Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, February 13, 2014

Location: Hatton Hall 34 East Seventh Street

Commissioners Present: Anne Bilsbarrow, Chuck Buss, Andrea Gregory, Lauren Proper, Brenda Shears, Korri Turner

Staff Present: Alyssa Gerszewski, Joe Nucci, Mark Vinson

Public Present: Mia Frenkel, Hunter Kussoto, Victor Linoff, Alexander Schaffner

Call to Order: 6:10 P.M., Andrea Gregory, Chair

Welcome New Member Chuck Buss

1. Call to Audience
   • No Reply

2. Approval of HPC Minutes 11/14/2013

   MOTION [SHEARS]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 11/14/2013 AS AMENDED, SECOND [PROPER], APPROVED, 5-0

3. Discuss & Consider HE Classification Process

   • Nucci: In the past, we were working geographically through our pool of candidates that appeared to meet criteria, holding public hearings regularly, and meeting resistance from property owners. We discontinued HE classification for the time being to reevaluate the process. Please look at template for revised HE Classification homeowner notification letter created by Commissioner Proper, Commissioner Shears, and Commissioner Bilsbarrow. Does the commission approve this letter as an instrument of communication for property owners?
     • Shears: Approves the letter.
     • Proper: Discusses changes made to letter during revision process.
     • Nucci: We will move forward with this letter and wait to discuss HE classification again until staff speaks with Mayor and City Council Aides about the process.
     • Shears: Requests numbering additional packet items so they correspond with agenda.

   CONSENSUS: HPO TO MEET WITH COUNCIL AIDES AND DISCUSS HISTORIC-ELIGIBLE CLASSIFICATION PROCESS PRIOR TO COMMENCING ADDITIONAL CLASSIFICATIONS.
4. **Discuss & Consider Proposed Cavalier Hills Historic District Designation**
   - Nucci: Linoff and Nucci took a tour of Cavalier Hills recently. Signs are posted in front yards in support of and in opposition to historic designation. The waivers process is under review at the City Attorney’s office.
   - Gregory: Waiver process was prompted by AZ Prop 207. Wouldn’t the property owner need to prove that the Historic Overlay, which is a zoning action, was the reason for a decrease in property values to take legal action against the City of Tempe? Nucci: Perhaps proof would be required to be successful in litigation; however, the city wants to avoid even the potential for legal action.
   - Gregory: AZ SHPO staff to make presentation at March Phoenix Historic Preservation Commission meeting to discuss similar issues.
   - Proper: Historic Overlay is a zoning action. Waivers are required by the city for any zoning action.

5. **Discuss & Consider Historic Preservation Ordinance Update**
   - Nucci: Calls for substantive revision of the ordinance. HPO processes have changed since 1995. City Attorney and David Nakagawara are considering revision updating the ordinance to codify current practices. How would the HPC like to proceed with this?
   - Gregory: Submit ideas electronically to Nucci. Include link to ordinance and specific directions in email to HPC. Nucci to compile suggestions and discuss in future meeting.
   - Nucci: This will be a standing agenda item.
   - Linoff: Suggests updating Tempe Historic Preservation Plan to guide future HPC activities and to inform ordinance revisions. Mesa’s plan could be used as template.
   - Gregory: Possible project for graduate student interns.
   - Bilsbarrow: Los Angeles and a number of other cities could be a model as well.
   - Linoff: Suggests hiring a consultant.

**CONSENSUS:** HPO TO DISTRIBUTE LINKS TO HISTORIC PRESERVATION PLAN AND ORDINANCE AND TAKE COMMENTS FROM MEMBERS IN PREPARATION FOR MARCH HPC MEETING DISCUSSION.

6. **Discuss and Consider Graduate Student Intern Program Projects**
   - Nucci: Examining possibility of hiring new intern. Walk Through History Tours occurring March 8, 2014. The tours are collaboration with Arizona State University Public History Students. Calls for HPC volunteers for this event.

7. **Discuss and Consider Chair/Staff Updates**
   - Gregory: Next East Valley Coalition meeting in Scottsdale in the first week of March 2014.
9. Current Events / Announcements / Future Agenda Items
Walk Through History: Saturday 03/08/2014 9:00 a.m. at Hackett House, 405 W. 4th St
Next HPC Meeting Date Thursday 03/13/2014 at 6:00 p.m. at Hatton Hall, 34 E. 7th Street
B & C Reception: Tues 04/22/2014 at Tempe Center for the Arts, 700 W Rio Salado Pkwy

Meeting adjourned at 6:59 pm

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Andrea Gregory, Chair

- minutes scheduled for HPC approval on 03/13/2014
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 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, 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.