

City of Tempe, Arizona

Notice of Public Meeting of a Public Body

Sections 7.6.3, 7.7.4, 7.10.1

**NOTICE OF PUBLIC MEETING OF THE
TEMPE HISTORIC PRESERVATION COMMISSION**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tempe Historic Preservation Commission and to the general public that the Tempe Historic Preservation Commission will hold a meeting open to the public on Thursday, August 8, 2013, from 6:00 p.m. to 8:00 p.m., at Hatton Hall, located on the Governor B. B. Moeur Campus at 34 East 7th Street, Tempe, Arizona.

A copy of the agenda for the meeting will be available at Tempe City Hall, 31 East 5th Street, Garden Level East, Community Development Department, Historic Preservation Office at least twenty-four hours in advance of the meeting.

Dated this 3rd day of February, 2014

Tempe Historic Preservation Commission

By

A handwritten signature in black ink, appearing to read "Joseph G. Huerfano". The signature is written in a cursive style with a large, prominent initial "J".

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Tempe City Clerk, 480-350-8007 (voice), or 480-350-8400 (TDD). Requests should be made as early as possible to arrange the accommodation.

RULES OF PROCEDURE
AS ADOPTED BY THE
TEMPE HISTORIC PRESERVATION COMMISSION
April 8, 2010

WHEREAS, the Commission recognizes the underlying principal of these rules to be decision-making by majority, and
WHEREAS, application of these rules provide every member of the voting body of this Commission with equal rights, and
WHEREAS, these rules afford Commissioners protection of the minority rights to be heard, to protest, to convince their peers, and to fully understand the issues discussed or voted, and
WHEREAS, the use of the rules offers a simple and direct procedure for conducting Commission business;
NOW THEREFORE, the Tempe Historic Preservation Commission does adopt for use and implement the rules of order as procedure for conducting the Commission’s business as set forth herein and as follows:

MOTIONS, shall follow correct order ... considering only one question at a time, as such:

- ☞ A Commission member addresses the Chair, ☞
- ☞ The Chair acknowledges that member, ☞
- ☞ The member states the motion, ☞
- ☞ Another member seconds the motion, ☞
- ☞ The Chair repeats the motion, ☞
- ☞ The Chair calls for discussion of the motion, ☞
- ☞ The Chair puts the motion to a vote, ☞
- ☞ The Chair announces the results of the vote. ☞☞☞

IMPARTIALITY, shall provide for and protect the rights of individual members, of minority opinions, of majority opinion, and of any member absent from a meeting, as such:

- ☞ Members may communicate to the Commission when recognized by the Chair, ☞
- ☞ The Chair maintains highest priority to direct the course of the meeting, ☞
- ☞ The maker of a motion will take precedence over others, ☞
- ☞ New speakers will take precedence over those who already spoke to a motion, ☞
- ☞ The Chair should typically request speakers for an opposing view. ☞☞☞

ORDER OF BUSINESS, shall proceed in consideration of interested public, invited guests, staff, and any having business with the commission, as such:

- ☞ A consent agenda may be presented by the Chair at the beginning of a meeting.*
- ☞ Call to order and approval of minutes shall be the Commission’s first business, ☞
- ☞ Members of the public and guests of the Commission shall next be invited to speak, ☞
- ☞ Public Hearing presentations or discussion shall be the Commission’s next business, ☞
- ☞ Public Meeting presentations or discussion shall be the Commission’s next business, ☞
- ☞ Presentations by City Staff shall be the Commission’s next business, ☞
- ☞ Presentations by Consultants shall be the Commission’s next business, ☞
- ☞ Presentations by Standing Committees of this Commission shall occur next, ☞
- ☞ Presentations by Special Committees of this Commission shall occur next, ☞
- ☞ General discussion and Commissioner’s Business shall then occur. ☞☞☞

* A consent agenda may be presented by the Chair at the beginning of a meeting. Items may be removed from the consent agenda on the request of any one member. Items not removed may be adopted by general consent without debate. Removed items may be taken up either immediately after the consent agenda, be placed later on the agenda, or continued to another meeting at the discretion of the assembly.

