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 April 11th, 2017 Meeting Minutes

3. Presentation of 2017 Tempe Preservation Award to Salt River Pima-Maricopa Indian Community for partnership on Rose Eisendrath House Historic Rehabilitation – Shane Anton, SRP-MIC Cultural Preservation Program Manager & Ricardo Leonard, SRP-MIC Community Councilman


5. Ash Avenue Bridge Abutment and Approach (THPR – Listed) / Veteran’s Memorial Concept Discussion

6. Discussion and Direction Regarding HPC Comments on the Draft Hayden Butte Management Plan

7. Discussion and Possible Direction on Preservation-Related General Plan 2040 Elements

8. 8th Street Streetscape Archaeology Update – John Southard

9. Hayden House Update – John Southard

10. National Preservation Month Update

11. Chair / Staff Updates

12. 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 6:12 p.m.

1. Call to Audience: No response

2. Approval of March 14th, 2017 Meeting Minutes

    Commissioner Nucci moved the Commission approve the March 14th, 2017 minutes. The motion was seconded by Commissioner Buss and passed with a vote of 5-0.

3. Introduction of New Member – John Southard, Historic Preservation Officer
   a. John Southard introduces new commission member Chris Garraty
   b. Commissioner Garraty briefly shares about his professional background

7. Discuss and Consider One Hundred Mill Project / 1873-1924 Charles T. Hayden House
   a. Supplemental information is introduced to the Commission by staff
   b. Question about the status of the conditions of approval
   c. Michael Brekka of Douglas Wilson provides a project update
      i. Update on timeline
         • What has been done to date
         • What is currently being done
         • What will be done in the future
      ii. Mentions that the land was subdivided and a HABS report and monitoring was also done
         • Archaeological plan has been approved
      iii. Speaks to the series of investors that are disparate with the three different parcels
         • 3 phases – prep (archaeological work, shoring), demolition, movement of utilities
      iv. Mentions it will take approximately 24-26 months from archaeological work to completion
   d. Currently actively involved in preservation with various activities from assessment of the condition of the adobe to security and fire suppression
   d. Mention of the cracking in the walls, the sinkhole in the parking lot and transient activity on the site
e. Mention of the PAD condition which says the building shall not fall into a state of disrepair.
   i. Project needs to not be demolished through neglect
   ii. Wants to have a commitment from the developer to fix and not allow things to get worse
f. Questions about what the request from the Commission is at this point
   i. Project team will ask City Council for an extension of the PAD. HPC could provide input in to the extension process if it feels necessary
g. Question about whether a building condition report has been completed which would direct how repairs are done
   i. It was supposed to be attached to Phase II but that was to happen quicker than it has
h. Request to move Building Condition Assessment Report completion up in the process.
   i. Needs to come sooner as the project is lacking baseline data to make informed decisions
i. Concern about transient population causing problems on the property
   i. Project team is taking a more active role. Has hired a private security team to monitor property daily.
j. Consensus for Chair to draft letter to City Council conveying the concerns of the Commission and recommending that the timely completion of a Building Condition Assessment Report be a condition of extension of the PAD

4. Consideration of City Council Chambers Naming Request
   a. Staff recommends denial for the City Council Chambers Naming Request
   b. Commission consensus to deny the City Council Chambers Naming Request

5. Tempe Streetcar Presentation – Eric Iwersen, Principal Planner
   a. Eric Iwersen gives presentation on current status of Tempe Streetcar
      i. Currently in the process of procuring six vehicles with alternative propulsion technology from Brookville Equipment
         • Settled on battery capability with four off wire scenarios
         • Scenarios 1-3 are acceptable whereas scenario 4 is not an acceptable use of power and costs
         • City Council moved on scenario 3
         • Looking at Gammage curve as battery operated as well
         • Question about why we need the batteries
            a. Answer: the city invested in undergrounding wires and they don’t want to go back on that
      ii. Working with stakeholders for the south side of Rio Salado due to APS powerline making the central location on Rio Salado untenable
      iii. Discusses advantages to the south side configuration
         • Improves traffic and streetcar travel
         • Avoids APS line
         • Confines construction
         • Limits impact to major events
         • Formalizes Hayden Preserve because it makes a nice edge
   b. Commission mentions that if it is beyond the right of way it is entirely within the 4(f) provisions
      i. Streetcar team looking to get FONSI modified
   c. Question about the Streetscape and whether the cross-section grown;
      i. Cross section has not grown
   d. Question about what the conflict is that is forcing the realignment
      i. APS says that the track cannot be on top of their 240kw line; maybe if it were battery
operated but that won't work because it needs to charge during that section

e. Question whether the sidewalk would remain or if a new one would be constructed in a different location
   i. New sidewalk would be built but alignment avoids 1,180 line

f. Next steps are to continue working with interested parties
   i. Public meeting on April 19
      • 5 artists developing art for each stop
      • Design process
      • Vehicle design information

