



**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



Tempe Historic  
Preservation Office  
Community Development  
Department  
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Tempe Historic Preservation Commission [Tempe HPC]

# MEETING MINUTES

Meeting Date: Thursday, October 08, 2009

Location: Hatton Hall  
34 East Seventh Street

Commissioners  
Present: Elias Y. Esquer  
Bob Gasser  
Dan Killoren  
Kriste Melcher  
Ann Patterson

Alternates  
Present: Charlie Lee

Staff Present: Hunter Hansen, Joe Nucci, Mark Vinson

Public Present: Vic Linoff

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

1. Call to Audience  
▪ No public comments

2. The Tempe Historic Preservation Commission proposes to ratify prior actions and information from 09/10/2009, per the Arizona Open Meeting Law, §38-431.02 Notice of Meetings.  
*MOTION: TO RATIFY THE 09/10/09 MINUTES AS WRITTEN [EE], SECOND [DK]*  
*APPROVED: unanimous, [6-0]*

3. Approval of HPC Minutes: 09/10/09 Tempe HPC meeting  
*MOTION: TO APPROVE THE 09/10/09 MINUTES AS WRITTEN [EE], SECOND [CL]*  
*APPROVED: unanimous, [6-0]*

[agenda reordered at meeting]

7. Discuss and Consider Designation and Listing of Tempe Municipal Building  
Determine commission support for designation and listing identify nomination sponsor

- Arizona AIA recently recognized TMB in 'phoenix25' publication – 25 most notable buildings open to the public in Arizona
- Mark Mitchell on hand at recent AIA award ceremony accept award for TMB
- Potential to designate properties less than 50 years old as "Historic Landmark" [Ord. 14A-4 A3]
- Work has been done to Garden Level; ADA access since construction in 1970
- Q: 'Landmark' status effects? A: Once "Historic Landmark" becomes age-eligible, it automatically converts to "Historic Property"
- Q: Requirements for landmark status? A: Significance within the past 50 years; integral and critical part of community / district; eligible for NR; social, political historic significance; visual feature of prominence in community / district [Gammage Auditorium]
- TMB significance as catalyst for downtown revitalization
- Q: Potential repercussions? A: None known. Regional recognition; city-owned properties should be on the THPR
- Q: Eligible for NR? A: Likely, yes. We should encourage NRN after THPR

- Q: Who would do a nomination? A: In the past, the Mayor has signed as 'applicant' for City-owned properties. Or Department Head, or Commission [according to Ordinance]
- CONSENSUS: To seek letter of support and signature from Mayor for designation to the THPR

#### 4. Discuss and Consider Roosevelt Addition Historic District Preservation Guidelines

Summary of RAHD Neighborhood Meeting 09/22/09, and draft revisions

- Early / Transitional Ranch style is generic / not applicable to Roosevelt specifically
- RAHD = 1<sup>st</sup> FHA subdivision in Tempe; what did these standards mean then?
- We want to speak with specificity to Roosevelt
- Some redundancy was built back into this draft – needs to be addressed
- Include Garrison's "Compatible Yet Distinct" diagram / matrix – zone of acceptable range [which is subjective]
- C: regarding exterior walls – nothing on concrete blocks yet
- C: regarding windows + doors – only one comment prior to now, and has since been added to
- Next RAHD Neighborhood meeting: October 20 [second meeting]
- Borden Homes / Tomlinson Estates planned next

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

Update on employing student intern

- Nancy Dallett, Internship Coordinator at ASU'S Public History Program, has requested job descriptions / duties we are seeking to match compatible students who meet range of activities for municipal position
- Nancy will perform internal screening process and then forward names / contact info of selected student to HP Office
- \$17K total budget = \$10K from SHPO + City [CDBG] match
- 20 hours / week at apx. \$14 / hour = 50 weeks of work; would seek renewal from federal pass-thru based on work load / projects

#### 6. Discuss and Consider Strategy for Pre-1941 THPR Designations

Plan to promote designation and listing of individual properties

- Plan to promote individual listings
- +/- 4 properties on Maple-Ash mentioned by property owner with intent to bring forward nomination forms
- 250 [pre-1941 properties] / 60,000 [total properties in Tempe] = 1/10 of 1% of Tempe properties meets this criteria = rarity
- This will be focus of MRA to MPDF update – all 250+ properties
- MPDF form will build on 1997 Tempe MRA and Scott Soliday's Post-WWII survey
- Future consideration for Multi-family and Commercial properties
- Continue to solicit individual nominations throughout process of MPDF update

#### 8. Discuss and Consider HPC Actions at Ad Hoc and Council Committees: - *INFORMATION ONLY*

- 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

#### 9. Discuss and Consider Chair / Staff Updates:

- HP Plaque Program update – sample plaques expected for November meeting; consensus to approach Tempe Preservation Foundation for partnership opportunity
- VNB dome relocated at ASU's Vista del Sol – see newspaper article
- Meeting with the Mayor to discuss HP Bond Funding – late November for meeting with the Mayor?

10. Current Events / Announcements / Future Agenda Items - *INFORMATION ONLY*

- Member Announcements
- Staff Announcements – ride-a-longs scheduled for DK, KM + AP in a week with HPO
- Next Meeting Date Thursday, 11/12/2009 6:00 p.m. Hatton Hall – bring brochure on HP outreach / PR pieces to meeting; update on Hayden Butte [designation, towers, graffiti, etc.]; Liz Wilson to Chair November HPC meeting.

**Meeting adjourned at 8:10 PM**

*Minutes scheduled for Tempe HPC approval on 11/12/2009.*

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Bob Gasser, Chair

Rdevpub/HistoricPreservation/HPCmins100809.doc

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HPCmins100809.doc filed City Clerk 11/13/09 Fillmore, Karen & posted to [www.tempe.gov/historicpres](http://www.tempe.gov/historicpres)

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Draft issued for review comments to:

Review comments received from:

## FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

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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.