Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, April 10, 2014

Location: Hatton Hall 34 East Seventh Street

Commissioners Present: Ann Bilsbarrow, Chuck Buss, Andrea Gregory, Charlie Lee, Lauren Proper, Scott Solliday, Brenda Shears, Korri Turner

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

Public Present: Bob Frankeberger Jim Garrison, Karen Gitlis, Colleen Hausman, David Hausman, Victor Linoff, Mary O’Grady, Eric Vondy

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

1. Call to Audience NO REPLY

2. Approval of HPC Minutes 03/13/2014
   
   MOTION [SOLLIDAY]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 03/13/2014, SECOND [TURNER], APPROVED, 8-0

3. Neighborhood Meeting Raymond (Hausman) House Hist. Designation
   - Nucci: Provides overview of proposed designation.
   - Proper: Concerned that neighborhood meeting should not occur during public meeting.
   - Nucci: Discuss Commissioner Proper’s concern under agenda item 5.
   - Gregory: Are we considering the house under Criteria “B”? Yes. We are considering it under Criteria A, B, and C at the local level. Possible Laird lineage and other preliminary research done on the property suggest significance under Criteria “B”.
   - Gregory: Invites property owners to speak.
   - Mr. Hausman: Discusses the importance of saving early Tempe buildings, including the Raymond (Hausman) House. Requests the THPC designate the house to the THPR.
   - Gitlis: Speaks in support of designation and about how rare the property is. States the importance of preserving the Maple Ash Neighborhood and preventing inappropriate redevelopment that would destroy historic character of the area.
   - Nucci: Shares letters of support. The letters will be included in packet for public hearing scheduled May 8, 2012.
   - Kiser to create web page for this property.
   - Gregory: Concluded neighborhood meeting. Explains designation process. Thanks Mr. and Mrs. Hausman for attending.

4. Discuss & Consider Proposed Cavalier Hills Hist. Dist. Designation
   - Nucci: Summarizes city action. City Attorney to produce waiver forms and instructions that will be mailed to property owners in 10 days.
   - Thirty-day neighborhood response-time anticipated
5. **Discuss & Consider Historic Preservation Plan Update**

- **Nucci:** City Attorney wants to update ordinance so we are looking into updating the Historic Preservation Plan at the same time. We are looking at the Phoenix HP Plan as a model. We need a succinct plan with graphics that draw the reader through it quickly.
- **Gregory:** Any other ideas for this? Creating this plan is beyond the reach of the commission. Liz Wilson and Michelle Dodds will possibly give advice and input.
- **Bilsbarrow:** LA neighborhood plans might be a good model.
- **Vinson:** Consider the amount of time for adequate public input.
- **Nucci:** Hopes to meet with Dodds before next HPC meeting.
- **Turner:** Concerned about timeline to create this plan.
- **Nucci:** Wants public participation documented within the plan.
- **Garrison:** AZ State Statutes specify need for Preservation Plan.

6. **Discuss & Consider Historic Preservation Ordinance Update**

- **Gregory:** Everyone took a part of the ordinance to revise. We received some good revisions.
- **Nucci:** We want to test concepts, not write the exact language of the ordinance. What do we want in the ordinance?
- **Gregory:** Intensity/Density concept needs to be discussed at a future meeting. Let’s discuss waiver comments first.
- **Buss:** Proposes getting waiver forms from 50% + 1 of property owners in proposed historic district to demonstrate majority commitment.
- **Gregory:** Could this be used for Cavalier Hills?
- **Nucci:** We will wait to see what the City Attorney produces for Cavalier Hills.
- **Proper:** How many days to wait for waivers? Should we extend further than 30 days?
- **Bilsbarrow:** Proposes we wait 90 days.
- **Nucci:** Asks HPC to consider timeline and that Mayor and City Council will not take action until the waivers are collected. The 4 step 100 day designation process starts after waivers are received.
- **Vondy:** States SHPO sends a second letter using colored labels for property owners who don't respond initially.
- **Shears:** Suggests allowing time for supporters to gain momentum and build support.
- **Nucci:** Suggests continuing discussion after we know what the City Attorney does with Cavalier Hills.
- **Proper:** Concerned about holding a neighborhood meeting during a public meeting.
- **Nucci:** Provides section of Tempe Zoning and Development Code that addresses this issue. Since 2003, neighborhood meetings were required for various zoning requests. Neighborhood meeting during a commission meeting is allowed. HPC meeting tonight is not a public hearing.
- **Gregory:** Proposes HPO have a list of archeological sensitive areas of city. Suggests keeping a database updated or using AZSITE, Arizona’s Cultural Resource Inventory.
- **Nucci:** We want to make sure have a consistent approach when dealing with the development community.
- **Gregory:** Proposes HPO monitor and report what developer should be doing to comply with AZ State Statute anyway.
- **Bilsbarrow:** Should we bring this up to the City Attorney?
• Garrison: There are 3 options. Known level of sensitivity, sites that have been uncovered for a considerable amount of time, or the areas we don’t know. SHPO would advise a survey with option 3. SHPO should exchange info with Tempe and AZSITE.

