

**HISTORIC PRESERVATION  
COMMISSION**

Mike Deskin  
Elias Y. Esquer  
Bob Gasser, Chair  
Dan Killoren  
Ann Patterson  
Stu Siefer, RA  
Liz Wilson, Vice-Chair

Alternate Members:  
Steve Idle  
Donna Marshak



**HISTORIC PRESERVATION  
OFFICER**

Joe Nucci, RA



The City of Tempe is a  
Certified Local Government,  
in association with the United  
States Department of the  
Interior / National Park Service



Tempe Historic  
Preservation Office  
Community Development  
Department  
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# Tempe Historic Preservation Commission [Tempe HPC] **MEETING MINUTES**

**Meeting Date:** Tuesday, October 18, 2007

**Location:** Hatton Hall  
34 East Seventh Street

**Commissioners Present:** Mike Deskin  
Bob Gasser  
Dan Killoren [6:03]  
Ann Patterson  
Liz Wilson  
Donna Marshak

**Staff Present:** Mark Vinson      Chris Messer  
Hansen              Bill Kersbergen  
Lisa Collins

**Public Present:** Kuryanis Phung, William Hergrann, Paul Gilbert,  
Tony Wall, Scott Ellison, Dennis Newcombe, F. R.  
Fredrucci, Rudy Campbell, Daniel Gottuleb, Michael  
Monti, Shefali Yaz, Lisa Roach, James Garrison, Kate  
Atwood, Timothy Lies, Karina Fox, Kerry Kenny, Garin  
Groff, Adam Milner, Pam Rector, Carl Hayden, Bidy  
Hayden, Jon Joyce, Loren Dame, Jason Roer, Steve  
Bassett, Travis Barger, Eddie Goitia, Adam Moore

**Call to Order:** 6:00 pm, Bob Gasser, Chair

## **1. Call to Audience**

*INFORMATION ONLY- NO COMMENT*

## **2. Approval of HPC Meeting Minutes**

*MOTION MADE TO APPROVE THE SEPTEMBER 18, 2007 MEETING  
MINUTES AS WRITTEN [DM]; MOTION SECOND [LW]; PASSED 5:0*

### **3. Proposed Alterations to THPR #10 - St. Mary's Church / Our Lady of Mt. Carmel Catholic Church**

[SPR 07115] ASU Newman Center, 230 E. University Dr.

Timothy Lies, President, Domus Communities

- Since last presentation: reoriented sanctuary to north-south
- Set back Adoration Chapel 5' from previous version; rusticated stone finishing treatment
- Important open space / pocket park feature
- Preserves view lines from University Drive
- Shadow study = shade rarely ever hits the Old Church [also important to congregation]
- May eliminate proposed basement based on cost
- Rhythm of panels compliment Old Church
- Curtain wall cost may force reevaluation on north façade of tower
- Highest point of ceiling is where priest serves mass
- Won't change any of the intent, in terms of design or materials
- Q: How did you arrive at number of stories / units? A: Market research supported up to 600 students; semi-scientific; 14,000 – 15,000 Catholic students at ASU
- Recommendation to leave roof line of proposed Chapel as it is; not level it off; the slope draws attention to the Old Church
- Q: Is there ADA access into the church? A: It is not a gracious entry. C: It does not integrate rest of site with historic church. A: Correct, there are problems existing with this new project. Travis Barger, parishioner: "It would screw up the site plan to have a ramp on the side of the church"; the scale would be wrong [west façade]
- Father Fred: New plan makes the Old Church the center of the design vs. the previous design

*MOTION MADE TO APPROVE PROPOSED CHANGES TO PROPERTY SUBJECT TO STAFF  
RECOMMENDATIONS OUTLINED IN STAFF REPORT [DK]; MOTION SECOND [AP];  
PASSED 6:0*

*[correction: ADA ramp at west façade of church instead of east façade]*

### **4. Proposed Alterations to THPR #11 - C.T. Hayden House [Monti's La Casa Vieja]**

[SPR 07096] One Hundred Mill Avenue, 100 S. Mill Ave.

Tony Wall, 3W Companies, One Hundred Mill Avenue LLC  
Michael Monti, Monti's La Casa Vieja

#### **APPLICANT PRESENTATION:**

- Tony Wall: *History, People, Gateway, Evolution* of Tempe recap from prior meeting
- People is the most important part of theme of what we are doing
- It has been suggested by staff to drop columns into building, and we don't agree with that
- New proposal focused on separation piece – mass above it stays in same location; non-reflective glass attached to / hanging from building above; encases 2<sup>nd</sup> floor patio space above Monti's adding stairway and canopy in front of building
- Aluminum membrane on plywood placed on roof in 1994
- Proposed deck would have views of Tempe Beach Park
- Wall: The Goals of the HPC are being met: 1. To preserve / protect significant historic structures in Tempe, 2. Economic vitality through preservation, 3. Integrate historic preservation into redevelopment plans of Tempe
- We need a new building for the 21<sup>st</sup> Century; handsome structure is part of the draw

