Tempe Historic Preservation Commission

AGENDA

Date: THURSDAY, September 11, 2014
Location: Eisendrath House, 1400 N College Avenue, Tempe
6:00 PM Call to Order; sign in, introductions (please mute cell phones)

1. Call to Audience: Persons wishing to address the commission on any matter may do so at the discretion of the Chair, however, Arizona Open Meeting Law limits commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.

2. Approval of HPC Minutes
   July 10, 2014 Tempe HPC Monthly meeting

3. Hayden House Redevelopment Team Introductions
   Grady Gammage and Nore Winter discuss general project approach

4. Discuss & Consider Character Area Plans (Kiwanis/The Lakes and Corona/South Tempe)
   Nancy Ryan Project Management Coordinator Program update

5. Discuss & Consider Arizona State University Historic Preservation Activities
   Patti Olson Historic Preservation Coordinator Program update

6. Discuss & Consider Graduate Student Intern Program Projects
   Joe Nucci Historic Preservation Graduate Student Intern Program update

7. Discuss and Consider Chair / Staff Updates:
   Tempe Historic Preservation Foundation Update
   Tempe HPO Social Media Project n=2969 http://www.facebook.com/TempeHPO
   Tempe HPF Social Media Project n=1374 http://www.facebook.com/TempeHPF

8. Current Events / Announcements / Future Agenda Items
   - Member Announcements
   - Staff Announcements: 10/31/2014
   October HPC Meeting Date: Thursday 10/09/2014, 6:00 pm Hatton Hall

Adjourn

To date in 2014 commission members report donating 305 volunteer hours to the City of Tempe

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. Within 48 hours notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call (480) 350-8007 (voice) or 350-8400 (TDD) to request accommodation.
City of Tempe, Arizona

Notice of Public Meeting of a Public Body

Sections 7.6.3, 7.7.4, 7.10.1

NOTICE OF PUBLIC MEETING OF THE

TEMPE HISTORIC PRESERVATION COMMISSION

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tempe Historic Preservation Commission and to the general public that the Tempe Historic Preservation Commission will hold a meeting open to the public on Thursday, July 10, 2014 from 6:00 p.m. to 8:00 p.m., at Hatton Hall, located on the Governor B. B. Moeur Campus at 34 East 7th Street, Tempe, Arizona.

A copy of the agenda for the meeting will be available at Tempe City Hall, 31 East 5th Street, Garden Level East, Community Development Department, Historic Preservation Office at least twenty-four hours in advance of the meeting.

Dated this 4th day of September, 2014

Tempe Historic Preservation Commission

By [Signature]

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Tempe City Clerk, 480-350-8007 (voice), or 480-350-8400 (TDD). Requests should be made as early as possible to arrange the accommodation.
Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, July 10, 2014

Location: Hatton Hall  34 East Seventh Street

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

Staff Present: Kimmy Feldbauer, Hansen, Billy Kiser, Dave Nakagawara, Joe Nucci, Jared Smith, Mark Vinson

Public Present: Kate Borders, Lane Carraway, Scott Manion, Victor Linoff

Call to Order: 6:05 P.M., Andrea Gregory, Chair

Introduction: Kate Borders, new Executive Director of Downtown Tempe Community (DTC).
- Overview of DTC objectives
- Relationship between DTC and Tempe preservation
- Discussion of current DTC projects – rebranding community image
- Borders intends to seek HPC input on future DTC initiatives
- DTC plans to organize events to emphasize historic buildings in downtown Tempe
- Historic Preservation can dovetail with downtown Tempe informational and way-finding signage projects
- Overview of Walk-Through History Tours and previous sponsors
- Borders requests Walk-Through History tour for DTC staff to familiarize them with historic preservation and Tempe history

1. Call to Audience  NO REPLY

2. Approval of HPC Minutes 05/08/2014

   MOTION [BILSBARROW]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 05/08/2014, SECOND [BUSS], APPROVED 5-0.

