Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, July 11, 2013

Location: Hatton Hall  34 East Seventh Street

Commissioners Present: Ira Bennett, Anne Bilsbarrow, Andrea Gregory, Lauren Proper

Staff Present: Alyssa Gerszewski, Nathan Hallam, Billy Kiser, Ryan Levesque, Joe Nucci, Nancy Ryan, Mark Vinson

Public Present: Jen Bodlick, James Garrison, Justin Martinez, Darin Sender, Vic Linoff

Call to Order: 6:01 P.M., Andrea Gregory, Chair

1. Call to Audience  NO REPLY

2. Approval of HPC Minutes 05/09/2013 Tempe HPC meeting

MOTION [BILSBARROW]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 05/09/2013 AS AMENDED, SECOND [BENNETT], APPROVED, 4-0

3. Discuss & Consider Justin Martinez Property Proposed Development

   • Nucci: Summarizes proposal for two story single family home on property next to Kirkland-McKinney Ditch.

   • Levesque: Summarizes the zoning application process and location of property.

   • Martinez: Summarizes his proposal, explains zoning issue, shows visual representations for property.

   • Nucci: Articulates HPO and THPC concern for maintaining integrity and preservation of character defining features.

   • Martinez: Explains property setbacks and Salt River Project/Bureau of Reclamation boundary for ditch. Summarizes existing landscaping near the ditch and elaborates on non-invasive replacement landscaping. SRP to stabilize the canal and re-confine the canal within easement boundaries. Concerns about current landscaping destroying foundation of new single-family home.

   • Proper: Asks about Development Review Commission hearing.

   • Gregory: Question about landscape removal.

   • Martinez: SRP to stabilize bank of canal.

   • Bilsbarrow: Questions about stabilization procedures.

   • Gregory: Will you coordinate with SRP on new vegetation?

   • Martinez: SRP has approved plant list.

   • Bilsbarrow: Question about type of foundation to be used.
• Bennett: Question about use of fence in front of canal.
• Martinez: Provides justification for design.
• Hallam: The National Register Nomination for the Kirkland-McKinney Ditch was sent to the Keeper of the National Register in Washington, D.C. The riparian landscaping is a character defining feature indicative of the rural agricultural context between 1870 to 1950. The historically appropriate landscaping adds to the integrity of the ditch.
• Nucci: The purpose of the landscape is to convey the feeling and character of the period of significance for the ditch. SRP should coordinate landscape planning for the ditch.
• Gregory: Provide THPC information regarding the selected replacement landscaping.

**MOTION [BILSBARROW]: MOVE TO REQUEST INFORMATION ON REPLACEMENT LANDSCAPING ON MARTINEZ PROPERTY BORDERING THE KIRKLAND-MCKINNEY DITCH, SECOND [BENNETT], APPROVED, 3-1 [PROPER VOTING NO]**

**NOTE: MOTION FAILED PER TCC §14A-3(f) – Four (4) members shall constitute a quorum of the commission; the concurring vote of four (4) members shall be necessary for any action of the commission on any matter. Item scheduled for re-hearing on 08/08/2013.**

4. Discuss & Consider Tempe General Plan 2040 Update

• Ryan: Discusses current GP 2040 draft. Comments can be made online through the summer. Citizen meetings are schedule August 1st and August 3rd, 2013 for additional feedback. Explains the purpose of planning, the continuation of some planning elements from GP 2030, and the incorporation of some new guiding principles.
• Ryan: Asks the THPC to go through the historic preservation element, map, and all other sections of the 2040 draft and provide her with feedback.
• Bilsbarrow: Should specific strategies be assigned to specific issues in the community? These issues need further discussion.
• Ryan: This depends on specificity.
• Nucci: Should there be a comment or goal about stewardship for the plan? What is the difference between neighborhood preservation and historic preservation?
• Ryan: Neighborhood preservation implies stable residential and commercial neighborhoods in general versus historic residential neighborhood.
• Gregory: Question about the growth area positioned near Baseline and Rural. Expresses concerns about development pressure.
• Ryan: We are trying to make this a destination and take advantage of opportunities for infill and connectivity. Mixed-use zoning exists here.
• Hallam: Provides explanation how planning uses Cultural Resource Areas. The zoning does not protect the historical integrity.
• Nucci: Cultural Resource Areas need more consideration. Do we want to make Heritage or Conservation areas? A new planning device needs to be conceptualized.
• Nucci: Introduces James Garrison, the Arizona State Historic Preservation officer.
• Garrison: Advocates historic preservation intertwined in all planning elements.
• Nucci and Gregory: We will continue this discussion electronically.
5. Discuss & Consider Request to Name City Facility per Resolution No. 2012.130
   • Nucci: Summarizes naming request.
   • Vinson: Summarizes Rio Salado Foundation involvement and request. Provides details on
     the Handley Family and draws the Eisendrath property.

   MOTION [BENNET]: MOVE TO NAME THE HANDLEY FAMILY VESTAR PATIO, SECOND
     [BISBARROW], APPROVED, 4-0.

6. Discuss & Consider Proposed Cavalier Hills Historic District Designation
   • Gerszewski: Discusses original petition signatures gathered by Virginia Hewitt, a resident of
     Cavalier Hills. Survey and Inventory of neighborhood conducted in May and June.
     Neighborhood has high integrity. The first neighborhood meeting held June 25, 2013 had a
     mixed reaction. Future meetings will be planned.
   • Gregory: What was the nature of the opposition?
   • Nucci: A minority opposed. A majority absorbed new information and facts with open
     minds.

7. Discuss & Consider HE Classification Process
   • Gregory: Proposes to continue agenda item 7.

8. Discuss & Consider 2013 CLG Conference
   • Proper: Discusses experience at commissioner training session.
   • Gregory: Discusses attendance of other sessions as well.

9. Discuss & Consider Graduate Student Intern Program Projects
   • Hallam: NRN for Kirkland-McKinney Ditch was sent to the Keeper in Washington, D.C. HE
     classification is on hold.
   • Hallam: Jain will perform public preservation outreach to property owners in Maple-Ash.
   • Nucci: Discusses interest for new potential NRNs for districts.
   • Gregory: Suggests neighborhood meetings are held for this.
   • Kiser: Tempe Double Butte Cemetery and City Hall NRNs are at the Keeper in Washington,
     D.C.
   • Gerszewski: Priority given to Cavalier Hills project. NRN for Moeur Park on hold. Need to
     incorporate SHPO’s comments.
   • Nucci: Discusses new Gila River funding for another two years of intern program.
10. Discuss and Consider Chair/Staff Updates:

- Proper: Question and concerns about quorum needed to vote on agenda issues. Section 14-A3 (f) of the Tempe Historic Preservation Ordinance needs to be reexamined.

- Gregory: The motion regarding the Martinez vote would be void. We will examine the ordinance.

- Proper: THPC should ask the Development Review Commission to include providing additional information on replacement landscaping as a condition of approval.


11. Current Events / Announcements / Future Agenda Items

Next HPC Meeting Date Thursday 08/08/2013 at 6:00 p.m. at Hatton Hall, 34 E 7th Street

Meeting adjourned at 7:58pm

Andrea Gregory, Chair

-minutes scheduled for HPC approval on 08/08/2013
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.

- **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 HPF** – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Foundation 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.