HISTORIC PRESERVATION COMMISSION
March 14th, 2017

Don Cassano Community Room, Tempe Transportation Center
200 E 5th Street, Tempe, AZ 85281
6:00 PM

Call to Order

Roll Call

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 February 09th, 2017 Meeting Minutes

3. 5th Street Streetscape - Preferred Treatment Concept – Eric Iwerson, Principal Planner

4. Hayden House Update – John Southard, Historic Preservation Officer

5. Chair / Staff Updates

6. Current Events / Announcements / Future Agenda Items
   • Member Announcements
   • Staff Announcements

Adjourn

For further information on the above agenda items, contact Community Development, Planning Division (480) 350-8331. Agenda items may not be heard in the order listed. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.
Agenda Item 2
Chair Gregory called the meeting to order at 6:00 p.m.

1. **Call to Audience:** No response

2. **Approval of January 12th, 2017 Meeting Minutes**
   - **Corrections:** Typographical errors
   - **Commissioner Nucci** moved the Commission approve the January 12th, 2017 minutes as amended. The motion was seconded by Commissioner Garrison and passed with a vote of 7-0, 1 abstention.

3. **Farmer – Goodwin Townhomes**
   - **Request to have an attorney present declined** – but legal questions should be recorded and sent to the City Attorney’s office
   - **Presentation given by architect Benjamin Vogel**
     - Energy efficiency as part of the North West Tempe strategic plan 1998-2002 also one of the developer’s core values
     - Multiple story building
     - Not transient types – family friendly and owner occupied
     - Residential in nature and abuts the Farmer-Goodwin home
     - New construction will be taller than the historic house – distinct yet compatible
     - Notes that at the moment the best views of the house are through the gates – as a result the ideal views will not be blocked by the new construction
     - Modern form – provide a family friendly, commercial residential development that attempts to fit in with the historic house and the neighborhood around it
     - Developer does plan to meet with the neighbors prior to DRC
   - **An explanation of the design changes from the original PAD to the current iteration** – including new dormers
     - An attempt to make the new design more compatible with the Farmer-Goodwin home
- Landscape design is largely similar to the 2005 proposal
- 2005 condition of approval – Conservation easement for the Farmer-Goodwin House – Condition has not been satisfied
  - Staff reads staff report and recommends a continuance until the 2005 easement requirement has been satisfied
- The Commission Comments
  - Reiteration that the conservation easement is necessary
  - A question of what the certificate of appropriateness would do in this instance – the answer is that this is a question of design but the certificate can be issued with the condition of the easement
  - The follow up after this commission where does the proposal go
    - If the Historic Preservation commission approves it – it will go on to Design Review Commission without coming back to the Historic Preservation Commission unless significant changes are made by DRC
  - The developer requests not continuing the application because it will create hardship for them
  - An amended easement agreement went to the City
  - A discussion of the loss of the trees on the southern elevation
    - Developer says that the trees do not have enough room to grow – smaller plants were used instead
    - The issue of loss of trees means a loss of character, shade, etc.
    - Developer describes the lack of room but added trees in other locations, but they are open to something taller or with a smaller footprint
    - Potential for the sidewalks to be reduced to accommodate trees
    - Potential for tree wells
  - Architectural question regarding the size and design of the windows that are small and seem inconsistent with the Farmer-Goodwin House
    - Developer responds that the paint is as light as it can be and that the small windows on the first floor are garage windows and the small windows elsewhere should have been removed
  - Architectural question of the arch over the driveway
    - The developer describes how archways tend to slow people down
    - Issue raised that it looks too monolithic – suggestion of adding vegetation
- Public questions
  - Karyn Gitlis
    - 1206 S. Ash Ave., Tempe, 85281
    - Concerns:
      a. Postpone to next month to give the neighbors more time
      b. Asks what the process is for keeping a PAD open for more than 10 years especially when things have changed around the proposed area
      c. Wants the development to come to the neighbors before things begin
      d. Stresses the implications of issuing a certificate of appropriateness without the easement in place
      e. South façade is monolithic
  - Taylor Espinoza
    - Question of whether or not the developer is working with a landscape architect
    - Developer wants xeriscape but that’s not the guidance from the city
- Question of what standard for efficiency
- Developer says it is not LEED (Leadership in Energy & Environmental Design) but HERS (Home Energy Rating System) – explains what average HERS ratings are and gives an example of their work
  a. Farmer-Goodwin Townhomes wants to achieve a HERS of 30 and with the addition of solar could be a net zero or better

  o Judy Tapscott
    - Highlights how the historic quality of the neighborhood has been whittled away – that the proposed building is blocky and without historical connection

  o Hansen
    - Question What’s behind the garage in the floorplan
    - Developer leaves it up to the resident – could be a gym or den or theater
    - Question about the code being setback from the sidewalk

- No requirement for public or community involvement only the commissions and the city with the developer and property owner
- Question of how much power the commission has – responded with free range for conditions, requests, etc. to be made
- Question of the timeline of the easement arises – repeat that the document is with the city – and it is with the attorney’s office but no speculation of the next steps can be made with regard to the timeline at this junction
- A summary of the concerns and the notion that they are not within the scope of this commission
- Discussion on whether or not this design is better than the previous one which was approved
  o Belief that this design is worse because it will reflect heat, it is monolithic and out of scale
- Concern raised that the certificate of appropriateness may be used to leverage the community and the community needs to have a say
  o Developer reiterated desire to meet with the neighbors
- The easement brought back up before the final vote and the notion that the new construction does not match
- Applicant was encouraged to engage with the neighborhood and take historic preservation into consideration.