6. Tempe (Hayden) Butte Master Plan Presentation – Bonnie Richardson, Principal Planner
   a. John Southard introduces Master Plan
   b. Presentation by Bonnie Richardson (City of Tempe) and Kevin Moore (Moore / Swick Partnership)
      i. Kevin Moore describes the intent of the document
         • Still in the draft stage because they are still taking advice
      ii. Its Tempe’s first preserve and first park with a management plan
         • First in a line for all of Tempe’s parks
         • Manage of what is there and how they’re going to take care of it
         • Will be “preserving” Hayden, Double, Papago, Papago Regional Park (which is a
            City of Scottsdale and City of Phoenix partnership)
         • Pushing preservation, education, management, enforcement
      iii. Discusses what “Management Plan” means
         • Enhance the beauty and how to manage it
         • Geology and soil
         • Wanted to make a working document
         • Making an analysis of history and geology
      iv. Describes the 1180 line and boundaries of the preserve
         • Concern because 1180 is incorrect and does not agree with the Tempe
            Documents including Ordinance 2015.16 that creates the official boundary
         • Recommendation to change the text to reflect what the ordinance says
         • Discussion about the boundary line versus line of no disturbance
      v. Talking with ASU to declare their side of the Mountain a preserve
         • They’re slow to commit
      vi. Issue of policing and enforcement raised
         • Potential for Park Rangers
      vii. Potential for radio equipment to be moved from top of Butte to W6
      viii. Additional discussion about the challenges
         • Erosion
         • Off-trail activity
         • Urban Camping
         • Graffiti
      ix. Question about whether the Tribe has been involved in the conversation
         • Talks are happening at a “very high level”
      x. This meeting opens the public comment period
         • Public comment goes until the end of May
• Historic Preservation Commission comments will be compiled during the May meeting

8. Discussion and Possible Direction on Preservation-Related General Plan 2040 Elements
   a. Historic Preservation Office is seeking direction but will work with Commission Chair on language
   b. Consensus for Historic Preservation Officer to work with Commission Chair on General Plan 2040 Elements

9. Chair / Staff Updates
   a. Staff updates:
      i. Reminder about the HP Awards being presented at the Neighborhood Awards on April 22, 2017. Event details will be sent out.

10. Current Events / Announcements / Future Agenda Items

Meeting adjourned at 8:27pm

Prepared by: City of Tempe Historic Preservation Office

Andrea Gregory, Chair
Agenda Item 3
THE TEMPE HISTORIC PRESERVATION COMMISSION
AND THE CITY OF TEMPE HONOR

