



TEMPE HISTORIC  
PRESERVATION  
COMMISSION

Ira Bennett, Vice Chair  
Anne Bilsbarrow  
Andrea Gregory, Chair  
Charlie Lee  
Lauren Proper, alternate  
Brenda Shears  
Scott Solliday  
Korri Turner

TEMPE HISTORIC  
PRESERVATION  
OFFICE

Amy Douglass  
Alyssa Gerszewski  
Nathan Hallam  
Wm. "Billy" Kiser  
Joe Nucci  
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, May 9, 2013

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

**Commissioners Present:** Ira Bennett, Anne Bilsbarrow, Andrea Gregory, Lauren Proper, Brenda Shears, Scott Solliday, Korri Turner

**Staff Present:** Alyssa Gerszewski, Nathan Hallam, Billy Kiser, Joe Nucci, Mark Vinson

**Public Present:** Vic Linoff 85281, Gary G. Metoxen representing the Arcadia Jones House, Mary Oertle representing the Monty House, Trent Potter 85024, Shanne Ware Diaz representing the Arcadia Jones House

**Call to Order:** 6:00 P.M., Andrea Gregory, Chair

## 1. Call to Audience

No comment. Congratulations to Ira Bennett and Andrea Gregory on being reelected as HPC Vice-Chair and Chair, respectively.

## 2. Approval of HPC Minutes 04/11/2013 Tempe HPC meeting

*MOTION [BENNETT]: TO APPROVE MEETING MINUTES FROM 04/11/2013 MEETING AS AMENDED. SECOND [SOLLIDAY]. MOTION PASSES 7-0.*

## 3. Public Hearing Historic Eligible Classification

*MOTION [BENNETT]: TO CONTINUE HISTORIC ELIGIBLE CLASSIFICATION OF THE FOLLOWING PROPERTIES: CLARK HOUSE; ESCALANTE HOUSE; GILLILAND HOUSE; GOODWIN HOUSE; JONES HOUSE, UNTIL FALL 2013. SECOND [BILSBARROW]. APPROVED: 7-0.*

- Properties recommended for HE classification: Arcadia Jones House; Monty House.
- Historic overview of Arcadia Jones House, eligible under criteria 'A.'
- Approximately five properties of this type (early 1900s farm house) remain in Tempe.
- Solliday: House appears to retain architectural integrity despite physical damage.
- Solliday: House retains moderate context of setting and feeling.
- Property owners in attendance, voice objection to HE classification.
- Property owners: inside of house is "a mess" – severe termite damage
- The house is currently up for sale and scheduled for demolition, along with all surrounding buildings.
- No public access to the house.
- The property representative stated that the land upon which the house sits is considered to be sacred by the Native Americans with which the School is affiliated

- The property representative stated that proceeds from sale of the property will be used to fund an endowment for Native American churches
- Gregory: Explanation of HE classification
- Nucci: provides city attorney's opinion relative to HE classification, 30-day stay of demolition not a hardship
- Property owner willing to grant access to city staff for photographing and researching property prior to demolition
- Proper: Opinion that commission should honor property owner objections to HE classification.
- Nucci: Commission charged with identifying Historic Eligible properties based on historic significance and integrity
- David Wright House (Phoenix) prompted resumption of HE classification in Tempe
- Solliday: Background on the Hispanic spouse of Dr. Jones, owner of the house

*MOTION [TURNER]: THAT THE HISTORIC PRESERVATION COMMISSION CLASSIFY AS HISTORIC ELIGIBLE THE ARCADIA JONES HOUSE. SECOND [BENNETT]. APPROVED, 6-1*

- Hallam: Historic overview of Monty House, eligible under criteria 'C'
- Early example of the Southwest architectural style.
- Property owner: Voices objection to HE classification.
- Property owner: severe vagrancy problem, had to construct a wall around the house to block access of homeless persons.
- Discussion of HE classification and what it allows / does not allow for.
- City ordinance requires HE classification
- Discussion of 30-day stay on demolition permits
- Property owner: reiterates objection to HE classification.

*MOTION [SOLLIDAY]: THAT THE HISTORIC PRESERVATION COMMISSION CLASSIFY AS HISTORIC ELIGIBLE THE MONTY HOUSE. SECOND [BENNETT]. APPROVED, 6-1*

#### **4. Discuss & Consider properties for HE classification on July 11, 2013**

- Properties will be considered at July HPC meeting, as there is no meeting scheduled for June.
- Hallam presents slideshow and discussion of seven residential properties: Terrell House (continued from April 11, 2013 HPC meeting); Chennault House; Asberry House; Pavell House; Carr House; Scudder House; Spain House.
- Commissioners to consider HE classification and discuss at July 11, 2013 HPC meeting.

#### **5. Discuss & Consider Tempe General Plan 2040 Update**

- Tempe Planning views Cultural Resource Areas (CRAs) differently than does Historic Preservation Office.
- Question: How do we / can we deal with the next wave of CRAs?
- HPO provides three recommendations for future direction of CRAs, for HPC consideration
- Nancy Ryan to present on GP 2040 Update at July 11, 2013 HPC meeting
- Planning is currently using CRAs to discourage multi-family development pressure in single-family neighborhoods.
- Planning views CRAs through context of density, which has no effect on historic preservation.
- Question to consider: Should HPO alter its definition and intent for CRAs?
- Should "intensity" be interchanged for "density"?
- Proper: Why are CRAs folded into historic preservation? Opinion that CRAs fall outside the parameters of historic preservation ordinance.
- Discussion on historic preservation ordinance and its relationship to CRAs

- Vinson stated that the preservation chapter of the City code does make provision for an Historic Preservation Plan, which could be used to inform the General Plan.

**6. Discuss and Consider Graduate Student Intern Program Projects**

- Gerszewski: Cavalier Hills neighborhood, vis-à-vis Virginia Hewett, has approached HPO with a petition for historic district designation.
- Petition contains 60 property owner signatures, out of 188 total properties.
- Most houses retain sufficient integrity to be considered contributors to a historic district.
- HPO to conduct preliminary inventory of neighborhood properties.
- Subdivision had two phases of construction; both are included in potential historic district.
- Vinson: Cavalier Homes is being considered as a pilot project for a new City initiative, the “Home Improvement Planning Program”
- Kiser: Double Butte Cemetery and Tempe Municipal Building National Register nominations to be submitted in final revised form to the Keeper.

**7. Discuss and Consider 2013 CLG Conference Attendance**

- No discussion.

**8. Discuss and Consider Chair / Staff Updates:**

- No discussion.

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

- June 2013 HPC meeting cancelled for annual CLG conference; next meeting will be July 11, 2013.
- GP2040 commission reconvenes at Tempe Learning Center on May 29.
- Public meeting on streetcar project at Tempe Transit Center May 21.

**Adjourned: 8:05 PM**

---

**Andrea Gregory, Chair**

*-minutes scheduled for HPC approval on 07/11/2013*

#### **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
  - **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.
  - **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.