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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

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Proposed Cavalier Hills Historic District

INFORMAL NEIGHBORHOOD MEETING MINUTES

Date: THURSDAY, AUGUST 22, 2013

Location: North Tempe Multi-Generational Center 1555 N. Bridalwreath St.

Staff Present: Alyssa Gerszewski, Hansen, Nancy Jain, Billy Kiser, Joe Nucci

Public Present: Daphne Azzi, Kevin Bethancourt, Jim Bley, Chuck Buss, Lane Carraway, Bob Frazer, Sharon Frazer, James Gifford, Andrea Gregory, Paul Gregory, Virginia Hewitt, Mary Huizar, Lisa Martin, Bob Olsen, Lynne Olsen, Linda Rickel, Richard Rickel, Steve Schklair, Joe Schwarz, Sterling Sorensen, Deborah Zajac

Call to Order: 6:30 P.M., Joe Nucci

1. Introductions

Introduce City of Tempe Historic Preservation Office staff.

2. History and Facts (Joe Nucci)

- Discussion of historic property register and process for listing

3. Power Point Presentation – Part 1 (Billy Kiser)

- Overview of Tempe history from 1800s to present
- Discuss postwar residential neighborhoods and suburbanization

4. Power Point Presentation – Part 2 (Alyssa Gerszewski)

- Overview of proposed Cavalier Hills Historic District
- Observation that Cavalier Hills has a high rate (almost 80 percent) of contributing properties
- Discussion of character-defining features in Cavalier Hills
- Presentation of maps and aerial photographs showing contributing properties
- Special Guest Chuck Buss, Real Estate Agent, Tomlinson Estates Historic District resident and president of the University Heights Neighborhood Association, describes his first-hand experience with nearly a decade of living in a Tempe Historic District.
- Buss discusses the benefits of historic designation and listing in the Tempe Historic Property Register.
- Buss describes Hudson Manor, Borden Homes, and Tomlinson Estates and the process of designation for Borden and Tomlinson.
- Audience notes that Hudson, Borden, and Tomlinson benefitted from city-sponsored neighborhood clean-ups, and that historic preservation was only one component of the revitalization of those neighborhoods

- Buss describes the historic character of previously-listed historic district Borden Homes in comparison to Cavalier Hills; believes that Cavalier Hills retains even greater integrity
- Buss observes that once established as historic districts, Borden Homes and Tomlinson Estates witnessed an increased rate of owner occupancy, whereas Hudson Manor (not listed as an HD) has seen the opposite – a growth in the percentage of rental properties.
- Discussion of how a higher rate of owner occupancy increases property values in a neighborhood, based on increased pride of ownership, higher standard of maintenance, and stronger sense of community which creates greater demand for those homes.
- Discussion of historic designation as a means of improving quality of life within a neighborhood.