3. Discuss & Consider Ordinance No. O2014.22, amending Chapter 2, Article V, Tempe City Code

   • Structure of HPC has been modified to eliminate two alternate members and instead have all nine commissioners serving in full capacity with voting capabilities.
   • The effect of this change is to make HPC quorum 5 members, rather than 4.
   • This will require greater emphasis on commissioner commitment to attend meetings
   • Without five-person quorum, business must be conducted on a consent-agenda, meaning no discussion can occur
   • Nucci: overview of consent-agenda procedures
   • Discussion on holding “special meetings” during months when a quorum cannot be attained
   • Current commissioners will be requested to reevaluate their commitments and if unable to attend meetings regularly, may consider resignation
4. **Introduction of Urban & Environmental Planning Masters Student Kimmy Feldbauer**
   - Overview of prior experience with City of Phoenix warehouse district
   - Focus on community development for social equity
   - Emphasizes multilateral connection between sustainability, planning, and preservation
   - Interested in adaptive reuse and economic development through preservation-oriented planning

5. **Discuss & Consider Historic Preservation Plan Update**
   - City of Phoenix has released a draft of the city’s new Historic Preservation Plan; commissioners were provided with a copy of this draft for review
   - Phoenix emphasized community engagement in the formulation of its plan
   - Nucci: will request that either Erika Finbraaten or Liz Wilson (both involved in producing the new Phoenix HP Plan) give a presentation at an upcoming HPC meeting
   - Vinson: discussion of Phoenix funding sources for HP Plan (bonding, block grants, etc.)

6. **Discuss & Consider Historic Preservation Ordinance Update**
   - Paragraph (H) of proposed ordinance update, regarding proximity effects, is NOT being discussed, as it was already voted down by consensus at May HPC meeting.
   - Paragraph (1) discussion: Proposed ordinance amendment regarding archaeological monitoring
     - Nucci: 16% of Tempe land area is considered archaeologically sensitive – much of this area is in the downtown / Salt River area.
     - Nucci: cultural patrimony of SRP-MIC and GRIC is at stake; these Communities are our neighbors and are important partners with the City of Tempe in a variety of initiatives
     - Ordinance amendment intended to better inform planned construction to avoid project delays in areas that are known to have a high probability of containing Hohokam burials
     - Gregory: Rick Karl provides archaeological data to City of Phoenix regarding boundaries of sensitive areas; she has requested that he provide a cost estimate to do the same for the City of Tempe
     - Arizona state statute requires compliance on human remains monitoring, but not on any other archaeological features.
     - City-owned properties are already in compliance with this mandate; ordinance revision is intended to encourage compliance on the part of private developers
     - HPC does not seek to place undue financial burdens on developers
     - Nakagawara: Comment on proposed Paragraph (1) revision: expect revision of the language by Tempe City Attorney
     - Nakagawara discussion of ordinance updates, Cavalier Hills situation, and Prop 207
     - Nakagawara: Prop 207 changed the nature of historic preservation; Tempe must revise Section 14-A of the City Ordinance to properly reflect methods of enforcement
     - Nakagawara: Ordinance language must unambiguously address Prop 207
     - Nakagawara: Historic designation involves zoning overlay; the city cannot take such action under Prop 207 without risking property-owner claims of diminution of value and, by extension, citizen lawsuits seeking compensation for pecuniary loss related to property value
     - Nakagawara: Prop 207 waivers are intended to prevent such legal action; however, such waivers are only feasible for the historic designation of a single property, and are not practicable for a historic district with many properties (in the case of Cavalier Hills, 188 properties)
• Nakagawara: Concept of “50+1” for zoning waivers provides a simple majority scenario where 49% of a district might be in discordance, leaving a large number of property owners with a legitimate claim against zoning overlay

• Nakagawara: HP ordinance must be revised in a manner that speaks to the interests of both property owners as well as preservation advocates without ambiguity

• Nakagawara: Discussion of possible “Swiss Cheese” historic districts in which property owners subscribe to the district on an individual basis, thus avoiding a blanket overlay zoning of all properties, and therefore those not wishing to participate in historic designation are not affected. This concept goes beyond merely “opting out” with a waiver.

• Nakagawara: Outline of Goals for ordinance update: must comply with current law; must comply with current interpretation of law; must normalize enforcement; must reflect consistency of practice; must inform design guidelines

• Nakagawara: Tempe residents should serve as advisers in the ordinance update process

• Nakagawara: projected time frame for formulating an ordinance update: Fall 2014

• Nakagawara: Residents have been more concerned with perceived loss of rights concurrent with historic designation, rather than property value fluctuations emanating from same process

• Nakagawara: Primary cause of dissent in Cavalier Hills was uncertainty over the effect of designation on property rights, i.e., what can the homeowner do to their home after designation, what is the permitting process, what are the potential burdens of permitting?