WELCOME

TO THE MONTHLY MEETING OF THE TEMPE HISTORIC PRESERVATION COMMISSION

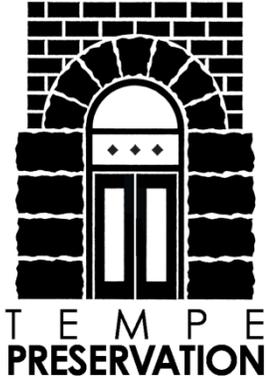
The Tempe Historic Preservation Commission meets at 6:00 p.m. on the second Thursday of each month at Hatton Hall, 34 East 7th Street. The Tempe Historic Preservation Office prepares an agenda with supporting material for Historic Preservation Commission meetings. State law requires that commission agendas be publicly posted at least 24 hours prior to a meeting; however, Historic Preservation Commission agendas are usually available the Monday before the Thursday meeting. You can find Historic Preservation Commission agendas in the following locations: the City Clerk's Office on the 2nd floor of City Hall, the Tempe Historic Preservation Office on the 2nd floor of the Orchard House, the bulletin board on the Garden Level outside of the City Council Chambers, and on the internet at <http://www.tempe.gov/historicpres>.

Historic Preservation Commission monthly meetings are always open to the public and are greatly enriched by community participation. The Commission welcomes the community perspective and schedules a "Call to the Audience" at the beginning of the meeting for the convenience of attendees who would like to have input but can not stay for the entire meeting. The Commission was created to advise Tempe City Council on matters concerning historic preservation and therefore providing citizens with opportunities to communicate comments and concerns is fundamental to the mission of the organization.

There are many ways to reach the Historic Preservation Commission during public meetings and at other times as well. Members of the public may come forward and talk with the Commission during the "Call to the Audience" at the beginning of each monthly meeting, however, Arizona Open Meeting Law limits commission discussion to matters listed on the posted agenda. Of course you can always request that an item be placed on the agenda for discussion at an upcoming Commission meeting.

If you know in advance that you want to address the Commission on a specific issue you can have the issue placed on the agenda for discussion and consideration as a Scheduled Public Appearance. Please contact the Historic Preservation Office no later than the Friday morning before the Thursday meeting.

Citizens can also contact the Historic Preservation Office to communicate with Commission members. The Tempe Preservation website is the Commission's primary public outreach facility. From the site at <http://www.tempe.gov/historicpres/> you will find up to date information on Tempe Preservation including: announcements of meetings and events, agendas and minutes, and additional contact information. Please feel free to contact the Tempe Historic Preservation Office at 480.350.8870 or by email sent to joe_nucci@tempe.gov, or find us on Facebook at <http://www.facebook.com/TempeHPO>.



**TEMPE HISTORIC
PRESERVATION
COMMISSION**

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

**TEMPE HISTORIC
PRESERVATION
OFFICE**

Alyssa Gerszewski
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 6th 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, November 14, 2013

Location: Hatton Hall 34 East Seventh Street

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

Staff Present: Amy Douglass, Alyssa Gerszewski, Hansen, Billy Kiser, Dave Nakagawara, Joe Nucci, Mark Vinson

Public Present: Victor Linoff, Matthew Messina, Mary O'Grady,

Call to Order: 6:02 P.M., Andrea Gregory, Chair

1. Call to Audience

- Nucci: Introduces Dave Nakagawara, Tempe's new Community Development Department Director and ASU student Matthew Messina.

2. Approval of HPC Minutes 09/12/2013 Tempe HPC meeting

MOTION [BENNETT]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 09/12/2013 AS AMENDED, SECOND [BILSBARROW], APPROVED, 7-0

3. Discuss & Consider HE Classification Process

- Nucci: Summarizes recent communications with former Tempe City Attorney, Andrew Ching, and clarifies the issue regarding this process. According to Andrew Ching, the Historic Eligible classification process is not a taking and the THPC is allowed to carry it forward. Ching recommends owner participation in the process and that owner objection be taken into consideration by THPC. He advised a two list HE classification system which would create a list of HE properties with a 30 day stay of demolition, and a list of HE properties without the 30 day restriction, based on owner objection.
- Bilsbarrow: Indicates she would like to avoid two types of HE classification.
- Nucci: States that currently a HE classification notification comes up within the city building permit database when a citizen applies for a demolition permit.
- Gregory: Expresses concerns about a change in property ownership. The THPC won't be notified of the change, and the new owner may not be notified of HE classification. This could present problems if the owner objects to the classification.
- Proper: States that since the HE classification was done through a public hearing, it would be difficult for the new owner to reverse if they object.
- Vinson: Would this new approach to HE classification require city council action?
- Nucci: Responds to Bennett's question regarding city cataloging system. The new owner wouldn't receive notice of HE classification. This information is only recorded by the City of Tempe Community Development Department, not by Maricopa County.