**Commissioner Proper moved the Commission to approve the Certificate of Appropriateness with the condition a conservation easement for the Farmer-Goodwin House be executed and recorded prior to the issuance of Building Permits. The motion was seconded by Commissioner Turner and passed with a vote of 5-3.**

4. Discussion and Possible Action on Historic Preservation Award(s)
- Five nominations are presented to the Commission for consideration
  o Additional nomination presented for Mark Vinson – Brief presentation given with his major highlights
- Commission agrees that there should be a total of three awards
  o Discussion about the possibility of categories for the awards
  o Commission decided on the following award categories
    - Individual
    - Neighborhood
    - Site / Project
- Commission discussed each of the six nominations and their merits
- The commission designated three award winners
Commissioner Bilsbarrow moved the Commission to award the “Tempe Historic Preservation Award” to Borden Homes, Mark Vinson, and the Eisendrath House. The motion was seconded by Commissioner Nucci and passed with a vote of 6-1, 1 abstention.

5. Hayden House Update – John Southard, historic Preservation Officer
   - Met with developers to discuss a new timeline which will begin in April or May and will happen in phases
     - Excavation will take approximately 3 months
     - Phase 1B will consist of the office space construction; Phase 2 will consist of construction of the hotel
   - Mention of the steps the developer has taken in order to assure the site is secure
     - Private security visit the site once per day at various times
     - Posted no trespassing signs
     - Cut vegetation around the property and cleaned up the trash
   - Potential for the streetcar to locate a trailer on the property – maybe using the house itself
     - Could bring more attention and security
     - But the discussion is still in the early stages
   - Mention of the vertical and horizontal cracks in the adobe
     - Should have an assessment as the horizontal could be an issue
     - Developer agree that to arrange a site tour with various adobe experts to assess the structure
   - Development agreement was approved in May 2015 – needs building permits within two years. Since they did not get those permits they will need to go back before the City Council to request an extension
   - An update from the project team will be coming in March

6. Chair / Staff Updates
   - Staff updates:
     - Hayden Butte Water Tank
       - Outer coating system (paint) is being applied to the east tank. Chinchilla chosen and applied but paint suppliers switched, but a similar color found
       - The tank to the east is beginning to be coated
       - The tank to the west is in the beginning stages of rehab
     - Hayden Flour Mill
       - The Part 1 application was approved by the National Park Service
       - The developer is aiming to submit the Part 2 by the end of the month
       - Question about the Mill being placed on the local register
       - Reminder that the meetings will be moving to the second Tuesday of the month beginning in March
     - Chair reminds the Commission about the Walk Through History tour
     - Taylor Espinoza gives update on the Solar Presentation and Archiving of Mitchell Park NA materials
     - John Horan gives update on the Adobe Brochure and presentation he is putting together
     - Brenda Abney provides update on Hayden Ferry Days and the Minder Binder Fundraiser

7. Current Events / Announcements / Future Agenda Items
   - Chair Gregory requests future agenda items with regards to Maple Ash’s Historic Eligibility

Meeting adjourned at 8:07pm
Agenda Item 3
DATE
March 14, 2017

SUBJECT
Fifth Street Streetscape Project (Farmer to College)

PURPOSE
The purpose of this memo is to provide the Historic Preservation Commission with an overview and update of the Fifth Street Streetscape Project.

BACKGROUND
The Fifth Street Streetscape Project was identified in the City of Tempe Downtown Strategic Parking Plan (Oct. 2014) as an opportunity to enhance the function, performance and aesthetics of an important civic street that connects a diverse group of stakeholders. The project will develop design and construction documents for the roughly half-mile of 5th Street between Farmer and College Avenues. These designs will respond to the stated goals of improved multimodal travel options, user comfort and safety, sustainable infrastructure, accessibility, event flexibility and character of place.

In October 2016, project scope and sample design elements were presented for comment at a Public Meeting. Subsequent input from departments, commissions and stakeholders along the street has been critical in identifying design challenges and opportunities, in addition to ongoing guidance from a Staff Advisory Team. Feedback from these meetings has been used to generate a preferred concept, which incorporates elements aimed at creating an iconic downtown street with a focus on sustainability and mobility while complementing the existing character of significant and historic landmarks within and adjacent to the corridor.

NEXT STEPS
Staff continues to engage project stakeholders for steering and refinement of the preferred concept leading up to a second Public Meeting, scheduled for April 4, 2017 in the Don Cassano Community Room. This feedback will be collected, analyzed and used to inform more detailed design packages moving forward.

