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**PRESERVATION**

**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  
21 East 6<sup>th</sup> Street, Suite 208  
P.O. Box 5002  
Tempe, AZ 85280



**480.350.8028**  
8579 FAX; 8913TDD



Tempe Historic Preservation Commission [Tempe HPC]

# MEETING MINUTES

Meeting Date: Thursday, February 14, 2008

Location: Hatton Hall  
34 East Seventh Street

Commissioners Present: Mike Deskin  
Elias Esquer  
Bob Gasser  
Dan Killoren  
Donna Marshak [alternate]  
Ann Patterson [6:05]  
Stu Siefer [6:04]  
Liz Wilson

Staff Present: Joe Nucci E Hansen Neil Calfee

Public Present: Vic Linoff Lisa Rousch

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

## 1. Call to Audience INFORMATION ONLY-

Lisa Roach made announcement of *Guess Birchett Open* Benefit Golf Tournament on Friday, April 18, 9AM, Rolling Hills Golf Course. Proceeds to benefit the historic Elias-Rodriguez House.

## 2. Approval of HPC Meeting Minutes

*MOTION MADE TO APPROVE THE NOVEMBER 08, 2007 MEETING MINUTES WITH THE REPLACEMENT OF THE WORD 'CONTEXT' FOR 'SETTING' ON PAGE 3 UNDER COMMISSION COMMENTS. [EE]; MOTION SECOND [LW]; PASSED 5:0.*

### 3. Discussion of Historic Preservation Incentives

Neil Calfee, Tempe Deputy Community Development Manager, Redevelopment + Revitalization

- City incentives generally more difficult in the midst of an economic downturn w/ departments asked to make 15% budget cuts across the board
- City incentives for redevelopment are typically performance based – if a project will generate revenue some portion can be returned or reinvested in redevelopment
- HPC (Commissioner Siefer) identified ideas to encourage Historic Preservation -
  - Financial: Property tax, Sales tax, Grant (match for Heritage Fund), Low interest loans, Reduction of permit or development fees, Reduction of infrastructure costs
  - Zoning: Expedite processing, Relax zoning restrictions, Relax parking restrictions, Relax regulations (not life-safety issues), Protective zoning for districts, Heritage Zone on Mill Avenue
  - Assistance: Architectural and Engineering consulting, Public recognition (historic plaques, street signage), Legal challenge to Prop 207
  - Funding Sources: Federal grants and programs, Set-aside for HP (like for the arts), Private foundations (AIA, DTC), Future bond issue
- HPC to consider programs and incentives together for presentation to City Council

[Note: Agenda reordered at meeting.]

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

- **Follow up on Parks + Rec. Board Meeting for Hayden Butte Staff Report** – review of draft Staff Report by HPO, minor changes before submitting to Parks staff
- **CDBG process outlined for Design Guidelines for Borden Homes HD, Tomlinson Estates HD, and 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
- **Federal [SHPO pass-through] grant status for Roosevelt Addition National Register Nomination** – to be updated in December

### 4. Presentation + Discussion of Tempe Urban Open Space Plan

E Hansen, Planner, Redevelopment + Revitalization

- Plan result of 1.5 years of work, extensive public participation
- Summary of process to date
- Call for feedback by end of March 2008
- Commission: There needs to be more prominence of HP-related elements and sites throughout the Plan, including Loma del Rio archaeological site, Hayden crossing, W.P.A. structures on Moeur Park, etc.

## 6. Discuss Future Agenda Items

- **HIGHEST PRIORITY: Draft RFP's for Roosevelt Addition / Borden Homes / Tomlinson Estates**
- **HPC Priorities**
- **Proposed revisions to Hayden Flour Mill Redevelopment Project** – Avenue Communities
- **Council request for Historic District designation options** – Staff update
- **Commission Elections** – March set for annual cycle beginning in 2008

**Meeting adjourned at 8:22 PM.**

*Minutes scheduled for Tempe HPC approval on 03/13/2008.*

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**Bob Gasser, Chair**

Rdevpub/HistoricPreservation/HPCmins021408.doc

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HPCmins021408.doc filed City Clerk 03/14/08 Krosschell, Connie; Fillmore, Karen; Stennerson, Julie & posted to [www.tempe.gov/historicpres](http://www.tempe.gov/historicpres)

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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.