- Hansen: HE classification was created in reaction to a demolition in fall of 1999. This prompted the ordinance revision.
- Douglass: Stresses the need for consistency of action by the THPC and thinks notifying the new owner is a good idea.
- Gregory: Advocates more owner participation and suggests revising the notification letter.
- Shears: Revising the letter with Commissioner Proper. Expresses discomfort with two-tier classification. The THPC should present this classification as a “point of pride” for property owners and explain benefits of the city cataloging their property.
- Bennett: Some owners are very disinterested and may fail to see the benefit.
- Nucci: The HE classification process has provoked property owner inquiries, one demolition, and zero local designations. City cannot offer an intrinsic incentive.
- Billsbarrow: Are we comfortable with HE classification if owner objects?
- Gregory and Solliday: We are following the ordinance and only evaluating significance and integrity.
- Proper: Thanks staff and HPC for investigation of this HE classification issue. Expresses concern with classification as it relates to National Historic Preservation Act of 1966.
- Turner: Can properties be revisited a year later?
- Nucci: The properties could be revisited at a future date. Staff uses the Secretary of Interior Standards for Evaluating Integrity and Significance.
- Gregory: Suggests HPC have more owner input and public education on the HE classification process versus the historic designation process. Suggests an informal meeting for property owners with staff or HPC. Staff will prepare a sample of potential HE properties for January.
- Shears: How many owners appeal to city council after their property is classified as HE?
- Linoff: Suggests keeping city council as informed as possible. Suggests setting up meeting with HPC and city council.
- Nucci: Staff will facilitate communication with city council aids and arrange to update city council on resumption of Historic Eligible HE Classification process by HPC.

CONSENSUS: STAFF WILL FACILITATE COMMUNICATION WITH CITY COUNCIL AIDS AND ARRANGE TO UPDATE CITY COUNCIL ON RESUMPTION OF HISTORIC ELIGIBLE HE CLASSIFICATION PROCESS BY HPC.

4. Discuss & Consider HP General Plan 2040

- Nucci: GP 2040 approved by the Development Review Commission.
- Kiser: Identified 229 neighborhoods subdivided between 1959 and 1975. Stated he has yet to evaluate the integrity and significance of all neighborhoods. This will shorten the list.
- Kiser: Many subdivisions have several phases of development. This creates an issue in determining which phases should be included in potential historic districts.
- Nucci: Staff will seek SHPO guidance with evaluation of significance and integrity for multi-phase developments.

5. Discuss & Consider Graduate Student Intern Program Projects

- Kiser: Assisting the THPF in selecting images for historic playing cards. Set up Flickr account so THPF can vote on images. The NRN for the Kirkland McKinney Ditch is still pending.
- Nucci: SHPO needs boundary clarification for KMD NRN. Nathan Hallam to contact SHPO.
- Nucci: Staff has been in contact with new ASU Public History director, Mark Tebeau. Tebeau to meet THPF to coordinate self-guided and docent led walking tours. Tebeau to meet with Douglass at Tempe History Museum regarding future Salt River Stories mobile app.

8. Discuss and Consider Chair/Staff Updates:

- Gregory: Upcoming THPF holiday event. Gregory and Bennett were unable to attend last East Valley Coalition meeting.
- Gregory: Provides information on potential highway signage for Highway 60, 70, 80, 89 route through Mesa, Tempe, and Phoenix.
- Nucci and Vinson: Share update on RFQ released for Hayden Flour Mill. RFQ comes before RFP. There is great enthusiasm regarding this issue and there has been considerable interest in the mill.
- Bilsbarrow: Suggests looking at "Field Trip" app made by Google for iPhone. Great way to generate awareness of historic sites.
- Vinson: Shares news on American Institute of Architects event held at Taliesin West. Provides details from discussion of Historic Resource Committee. There was discussion on how to design new structures within historic districts.
- Bilsbarrow: Shares details of AIA event.
- Nucci: There is a new NRN publication on Secretary of Interior Standards for Rehabilitation, specifically guideline 9 dealing with new additions.

9. Current Events / Announcements / Future Agenda Items

Next HPC Meeting Date Thursday 01/09/2014 at 6:00 p.m. at Hatton Hall, 34 E. 7th Street

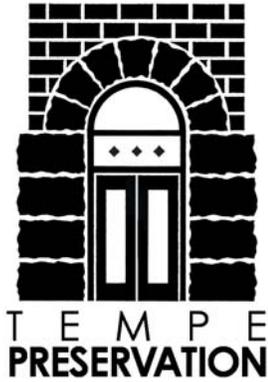
Meeting adjourned at 7:48 pm

Andrea Gregory, Chair

-minutes scheduled for HPC approval on 01/09/2014

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 standards.



