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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:** SATURDAY, SEPTEMBER 7, 2013

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

**Staff Present:** Alyssa Gerszewski, Joe Nucci

**Public Present:** Brandon Brokaw, Chuck Buss, Jessie Candelaria, Lane Carraway, Ruta Collins, Jeremy Johnson, Earl Jones, Mike Jones, Georgia Koehler, Scott Lawson, Mary Leng, Teresa Manion, Scott Manion, Jeff Messervier, Bob Olsen, Lynne Olsen, Joe Powers, Linda Rickel, Richard Rickel, Fran Sells, Steve Shklair, Denton Smith, Deborah Zajac

**Call to Order:** 10:30 A.M., Joe Nucci

## 1. Introductions

Introduce City of Tempe Historic Preservation Office staff.

## 2. Power Point Presentation – Part 1 (Joe Nucci)

- Overview of development periods in Tempe history
- Discuss postwar residential neighborhoods and suburbanization
- Discuss Cultural Resource Areas in General Plans 2030 and 2040
- Discuss mid-century growth in Tempe and Metro Phoenix

## 3. 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
- Observation that Cavalier Hills has a high rate of owner-occupancy
- Discussion of character-defining features in Cavalier Hills
- Presentation of maps and aerial photographs showing contributing properties
- Q: Who will determine which properties are contributing? A: HPO makes an initial evaluation of contributing status simply to gage overall neighborhood integrity. If listing in the National Register is pursued, the State Historic Preservation Office and the Keeper of the National Register make the final determination.
- Q: Do the residents of the district have a say in what constitutes a contributing property? A: Because contributing properties are eligible for property tax reclassification they are evaluated using the Secretary of the Interior's Standards for Historic Preservation. However, when a district seeks to create design guidelines, HPO works with property owners to identify a neighborhood vision for how to best direct and manage future changes.

- 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
- 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.

#### **4. 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
- 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
- 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.
- Nucci explains Prop. 207 – Arizona Private Property Rights Act – and explains the waiver and opt-out forms
- Observation that an owner has 3 years to opt-out; if they do not, then they are considered as having opted-in.
- 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

**5. Cavalier Hills Historic District Preservation Action Committee**

- Observation that 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
- Agreement to form a committee of neighbors to organize the collection of waiver forms and to make information available in a door-to-door campaign. Property owner Mike Jones circulated a sign-up-sheet to subscribe neighbors interested in working on a grass-roots preservation action committee.
- Agreement to convene the committee in two weeks on Saturday, September 21, 2013, to identify strategies and assign responsibilities in furtherance of creation the Cavalier Hills Historic District.

**6. 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>

**7. 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: 12:50 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.