Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Meeting Date: Thursday, August 13, 2009

Location: Hatton Hall
34 East Seventh Street

Commissioners Present: Anne Bilsbarrow
Elias Y. Esquer
Bob Gasser
Ann Patterson
Liz Wilson

Alternates Present: Charlie Lee

Staff Present: Hunter Hansen, Joe Nucci

Public Present: Vic Linoff, Brian Formichella, Marc Klein, Chuck Buss, Chris McKee

Call to Order: 6:00 PM, Bob Gasser, Chair

1. Call to Audience
   - No public comments

2. Approval of HPC Minutes: 07/09/09 Tempe HPC meeting
   MOTION: TO APPROVE THE 07/09/09 MINUTES AS WRITTEN [CL], SECOND [EE]; APPROVED: unanimous

3. Roosevelt Addition Historic District Preservation Guidelines
   Presentation of draft by Don Ryden, Ryden Architects, Inc.

   - Notes from staff / HPC from last visit facilitated to Ryden
   - Document needs to be from the position of the home owner; more user-friendly
   - Current draft has a simpler chapter outline, reducing from 14 to 7 chapters
   - Also addressed how to approach project; how to label it – vocabulary is very important
   - 15th Avenue + Thomas Road has Roosevelt-like neighborhood with major remodeled homes to use as illustrative range of remodel options to address scale, materials, windows, landscape, etc
   - New 'Contents' outline = pages for 'windows', 'exterior walls' then details cosmic truths with treatment options; Sec Interior's Standards for stabilization, preservation, restoration, rehabilitation
   - Also includes narrative to preserve, repair, replace, design for missing
   - Q: Do we have reference the City Ordinance? A: Yes, but the #'s don't refer to Ordinance
   - 'Policy Basis' has language on process
   - Flow chart needed as road map for home owner to navigate the process
   - Range of home owner activity includes: carport addition / infill, satellite dish, room addition [rear, front, side, 2-story], landscape treatments, bike corral / dumpster / recycler, solar / sustainability hardware, sheds, guest houses, windows / doors / security features, exterior surface treatments, front courtyard / sitting area, re-roofing, perimeter fences, driveways / paving / sidewalks
   - 'Rightful Rehab Reference' matrix [included in DGs] = what you want to do cross-referenced with appropriate sections
   - Use good examples / photos from Roosevelt Addition; bad from non-Tempe neighborhoods
   - C: Add note of congratulations to home owner to reinforce pride / sense of ownership / pride in keeping home / stewardship as HP owner

TEMPE PRESERVATION

HISTORIC PRESERVATION COMMISSION

Anne Bilsborrow, Alternate
Elias Y. Esquer
Bob Gasser, Chair
Charlie Lee, Alternate
Dan Killoren
Kriste Melcher
Ann Patterson
Liz Wilson, Vice-Chair

♦ ♦ ♦

HISTORIC PRESERVATION OFFICE

Amy Douglass
Hunter Hansen
Joe Nucci
Mark C. Vinson

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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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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

CITY OF TEMPE ARIZONA

- Q: Move 'Neighborhood Character' section immediately before/after intro as 'hook'? A: Yes, Congrats up front, then character, then intro, process, flow chart. 'adverse reciprocity of advantage'
- Immediate intrinsic value must be spelled out
- DGs seen as 'Change Management' document vs. description of prohibition
- C: Use sketches over photos; distill NRN section on historic significance / Period of Significance
- We live differently today than when they were built; homes need to be adaptable + compatible with 21st Century
- Point is to make a remodel work for property owner, not to be arbitrators of taste / style
- Q: Add appendix with suggestions of approved vendors? A: No. City cannot do that.
- C: Add list of talking points for new neighbors
- C: Flood irrigation need to be mandatory
- C: Write document in the 'active tense' vs. 'past tense'
- Final Draft due to City staff Monday, Sept. 14; RAHD Neighborhood Meeting @ Westside Community Center on Tuesday, Sept. 22

4. Discuss and Consider Tempe Preservation Plaque Program
   Commission direction on providing tangible recognition of historic properties and districts
   - 'Historic District' street sign now installed for each district
   - $3K allocated to begin historic properties plaque program – distinction for properties contributing to a district vs. non-contributing
   - Order of installation? City-owned or private first?
   - Consensus to design + install in reverse order of designation to the THPR
   - Consensus to focus on individual properties first, address contributing properties within a district second
   - City should subsidize / cover cost of plaques for contributing properties

5. Discuss and Consider Tempe Pass-thru Grant to Convert Tempe MRA to MPDF
   Commission direction on employing student intern
   - Consensus to continue item for discussion when Commissioner Killoren could participate

6. Discuss and Consider HPC Actions at Ad Hoc and Council Committees
   - Gasser update on Papago Park Master Plan Committee Ad Hoc Committee
   - Gasser update Neighborhood Parks Rehabilitation & Maintenance CC
   - Esquer update Transportation CC
   - Killoren update Technology, Economic & Community Development CC
   - Killoren update Mill & Lake District Working Committee
   - NEED HPC REP FOR Education Partnerships CC
   - NEED HPC REP FOR Quality of Life Working Committee
   - Patterson update Sports, Recreation, Arts & Cultural Development CC
   - Patterson update Community Sustainability Working Committee
   - Wilson update Housing Council Committee

7. Discuss and Consider Chair / Staff Updates: - *INFORMATION ONLY*
   - Staff update on new member ride-a-longs

8. Current Events / Announcements / Future Agenda Items - *INFORMATION ONLY*
   - Member Announcements
   - Staff Announcements
   - Next Meeting Date Thursday, 09/10/2009 6:00 p.m. Hatton Hall

Meeting adjourned at 7:55 PM
Minutes scheduled for Tempe HPC approval on 09/10/2009.

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Bob Gasser, Chair

Rdevpub/HistoricPreservation/HPCmins081309.doc

HPCmins081309.doc filed City Clerk 09/11/09 Fillmore, Karen & posted to www.tempe.gov/historicpres

Draft issued for review comments to:	Review comments received from:
☑	☑

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.

HPAC – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee.

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.

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 Tempe HPF 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.