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

Date: WEDNESDAY, March 14, 2012

Location: Fire Station 1, 1400 E Apache Blvd

Call to Order: 6:40 PM, 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, George Wittenberg

1. **Call to Audience** – no discussion
2. **Approve Minutes** – Approval of meeting minutes from February 9, 2012 (continued)
3. **Fifth Borden Homes Historic District Design Guidelines Meeting**
  - a) Review Exterior Building Features
    - Have asked the community members to please red line the draft in order to condense the working document so it reflects Borden Homes.
  - b) Discuss and Consider neighborhood photographic survey
    - Thank you for the great photos that really showcase some of the unique historic characteristics of Borden Homes
    - Brad and Joe would like to use these photos to illustrate the Design Guidelines document.
  - c) Discuss and Consider Additions and Alterations
4. **Design Guidelines Work Group process continuation:**
  - a) Work Group will review proposal for completion of public process in 3 additional meetings; 04/11/12, 05/09/12, 08/09/12
  - b) Work Group will review guidelines for exterior Building Features
  - c) Work Group will discuss and consider Building Additions and Alterations
    - Historic Preservation needs to be integrated into the 2030 general plan.
    - It is important to update the general plan to accurately reflect ongoing historic preservation issues throughout the community
    - This design guidelines document is important to the plan to maintain its historic character in an ever changing environment and with the constant growth of surrounding properties
    - It might be a good idea to reassess what features are contributing and then determine if properties still contribute to the historic district or not
    - A property will not be a contributing property if a detached two-story is built that can be seen from the right-of-way
    - A sitting room addition is ok if it is located in the backyard and is a single story structure
    - A carport addition of a front of house addition cannot encroach into the historic 25ft front yard setback

- A suggestion was made that it would be important to add some text into the document stating that a property owner is only allowed to make a specified number of incremental changes to his/her house and still be considered a contributing property. i.e. replace the steel casement windows, stucco, xeriscape
- If a property owner encloses his/her carport, he/she will be encouraged to use compatible materials that are distinct enough in order to preserve the historic properties integrity and to still be considered a contributing property to the historic district
- The community has decided that a porch enclosure is not allowed, and they would like to discourage property owners from screening in their porch
- The front façade of a property needs to be kept uniform through the use of the same steel casement windows and compatible materials that are unique to this community
- Energy Conservation
  - The community would like to encourage the use of solar panels as long as they are installed on the roof slope that is facing away from the street.
  - It is important to discourage the replacement of the original steel casement windows and doors on the front façade of the house, and instead to repair the windows or doors back to their original state.
  - HPC would like to see a guideline that preserves the historic masonry wall from being covered with foam insulation, stucco, or other treatment to increase R-value or energy performance
- Safety
  - If a bedroom is located in the front of the house, a window on the side of that bedroom may be installed for fire egress which would then preserve the original steel casement window that is located on the front façade of the property.

5. **Photographic Review - Contributing / Noncontributing Properties:**

UNA AVENUE	1127 NC	1115 C
1005 /	1130 C	1118 NC
1009 C	1131 C	1122 C
1014 C		1205 NC
1015 NC	BUTTE AVENUE	
1019 C	1005 C	12 <sup>TH</sup> STREET
1021 NC	1007 C	1619 C
1022 NC	1010 NC	1620 C
1026 C	1015 C	1622 C
1029 C	1014 C	1623 C
1030 C	1018 C	1626 C
1105 C	1021 NC	1627 C
1106 C	1022 C	1630 NC
1111 C	1025 C	1631 C
1114 C	1029 C	1634 C
1115 NC	1030 C	1635 C
1118 C	1105 NC	1639 C
1119 C	1106 C	1701 C
1122 C	1110 C	1702 C
1123 C	1111 C	1706 /
1126 C	1114 C	1710 NC

6. **Next Meeting Date:** Wednesday April 11, 2012, 6:30 PM  
**Location:** Fire Station 1, 1400 E Apache Blvd  
**Objectives:** a) Ratify Guidelines for Additions and Alterations  
b) Discuss and Consider In-Fill Buildings

**Meeting Adjourned: 9:30 pm**