

# Staff Summary Report

Development Review Commission Date: **06/12/07**

Agenda Item Number:   2  

**SUBJECT:** Hold a public hearing for a Historic Overlay District for GAGE ADDITION located south of University Drive to 10<sup>th</sup> Street and west of Mill Avenue to the Southern Pacific Railroad.

**DOCUMENT NAME:** DRCr\_GageAddition\_061207

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **GAGE ADDITION (PL060472)** (Multiple property owners; Bob Gray / Karyn Gitlis / Jenny Lucier / Dan O'Neill / Julia Andrews, applicants) for the designation of an Historic Overlay District, located in the area south of University Drive to 10<sup>th</sup> Street and west of Mill Avenue to the Southern Pacific Railroad, including the following:

**HPO06001 – (Ordinance No. 2006.72)** Historic Overlay District for Gage Addition Subdivision consisting of 56 parcels.

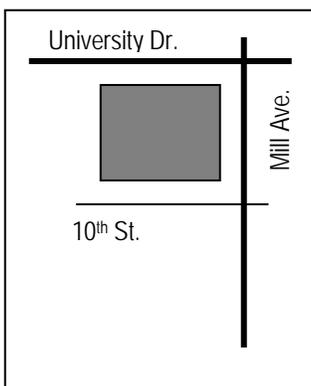
**PREPARED BY:** Ryan Levesque, Senior Planner (480-858-2393)  
Decima Sever, Planning Outreach Coordinator (480-350-8920)

**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989) 

**LEGAL REVIEW BY:** N/A

**RECOMMENDATION:** **Staff – Continuance to December 11, 2007**  
**Historic Preservation Commission – Approval**

<b>ADDITIONAL INFO:</b>	Net site area	approximately 8.4 acres
	Total Lots	56
	Contributing Properties	48
	Non-Contributing Prop.	4
	Existing Zoning	R1-PAD, R-3, CSS, and CC Districts
	General Plan:	
	Projected Land Use	Residential / Mixed-Use
	Projected Density	Cultural Resource Area / up to 25 du/ac



This is a request for a Historic Overlay District consisting of the Gage Addition Subdivision. This request excludes outer lying properties that are non-contributing to the historical significance of the area. A neighborhood meeting was held on August 16, 2006 with more than 60 residents in attendance. On October 12, 2006 the Historic Preservation Commission recommended approval of the proposed request. **On December 12, 2006 the Development Review Commission continued the request to June 12, 2007. Staff is recommending an additional six month continuance to complete the on-going analysis of the neighborhood.**

**ATTACHMENTS:**

1. List of Attachments
2. Summary Update
3. History & Facts / Zoning & Development Code Reference
  
- A. December 12, 2006 DRC Hearing Staff Summary Report
- B. Ordinance No. 2006.72
- C. Location Map
- D. Aerial Photo
- E. Letter of Explanation
- F. Subdivision Plats
- G. Contributing / Non-Contributing Property Maps
- H. Parcels by Support / Opposition

**ATTACHMENTS PREVIOUSLY PROVIDED:**

- I. FAQ from Applicant
- J. Neighborhood Meeting Summary from Applicant (8/16/06)
- K. HPC Staff Summary Report (10/12/06)
- L. Preliminary Determination of Eligibility Staff Report (10/12/06)
- M. Effects of Designation Staff Report (10/12/06)
- N. Historic Preservation Commission 10/12/06 Meeting Summary
- O. Letters of Support/Opposition

**SUMMARY UPDATE:**

The request for a Historic Overlay District for the Gage Addition Subdivision, located between University and 10<sup>th</sup> St., the Union Pacific Railroad Tracks to Mill Avenue, was first heard by the DRC on December 12, 2006. In response to the divisiveness within the neighborhood, staff recommended a 180-day continuance to allow for exploration of Form Based Code as a potential tool for the neighborhood and for increasing consensus among the stakeholders. The DRC approved the continuance, requesting staff to return on June 12, 2007 to present a progress report.

Since the December hearing, Development Services has hired a Planning Outreach Coordinator to take the lead in working with the neighborhood in moving towards a Form Based Code (FBC). Staff has been studying FBC, a relatively new concept, in both formal trainings and informal discussions with other municipalities utilizing a FBC. Staff has additionally been conducting individual and small-group discussions with neighborhood stakeholders including the applicant group, vocal opposition, and Historic Preservation Commissioners to provide an overview of FBC and the process for developing one as well as to identify stakeholder priorities and concerns for the neighborhood.

In accord with successful models, staff has developed a 3-stage action plan for working with the neighborhood:

Documentation of Place: Staff will complete a thorough inventory and analysis of existing conditions within the neighborhood. The study includes an evaluation at the block level as well as of lots, buildings, and public areas (including streets and alleys).