ROSE EISENDRATH HOUSE
HISTORIC REHABILITATION
THE TEMPE HISTORIC PRESERVATION COMMISSION
AND THE CITY OF TEMPE HONOR

BORDEN HOMES
HISTORIC DISTRICT DESIGN GUIDELINES
THE TEMPE HISTORIC PRESERVATION COMMISSION
AND THE CITY OF TEMPE HONOR

MARK C. VINSON

CONGRATULATIONS MARCHITECT
Mark C. Vinson, FAIA / AICP / NCARB 30 Years of Service to the City of Tempe
Agenda Item 7
<table>
<thead>
<tr>
<th>GP2040 Number</th>
<th>General Plan Objective or Strategy</th>
<th>Dept/Agency</th>
<th>Performance Indicator</th>
<th>Implementation Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>LU6</td>
<td>Celebrate and recognize important historic buildings and sites within the hubs</td>
<td>CD</td>
<td>Creation of HP Overlays, Incentives</td>
<td></td>
</tr>
<tr>
<td>LU5.3</td>
<td>Develop plans to preserve and direct future development and revitalization of neighborhoods</td>
<td></td>
<td>Potential rezoning of selected neighborhoods</td>
<td></td>
</tr>
<tr>
<td>LU5.4</td>
<td>Utilize planning tools to develop geographically unique plans and direct land use decisions within the City: f) Historic Preservation Plan</td>
<td></td>
<td>Preparation of character area and other plans as needed</td>
<td></td>
</tr>
<tr>
<td>LU7</td>
<td>Encourage preservation of significant historic and archeological resources</td>
<td></td>
<td>Creation of HP Overlays, Incentives</td>
<td></td>
</tr>
<tr>
<td>LU7.1</td>
<td>Establish historic districts with neighborhood support</td>
<td>CDD</td>
<td>Creation of HP overlays, Incentives</td>
<td></td>
</tr>
<tr>
<td>LU7.2</td>
<td>Identify and classify Historic eligible properties</td>
<td>CDD</td>
<td>Creation of HP inventories</td>
<td>Last done in 2001 – seek funding for new and updated inventories</td>
</tr>
<tr>
<td>LU7.3</td>
<td>Designate significant individual historic properties</td>
<td></td>
<td>Creation of HP overlays, Incentives</td>
<td></td>
</tr>
<tr>
<td>LU7.4</td>
<td>Update and expand Historic Preservation Plan</td>
<td></td>
<td>Completed Update of HP Plan</td>
<td></td>
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<tr>
<td>LU7.5</td>
<td>Remain familiar with new findings regarding the location and scale of archeological resources in Tempe</td>
<td></td>
<td>Archaeological treatment plans</td>
<td>Currently seeking funding via gaming grant</td>
</tr>
<tr>
<td>LU7.6</td>
<td>Consult with representatives of Native American tribes to identify concerns regarding the treatment of archeological and traditional cultural properties</td>
<td></td>
<td>Develop a Citywide protocol for consultation with the Native American tribes</td>
<td></td>
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<tr>
<td>CD11.2</td>
<td>Provide standards of appropriateness for redevelopment and alteration of historic buildings, as well as for other development activities that may affect historic buildings</td>
<td></td>
<td>HP Ordinance, HPC Guidelines</td>
<td>Designated buildings addressed, non-designated buildings requiring attention</td>
</tr>
<tr>
<td>CD11.3</td>
<td>1. Rehabilitate historic buildings to accommodate new uses and design new buildings to complement the history and culture of the area</td>
<td></td>
<td>Creation of HP overlays, Incentives, Design Guidelines</td>
<td></td>
</tr>
</tbody>
</table>

**LAND USE ELEMENT**

**HISTORIC PRESERVATION ELEMENT**

| HP1           | Identify, preserve and protect significant historic properties and archaeological sites |           | Update HP inventory, HP Plan | |
| HP1.1         | Utilize the input of the Historic Preservation Commission and the public participation process to identify, preserve |           | Expand scope of HPC discussions | |

**Agency Codes**

- **City of Tempe & Local:**
  - CC City Council
  - CM City Manager
  - DRC Development Review Commission
  - CD Community Development Dept
  - ED Economic Development Dept
  - CA City Attorney’s Office

- **Regional, State, Federal and Private:**
  - PW Public Works Dept
  - CS Community Services Dept
  - FIT Finance Dept
  - MAG Maricopa Asso of Governments
  - RTA Regional Transit Association
  - METRO Valley Metro
  - DWR AZ Dept of Water Resources
  - MC Maricopa County
  - AZCA AZ Commerce Authority
  - DOT AZ Dept of Transportation

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**General Plan 2040 Implementation Schedule and Report (DRAFT)**