FISCAL IMPACT
Design and construction document creation is funded through the Downtown Parking fund. There are limited funds allocated for construction at this time and cost estimates will be developed in late Spring 2017.

RECOMMENDATION
Staff would like to receive feedback and support for design elements of the project.
**CONTACT**

<table>
<thead>
<tr>
<th>Eric Iwersen</th>
<th>Tony Belleau</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Planner</td>
<td>Transportation Planner</td>
</tr>
<tr>
<td>480-350-8810</td>
<td>480-858-2071</td>
</tr>
<tr>
<td><a href="mailto:eric_iwersen@tempe.gov">eric_iwersen@tempe.gov</a></td>
<td><a href="mailto:tony_belleau@tempe.gov">tony_belleau@tempe.gov</a></td>
</tr>
</tbody>
</table>

Project Website:  [www.tempe.gov/5thStreet](http://www.tempe.gov/5thStreet)
5th Street
Streetscape & Traffic Calming Project
Project Update | Spring 2017
• Approximately ½ mile (2,900 ft)

• Connects City Hall, Mill Ave, ASU, Sun Devil Stadium, police admin and courts, Transportation Center, light rail, transit services, mixed-use development, multi-family housing, hotels, Hayden Butte/A Mountain, historic and redeveloping neighborhoods
Design Goals

- Increase **on-street parking** opportunities and associated revenues
- Enhance **multi-modalism** (improve bike, ped, transit & ADA)
- Utilize **innovative transportation design** (NACTO)
- Maintain vehicular & **special event** access & integrate **traffic calming**
- Expand & improve **landscape** & **shade** options, particularly tree coverage
- Address **heat island** & **user comfort**, utilize **Low Impact Development** techniques where appropriate (water harvesting, solar)
- Preserve **utility operations** and allow for future growth
- Balance **design with cost control** & **long term maintenance**
- Connect to **neighborhoods**, protect & create **gateways/transitions**
- Create innovative, sustainable, iconic street with **mobility for all**
Preliminary Concepts

**Median/City Hall Plaza**
Wide street, landscaped, parallel parking

**Skinny Street/No Median**
Skinny street, bikes have a more straight and visible path

**Skinny Street/ Separated Bike Lane**
Skinny street, bikes meander behind parking stalls and through intersections
Stakeholder Input

- Public Meeting (Oct. 2016)
- Commissions
  - Transportation, Sustainability, Historic Preservation, Mayor’s Commission on Disability Concerns, Municipal Arts, Parks
- Departments
  - Police, Fire, Refuse, Utilities, Community Development
- Community
  - ASU, SRP, Mission Palms, DTA, Farmer Arts District, Studio 5c, Businesses and Property Owners

Highlights & Takeaways

- Recognize gateway/monument opportunities at key intersections
- Increase street parking, but not at the expense of good people space
- Maintain capacity but slow traffic
- Expand pedestrian space on sidewalk for patio overflow
- Capture water runoff, utilize in landscape features
- Increase Shade
- Provide a flexible street for daily use as well as event/gathering opportunities
- Enhance bike and pedestrian visibility
Stakeholder Input

Community planning charrette at ASU School of Sustainability
Preferred Concept

**Balanced Street Approach**
Focus on supporting an active street that provides for all modes of travel, encouraging engagement, recognizing landmarks and gateways, designed to be sustainable.

Parking increase from 38 to ±77 metered stalls / Thinner street with more pedestrian-friendly crossings / Continuous, punctuated bike lanes / Introduce “City Hall Plaza” / Consistent lighting strategy / Increased shade and landscaping throughout / Decorative, permeable paving / Gateway treatments to buffer transitions
Walkthrough: Farmer & Ash

- Neighborhood Transition
- Median Gateway Feature
- Enhanced Street Legibility
- Preserves utility and railroad operations
Walkthrough : Ash to Maple

- Introduction of reverse-angle parking
- In-street event bollards for events, traffic control
- Landscape and shade enhancements
Walkthrough : Mill Ave

- Extended sidewalks for engaged public space
- Intersection accommodates left turns
- Decorative, functional paving
Walkthrough: City Hall Plaza

- Elevated street
- Celebrates the civic landmark
- Extends spirit of City Hall into the public realm
Walkthrough: City Hall Plaza (Detail)
Walkthrough: College Ave

- Town & Campus concept
- Median treatment to frame Hayden Butte
- Trailhead enhancement
- Curb extends to shorten crossing distances
Design Treatment Examples
Next Steps

- **Spring 2017**
  - Public Meeting #2 - Review Preferred Concept
    - Boards & Commissions
    - City Council Direction

- **Summer 2017 / Fall 2017**
  - Council IRS update
    - Prepare final Construction Documents
  - Develop phases, temporary & permanent solutions
www.tempe.gov/5thStreet

Project Manager: Eric Iwersen  |  480-350-8810  |  eric_iwersen@tempe.gov
Transportation Planner: Tony Belleau  |  480-858-2071  |  tony_belleau@tempe.gov