



# TEMPE PRESERVATION

## TEMPE HISTORIC PRESERVATION COMMISSION

Ira Bennett, Vice Chair  
Anne Bilsbarrow  
Brad Graham  
Andrea Gregory, Chair  
Charlie Lee  
Brenda Shears  
Scott Solliday  
Korri Turner  
Vacant

## TEMPE HISTORIC PRESERVATION OFFICE

Amy Douglass  
Alyssa Gerszewski  
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 6<sup>th</sup> 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, July 12, 2012

Location: Hatton Hall 34 East Seventh Street

**Commissioners Present:** Ira Bennett Brenda Shears  
Andrea Gregory Scott Solliday  
Charlie Lee Korri Turner

**Staff Present:** Alyssa Gerszewski Joe Nucci  
Nathan Hallam Jared Smith  
Billy Kiser Mark Vinson  
Alyssa Matter

**Public Present:** Vic Linoff

**Call to Order:** 6:05 P.M., Andrea Gregory, Chair

## Welcome New Member Scott Solliday

1. Call to Audience NO REPLY

2. Approval of HPC Minutes 06/07/2012 Tempe HPC meeting

*MOTION [SHEARS]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 06/07/2012 AS AMENDED, SECOND [LEE], APPROVED, 6-0*

3. Discuss & Consider Tempe Historic Preservation Foundation Activities

- HPF has suspended meetings during summertime
- Mill fundraiser is next upcoming event
- Eisendrath docent program still in planning stages

4. Discuss & Consider Borden Homes Historic District Design Guidelines

- Update by Alyssa Matter: Design Guidelines document complete barring grammatical changes and minor photo revisions
- Q: The document has two distinct voices; is this intentional?  
A: The design guidelines represent a collaborative working effort with neighbors, and, coupled with the complexity of three different property types, this accounts for minor changes in voice/tone.
- Discussion on differences between previous Roosevelt Addition Design Guidelines and present Borden Homes Design Guidelines
- Less neighborhood participation with Borden Homes, partially as a result of Gracie's development, which undermined community input in the process.
- Eric Vondy from SHPO will be present at neighborhood meeting in August to explain tax benefits.
- *CONSENSUS THAT FINAL DRAFT OF DESIGN GUIDELINES IS APPROVED BY THE HISTORIC PRESERVATION COMMISSION AND THAT IS BE PRESENTED TO BORDEN HOMES RESIDENTS 08/08/2012 ON CONDITION THAT MINOR GRAMMATICAL CHANGES ARE MADE BY THAT DATE.*

#### **5. Discuss & Consider Cultural Resource Area Update**

- Hallam Update: Interns working on plat maps, improvement district maps, and GIS mapping of pre-1978 historic subdivisions and multi-family housing units.
- GIS chosen for organization of information due to the spatial nature of the project
- PDFs of plat maps and improvement district maps will be linked to GIS for each cultural resource area
- Final HPO deliverable for GP2040 will include this GIS production
- Hallam concentrating on GIS for subdivisions; Gerszewski working on GIS for multi-family housing units; other interns contributing to both projects as needed
- GIS project is being hosted on a site/server external to that of the City of Tempe
- Q: Will HPO conduct on-site assessments of proposed cultural resource areas to analyze integrity?
- A: Yes, on-site assessments will be conducted once all potential areas/districts have been identified
- Due to the large quantity of subdivisions and multi-family housing units (100+) HPO must choose a small number of exemplary candidates based on level of integrity
- Discussion of additional archival resources for expansion of research
- Nucci and Vinson: discussion on City of Tempe meeting (07/12/12) pertaining to General Plan 2040 update
- City seeks to increase land-use densities in conjunction with transportation overlay districts
- Object to create or encourage development of urban corridors of greater occupational density
- As the proposed Gracie's Village development approval process highlighted, the above concept may conflict in some instances with the objectives of historic preservation and the establishment of cultural resource areas, which seek to preserve an existing sense of place. GP2040 update should be viewed as an opportunity and a venue for HPC to present and advance the cause of preservation and land use planning
- City has modified the schedule for GP2040 update; new scheduling requires the update to be presented/approved in November 2013

#### **6. Discuss & Consider Commission Strategic Planning Retreat**

- Discussion of agenda items
- City Council's recent summit and resultant 11 strategic priorities will be added to agenda for discussion at retreat
- Council/Mayor outreach to be among priorities for discussion
- Meeting Minutes will serve as the retreat's final product for future consideration

#### **7. Discuss & Consider Historic Preservation Graduate Student Intern Program**

- Gerszewski: Continuing work on NRN for Moeur Park WPA Structures
- Gerszewski: Continuing work on Cultural Resource Area Update using GIS for multi-family housing units
- Hallam: GP2040 update and GIS mapping has taken precedence
- Hallam: Met with Commissioner-Member Charlie Lee and his wife to discuss Kirkland-McKinney Ditch and its importance to local and cultural history and the adjacent Sotelo Addition neighborhood
- Kiser: NRN for Governor B.B. Moeur House has been approved and the property is officially listed on the National Register
- Kiser: Has completed draft of NRN for Double Butte Cemetery and will include that in the August meeting packet for HPC review. A draft will be submitted to SHPO for scheduling on the November HSRC meeting agenda

- Kiser: Assisting Hallam and Gerszewski with Cultural Resource Area updates
- Kiser: Update of HPO's new webpage has been completed
- Matter: Completed Borden Homes Design Guidelines
- Matter: Continuing collaboration with Mark Vinson on various projects
- Nucci: HPO submittal to GRIC included accounting of intern activities, in compliance with requirements for grant funding
- Nucci: Similar submittal sent to SHPO for general accounting purposes. Future funding for intern program likely forthcoming

#### **8. Discuss & Consider Chair / Staff Updates**

- Vinson: Update on Eisendrath House. Rio Salado Foundation has secured funding to complete the new building and to finish exterior restoration of the historic structure. This will prevent any damage from exposure, etc. until additional funding can be procured for project completion. Security systems have also been installed

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

- Next HPC Meeting Date: Thursday 08/09/2012 6:00 p.m. at Hatton Hall, 34 E. 7<sup>th</sup> Street
- Historic Preservation Retreat: 07/12/2012 at Tempe Learning Center, 8:00 AM
- AZ Historic Sites Review Commission, 07/27/2012, 9:00 am Arizona State Parks, 1300 W. Washington St., Phoenix

**Adjourned: 7:25 PM**



**Andrea Gregory, Chair**

*- minutes scheduled for HPC approval on 08/09/2012*

#### FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

**CDD** – City of Tempe Community Development Department: The Community Development Department plans the long range future of Tempe land for transportation corridors, business districts and residential areas as well as administering permits and oversight of current construction. The Tempe Historic Preservation Office is an agency of the Department.

**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.

**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.

**HSRC** – (Arizona) Historic Sites Review Committee: Arizona's official Arizona and National Register of Historic Places review board. The HSRC meets three times during the year to review National Register nominations and advise the State Historic Preservation Officer on nominations to the State and National Registers.

**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.

**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 History Museum: Located at 809 E. Southern Avenue in Tempe, the 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 Code 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.