• Nakagawara: To achieve homeowner consensus in a proposed historic district, the ordinance needs to reflect transparency in law with city policy and enforcement procedures

• Bilsbarrow: Requests that two audience members (Cavalier Hills residents Scott Manion and Lane Carraway) provide their viewpoints on historic designation process

• Manion: Was a proponent of historic designation in Cavalier Hills; government control of property rights was the primary concern among those who favored district designation; homeowners were concerned about the methods and extent of city enforcement; proponents recognized community pride, crime reduction, rental property reduction, and potential property value increases as benefits of historic designation

• Carraway: Sees City of Tempe preservation policies to be antiquated and believes that city staff did not truthfully present information about historic designation to Cavalier Hills homeowners

• Carraway: Emphasizes distinction between federal and city tax reductions (there being none for the latter) and expresses concern about misleading presentation of facts regarding purported 50% property tax reductions

• Carraway: Cavalier Hills homeowners saw the City’s presentation on proposed historic designation as “improper and deceptive,” promulgating “fear and uncertainty” among community members

• Carraway: Regarding historic preservation, City website and City ordinance remained contradictory during Cavalier Hills process, causing further ambiguity

• Carraway: Cavalier Hills neighborhood would benefit more from economic development and home renovation, as opposed to historic designation, which would inculcate architectural stagnation

• Carraway: Purported tax reduction should not be the City’s selling point for preservation

• Carraway: Federal government is the only entity that provides tax-related benefits; the City of Tempe does not do this; believes this differentiation was misrepresented to residents

• Carraway: Preservationists should reach out to longtime community residents to seek perspectives on historic designation prior to approaching the at-large community with neighborhood meetings
Proper: Who is responsible for creating design guidelines once a district is designated historic?
Nucci: Design guidelines are created by city staff in cooperation with district property-owners
Nucci: Emphasizes that design guidelines are just that—guidelines—and are not regulations
Nakagawara: ordinance language must properly address design guidelines and enforcement in historic districts
Nakagawara: Notes that interim guidelines, in the form of the Secretary of the Interior’s Standards for Rehabilitation, are enacted initially upon designation of a district, and these guidelines remain in place until a specific guidelines are produced specifically for the district
Discussion of recent design guidelines process in Borden Homes Historic District
Nucci: 95% of permit requests in historic districts are approved over-the-counter and do not require HPC review; this is done by the issuance of a “Certificate of Appropriateness” by City staff, which eases the permitting process; this should be codified in updated ordinance
Carraway: Last paragraph of ordinance states that design guideline violations result in fines and liens on property
Carraway: Deviation from federal guidelines for historic properties negates contributing status of a property and, by extension, revokes any tax benefits; the deviations between city and federal guidelines and resulting (potential) penalties is confusing for residents and is not properly represented in current ordinance
Manion: Ordinance needs clear language differentiating local, state, and federal levels of preservation and methods of compliance for each, as well as benefits for each.
Proper: Taxation elements need to be clarified in ordinance, as well as the city’s historic preservation incentives apart from federal incentives; different standards for contributing status must also be clearly codified
Buss: Designation at the city level should not be construed as a guarantee of federal listing (national register), from whence property tax incentives emanate
Discussion on hiring consultants for national register nominations (federal listing) and the time frame for doing so; disagreement expressed over this time frame, with Buss emphasizing Borden Homes national register nomination process (approximately one year) and Carraway emphasizing information from the National Park Service indicating a 3-6 year time frame. Precedent (in Tempe) leans towards the 1-2 year time frame.
Buss: Indicates willingness to poll residents of Borden Homes (nationally-listed historic district) to determine and quantify property tax breaks since federal designation; will also obtain similar data from City of Phoenix historic districts (nationally-listed) for comparison
Turner: Asks Carraway if, upon revision of the ordinance, he would serve as an advocate for historic designation in Cavalier Hills. Carraway indicated he is not willing to do so; believes that historic designation does not make sense for his neighborhood and irreparable damage to the sense of community has been done
Buss: Every neighborhood varies in sentiment; Tomlinson Estates and Borden Homes embraced historic designation
Carraway: Neighborhood sentiment has much to do with size; Cavalier Hills, at 188 properties, is too large to achieve a significant majority of consent to designation.
Commission thanks Manion and Carraway for providing property-owner perspectives