Visioning: Intense public input is the primary focus of the visioning process. Staff will utilize a variety of opportunities from interviews to charrettes to engage stakeholders towards identifying common interests and goals for the neighborhood. The process focuses on what members want to see for the neighborhood rather than what specific tools should be used to accomplish the vision.

Development of the Written Document: Following the visioning process and the analysis of the public input, staff will develop a written recommendation for implementing the community's goals for the neighborhood. The draft document will be shared with stakeholders for additional feedback.

**Proposed Timeline:**

	June 07	July 07	Aug 07	Sept 07	Oct 07	Nov 07	Dec 07
Documentation of Place:							
Inventory process & tools developed	X						
Field work conducted	X						
Analysis and summary completed		X					
Visioning:							
Public input strategy developed			X				
Visioning with the public				X	X		
Analysis and summary completed						X	
Development of Written Document:							
Draft document completed							X
Public Feedback requested							X

**Conclusion**

Staff continues to receive input both in support and opposition of the historic designation for Gage Addition. Staff is actively engaged with the neighborhood using the Form Based Code model to identify current conditions and stakeholder priorities and would like to continue with the process in an effort to define common interests and increase consensus toward a shared vision. Based on the above timeline, staff is recommending a 180-day continuance to allow for completion of the neighborhood analysis, public visioning, and development of specific guidelines or regulations to secure the desired character for the neighborhood.

**HISTORY & FACTS:**

- August 16, 2006      The applicants held a Neighborhood Meeting at the Tempe Woman’s Club, 1290 South Mill Avenue at 6 p.m. regarding a proposed request for Historic designation of the properties comprised of the Maple-Ash Neighborhood.
- September 14, 2006      Historic Preservation Commission continued the request for Historic Overlay Districts for the Gage Addition, Park Tract and College View Subdivisions to October 12, 2006.
- October 12, 2006      Historic Preservation Commission recommended approval the request for Historic Overlay Districts for the Gage Addition and Park Tract Subdivisions while excluding some outer-lying properties, and excluded the College View Subdivision from further consideration.
- December 12, 2006      Development Review Commission continued the request for Historic Overlay Districts for the Gage Addition and Park Tract Subdivisions to June 12, 2007.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-304, Zoning Map Amendments (including Overlay Districts)

**CITY CODE REFERENCE:**

Chapter 14A, Historic Preservation

# Staff Summary Report



Development Review Commission Date: 12/12/06

Agenda Item Number: 5

**SUBJECT:** Hold a public hearing for a Historic Overlay District for GAGE ADDITION located south of University Drive to 10<sup>th</sup> Street and west of Mill Avenue to the Southern Pacific Railroad.

**DOCUMENT NAME:** 20061212dsrl05

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **GAGE ADDITION (PL060472)** (Multiple property owners; Bob Gray / Karyn Gitlis / Jenny Lucier / Dan O'Neill / Julia Andrews, applicants) for the designation of an Historic Overlay District, located in the area south of University Drive to 10<sup>th</sup> Street and west of Mill Avenue to the Southern Pacific Railroad, including the following:

**HPO06001 – (Ordinance No. 2006.72)** Historic Overlay District for Gage Addition Subdivision consisting of 56 parcels.

**PREPARED BY:** Ryan Levesque, Planner II (480-858-2393)

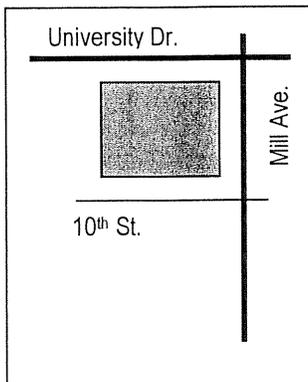
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989) 

**FINAL REVIEW BY:** Chris Anaradian, Development Services Manager (480-858-2204) 

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Continuance to June 12, 2007  
Historic Preservation Commission – Approval

### ADDITIONAL INFO:



Net site area	approximately 8.4 acres
Total Lots	56
Contributing Properties	48
Non-Contributing Prop.	4
Existing Zoning	R1-PAD, R-3, CSS, and CC Districts
General Plan:	
Projected Land Use	Residential / Mixed-Use
Projected Density	Cultural Resource Area / up to 25 du/ac

A neighborhood meeting was held on August 16, 2006 with more than 60 residents in attendance.

This is a request for a Historic Overlay District consisting of the Gage Addition Subdivision. This request excludes outer lying properties that are non-contributing to the historical significance of the area. On October 12, 2006 the Historic Preservation Commission recommended approval of the proposed request. Staff is recommending a continuance for 180 days, until the next available Commission hearing scheduled for June 12, 2007.