• Frankeberger: Tempe should also share info with SHPO.

• Gregory: Asks Nucci to speak with SHPO and AZSITE about options.

• Nucci: Suggests creating a report for each proposed ordinance modification. Plans for how to address these issues should be included in staff reports.

• Vinson: Planning and Zoning staff are modifying Zoning and Development Code. Do we have any ties with their modifications?

• Gregory: Let’s discuss proximity effects.

• Nucci: This would widen our jurisdiction. Jurisdiction would not end at property or district boundaries.

• Bilsbarrow: Sees this as unworkable.

• Vondy: Agrees with Commissioner Bilsbarrow. This just slows things down.

• Bilsbarrow: Prop 207 would be a concern.

• Frankeberger: Suggests thinking about whether the proposed new development blocks the view of the historic property, not the view from the historic property. Consider impaired viewshed and setting. Don’t think about how the proposed development affects you personally.

• Vondy: National Register nominations don’t usually talk about viewshed.

• Smith: Historic Highway Corridors (US 60, 70, 80, 89) have no buffer between residential and commercial for the Post WWII development near the old highways.

• Gregory: Should viewshed be included in NRN’s?

• Bilsbarrow: If we extended jurisdiction for proximity effects

• Frankeberger: You have to start with the property’s significance and think about how it affects integrity.

• Nucci: Proposes we research other ordinances and look for proximity effects.

• Bilsbarrow: Should this be in zoning ordinance in general?

• Vondy: Suggests talking with Jonathan Mabry in Tucson about proximity effects.

• Gregory: Proximity effects still needs to be revisited.

• Nucci: We will have more staff research at the next HPC meeting. Bill Collins will join us next month for to discuss economic incentives for preservation.

• Gregory: Continue agenda item 7, Historic Preservation Incentives, until May 8, 2014 meeting.

7. Discuss & Consider Historic Preservation Incentives

• Deputy SHPO Bill Collins coming to May meeting to present State and Municipal Historic Preservation Incentive Programs and Residential Property Values: A Case Study of Phoenix, Arizona (2007) and 2013 Update.

8. Discuss & Consider Graduate Student Intern Program Updates

• Gerszewski: Finishing NRN for Moeur Park. Asks HPC to register for AZ Historic Preservation Conference.

• Kiser: Working with Vinson to prepare a list of historic neighborhoods and properties constructed between 1959 and 1975 that may be eligible for designation in upcoming years. Performing preliminary research for future projects.
9. Discuss and Consider Chair/Staff Updates:
   - Nucci: Discusses HPC scholarships for AZ Historic Preservation Conference.
   - Kirkland McKinney Ditch passed at HSRC. It is listed under Criteria A with state level of significance.

10. Current Events / Announcements / Future Agenda Items
   - Next HPC Meeting Date Thursday 05/08/2014 at 6:00 p.m. at Hatton Hall, 34 E 7th Street
   - Commission Reception on Tuesday April 22, 2014 at Tempe Center for the Arts.

Meeting adjourned at 7:56pm

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Andrea Gregory, Chair
-minutes scheduled for HPC approval on 05/08/2014
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.