7. Discuss & Consider Historic Preservation Incentives Update
Nucci: Discussion on incentive concepts (bonding for preservation grant programs, rebating permit fees)
Vinson: Incentives might feasibly overlap with City’s forthcoming HIP program
• Gregory: What is the next step? Nucci: HPC should present incentive proposals with identifiable costs to Dave Nakagawara
• City staff and interns will conduct research on property taxes and provide quantifications
• Nucci: Should try to include THPF in the incentives process; perhaps an extension of the Foundation’s plaque program

8. Discuss and Consider Graduate Student Intern Program Projects
• Kiser: National Register Nominations for Moeur Park and Kirkland-McKinney Ditch have been completed and the packets delivered to SHPO; determinations from the Keeper should be received in 4-6 months

9. Discuss and Consider Chair/Staff Updates:
• Nucci: Upcoming Milestones: 20 (Tempe HPO is approaching 20th anniversary in 2015); 50 (City Council approved THPR #49 and we are now seeking Property #50); 3,000 (Tempe HPO Facebook page is approaching 3,000 “friends”)

10. Current Events / Announcements / Future Agenda Items
THPF Candidate Forum to be held 08/08 2014 at 6:00 p.m. at Tempe History Museum Community Room
Next HPC Meeting Date Thursday 08/14/2014 at 6:00 p.m. at Hatton Hall, 34 E 7th Street

Meeting adjourned at 7:55 PM

Andrea Gregory, Chair
-minutes scheduled for HPC approval on 08/14/2014
FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

- **CDD** – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley.
- **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).
- **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.
- **NHPR** – 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.
Grady Gammage, Jr.

Grady Gammage, Jr., is a part time academic, practicing lawyer, author, sometime real estate developer, and elected official. He does many things.

In his guise as an academic, Mr. Gammage is a Senior Fellow at Arizona State University’s Morrison Institute. His work there focuses on urban growth and development, quality of life, and local economic issues. He also acts as Special Advisor to the Consortium for the Study of Rapidly Urbanizing Regions and the Greater Phoenix 2100 projects. As an adjunct professor, he teaches at the College of Law and the College of Architecture and Urban Design.

For the past twenty years, Mr. Gammage has practiced law through his firm, Gammage and Burnham. He has represented real estate projects ranging from master planned communities to sprawling subdivisions to high rise buildings and intense urban mixed use development. He frequently consults with cities and towns about development regulation and historic preservation. Since the passage of the Urban Lands Acts in 1981, he has also specialized in dealing with Arizona’s State Trust Lands.

In 1998, he was elected to his second six-year term as a Board member of the Central Arizona Project (CAP), which manages the $5 billion canal that conveys Colorado River water to central Arizona. He was President of the Board from 1994-1998 during a period of turbulence and controversy when CAP was suing the federal government over the cost of the canal. He has also served on numerous citizen boards, and task forces.

As a real estate developer, he built and intense, urban mixed use project in the City of Tempe which won three architectural awards. In addition, Mr. Gammage is the author of numerous articles on land use and growth issues and speaks frequently throughout the United States. His book, *Phoenix in Perspective*, has recently been issued in a second edition.
Manjula Vaz

Attorney at Gammage & Burnham in the zoning and land use planning and real estate areas of the firm. Her practice focuses on zoning-related services, including master planned zoning approvals (specific plans, planned area developments, planned community developments), rezoning approvals, general plan amendments, variances, conditional and special use permits, zoning interpretations and violations, and zoning due diligence. She assists clients with the negotiation and implementation of development agreements, GPLETs and other development-related agreements.

Manjula Vaz graduated from Arizona State University College of Law where she served as Assistant Managing Editor for the Arizona State Law Journal. Prior to attending law school, Vaz was a Legislative Assistant to U.S. Representative John J. Rhodes, III and chief of staff to Maricopa County Supervisor Tom Rawles. She is a former member of the Tempe Development Review Commission.
Nore' Winter

Noré Winter, owner and principal of Winter and Company in Boulder, Colorado, is the undisputed expert on neighborhood preservation in the U.S. He is an urban design and planning consultant with more than 25 years of experience. He specializes in working with communities that have special amenities, distinctive natural settings and traditional neighborhoods who seek to protect their heritage. He has developed preservation plans for historic and conservation districts across the country, including Salt Lake City, San Antonio, Denver and Atlanta. He developed the design review system used in Carmel, California, the textbook community for effective planning and zoning. Closer to his home, he developed the design guidelines for Aspen, Breckenridge, Durango and Telluride. He has provided design review training for a wide range of locations.

