



**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



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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Community Development
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Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Meeting Date: Thursday, September 10, 2009

Location: Hatton Hall
34 East Seventh Street

Commissioners
Present: Anne Bilsborrow
Elias Y. Esquer
Bob Gasser
Dan Killoren

Alternates
Present: Charlie Lee

Staff Present: Amy Douglass, Hunter Hansen, Matt Hess,
Joe Nucci, Mark Vinson

Public Present:

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

1. Call to Audience

- No public comments

2. Approval of HPC Minutes: 08/13/09 Tempe HPC meeting

*MOTION: TO APPROVE THE 08/13/09 MINUTES WITH CORRECTION ON ATTENDEES [EE],
SECOND [DK] APPROVED: unanimous, [5-0]*

3. Discuss and Consider Roosevelt Addition Historic District Preservation Guidelines

Commission evaluation of presentation of draft by Don Ryden, at August meeting

- Started discussion on draft format with HPC in August
- Staff will print, hand-deliver draft to neighbors in RAHD upon receiving from draft from Ryden
- Feedback is critical to get it back early to neighbors prior to neighborhood meeting 09/22/09
- Borden Homes / Tomlinson Estates is next in queue for Preservation Guidelines
- Consider creating Borden Homes / Tomlinson Estates PG's in-house with staff
- Tomlinson Estates = half area is flood irrigated, half is not
- Carlson Park = other plat to the north [part of University Heights Neighborhood Assoc.] should be considered. Ruling from SHPO would need to be requested to determine eligibility.
- Interim Sec. of Interior's Standards applies to each Historic District until PG's are created
- Concern for tone of Ryden's draft – final should not be combative or condescending
- Add note "HP Ordinance will address aspects of..." "ZDC will not be zoning official"

4. Discuss and Consider Tempe Pass-thru Grant to Convert Tempe MRA to MPDF

Commission direction on employing student intern

- Killoren followed up with Internship Coordinator at ASU, Nancy Dallett
- More affordable than hiring an outside, professional consultant
- Better to have Tempe contract with student for internship rather than go thru ASU

[cont.]

- 250 Tempe properties pre-1939 = prime candidates for HP consideration / designation [rare examples of once common type / architecture / building materials / etc.
- Funding potential = CDBG match
- At least \$17K for professional, \$10K = City + \$6K SHPO
- Q: Will a student intern produce quality work vs. a professional? A: If the right one hired, with proper instruction – yes.
- Q: Will this project use the new MPDF form and new info? A: Yes to both. Students go out and ground-truth thru site visits to increase accuracy.
- Discussed confidence in students; Public History students often very professional
- Consensus to review Nancy Dallett's list of recommended students, and set up interviews to match skill sets with scope of work

5. Discuss and Consider HPC Actions at Ad Hoc and Council Committees

- Gasser update on Papago Park Master Plan Committee Ad Hoc Committee – end of September first draft = lots of comments; ¾ people returning public through six public workshops
- Gasser update Neighborhood Parks Rehabilitation & Maintenance CC
- Esquer update Transportation CC
- Killoren update Technology, Economic & Community Development CC – Salomone offered to arrange meeting with the Mayor; GIBLET financing? New development fees? Consensus to invite Mayor and each Councilmember [support, openness, willingness, etc]
- 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

6. Discuss and Consider Chair / Staff Updates: - INFORMATION ONLY

- Staff update on City Manager, Department Manager ride-a-long summary
- Almost all Commissioners [except DK, AP] have participated in ride-a-longs
- City Manager genuinely interested in HP program, properties; asked good questions; consideration for \$100K bond election [2012?] likely
- HPC seeking long-term investments to take next step in evolution of program
- "Centennial Heritage Bond" tie-in concept for 2012 with Arizona Centennial

7. Current Events / Announcements / Future Agenda Items - INFORMATION ONLY

- Member Announcements
- Staff Announcements
- Next Meeting Date Thursday, 10/08/2009 6:00 p.m. Hatton Hall

Meeting adjourned at 7:24 PM

Minutes scheduled for Tempe HPC approval on 10/08/2009.

Bob Gasser, Chair

Rdevpub/HistoricPreservation/HPCmins091009.doc

HPCmins091009.doc filed City Clerk 10/09/09 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.