Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, May 08, 2014

Location: Hatton Hall  34 East Seventh Street

Commissioners Present: Ira Bennett, Anne Bilsbarrow, Chuck Buss, Andrea Gregory, Charlie Lee, Scott Solliday, Brenda Shears,

Staff Present: Amy Douglass, Alyssa Gerszewski, Hansen, Billy Kiser, Joe Nucci, Mary O’Grady, Mark Vinson

Public Present: Lauren Allsopp, Bill Collins, Colleen Hausman, David Hausman, Victor Linoff

Call to Order: 6:02 P.M., Andrea Gregory, Chair

1. Call to Audience  NO REPLY

2. Approval of HPC Minutes 04/10/2014

MOTION [BILSBARROW]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 04/10/2014, SECOND [LEE], APPROVED 7-0.

3. Public Hearing Raymond (Hausman) House Hist. Designation

   • Q: Is the stucco original to the house?  A: Yes
   • HPO received two additional letters of support for designation

MOTION [BENNETT]: “MOVE THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE DEVELOPMENT REVIEW COMMISSION, MAYOR, AND CITY COUNCIL THAT THE RAYMOND(HAUSMAN) HOUSE BE DESIGNATED HISTORIC AND LISTED IN THE TEMPE HISTORIC PROPERTY REGISTER.” SECOND [SOLLIDAD], APPROVED 7-0.

4. Discuss & Consider Historic Preservation Plan Update

   • Presentation by ASU Faculty Associate Dr. Lauren Allsopp
   • Tempe has contextual zoning but exceptions are sometimes made for new development
   • Discussion of the purpose and intent for an HP Plan
   • 6 benefits: revitalization, tourism, environmental sustainability, increased property values, job creation, tax advantages
   • Discussion of historic district mapping (Manhattan used as example)
   • Discussion on steps to historic designation
   • Critical Hope has steel casement window preservation program
   • Discussion of marketing and public awareness
   • Discussion of the need for annual review of HP Plan
   • Overview of 10 objectives of an effective HP Plan
   • Possible ASU student involvement in HP Plan (per Dr. Allsopp)
   • Q: How long should it take to create a new HP Plan?  A: 9-12 months.
   • A.R.S. requires an HP Plan – it is a statutory obligation
   • Nucci: spoke with Phoenix HPO Michelle Dodd about current Phoenix initiatives to create new HP Plan, which is viewed as an outreach device
5. Discuss & Consider Historic Preservation Incentives Update

- Presentation by Bill Collins from SHPO on 2013 preservation incentives update
- Analysis of the effects of historic designation on single-family residential properties (commercial and rental properties not addressed in study)
- Overview of property tax reduction program
- Discussion of the impact of the recent recession on historic vs. non-historic home values
- Mentions Donovan Rypkema’s publications on Historic Preservation economic effects
- Comparison of statistics from 2006 (height of housing bubble) to 2013 home sales and assessed home values
- NR historic districts have higher sales value than non-NR districts listed only on local register
- No cases found in which property values declined as a result of historic designation – no evidence for any negative financial effect over time in City of Phoenix
- Property tax break inflates home values
- Per 2013 update, historic designation did not prevent property value declines, which characterized all Maricopa County single-family residential properties post-2009
- Impacts of tax breaks on overall tax revenue are minimal
- Discussion of Prop 207 effects
- Tempe example of the positive effects of designation: Borden Homes (National Register) and Hudson Manor (no historic designation): Borden Homes has seen 10 percent rise in owner occupancy after designation, while Hudson Manor has seen increase in rentals.
- Discussion of the need for a similar economic incentives study for City of Tempe

6. Discuss & Consider Historic Preservation Ordinance Update

- Vinson: HPC should wait for upcoming General Plan 2040 vote (May 20) to see if it passes, which will indicate current public sentiment, before finalizing proposals for ordinance updates
- Discussion on upcoming City Council elections – candidates might speak at a future HPF meeting regarding preservation issues
- Discussion of proximity effects on historic districts
- Discussion of historic setting vs. an owner’s preference of setting, which often contradict one another
- Tools to control proximity effects – zoning overlay districts
- Setting must be called out in the nomination as a contributing factor in order for proximity effects to be considered an issue
- Douglass: An historic district must have setting as an area of significance, per SHPO Jim Garrison’s matrix
- Discussion of external vs. internal proximity effects. Ex: Gracie’s development was external, built adjacent to Borden Homes historic district.
- Bilsbarrow: External development is not a preservation issue since it occurs outside of historic district boundaries, and any attempt to regulate proximity effect controls would be unenforceable; to be enforceable, historic district overlay zoning would have to be expanded to include property beyond the actual district, which is not viable.
- HPC determines it will not pursue recommendations for an ordinance update to regulate external proximity effects on historic districts.
- Discussion of archaeological monitoring and acquisition of database of sensitive areas – ordinance language on this issue needs clarification
• Linoff: Overview of HP Plan in Mesa; stresses the need to consider political realities when making suggestions for an ordinance update

7. Discuss & Consider Proposed Cavalier Hills Historic Designation
• Cavalier Hills designation proposal has been withdrawn by applicant Virginia Hewett

8. Discuss and Consider Graduate Student Intern Program Projects
• Gerszewski: Finishing Moeur Park NRN, working on GRIC grant funding packet
• Kiser: No report

9. Discuss and Consider Chair/Staff Updates:
• Nucci: Overview of Recent HPF Summit

10. Current Events / Announcements / Future Agenda Items
Next HPC Meeting Date Thursday 07/10/2014 at 6:00 p.m. at Hatton Hall, 34 E 7th Street (NO JUNE MEETING)

   Meeting adjourned at 7:55 PM

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Andrea Gregory, Chair
-minutes scheduled for HPC approval on 07/10/2014
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
- GRIC – Gila River Indian Community: is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). Established by Executive Order in 1859, the Community covers more than 600 square miles and is the largest indigenous community in the Phoenix metropolitan area. GRIC helps make the Tempe Preservation Graduate Student Intern Program possible through a generous grant of State-Shared Revenue funds.
- HPF – (see Tempe HPF) Tempe Historic Preservation Foundation
- HSRC – (Arizona) Historic Sites Review Committee: Arizona's official Arizona and National Register of Historic Places review board. The HSRC meets three times during the year to review National Register nominations and advise the State Historic Preservation Officer on nominations to the State and National Registers.
- 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.
- NPS – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.
- NRN – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.
- 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 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.