Winter is frequently a featured speaker at conferences and conventions, including the National Trust for Historic Preservation, the National Park Service and the American Planning Association. From 1992-1996, he served as chairman of the National Alliance of Preservation Commissions. He has received awards for "Contributions to the Built Environment" from the Colorado and Western Regional divisions of the American Institute of Architects.

Nore V. Winter, Winter & Company
www.winterandcompany.net
Memorandum

Community Development Department

Date:    August 8, 2014
To:    Tempe Boards and Commissions
From:    Nancy Ryan, Project Management Coordinator (350-8096)
Cc:    David Nakagawara, Community Development Director (350-8023)
Subject:    Character Areas Update

Background
Character Areas are geographic areas of the community with distinctive, recognizable character that is different from neighboring areas. These distinctive personalities may come from a variety of characteristics, including: age and style of housing; buildings, roads, bridges; retail shops and restaurants; parks and recreational amenities; street trees and landscaping; bikeways and transit routes.

Staff under the direction of Mayor and Council commenced a character area planning effort to provide a community-directed planning process and guiding document to assist in identifying, promoting and establishing the desired community character for defined areas of the City. Additionally, the idea behind this project is defining how the community envisions private development and city projects within the character area, which could reflect design/appearance standards for private development, marketing and development of city owned vacant land, ability to encourage specific types of uses through knowledge of what is needed in an area, multi-family needs and impact assessment, single-family neighborhood programs to encourage reinvestment, commercial strip center reinvestment programs, tree and shade or bike and walkability programs across the City.

Staff identified a toolbox of varying methods of public outreach, areas of research and project timeline that can be used with any of the character area plans. Each character area will have its distinct way to provide outreach. In other words, it not one size fits all and we have the ability to tailor the outreach to the desires of the character area.

The timeline comprises 12 months per plan while two areas are developed simultaneously. That timeline includes an outreach activity from the toolbox of ideas, five times during a nine month outreach period. So that other character areas do not have to wait an extraordinary time for their plans, we suggested that two areas be developed per 12 month period to allow all eight areas to have a plan developed between 2014 and 2018. Mayor and Council will be asked to identify the next two areas to proceed starting in 2015.

Kiwanis/The Lakes and Corona/South Tempe Character Area Plans
Over the past eight months staff has worked with the community in these two Character Areas to:
- Define and describe the Character Area Planning process and share a Profile of the area
  Kiwanis/The Lakes Character Area Profile    http://www.tempe.gov/home/showdocument?id=23397
  Corona/South Tempe Character Area Profile    http://www.tempe.gov/home/showdocument?id=23450
- Inventory the Amenities and Gaps
- Identify the desired Character and Vision

Our upcoming meetings will identify Strategies and Priorities for the plans in late August and a DRAFT Character Area Plan will be introduced to the community in late October. Based upon feedback from review of the Draft Plan, a Final Plan will be released in December 2014 for both areas.

At your meeting I will highlight some of the trends, findings, and conclusions from the process.
ASU HISTORIC PRESERVATION UPDATE
Tempe Historic Preservation Commission
September 11, 2014

EVALUATION OF HISTORIC PROPERTIES

Eligibility Determinations

- **MPDF:** Logan Simpson Design is preparing the Tempe Campus MPDF (“Architectural Resources of the ASU Campus, Tempe, Arizona, 1930-1969”). The associated historic context is the influence of the Presidential administrations on development and evolution of the University (National Register Criterion A).

TREATMENT OF HISTORIC PROPERTIES

**Buildings**

- **Harrington Birchett House (1895):** Exterior rehabilitation of the Birchett House, stabilization of the historic garage and landscape improvements were completed on August 8, 2014. The slump block garage and patio wall were demolished. Ryden Architects provided the exterior rehabilitation design. The house and yard will be used for dining for the food trucks and the “Grab & Go” store at the west end of College Avenue Commons. A historic interpretive sign was installed at the wishing well (see attached narrative and photo).

- **University Club (1909):** The exterior restoration of the University Club is on hold pending funding allocation.

