



TEMPE HISTORIC  
PRESERVATION  
COMMISSION

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

TEMPE HISTORIC  
PRESERVATION  
OFFICE

Amy Douglass  
Nathan Hallam  
Hunter Hansen  
Wm. "Billy" Kiser  
Joe Nucci  
John Southard  
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  
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Community Development  
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# Tempe Historic Preservation Commission [Tempe HPC] MEETING MINUTES

Meeting Date: Thursday, June 10, 2010

Location: Hatton Hall, 34 East Seventh Street

## Commissioners

### Present:

Anne Bilsbarrow  
Elias Y. Esquer  
Bob Gasser  
Andrea Gregory  
Charlie Lee  
Kriste Melcher (left at 6:37 PM)  
Liz Wilson

### Staff Present:

Amy Douglass, Nathan Hallam, Wm. "Billy" Kiser, Joe Nucci,  
John Southard, Mark Vinson

### Public Present:

Vic Linoff, Scott Solliday

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

1. Call to Audience *NO COMMENT*

2. Approval of HPC Minutes: 4/08/10 Tempe HPC meeting

*MOTION: TO APPROVE THE 4/08/10 MINUTES AS WRITTEN [CL], SECOND [AB]; APPROVED: UNANIMOUSLY, [6-0].*

3. Discuss and Consider Adopting Procedure per Sec. 14A-3(j)

Presentation by HPO recommending formalizing a process for a Certificate of No Effect

- Procedure to help homeowners understand consequences of historic designation.
- Provide homeowners with a list of building permit activities that do not require review by the Historic Preservation Commission.
- List will be made available at the building permit counter.
  - Q: Is this a list of activities that have no effect, or no adverse effect? A: No effect.
  - Q: #11 meaning? A: #11 removed from list.
  - Q: Combine #17 through #20? A: Done.
  - Q: Is #25 inappropriate? A: #25 removed from list.
  - Q: #20 confusing. A: #20 removed from list.

*CONSENSUS TO ADOPT CHANGES TO PROCEDURE PER TCC § 14A-3(j).*

4. Discuss and Consider Hudson Manor Fieldwork

John Southard update on Hudson Manor Survey and Governor Moeur House NRN

- Hudson Manor statement of significance revised from NPS Criterion "C" to Criterion "A".
  - Under "A", 8 properties added and 4 properties dropped as contributors  $\Delta = +4\%$ .
  - Hudson Manor is significant not so much for architecture, but as an early surviving example of phased subdivision development in response to unprecedented growth in postwar Tempe.
- Waiting to meet with neighbors – possibly in late June.
- Waiting to see if the neighborhood wants to move forward with the nomination process.
- Moeur House NRN will demonstrate 1932-37 period of significance under Criterion "B".

**5. Discuss and Consider Tempe (Hayden) Butte National Register Nomination**

Billy Kiser update on Tempe (Hayden) Butte and Governor Pyle House NRN

- SHPO comments on Tempe (Hayden) Butte NRN were minimal.
- SHPO might want the Butte listed under Criterion "C".
- Meeting with Dr. Jacobs and SHPO Staff next week to discuss.  
Q: Have you consulted Donald Bahr's research? A: No, will do.
- NRN is now uploaded to HPO web site.
  
- Howard Pyle House NRN has begun; research conducted at Hayden Library.

**6. Discuss and Consider Survey & Inventory of pre-1941 Properties**

Nathan Hallam update on Pre 1941 Survey & Inventory and Kirkland-McKinney Ditch NRN

- Creating online Google Map of pre-1941 properties.
- Map will identify demolished properties to facilitate field survey.  
Q: Tempe Beach Stadium listed as demolished? A: That is an error, will correct.
- Map will demonstrate the spatial distribution of pre-1941 properties and enhance survey efficiency.
- Map will also remain online as a resource for future HPO purposes.
- Assisting Karyn Gitlis and Nina Solomon with historical SRP standpipe project.
- Project involves the creation of Maple-Ash community history-themed tiles to be fixed on an SRP standpipe.
- Assisting Gitlis/Solomon with fact-checking and answering research questions and providing brief land-use history, attending meetings and keeping up with project developments.
  
- Kirkland-McKinney Ditch NRN preliminary work has begun.  
Contacted John Keane to get SRP support for NRN and discussed nomination strategy. Keane suggested that the open ditch at Rural and University be included in the NR nomination.

**7. Discuss and Consider HPC Actions at Ad Hoc and Council Committees**

Member updates on standing Council Committee meetings

- New Commission member/Council member liaisons will need to be established after July 2010.
- Tempe Helping Neighbors hoping for a historic preservation connection.

**8. Discuss and Consider Chair / Staff Updates:**

- Preservation at a Higher Elevation – Statewide CLG Conference in Flagstaff determined successful by SHPO.
- Bob Gasser and John Southard are representing HPC for the 2010 Beautification Awards to recognize outstanding development projects.
- HPO submitted CLG Pass-Through Funds Project Progress Report No. 3 to SHPO (project is 27% complete).
- HPF has ordered a prototype marker as a sample to promote the Tempe HP Foundation Plaque Program to property owners.
- Tempe HPO Social Media Project now reaches over 900 subscribers to the page at <http://www.facebook.com/TempeHPO>

**10. Current Events / Announcements / Future Agenda Items**

- Member Announcements – Chairman Gasser will complete his second (final) commission on 3-31-11. Bob has been Chair since 12/12/02
- Next HPC Meeting Date Thursday, 07/08/2010 6:00 p.m. Hatton Hall

**Meeting adjourned at 7:40 PM**

*Minutes scheduled for Tempe HPC approval 07/08/2010*

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**Bob Gasser, Chair**

## 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.