**ATTACHMENTS:**

1. List of Attachments
  - 2-4. Comments / Approval Criteria
  4. History & Facts / Zoning & Development Code Reference
- 
- A. Ordinance No. 2006.72
  - B. Location Map
  - C. Aerial Photo
  - D. Letter of Explanation
  - E. Subdivision Plats
  - F. Contributing / Non-Contributing Property Maps
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  - M. Historic Preservation Commission 10/12/06 Meeting Summary
  - N. Letters of Support/Opposition

## **COMMENTS:**

This is a request for a Historic Districts consisting of the Gage Addition Subdivision and the Park Tract Subdivision as separate requests. The original historic designation submittal by the applicants included all of Gage Addition, Park Tract and College View Subdivisions. This area includes properties south of University Drive to Hudson Lane (south of 13<sup>th</sup> Street) and from Mill Avenue west to the Union Pacific Railroad. The proposal for designation of historic district(s) within this area was discussed at a neighborhood meeting (see Public Input below). After extensive input from the public and testimony at the Historic Preservation Commission public hearing on this request, the Commission with concurrence from the applicants, removed the College View Subdivision from further consideration. The Commission also recommended excluding outer-lying properties from the Gage Addition and Park Tract Subdivisions that are considered to be "non-contributing properties". The recommendation of approval for Gage Addition and Park Tract by the Historic Preservation Commission allowed the applicant to proceed with the next hearing process as two separate requests. For simplicity, staff has incorporated all related attachments onto one report for both requests.

## **Public Input**

The Zoning and Development Code requires projects that propose an Overlay District must organize a neighborhood meeting regarding a proposal in order to facilitate dialogue with the adjacent community prior to public hearings. On August 16, 2006 the applicants held a neighborhood meeting at the Tempe Woman's Club, at 6 p.m. More than 60 residents were in attendance at the meeting, including city staff Mark Vinson and Bob Gasser, Chair of Historic Preservation Commission to answer any general questions. The meeting was conducted by Mike Pyatok, a 3<sup>rd</sup> party facilitator from Arizona State University who established the ground rules and the topics that were going to be covered. Jenny Lucier, one of the applicants, provided a powerpoint presentation stating why this application was submitted and the significance of the neighborhood. An overview was provided of benefits for historic designation, what the district would allow, and that future development may require review by the Historic Preservation Commission. Mr. Pyatok then opened the discussion for public comments and questions while providing time limitations to each speaker.

Some of the general questions and comments included either support for or opposition to the request, including the following input: Visitors are always surprised to find this area in Tempe and to lose it would be a significant loss; Letters of opposition were sent on the designation of College View, which owners feel their properties have no historical value; Some feel this request is not appropriate because the area is zoned multi-family and not single family; Addressed concerns regarding impacts to properties outside of a proposed district; Questions on how many people really want the designation; Requests to exclude the College View Subdivision from consideration; Questioned whether or not an existing home that has been renovated several times is still contributing; Residents enjoy currently living in the neighborhood; How many owner-occupied homes exist. Meeting presentation and dialogue ended at 8:05 p.m. Additional side conversations ensued with opponents asking people to mark their property in opposition of the request, including exchange in contact information. The majority of the discussion appeared to be in opposition of the overlay district, but was not apparent that all were either property owners, representatives or just nearby residents attending the meeting.

See Attachment N, for compiled list of support and opposition e-mail messages and letters received by staff regarding the proposal at this time.

## **Conclusion**

Staff has received both opposition and support on the recommendation for historic designation of the Park Tract and Gage Addition Subdivisions. There has been discussion about the level of property owner support for this overlay and whether a minimum of 51% has been established to indicate a significant level of owner interest in creating this overlay. At present, there has not been documentation presented that would indicate significant property owner interest in creating a Historic Overlay District for these neighborhoods.

Staff is recommending continuance for the two requests to determine the appropriateness of a Historic Overlay. If a Historic Overlay is recommended by staff to the Development Review Commission, we will consider the best approach to achieving preservation of historic features along with incorporation of

redevelopment that would meet the objectives of a historic district. This could be achieved by developing tools through the "Form-based Codes" concept, which would implement criteria specific to each portion of the neighborhood. This analysis would potentially involve surveying the existing neighborhood, compiling all neighborhood input, data research, and developing specific recommendations in order to adopt appropriate guidelines and regulations. Staff is recommending a continuance for 180 days until the next available Commission hearing scheduled for June 12, 2007 to further address this topic.

If a historic overlay district were approved for the Park Tract and the Gage Addition subdivisions, the staff strongly recommends that the following specific issues be addressed:

- 1- Creation of a Form Based Code to replace or supplement the Zoning and Development Code to develop specific guidelines and regulations to secure a desired character for the district.
- 2- A re-zoning of the properties in the district to an R-1 single-family district to be consistent and appropriate for the existing type of single family neighborhood that the historic overlay is intended to preserve. If individual lots participate in this zoning process, a historic overlay district could form over time and be processed at a later date.
- 3- Requirement for any property that participates in flood irrigation to subscribe to an access and maintenance agreement through the City of Tempe Water Department.

#### **APPROVAL CRITERIA:**

The criterion below has been established for determining the appropriateness for historic designation of properties as a Historic Overlay District.