- **Art Annex (former Our Lady of Mount Carmel School) (1952):** Rehabilitation is in progress for use as 2 restaurant(s) with patio dining. SHPO consultation completed.

- **Old Main Fountain (c.1920/1933 Kachina Fountain):** Renovation of the fountain has been completed. Recordation documentation of the fountain is in progress.

- **Cady Mall Fountain (1966):** Renovation of Cady Mall fountain is on hold pending review of design alternatives and funding allocation. The fountain has been filled with landscaping until a determination on how to proceed has been made.

- **Kerr Cultural Center (1949/1959):** Adobe exterior finish restoration in progress. Reggie McKay of Adobe Technology is providing the adobe restoration. SHPO consultation completed.

- **Undergraduate Academic Services (1951):** Demolition pending prior to construction of the Student Pavilion. Recordation documentation in progress.
Archaeology

Downtown Phoenix Campus

- **Arizona Center for Law & Society** (Downtown Phoenix Campus): Archaeological monitoring in progress by Archaeological Consulting Services (ACS).

Tempe Campus

- **The Annex (former ASU Art Annex; originally Our Lady of Mount Carmel School)**: Archaeological monitoring in progress by ACS.

- **Birchett House**: Archaeological monitoring completed by ACS. Preparation of archaeological report in progress.

- **College Avenue Commons**: Archaeological monitoring completed by ACS. Preparation of archaeological report in progress.

- **College Avenue Streetscape**: Archaeological monitoring completed by ACS. Preparation of archaeological report in progress.

- **Solar system installation, Karsten Golf Course**: Archaeological monitoring in progress by Desert Archaeology, Inc.
The Harrington Birchett House was constructed in 1895 as part of the J.W. Harrington homestead. The original house was a brick Victorian cottage built by the Goodwin Brothers, who operated a local brick manufacturing business. The house was owned by members of the Birchett family from 1904 until it was purchased by Arizona State University in 1989.

The Birchett family arrived in Tempe in 1891. Joseph Birchett, his brother and their father operated a local mercantile store. Joseph became a director of the Tempe National Bank and was Mayor of Tempe from 1912 to 1914. Guess Eleanor Anderson was born in Texas in 1881, the fourth of 10 children. Her unusual name was the result of a question from her father to her mother inquiring if the baby was a boy or a girl. Her mother replied “Guess!” It remained her name throughout her life. Guess arrived in Tempe in 1903 to visit her sister, Honor Anderson Moeur, the wife of Arizona Governor B.B. Moeur. She stayed in Tempe and married Joseph Birchett in 1904.

Mrs. Birchett became known as the “Bird Lady of Tempe.” She began studying ornithology in 1939 after meeting a college student who was trapping and banding birds. That same year, she applied to the Department of the Interior for a bird-banding license. She banded an estimated 5000 birds for researchers over a 28 year period.

The Birchett house backyard originally included decorative walls, benches, a pond and the wishing well, all made from local stone. In 1940, the yard was designated a federally-recognized bird sanctuary by the U.S. Fish and Wildlife Bureau. She nursed many birds back to health in her “bird hospital,” a large aviary in her backyard where she kept birds that were recovering from injuries. Over the years, Mrs. Birchett’s bird hospital and sanctuary became a popular outdoor classroom for local school children. As many as 1000 school children visited her backyard every year. Children even knew to bring her crippled birds, which she would nurse back to health.

Guess Birchett was one of the founding members of the Tempe Garden Club, which was organized in 1936. She remained an active member into her nineties. For over 20 years, the club’s annual open house was held in her home. She served on the Tempe Beautiful Committee, which worked to clean up and beautify Tempe during the 1960s, including planting desert vegetation to cover scarred areas on Tempe Butte. When Tempe celebrated its Centennial in 1971, Mrs. Birchett was named honorary queen of the celebration.

Guess Eleanor Birchett died in 1979 at the age of 98. In 1989, she was inducted into the Arizona State Library Women’s Hall of Fame.
Birchett House

Guess Birchett
"Bird Lady of Tempe"

The Harrington Birchett House was constructed in 1895 as part of the J.W. Harrington homestead. The original house was a brick Victorian cottage built by the Goodwin Brothers, who operated a local brick manufacturing business. The house was owned by members of the Birchett family from 1904 until it was purchased by Arizona State University in 1989.

