  
Brad Graham  
Andrea Gregory  
Charlie Lee  
Korri Turner  
Vacant  
Vacant

**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  
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Tempe Historic Preservation Commission [Tempe HPC]

# MEETING MINUTES

**Date:** THURSDAY, January 12, 2012

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

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

**Staff Present:** Amy Douglass      Alyssa Matter  
Nathan Hallam      Joe Nucci  
William Kiser      Jared Smith

**Public Present:** Dan Killoren      Scott Solliday  
Vic Linoff      Eduarda Yates  
Shirley McKean

**Guest Speakers:** Hugh Hallman      Patti Olson

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

## 1. Call to Audience

No Comment

## 2. Approval of HPC Minutes 11/03/2011 Tempe HPC meeting

*MOTION [GRAHAM] MOVE APPROVAL OF HPC MEETING MINUTES FROM 12/08/2011 AS PRESENTED, SECOND [LEE] APPROVED, 4-0*

## 3. Public Hearing Tempe City Hall Historic Designation

- Bilsbarrow: document needs proof-reading. Last sentence is awkward in paragraph 2 of character defining features section section of the report.

*MOTION [BILSBARROW] MOVE THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE DEVELOPMENT REVIEW COMMISSION, MAYOR, AND CITY COUNCIL THAT THE MUNICIPAL BUILDING BE DESIGNATED HISTORIC AND LISTED IN THE TEMPE HISTORIC PROPERTY REGISTER, SECOND [GRAHAM] APPROVED, 4-0*

## 4. Public Hearing Tempe Double Butte Cemetery Historic Designation

- The Double Butte Cemetery does not contain a mausoleum, but does have a memorial garden.
- Correct the names of the two buttes mentioned in the text.

*MOTION [BILSBARROW] MOVE THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE DEVELOPMENT REVIEW COMMISSION, MAYOR, AND CITY COUNCIL THAT DOUBLE BUTTE CEMETERY BE DESIGNATED HISTORIC AND LISTED IN THE TEMPE HISTORIC PROPERTY REGISTER, SECOND [GRAHAM] APPROVED, 4-0*

#### **5. Discuss & Consider City of Tempe Historic Preservation Activities**

- Mayor Hallman wants to address the concerns of the Hayden Flour Mill Project.
- The goal is to clean up the grounds and activate space that was once dead space.
- The goal of the project is to reconnect downtown with Tempe Beach Park.
- Addition of a lawn space as well as a performance stage makes the site available for activities.
- A temporary tree nursery on the site will be used to replant trees all around the city.
- The current budget for the project is being used for the stage design, lawn, redesign of fencing, and all of the mature landscape that will be planted on the site.
- The Flour mill was sandblasted in order to remove many layers of paint to get to the original concrete surface.
- Sandblasting was the most timely and affordable process.
- Installation of sodium light fixtures will illuminate the interior of the mill to showcase the original equipment on the first floor of the mill.
- Eventually wheat seeds will be planted directly in front of the mill.
- The Mill project is scheduled to be completed in late April.
- Mayor Hugh Hallman addresses questions regarding the site at 5<sup>th</sup> Street and College Avenue.
- Mayor Hugh Hallman is looking for a Bio-Archeologist to supervise the digging on the site.
- Salt River Pima Maricopa Indian Community might have a Bio-Archeologist for a lower rate.

#### **6. Discuss & Consider Tempe Historic Preservation Foundation Activities**

- Joe Nucci updates on Tempe HPF activities.
- Currently there are two fundraising activities for the HPF. The Plaque Program and the Tempe Walk Through History.
- Tempe Walk Through History will be held on Saturday, February 4
- It is the most popular walk of its kind in Arizona.
- Still looking for volunteers to help with the event kick off,
- Maps for the event tours are located online.
- The tour cost \$25. That includes a t-shirt and a buffet lunch at Monti's.
- There are 3 different tour routes, and approximately 10 guides
- Eisendrath House Project is still working under a demolition permit,
- No building permit has been issued at this time.

#### **7. Discuss & Consider Arizona State University Preservation Activities**

- Restoration of the marble walls at Gammage is underway.
- A rose quartz mixture of original and new is being used for repairs.
- A restroom addition to Gammage is still in the fundraising stage.
- Manzanita Hall is under abatement and demolition phase,
- Manzanita will retain its original exterior structure.
- The university Club is being painted and additional restoration may occur in the next 18 months.
- Katy Mall has recently had new benches installed.
- The Burchette House is looking to be used as a restaurant space. It needs to be stabilized and the restored.
- The addition of landscape and shade structures to the Palo Verde beach area is being studied.

#### **8. Discuss & Consider Borden Homes Historic District Design Guidelines**

- Using the Scott Solliday National Register Nomination and the current Design Guidelines for the Roosevelt district as a guide for these guidelines.
- Trying to recognize and encourage diversity of the homes.
- Trying to make the current working draft more specific to the neighborhood.

- Comments from Brad Graham:
  - The neighborhood is a 10-year time capsule if the ranch style house.
  - Feels that the meetings are making good progress.
  - Trying to encourage the neighborhood to recognize the strong characteristics that make it unique.
  - Trying to encourage this to be neighborhood directed.
- Comments from Andrea Gregory
  - Feels that the biggest roadblock is that the owners want it to affect things that it cannot affect.
  - There are no proximity affects in the city ordinance that will be affected by the design guidelines.
  - Feels that we are lacking preservationists' support for the design guidelines of the designation for Hudson Manor.
  - Feels that progress is positive but slow.
  - Wants the neighbors to define the major identity icons in detail and then the smaller details can be more general.
  - Is encouraged about the process, but just feels that it is lacking the broad based support.

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

- Hallam: The McKinney Ditch Continuation should be finished soon.
- Kiser: Looking in to writing a National Register Nomination for the Pile house. Just waiting to hear from the owner.
- Kiser: The Borden Homes and B. B. Moeur National Register Nominations are up for review in March.
- Matter: Wrapping up the Walking Tour Maps project, and being preliminary research on a project from Mark Vinson.

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

Nucci – Update on social media

- Membership is down
- Feels that it is a valuable way to communicate with vendors and communities.

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

Next Tempe Preservation activities:

01/24/2012 Development Review Commission 6:00 pm Council Chambers 31 E 5 St  
Public Hearings - Tempe Municipal Building & Double Butte Cemetery  
02/04/2012 DTC Walk Through History 9:00 am Hackett House 401 W 4 St  
Next HPC Meeting Date Thursday 02/09/2012 6:00 p.m. at **Sandra Day O'Connor House**

**Meeting adjourned at 8:00 PM**

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**Anne Bilsbarrow, Chair**

*-minutes scheduled for HPC approval on 01/12/2012*

## **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.