#### **Tempe City Code Sec. 14A-4. Designation of landmarks, historic properties and historic districts.**

- (a) The following criteria are established for designation of an individual property, building, structure or archeological site:
  - (1) It meets the criteria for listing on the Arizona or national register of historic places;
  - (2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:
    - a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; or
    - b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature; or
  - (3) If it has achieved significance within the past fifty (50) years, it shall be considered eligible for designation as a landmark if it is an integral and critical part of an historic district or demonstrates exceptional individual importance by otherwise meeting or exceeding the criteria specified in paragraphs (1) or (2) of this subsection above. At such time as a landmark becomes fifty (50) years old, it will automatically be reclassified as an historic property.
- (b) The following criteria are established for designation of an historic district:
  - (1) The district consists of an area in which are located a substantial concentration of properties, buildings or structures which individually meet the criteria in subsection (a) of

this section above, as well as others which contribute generally to the overall distinctive character of the area, and are united historically or visually by plan or physical development; district boundaries coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines; other district boundaries coincide with logical physical or man-made features and reflect recognized neighborhood or area boundaries; and other noncontributing properties or vacant parcels are included where necessary to create appropriate boundaries; or

- (2) A district may also include or be composed of one or more archeological sites.

### **Zoning and Development Code Sec. 6-304(C)(1) Zoning Map Amendments**

1. The applicable decision-making body shall review the request and make a recommendation to City Council in a public hearing. The recommendation of approval of any amendment by the recommending body shall be based on a finding of consistency and conformance with the General Plan and may include conditions of approval.

#### **HISTORY & FACTS:**

- August 16, 2006      The applicants held a Neighborhood Meeting at the Tempe Woman's Club, 1290 South Mill Avenue at 6 p.m. regarding a proposed request for Historic designation of the properties comprised the Maple-Ash Neighborhood.
- September 14, 2006      Historic Preservation Commission continued the request for Historic Overlay Districts for the Gage Addition, Park Tract and College View Subdivisions to October 12, 2006.
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#### **ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-304, Zoning Map Amendments (including Overlay Districts)

#### **CITY CODE REFERENCE:**

Chapter 14A, Historic Preservation

ORDINANCE NO. 2006.72

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTIONS 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS, AND A CODE TEXT AMENDMENT PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 6, CHAPTER 3, SECTION 6-304, BY AMENDING PART 5, CHAPTER 5, TO INCLUDE GAGE ADDITION AS AN HISTORIC OVERLAY DISTRICT.

\*\*\*\*\*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

**Section 1.** That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Sections 2-106 and 2-107, by designating the below described properties as the Gage Addition Historic Overlay District on \_\_\_ net acres.

**Section 2.** That Part 5, Chapter 5, is hereby amended to read as follows:

**Section 3.** Further, those conditions of approval imposed by the City Council, **Case HPO06001** are hereby expressly incorporated in ordinance by this reference.

**Section 4.** Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Mayor

ATTEST:

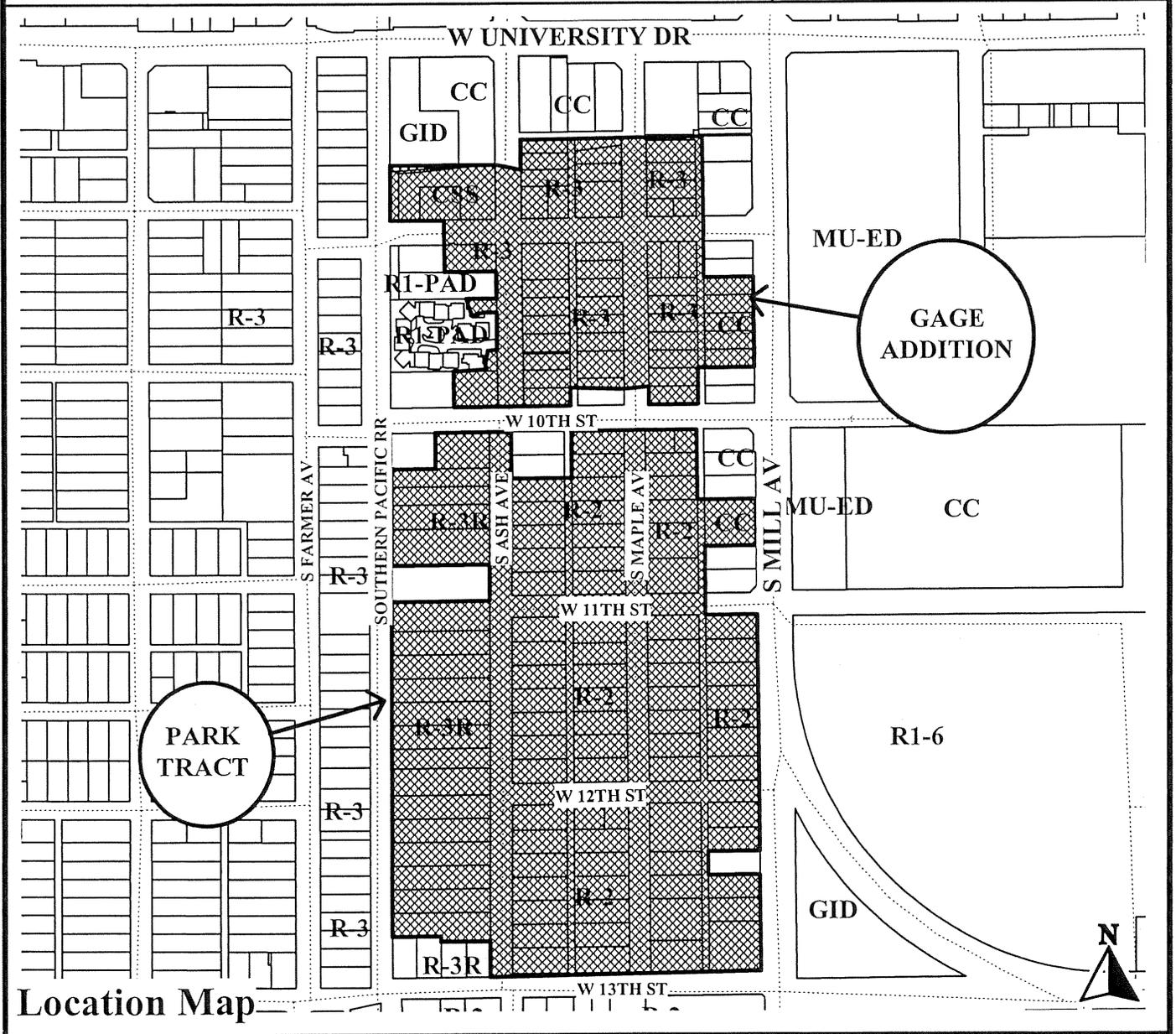
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

