



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

Date: WEDNESDAY, February 8, 2012

Location: Fire Station 1, 1400 E Apache Blvd

6:35 PM Call to Order, sign in, introductions

HPC/HPO Present: Brad Graham, Andrea Gregory, Billy Kiser, Joe Nucci

Stakeholders Present: Chuck Buss, Gail Martelli, Gary Martelli, Scott Solliday

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in association with the United  
States Department of the  
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### 1. Call to Audience

- Discussion on Gracie's Development Project
- Explanation of Section 106 legal process as it pertains to HUD, Treasury, & Preservation
- Section 106 is a public participation process
- Zoning entitlement process may be suspended while Section 106 is undertaken
- Neighborhood has a meeting scheduled with Gracie's developer on February 27
- Review of Roger Abel 02/06/2012 email relative to legal aspects of Section 106

### 2. Approve January 11, 2012 Meeting Minutes CONSENSUS

### 3. Fourth Borden Homes Historic District Design Guidelines Meeting Review of previous meeting:

- Review of neighborhood vision statement. Stakeholders are ok with it as-is.
- Review list of character-defining features.
- Sidewalks connecting street to front door occur in about 50 % of homes and might therefore be considered a character-defining feature.
- Page 17: Remove wording, "Avoid changing the character of the historic porch by adding details and features such as porch railings or trellises" because stakeholders feel these features to be a valuable characteristic of certain homes.

### 4. Design Guidelines Work Group process continuation:

- Review of Commissioner Graham's 02/02/2012 email about the most iconic character-defining neighborhood features.
- Review of Property Photos brought by stakeholders Gary & Gail Martelli.
- Discussion of carport transitions during historic period of significance vs. after historic period.
- New regulations on steel-casement windows might adversely affect the retention of such character-defining features during future home renovations.
- Discussion on importance of maintaining actual landscaping rather than mere xeriscaping.
- No properties were declared non-contributing in Scott Solliday's National Register Nomination due to the presence of, or lack of, mature landscaping.
- Design Guidelines should encourage the maintenance of mature landscaping.
- Discussion on adding photos to design guidelines as pictorial examples supporting the text.
- Stakeholders are mostly pleased with the design guidelines as written.
- New SHPO guidelines very lenient: allow two-story rear additions, etc.

### 5. Working Draft Document: Next Meeting Objectives

- Bring laptop computer and projector to view photographs of individual properties.
- Determine which photographs should be included in design guidelines.

### 6. Next Meeting Date: Wednesday, March 14, 2012, 6:30 PM Fire Station 1, 1400 E Apache Blvd

Adjourn: 7:45 PM