The Birchett family arrived in Tempe in 1891. Joseph Birchett, his brother and their father operated a local mercantile store. Joseph became a director of the Tempe National Bank and was Mayor of Tempe from 1912 to 1914. Guess Eleanor Anderson was born in Texas in 1881, the fourth of 10 children. Her unusual name was the result of a question from her father to her mother inquiring if the baby was a boy or a girl. Her mother replied "Guess!" It remained her name throughout her life. Guess arrived in Tempe in 1903 to visit her sister, Honor Anderson Moeur, the wife of Arizona Governor B.B. Moeur. She stayed in Tempe and married Joseph Birchett in 1904.

Mrs. Birchett became known as the "Bird Lady of Tempe." She began studying ornithology in 1939 after meeting a college student who was trapping and banding birds. That same year, she applied to the Department of the Interior for a bird-banding license. She banded an estimated 5000 birds for researchers over a 28 year period.

The Birchett house backyard originally included decorative walls, benches, a pond and the wishing well, all made from local stone. In 1940, the yard was designated a federally-recognized bird sanctuary by the U.S. Fish and Wildlife Bureau. She nursed many birds back to health in her "bird hospital," a large aviary in her backyard where she kept birds that were recovering from injuries. Over the years, Mrs. Birchett's bird hospital and sanctuary became a popular outdoor classroom for local school children. As many as 1000 school children visited her backyard every year. Children even knew to bring her crippled birds, which she would nurse back to health.

Guess Birchett was one of the founding members of the Tempe Garden Club, which was organized in 1936. She remained an active member into her nineties. For over 20 years, the club's annual open house was held in her home. She served on the Tempe Beautiful Committee, which worked to clean up and beautify Tempe during the 1960s, including planting desert vegetation to cover scarred areas on Tempe Butte. When Tempe celebrated its Centennial in 1971, Mrs. Birchett was named honorary queen of the celebration.

Guess Eleanor Birchett died in 1979 at the age of 98. In 1989, she was inducted into the Arizona State Library Women's Hall of Fame.

Photo courtesy of the Tempe History Museum

NOTES:
All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. Airpark signs & graphics will do their best to maintain the design intent of these drawings at all times. If the owner or owner's representative wishes to review detail drawings on all changes during the fabrication process, Airpark signs & graphics must be advised in writing prior to the start of fabrication. This is an original unpublished drawing created by Airpark signs and graphics. It is submitted for your personal use in connection with a proposed project being planned for you by Airpark signs and graphics. It is not to be reproduced, copied, photographed, exhibited or used in any fashion without expressed written approval of Airpark signs and graphics.
Objective
· To obtain an internship position with Tempe Preservation
· To obtain preservation skills for career in museum and archive work

Education
BACHELOR OF ARTS | MAY 2014 | ARIZONA STATE UNIVERSITY
· Major: History (United States)
· Minors: Religious Studies, Theater
· Related coursework: Introduction to Public History

MASTER’S | MAY 2016 (TENTATIVE) | ARIZONA STATE UNIVERSITY
· Major: Public History
· Related coursework: Public History Methodology

Summary
Inspired by various historical figures: goal-oriented and strives for excellence.

Meticulously organized, skilled in time-management.

Skilled in event planning and administrative work.

Interests in preservation and archive work.

Reads, writes fiction and non-fiction in free time.

Languages
Conversational Spanish

Experience
PROJECT LEAD | UNDOCUMENTED VOICES ORAL HISTORY PROJECT | MAY 2014 - PRESENT
· Prepared project design
· Developed interview questions
· Contacted interview subjects
· Conducted oral history interviews
· IRB Certified
· Data Mining and Web Scraping
· Research
CONTENT CREATOR | SALT RIVER STORIES | JANUARY 2014 – MAY 2014

- Research
- Created content of stories for app
- Collected media items (photographs, audio, video) for site

BLOGGER | STATE PRESS MAGAZINE | JANUARY 2013 – JANUARY 2014

- Created blog entries for University Magazine
- Research

INTERN | MUSEUM OF TOLERANCE, SIMON WEISENTHAL LIBRARY AND ARCHIVES| MAY 2013 – JULY 2013

- Certified as tour guide for “Finding Our Families, Finding Ourselves” exhibit
- Certified museum greeter, guest relations
- Assisted in inventory of Archive collections
- Honed skills in museum logistics
- Assisted Events department in creating a list of films to screen at institution