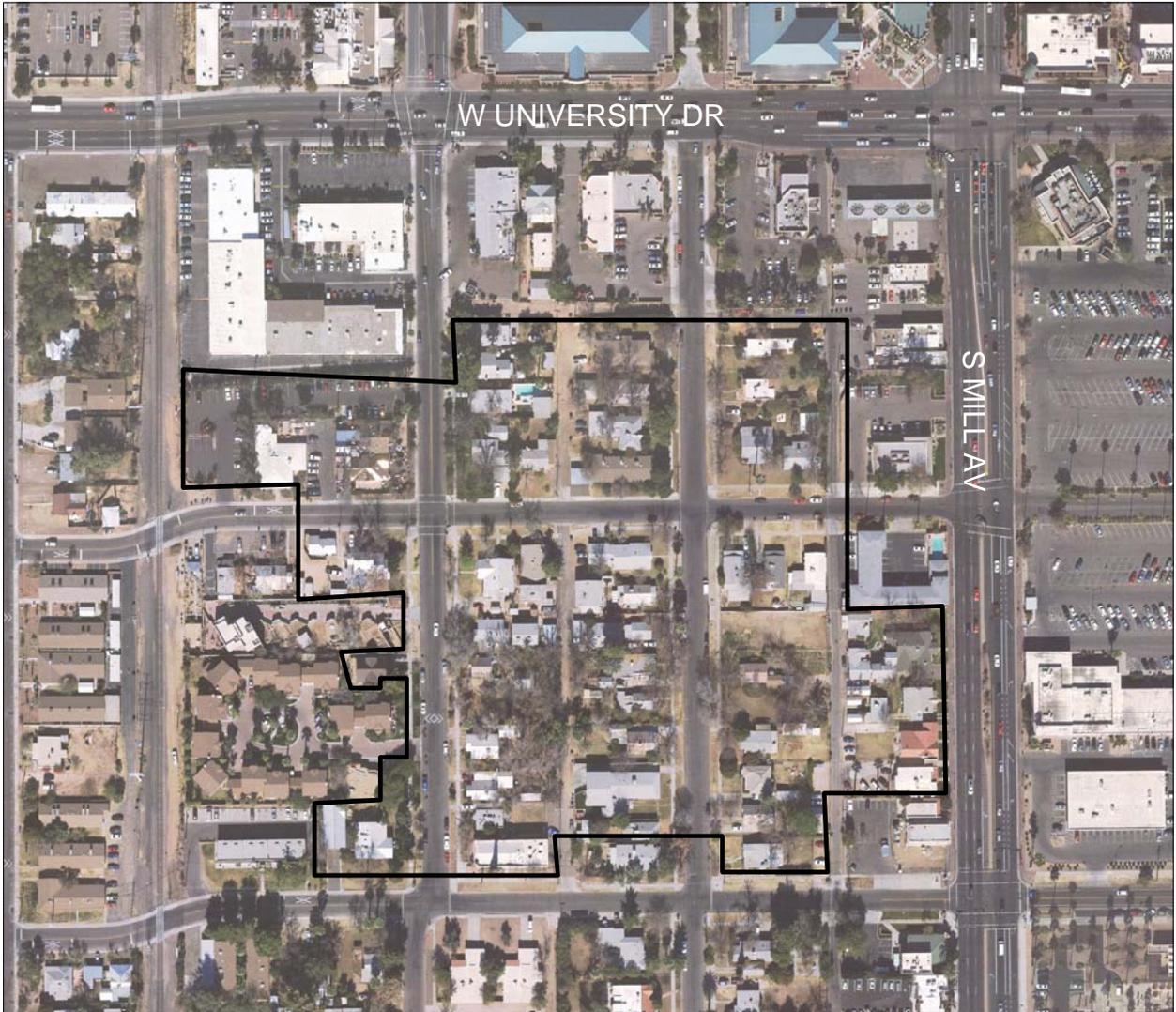
\_\_\_\_\_  
City Attorney

# GAGE ADDITION / PARK TRACT HISTORIC DISTRICTS

PL060472



Location Map



GAGE ADDITION (PL060472)

December 4, 2006

Development Review Commission  
c/o Ryan Levesque  
City of Tempe  
Via email

Re: Gage Addition and Park Tract historic district nominations

To the Members of the Development Review Commission,

On December 12 you will hear our application for the designation of Park Tract and Gage Addition subdivisions as historic districts. In an attempt to understand your information needs and to streamline our presentation to you, we reviewed your enabling ordinance. Our reading of the ordinance and discussion with staff lead us to conclude that your decision about this application will be based on the following:

- Approval criteria from City Code Chapter 14A: Historic Preservation Ordinance
- Appropriateness of land use as it relates to the General Plan goals and objectives
- Appropriateness of land use as it relates to the Northwest Tempe Neighborhood Strategic Plan goals and objectives
- Appropriateness of overlay as it relates to the policies of the Zoning Code and existing zoning.

The purpose of this letter is to address each of these items. Please let us know if there are other criteria that you intend to take into consideration and we will include information about these in our presentation.

### **Historic Preservation Ordinance**

According to the Tempe Historic Preservation Ordinance, a district designated as historic is one in which are located a substantial concentration of properties which are eligible to be listed individually along with others which contribute generally to the overall distinctive character of the area. Considered are the following factors:

- Age of properties - generally greater than fifty years old
- Properties reflective of the past – culturally, socially, politically, economically
- Properties associated with prominent people or events – local, state or national
- An area that represents an established and familiar visual feature of the city

Surveys of the subdivisions conducted by professional consultants determined that the concentration of historic and contributing properties in Gage Addition district is 79.3% and in Park Tract district is 89%. Clearly, these subdivisions merit historic district designation. Examples of the concentration of contributing properties in historic districts already designated in Tempe include Borden Homes - 82% and Roosevelt Addition - 86%.