**Annual Report 2017**
<table>
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<tr>
<td></td>
<td>and protect significant properties</td>
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<tr>
<td>HP1.2</td>
<td>Consult with tribes to assist in identifying and protecting Native American archaeological resources</td>
<td>PW Public Works Dept</td>
<td>Citywide update of protocol, archaeological plans, and burial agreement</td>
<td></td>
</tr>
<tr>
<td>HP1.3</td>
<td>Review proposals that may impact designated and potentially eligible historic properties, including nearby development that might visually impact a historic property</td>
<td>MAG Maricopa Asso of Governments</td>
<td>Enhance Accela capabilities and create design guidelines</td>
<td></td>
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<tr>
<td>HP2</td>
<td>Identify those districts for designation and preservation</td>
<td>CS Community Services Dept</td>
<td>Review previously identified candidates + identification of next time period for inventory (1961-75)</td>
<td></td>
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<tr>
<td>HP2.1</td>
<td>Continue the process for historic property identification, interpretation, documentation, designation, registration, review of impacts and public participation</td>
<td>CD Community Development Dept</td>
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<tr>
<td>HP2.2</td>
<td>Identify, inventory and assess historic buildings, structures districts and archaeological sites to provide property use options. Use this information to set preservation priorities and promote the identification and classification of properties that are eligible for historic designation. Recommend appropriate properties, districts and sites to DRC / City Council for designation and listing in the Tempe Historic Property Register</td>
<td>METRO Valley Metro</td>
<td>Inventories, HE overlays, Incentives, Update HP Plan</td>
<td></td>
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<tr>
<td>HP2.3</td>
<td>Compile historic information about properties and character of Tempe to assist in identifying sites worthy of preservation and inform current and future development</td>
<td>MC Maricopa County</td>
<td>Inventories and digitization of KARL</td>
<td></td>
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<tr>
<td>HP3</td>
<td>Foster economic vitality through preservation and adaptive rehabilitation of historic properties that contribute to the character of the community</td>
<td>CS Community Services Dept</td>
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<tr>
<td>HP3.1</td>
<td>Increase awareness of Tempe history and historic properties among students, residents, visitors and businesses for the promotion of historic preservation</td>
<td>FIT Finance Dept</td>
<td>Web Tools / AppsContinue to produce tools such as Story Maps</td>
<td></td>
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<tr>
<td>HP3.2</td>
<td>Preserve and promote the historic character and cultural significance of Downtown Tempe</td>
<td></td>
<td>Overlays, Incentives, Design Guidelines</td>
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<td>HP3.3</td>
<td>Encourage historic property ownership and neighborhood preservation by assisting owners in rehabilitation, restoration or maintenance through incentives obtained or developed with city, state or federal assistance</td>
<td></td>
<td>Overlays + Incentives</td>
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<tr>
<td>HP3.4</td>
<td>Provide opportunities for access, use and interpretation of</td>
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<td>historic structures while retaining historic integrity</td>
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<tr>
<td>HP4</td>
<td>Integrate historic preservation planning with boards, commissions, neighborhood and redevelopment planning efforts to protect and enhance community heritage and complement city redevelopment and revitalization efforts</td>
<td></td>
<td>HP Element in plans, HP section in staff reports</td>
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<tr>
<td>HP4.1</td>
<td>Advise city officials on all matters pertaining to historic structures, properties or sites</td>
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<td>Expand scope of HPC discussions / advisory role</td>
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<tr>
<td>HP4.2</td>
<td>Maintain City as an Arizona Certified Local Government Program to administer historic preservation programs</td>
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<tr>
<td>HP5</td>
<td>Preserve historically significant character of single-family homes that use repair or rehabilitation programs</td>
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<td>Overlays / Incentives</td>
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<tr>
<td>HP5.1</td>
<td>Develop programs for revitalization options that retain character-defining historic elements while updating the functionality or efficiency of single-family homes</td>
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<td>Overlays / Incentives</td>
<td></td>
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<tr>
<td>HP5.2</td>
<td>Establish guidelines for property owners who want to protect or restore historic assets</td>
<td></td>
<td>Guidelines for all properties</td>
<td></td>
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<tr>
<td>HP5.3</td>
<td>Provide additional attention and deliberation of applications to alter or demolish historic properties</td>
<td></td>
<td>Expand scope of HPC discussions / advisory role</td>
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**NEIGHBORHOOD PRESERVATION AND REVITALIZATION ELEMENT**

| NP3.2          | Create guidelines supporting compatible, yet distinct, relationships between new and old buildings, paying special attention to attributes that make the neighborhood desirable |             |                       |                      |
| NP3.3          | Continue plans and programs that benefit neighborhoods, such as the Historic Preservation Plan, Housing and Redevelopment Consolidated Plan, Nuisance and Rental Housing ordinances and Neighborhood Traffic Management Plan |             | Update HP plan, add overlays and incentives |                      |