5. Power Point Presentation – Part 3 (Joe Nucci)

- Explanation of the process for listing districts in the Tempe Historic Property Register
- Comparison of listing in the Tempe Historic Property Register and the National Register of Historic Places
- Explanation of tangible benefits to local listing: design guidelines, city staff as consultants, commission advocacy and expertise, increase in owner-occupancy, increased property values
- Observation that property taxes rise along with increased property values
- Observation that National Register listing mitigates property tax increases in part due to the Arizona State Property Tax Reclassification program
- Explanation of contributing and non-contributing properties – significance and integrity. In the historic district context, a property has significance if contributes generally to the overall historic character of the district. Integrity is the ability of a property to convey its historic significance
- Discussion of how a number of small changes can eventually destroy integrity. Tempe uses the “Baseball Rule” (three strikes and you’re out) to evaluate contributing status of each individual property; that is to say, a property can experience changes to two character defining features, for example windows and siding, and still remain a contributing property.
- Explanation of the final test of a property’s historic integrity is the hypothetical “Would the original owner recognize the property today?”
- Explanation of how owners of record will vote for historic district designation using one of two standard city forms: Zoning Waiver or Opt-Out forms
- Introduction of the zoning waiver form required for any zoning action, including historic overlay zoning
- Introduction of the opt-out form available to property owners who object to district designation.
- Explanation of how the city will determine adequate neighborhood support to begin the formal process of historic district designation based on the number of waivers received from owners of record
- Q: How long does it take for a National Register Nomination to be completed? A: Kiser has written 5 NRNs, none of which took more than about 1 year from start to finish. The process to add the Borden Homes Historic District to the National Register was recently completed in 14 months.
- Q: If Cavalier Hills is listed on the local register, what are the chances it will subsequently be approved for the National Register? A: Chances are very high; the determination of eligibility for the local listing serves as the foundation for the National Register nomination. Also, SHPO has expressed a positive opinion for National Register eligibility for Cavalier Hills.
- There is no cost to property owners for local listing; however, the National Register process often involves hiring a consultant often done using a Neighborhood Enhancement Grant.
- Chuck Buss explains his own experiences with obtaining a \$10,000 City of Tempe Neighborhood Enhancement Grant for the National Register listing of Borden Homes. Buss has applied for a similar grant for Tomlinson Estates
- Nucci explains Prop. 207 – Arizona Private Property Rights Act – and explains the waiver and opt-out forms
- Q: Can a new property owner opt-in if a previous owner had opted out? A: yes, and vice versa. An owner has 3 years to opt-out; if they do not, then they are considered as having opted-in. An

owner acquiring property that has previously opted out is given that same 3-year time frame in which to provide a waiver and thereby opt-in

- Explanation of R1-6 zoning and the historic district zoning overlay; the preexisting single-family residential zoning and all accompanying development standards and entitlements remain unchanged by historic designation
- Q: If a house burns down, does the rebuilt house have to conform to historic district guidelines/character? A: No. A property owner can build anything they want as long as it falls within the city's R1-6 development standards. That new home would not, however, be a contributor to the historic district.
- Explanation that compliance with design guidelines in a historic district is entirely voluntary
- Explanation of the role of the Historic Preservation Commission in the historic designation process – determination of historic significance and integrity
- Explanation of the role of the Development Review Commission (DRC) the historic designation process – determination of agreement with specific and general land-use planning activities
- Explanation of the role of the City Council in the historic designation process – determination of political acceptability: determination of hardships, agreement with other city actions
- Council will only act to designate an historic district if they perceive a preponderance of neighborhood support as exemplified by the number of zoning waivers received
- Hansen explains Neighborhood Preservation Grants and the likelihood of being selected upon application. Tempe has allocated \$150,000 for such grants in the current year and there were approximately 20 applicants, meaning there is a high probability of receiving a grant for National Register listing.

6. Questions and Answers

- Q: Percentage-wise, what is the average increase in property value after historic designation? A: anywhere from 15-30 percent in the Phoenix metro area; nationwide, it typically ranges from 10 to 20 percent. It is based on supply and demand, with the East Valley being in particularly short supply
- Discussion of Cultural Resource Areas
- Discussion of delays for demolition permits; such delays only apply to contributing properties in an historic district

7. Where to get more information about the Tempe Preservation Program

- Call or email HPO staff, or go online and visit <http://www.tempe.gov/CavalierHillsHD>

8. Where do we go from here?

- The next informal Neighborhood Meeting is scheduled for Saturday, September 7, 2013, at 9:30 a.m. at the North Tempe Multi-Generational Center. HPO believes this may be the last informal neighborhood meeting leading to a vote by owners of record whether or not to begin the formal designation process. We urge all interested owners to attend this final meeting and to bring their neighbors with them in the interest of making an informed decision that could directly effect the quality of life and property values within the proposed Cavalier Hills Historic District. Thank you

Adjourned: 8:10 PM

Respectfully Submitted

By 

Joseph G Nucci, Tempe Historic Preservation Officer

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.