Tempe's Historic Preservation Commission (HPC) concurs. The HPC's recommendation for approval has been forwarded to your commission. The HPC excluded from the districts non-contributing properties on the subdivision borders as per Secretary of the Interior standards.

Although we naturally would prefer all subdivision properties included in these districts, we understand and respect the HPC's decision regarding this matter.

### **General Plan 2030**

The General Plan 2030 (GP 2030) identifies Gage Addition and Park Tract, among other subdivisions, as Cultural Resource Areas (CRA). The stated purpose of the CRA designation is to indicate the City's desire "to maintain the character of the Cultural Resource Areas". One of the GP 2030 listed strategies is to "encourage reinvestment in the community's Cultural Resource Areas, which is reflective of the character of each area." The historic preservation overlay is designed to meet this purpose and encourage the implementation of this strategy.

The General Plan further identifies the designation of districts as a desirable strategy for maintaining the character of historic resources. The Historic Preservation Element's goal "is to enhance community character and heritage through the identification and preservation of significant sites, properties and districts." We believe the designation of the Gage Addition and the Park Tract subdivisions as historic districts is clearly consistent with the goals and objectives of the General Plan 2030.

### **Northwest Tempe Neighborhood Strategic Plan**

*Incorporated by reference in General Plan 2030 (see page 75)*

The Northwest Tempe Neighborhood Strategic Plan (NWT NSP) was developed through a comprehensive community-based process conducted over the course of several months. It was reviewed by the Planning and Zoning Commission and accepted by Council in 1999. It is incorporated by reference in the GP 2030 (see page 75). Designation of Gage Addition and Park Tract as historic districts is clearly consistent with the goals and objectives of the NWT NSP. The Plan states that historic preservation is seen by the community as a key initiative. "Maintaining neighborhood and community character, especially through preservation of historic residences and other buildings, is a significant corollary to the Plan's land use objectives." The NWT NSP identifies the character of Maple Ash, specifically, as one of the most important to preserve and the Plan identifies district designation as a strategic tool for neighborhood preservation.

