Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, September 12, 2013

Location: Hatton Hall 34 East Seventh Street

Commissioners Present: Ira Bennett, Anne Bilsbarrow, Andrea Gregory, Korri Turner

Staff Present: Alyssa Gerszewski, Hansen, Billy Kiser, Joe Nucci, Mark Vinson

Public Present: Patti Olson, Chuck Buss, Nancy Jain

Call to Order: 6:00 P.M., Andrea Gregory, Chair

1. Call to Audience  NO REPLY

2. Approval of HPC Minutes 8/08/2013 Tempe HPC meeting

MOTION [TURNER]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 08/08/2013, SECOND [BILSBARROW], APPROVED, 4-0

3. Arizona State University – Historic Preservation Coordinator Update

Olson: Summarizes update on preservation activities on ASU, Tempe campus. Exterior restoration of Birchett House will be repurposed as an outdoor dining area. Exterior work is occurring at the University Club. The rehabilitation of Manzanita Hall is now complete. The art annex will be repurposed as a restaurant. Certain works of public art will be conserved.

4. Discuss & Consider Tempe Preservation Global Perspective

- Jain: Stresses the need for an historic preservation plan for Tempe outside of the General Plan 2040. Presents the benefits of planning.
- Jain: Discusses similarities in preservation/conservation in the United States and India.
- Jain: Discusses financial incentives for historic preservation. Stresses the what, why, who, how of preservation in Tempe. Summarizes the HP commission powers and duties.
- Olson: What is the biggest difference between the world and US approach?
- Jain: Government-owned property and private property. Private property laws are strong in the US.
- Bennett: The economic perspective is essential. Are our arguments resonating with our different audiences? How effective are they?
- Nucci, Gregory, Buss: Discuss the tax advantage and quality of life arguments for historic districts and other homeowner benefits.
- Turner: Safety is a social argument, but an important one in a neighborhood context.
5. Discuss & Consider Proposed Cavalier Hills Historic District Designation
- Gerszewski: Summarizes events of August 22nd and September 7th informal neighborhood meetings.
- Nucci: Discusses neighborhood opposition, waivers, new neighborhood coalition, and September 21st meeting at North Tempe Generational Center.
- Gerszewski: Discusses Recommendation of Potential Eligibility (ROPE) application prepared for SHPO. Several homes need further evaluation.
- Nucci: The survey and inventory of 188 single-family homes was included in ROPE application.
- Nucci: About 70 property owners have attended three informal meetings. Some neighbors attended more than one.
- Buss: Explains his role in neighborhood meetings and shares his personal experiences from living in a historic district.

6. Discuss & Consider HE Classification Process
- Nucci: City Attorney would like questions in advance before comment.
- Gregory: Is HE classification a taking? We need City Attorney’s opinion on this.
- Nucci: Will look for previous correspondence with City Attorney in order to determine this.
- Gregory: Shears and Proper to create a brochure?
- Nucci: Yes, it will be prepared for the next THPC packet.

7. Discuss & Consider Graduate Student Intern Program Projects
- Gerszewski & Nucci: scheduled to speak at Hackett House 125th Anniversary event on September 18th
- Kiser: Kirkland-McKinney Ditch is pending with the Keeper of the National Register.
- Kiser: Tempe Municipal Building sent back for area of significance corrections. Possibly wait 5 years so criteria G won’t be necessary argument.
- Gregory: New Arizona SHPO advice “How to Prepare a National Register Nomination” has been distributed.
- Kiser: Summarizes Concord Village project; prepared historic contexts.
- Gregory: Will a new intern fill Hallam’s spot?
- Nucci: Yes, when the right individual presents themselves. Tempe City Council approved funding for graduate student intern program.

8. Discuss and Consider Chair/Staff Updates:
- Gregory: Will we create new definition of Heritage Area or Cultural Resource Area?
- Nucci & Bennett: Will meet and discuss this. It may be on October THPC agenda.
- Bilsbarrow: What is the status of the NRN for the Hayden Flour Mill?
- Nucci: The NRN is on hold [ending Council release.

9. Current Events / Announcements / Future Agenda Items
Next HPC Meeting Date Thursday 10/10/2013 at 6:00 p.m. at Hatton Hall, 34 E. 7th Street

Meeting adjourned at 7:45 pm

Andrea Gregory, Chair
-minutes scheduled for HPC approval on 10/10/2013
**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, Río 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.