Tempe Historic Preservation Commission (Tempe HPC) Tempe Historic Preservation Office

Friday, January 31, 2014

RILEY RONALD H (ZEROBNICK MARTIN TR)
228 BRIDGE ST
VAIL CO 81657

ANDRE BUILDING 401 S MILL AVE

HISTORIC PRESERVATION COMMISSION

Ira Bennett, Alternate
Anne Bilsbarrow
Chuck Buss
Andrea Gregory, Chair
Charlie Lee
Lauren Proper
Scott Solliday
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HISTORIC PRESERVATION OFFICE

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Community Development
Department
31 East 5th Street
P.O. Box 5002
Tempe, AZ 85280
480.350.8028
8579 FAX; 8913 TDD



Dear property owner:

This letter serves to inform you that the Tempe Historic Preservation Office has identified your property as potentially Historic Eligible (HE). The Tempe Historic Preservation Commission will hold a public meeting at which the Commission will vote on whether your property satisfies the requirements for a Historic Eligible property at its next regularly scheduled meeting as detailed below:

02/13/2014 at 6:00 p.m. at Hatton Hall, 34 East 7th Street, Tempe 85281

Historic Eligible designation is a City-mandated process aimed at cataloging properties that appear to meet certain criteria. Historic Eligible designation does not place your property on either the Tempe or National Register of Historic Places. Rather, it merely makes the City aware that you own a historically significant property. The effect of Historic Eligible classification does not impact the use of your property. However, permits to alter, remodel, demolish, build, develop or landscape your property are subject to review by the Tempe Historic Preservation Office. In some situations, the Historic Preservation Office may delay the issuance of permits for up to 30 days.

It is important to reiterate that your property will not be listed on the Tempe or National Register of Historic Places as a result of an affirmative vote by the Historic Preservation Commission. Listing on these registers require direct action by the property owner through applications to the appropriate body. The Historic Preservation Office can assist property owners with this process but cannot initiate applications for registration.

For more information regarding Tempe's Historic Preservation Ordinance, you are encouraged to consult the Tempe City Code Section 14-A. As Tempe's Historic Preservation Officer, I am happy to answer any questions or concerns you may have regarding this process. We encourage you to contact the Historic Preservation Office at (480) 350-8028 or to visit us online at www.tempe.gov/historicpres.

Yours Very Truly,

Joseph G. Nucci, Historic Preservation Officer
www.tempe.gov/historicpres joe_nucci@tempe.gov

ANDRE BUILDING

401 S MILL AVE

Dear property owner:

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February 13th, 2014

6:00 p.m.

Hatton Hall

34 East 7th Street

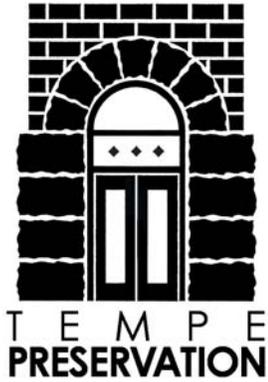
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Yours Very Truly,

Joseph G. Nucci, Historic Preservation Officer
www.tempe.gov/historicpres joe_nucci@tempe.gov



Tempe Historic Preservation Commission (Tempe HPC)
Tempe Historic Preservation Office

Friday, January 31, 2014

RILEY RONALD H (ZEROBNICK MARTIN TR)
228 BRIDGE ST
VAIL CO 81657

**HISTORIC
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Ira Bennett, Alternate
Anne Bilsbarrow
Elias Y. Esquer
Bob Gasser, Chair
Andrea Gregory
Charlie Lee, Alternate
Kriste Melcher
Liz Wilson, Vice-Chair

**HISTORIC
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Amy Douglass
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8579 FAX; 8913TDD
tempe.gov/historicpres



ANDRE BUILDING 401 S MILL AVE

NOTICE OF PUBLIC HEARING

Your property is scheduled to be considered for classification as an Historic Eligible (HE) property by the Tempe Historic Preservation Commission. The effect of classification is stated in the Tempe Historic Preservation Ordinance. Issuance of city permits or approvals will be subject to clearance by the Historic Preservation Office and may be held for clearance for not more than 30 days. No other regulatory effects apply to properties that are classified Historic Eligible.

Your property is proposed for classification as Historic Eligible (HE) because it appears to be eligible for listing in the Tempe Historic Property Register. Historic designation and listing your property in the local register can add value to your property in addition to increasing celebrity and civic pride. Designation and listing at the local level provides advocacy and assistance from both staff and commission volunteers for the ongoing conservation and enhancement of your historic property. Assistance with grant writing, property tax reclassification, and other valuable technical assistance is available to owners of historic properties that are listed in the Tempe Historic Property Register. There is still no fee to the owner for historic property designation and we encourage you to contact the Historic Preservation Office at (480) 350-8028 or online at www.tempe.gov/historicpres for more information or to discuss historic designation for your historic property.

Yours Very Truly,

Joseph G. Nucci, Historic Preservation Officer
www.tempe.gov/historicpres joe_nucci@tempe.gov

enclosures – 1) Legal Advertisement
2) HP Inventory Form