**REDEVELOPMENT ELEMENT**

<p>| RED1.3         | Preserve structures through rehabilitation or relocation |             |                       |                      |
| RED1.4         | Preserve historic neighborhoods through rehabilitation |             | Design Guidelines, Overlays, and Incentives |                      |
| ED4.1          | Evaluate cutting edge economic development trends |             |                       |                      |</p>
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<td>ED4.4</td>
<td>Evaluate re-use of vacant city properties or buildings for economic development</td>
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<tr>
<td>ED6.2</td>
<td>Attract creative class workers by the kind of development, technology, social and cultural amenities that draw creative workers of all ages</td>
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<tr>
<td>ED6.3</td>
<td>Evaluate reuse of vacant city properties or buildings through public-private partnerships for incubator or co-worker space.</td>
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<td>RS4.2</td>
<td>Recognize the valuable environmental and cultural heritage established along the Salt River, Tempe Butte and Papago Park</td>
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<tr>
<td>RC4</td>
<td>Preserve historic structures and buildings of significance</td>
<td>Overlays, Easements, Etc.</td>
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<tr>
<td>RC4.1</td>
<td>Preserve and promote the historic and cultural significance of the downtown area</td>
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<td>RC4.2</td>
<td>Recognize and celebrate those features with signage and similar but distinct building material</td>
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<td>RC5</td>
<td>Revitalize underutilized areas for employment</td>
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<tr>
<td>RC5.1</td>
<td>Support adaptive reuse and redevelopment of the Crosscut generation plant for mixed use at Papago Park Center</td>
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<tr>
<td>RC10</td>
<td>Create a unique urban environment and authentic image</td>
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<tr>
<td>RC10.1</td>
<td>Design and implement a human-scaled high quality pedestrian environment at the street level</td>
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<td>RC10.2</td>
<td>Promote the Downtown/Mill Avenue District Community Design Principles and the Mill and Lake District Streetscape Principles &amp; Guidelines</td>
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<tr>
<td>RC10.3</td>
<td>Preserve and promote the historic and cultural significance of the downtown area</td>
<td>Interpretive efforts</td>
<td></td>
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<tr>
<td>RC12.4</td>
<td>Encourage rehabilitation of older buildings with structurally sound construction</td>
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<tr>
<td>RC13.9</td>
<td>Document, record, preserve, restore, buildings that are historically significant</td>
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<tr>
<td>RC13.11</td>
<td>Promote rehabilitation of existing residential structures and eliminate rundown structures that cannot be rehabilitated</td>
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<tr>
<td>ASU3</td>
<td>Preserve and celebrate historic structures and buildings of significance on campus</td>
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Agency Codes

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<tr>
<td>ASU3.1</td>
<td>Work with state agencies and university staff to document, assess and promote historic structures</td>
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<tr>
<td>ASU3.2</td>
<td>Encourage appointment of an ASU representative with a high level of authority to the Historic Preservation Commission</td>
</tr>
<tr>
<td>ASU7.2</td>
<td>Continue implementation of City and campus planning to address issues of mutual concern</td>
</tr>
<tr>
<td>ASUD4.1</td>
<td>Retain views of Sun Devil Stadium/Tempe Butte</td>
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<tr>
<td>IG5.2</td>
<td>Provide notification to adjacent communities (ADOT, Mesa and SRP-MIC) during the public hearing process for redevelopment</td>
</tr>
<tr>
<td>OS2.4</td>
<td>Use a variety of references (i.e. historical, cultural, social, artistic, environmental and architectural) as a guide to create park identities</td>
</tr>
<tr>
<td>OS2.5</td>
<td>Encourage preservation of significant historic and archeological resources in open space and parks preserves</td>
</tr>
<tr>
<td>OS2.9</td>
<td>Use the Eisendrath property with a commitment to open space similar in character to its historic use</td>
</tr>
<tr>
<td>OS2.10</td>
<td>Develop a park master plan for Hayden Butte Preserve that a. protects its cultural resources b. responds to non-park development at its edges c. capitalizes on its location adjacent to downtown and Rio Salado, and addresses the functional and visual aspects of the antennas</td>
</tr>
<tr>
<td>PB4.4</td>
<td>Encourage preservation of significant historic structures for reuse in public services or conversion to other commercial use</td>
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- DOT: AZ Dept of Transportation
Agenda Item 10
“Every great architect is - necessarily - a great poet. He must be a great original interpreter of his time, his day, his age.”

- Frank Lloyd Wright

ADOBE IN TEMPE

In honor of National Preservation Month, Tempe is celebrating our rare community resources made of sand, silt, and clay. Adobe’s greatest strength resides, paradoxically, in its longevity.

Our new Adobe story map features some of Tempe’s oldest and most notable buildings, which were hand-formed using this local and sustainable material:

Watson’s Flowers Building  Rose Eiseendrath House  Tempe Woman’s Club  Sandra Day O’Connor House

John Southard
Tempe Historic Preservation Officer

www.tempe.gov/adobe