### **Existing Zoning**

There are several zoning categories in the recommended historic districts: R-2, R-3, R-3R, and CC and CSS. The existence of multiple zoning categories is not an issue in and of itself. Following is a discussion of the zoning issues by category that may appear to be of concern to some opponents. Paramount to the discussion of all the zoning categories is that the designation of any property or district with an historic overlay shall not inhibit uses permitted by the underlying zoning.

Another important note about zoning and density in the recommended districts is related to the GP 2030. As mentioned above, the proposed districts are designated as CRA. By definition the CRA designation states that projected density in the area is to be no higher than that allowed by the zoning existing at the time of the adoption of the General Plan 2030. In other words, it is the

City's intention that the density in these subdivisions not increase beyond what current zoning allows.

#### CC – City Center and CSS – Commercial Shopping and Services

Although properties within a CC or CSS zoning district may be included in historic districts, the recommended district boundaries for these two applications exclude most of them. They have been determined by the HPC to be noncontributing properties. There are a couple of exceptions and these have been included within the recommended Gage Addition district.

The primary exception is the four historic houses in the 900 block of South Mill Avenue. These were originally single-family homes that have been adapted to commercial use within the last decade. These properties have been determined to be important contributors to the overall character of the neighborhood as well as important to the transition from commercial to residential occupancies along Mill Avenue. One of the homes, 918 South Mill Avenue, the Mullen/Van Petten House, is listed on the National Register of Historic Places. We concur with the HPC that all four of these properties should be included in the Gage Addition historic district.

Another exception of a commercial property being included in the recommended Gage Addition district is Casey Moore's Oyster House at 850 South Ash Avenue. The property is already listed on the National Register of Historic Places as well as on the Tempe Register of Historic Places affirming its historical significance. The HPC considered this property and concluded that it is an important contributor to the character of the neighborhood. We concur.

#### Multiple-family zoning

All of the remaining properties in Park Tract and Gage Edition are zoned multi-family residential: R-2, R-3 and R-3R. This is not in conflict with historic district designation. Historic districts across the country and some in Arizona have multi-family zoning.

There is nothing in the historic preservation overlay that would prevent the use of these properties as multi-family properties or rentals. The historic district designation does not prevent development to intensities allowable under the underlying zoning categories.

Given these facts, we do not believe existing zoning should preclude approval of the recommended historic districts.

#### **Public Comment**

Not surprisingly, the nomination of these two districts has attracted significant attention not just from property owners but also from citizens from every zip code in Tempe. Prominent elected officials from beyond Tempe have written to support the nomination. Clearly, the neighborhood is seen as a community-wide resource, a Tempe icon. As of today, the city has received 123 letters, 32 in opposition and 91 in support. The required neighborhood meeting was well attended as was the HPC public hearing. Out of sincere respect for everyone's voice, we have made a concerted effort to listen carefully and respond to all comments, concerns and questions. Our responses are reflected in documents included in your packet and attached to this letter. In general, support has been overwhelming and city wide. Opposition, predominately from absentee property owners, does not focus on the historic significance of the neighborhood.

In conclusion, the designation of Park Tract and Gage Addition as historic districts is consistent with the predominant planning documents in the City of Tempe. It is not in conflict with existing zoning. Most importantly, these nominations meet the criteria in the City Code for historic significance.

The designation serves to provide some measure of protection to an important Tempe cultural resource for the future of Tempe. It does not prevent change in these subdivisions. Nothing in the historic preservation ordinance prevents a property owner from changing or even demolishing his or her property. Rather, district designation is an important tool for guiding inevitable change thereby protecting property values.

Maple Ash is the City's oldest existing neighborhood. The historic district designation honors that status and Tempe's cultural heritage. Please recommend approval of these nominations.

Thank you,

The Applicants      Julia Andrews  
                                 Karyn Gitlis  
                                 Bob Gray  
                                 Jenny Lucier  
                                 Dan O'Neill

Attachments:      Economic Impacts of Historic District Designation  
                                 Frequently Asked Questions about Historic District Designation  
                                 Summary Report of Neighborhood Meeting Aug. 16, 2006  
                                 Response to Opposition Letters to the HPC