#### COMMISSION COMMENTS / QUESTIONS:

- Commissioner Ann Patterson read prepared 2-page statement [letter] into the record insisting that the 'Old House' be maintained as a separate and independent structure; honest preservation of significant resources
- Discussion on Staff Report items 1, 2 + 4; need to return to the original integrity of the Sonoran "L" adobe row house
- Need for geotechnical testing should be a requirement
- Q: Has there ever been a proposal to set back off the building? A: We never considered it for sake of experience from the intersection.
- Q: What if we pushed the whole building back and the rest didn't work? A: HPC's responsibility is to the historic resource and its context.
- Regarding enclosed patio area - Michael Monti: fountain has been there since 1924; removing the patio area would be eating away at the fabric of the experience.
- Q: What is 'historic'? A: The Period of Significance needs to be conveyed.
- Discussion on the *Seven Aspects of Integrity*; largest change is *Setting* which moves from independent structure to a small part of a large project
- Monti: Changes made here are based on previous feedback
- Q: Will Federal funds be used? A: No, we haven't gotten to that point.
- Importance of Secretary of Interior's Standards reiterated
- Wall: We've worked everyday to meet the goals of the HP Plan; National Register listing is our 2<sup>nd</sup> priority
- The historic building looks as though it is in the way of the proposed project; as though it has been swallowed
- The *Feeling* and *Association* are hard to make a case for with current proposal / period of significance.

#### SHPO COMMENTS:

- SHPO: HPC has no jurisdiction over building interiors; take that discussion off the table
- Q: Can program for project be met without going over the historic building? A: Sure, there are other ways to approach the design.
- Since the design is the solution, then the design can be solved; program can be solved with design
- Requirement to follow the AIA [American Institute of Architects] Code of Ethic related to public / historic buildings; responsibility to the public
- Steve Bassett, DFD CoynoyerHedrick: This proposal is the "Optimum Solution"
- Project, Program and Historic Preservation can be met
- Test for success requires building's meaning is accurately understood, respected and celebrated [Paul Visser quote]
- Water rising up into building is #1 concern / problem for <sup>adobe</sup> buildings
- Current proposal would be de-listed from Arizona Historic Property Register, although the staff recommendation probably wouldn't; the Keeper in D.C. would make determination of eligibility for NR status
- Just as the case with the Old Church, Monti's shares the similar scale / relationship to a proposed new project; build next to it but not over it
- Wall: To have a gateway – the architecture needs to make a statement
- Go back to drawing boards and leave historic structure alone
- Concept of 'gateway' is open to interpretation

#### PUBLIC COMMENTS:

- Rudy Campbell, former Mayor of Tempe, "Godfather of Historical Society": need to preserve buildings in Tempe; inside the building is the most important part
- Adam Moore: making Monti's subservient to a much larger structure would constitute of mockery of the historic building; the most important building in the entire Valley; market is not always the most important thing

- Bidly Hayden: You can still see the exterior; would hate to see anything done to the interior
- Carl Hayden: My Grandfather would be proud of building within a building; don't like the idea of big pillars into it; great plan for Tempe
- Kate Atwood: proposal is not very inviting, not welcoming to community which is why we preserve things

**APPLICANT / COMMISSION DISCUSSION:**

- Wall: If you're willing to take Staff Recommendations, we would reluctantly go along with that, or ask for a continuance
- Q: Would having to insert columns adjacent to adobe wall threaten the building?  
A: Yes, we'll need to address that.
- Q: How big would the columns be? A: 10' x 10' if behind the adobe 'L'; 36" round columns if outside along the street
- Request to return to Commission with a design that leaves Monti's alone entirely, or set back off historic Sonoran, 'L'-shape row house

*MOTION MADE TO CONTINUE DISCUSSION TO NEXT HPC MEETING TO ALLOW APPLICANT ENOUGH TIME TO RESPOND TO STAFF AND COMMISSION RECOMMENDATIONS [LW]; MOTION SECOND [AP]; PASSED 6:0*

**5. Discuss & Consider Chair / Staff Updates:**

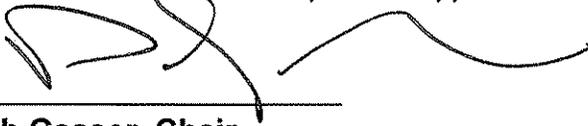
- **Update on Parks + Rec. Board Meeting [Hayden Butte Designation / Prop 202 Funding]** – Summary of meeting with Parks + Rec Board on Wednesday, 17 October; general support for THPR application; request by board for staff report outlining consequences of formal designation for November meeting
- **Borden Homes HD, Tomlinson Estates HD, Roosevelt Addition HD** – Direction from Community Development Director to utilize CDBG funding for design guidelines for each of the three HD's, and continue with SHPO Federal pass-thru grant for Roosevelt Addition National Register nomination; SHPO confirms CDBG funds can be used for a city match portion
- **Preservation Incentives** – Due to schedule conflict, Neil Calfee will attend the November meeting instead
- **Tempe Beautification Awards** – Several Commissioner attended the event at the Tempe Center for the Arts this year; consensus on importance of Commission to be involved in this event next cycle

**6. Discuss + Establish Assignments for Commission Council Liaisons**  
*POSTPONED UNTIL NOVEMBER MEETING.*

**7. Discuss Future Agenda Items**  
*POSTPONED UNTIL NOVEMBER MEETING.*

**Meeting adjourned at 8:34 PM.**

*Minutes scheduled for Tempe HPC approval on 11/08/2007.*



**Bob Gasser, Chair**

Rdevpub/HistoricPreservation/HPCmins101807.doc

HPCmins101807.doc filed City Clerk 11/09/07 Krossschell, Connie; Fillmore, Karen; Stennerson, Julie & posted to www.tempe.gov/historicpres

Draft issued for review comments to:

Review comments received from:

## FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

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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

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.

HPAC – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee.

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.

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 Tempe HPF 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.