PLAT

OF

GAGE ADDITION

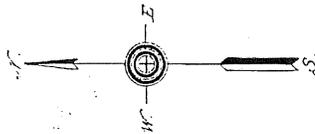
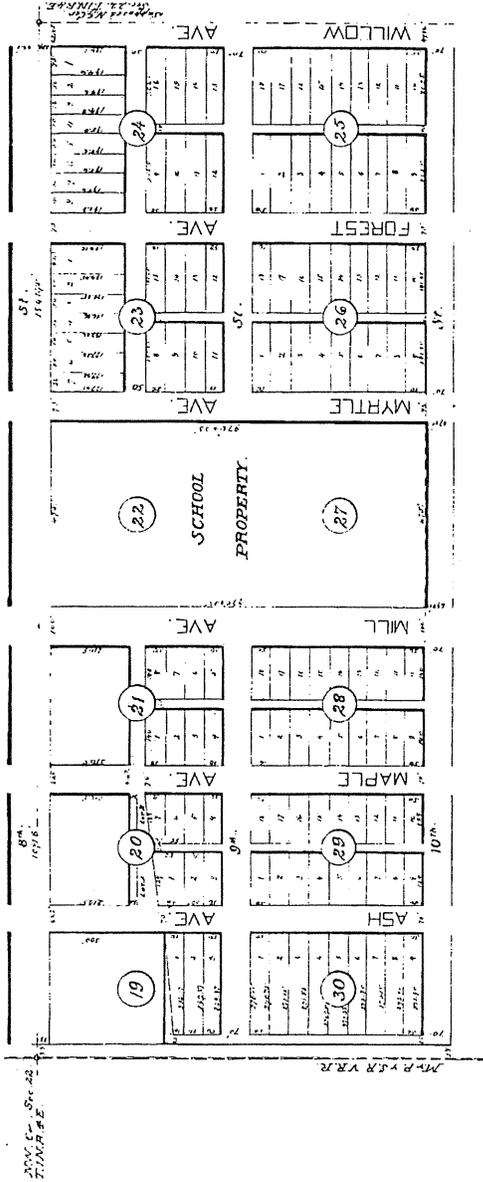
TO

TEMPE, ARIZONA.

Scale 200=1

Area 47. 1908.

Power Lines  
Streets



*Geo. N. Gage*  
*320*  
*30 of Maps*

The underlined Tempe Land and Improvement Company hereby dedicates to the public the streets and ways shown upon the above subdivision of a portion of the N. 8-NW 1/4 Sec. 22, T. 11 N. R. 4 E. C. & S. R. 27 E. Which subdivision shall hereafter be known as

GAGE ADDITION

in witness whereof the Tempe Land and Improvement Company has caused their president to be executed in its corporate name by its President and attested by its Secretary this 30th day of March 1908.  
 Tempe Land & Improvement Company,  
 by *J. B. Gage* President,  
 Street, Tempe, Ariz.



Attestd.

PARK TRACT  
TEMPE ARIZONA

7  
13  
27  
13  
27

13  
27

The undersigned, Trustees of Park Tract (a business trust organized and existing under and by virtue of that certain agreement and Declaration of Trust dated this 24 day of March 1920 and now of record in the office of the County Recorder of the County of Maricopa, State of Arizona in Book 12 of the records of said county, at page 384 thereof; which said recorded agreement and Declaration of Trust is hereby referred to and made a part of this instrument) hereby certify that they are the owners in fee of all the land shown on the accompanying map embraced in the NW 1/4 of section 22, T. 1N, R. 4E, G. & S. R.B. & M., Maricopa County, Arizona; that they caused the said property to be subdivided and platted as shown, which said premises so subdivided and platted shall hereafter be known as Park Tract, a subdivision of Tempe, Arizona.

That the accompanying plat is a true and correct plat of said premises and the whole thereof, that the lots and blocks shown on the plat are of the size thereon shown, that the streets, avenues and alleys are hereby dedicated to the public as highways.

In witness whereof we have set our hands and seal this day of July 1924

*[Signature]*  
Trustees  
Subscribed and sworn to before me this day of July 1924  
a Notary in and for the county of Maricopa, State of Arizona.  
*[Signature]*  
Notary Public

My Commission expires

The accompanying plat of Park Tract is hereby approved by this Common Council of the Town of Tempe, this 10 day of July 1924.

*[Signature]* Clerk  
*[Signature]* Mayor



1008.5 West Line Sec. 22  
1020.5' to NW Cor. Sec. 22  
1082.0' 12th St.  
1512.3' Mission Line  
1512.3' Willow Avenue  
Corner Sec. 22



Gage Addition  
Historic District  
(as recommended  
by THPC,  
12 Oct 06)

GAGE ADDITION  
(1909)

TR Contributing  
property\* (showing  
existing historic  
designation:  
TR = Tempe Register  
NR=National Register)

Non-Contributing  
property\*

Vacant

PARK TRACT  
(1924)

COLLEGE VIEW  
(1945)

\* Determinations  
based on  
Ryden 1997,  
Solliday 2001 +  
HPO staff field  
observations,  
23 + 28 Aug'06







PARCELS BY  
SUPPORT/  
OPPOSITION

-  SUPPORT\*
-  OPPOSE\*  
Updated 12.05.06
-  UNKNOWN/  
NEUTRAL

\* Based on direct communication received by HPO staff, from the property owners or bona fide agents

GAGE  
ADDITION  
PARK TRACT &  
COLLEGE VIEW  
SUBDIVISIONS  
(MAPLE ASH  
VICINITY)

