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**PRESERVATION**

**HISTORIC PRESERVATION  
COMMISSION**

Mike Deskin  
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Bob Gasser, Chair  
Steve Idle  
Dan Killoren  
Ann Patterson  
Liz Wilson, Vice-Chair

Alternate Members:  
Donna Marshak  
Kriste Melcher



**HISTORIC PRESERVATION  
OFFICE**

Joe Nucci, RA / HPO  
E Hansen



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, June 19, 2008

Location: Hatton Hall  
34 East Seventh Street

**Commissioners**

Present: Elias Esquer      Donna Marshak  
Bob Gasser      Kriste Melcher  
Dan Killoren  
Ann Patterson  
Liz Wilson

Staff Present: Amy Douglass   Joe Nucci  
E Hunter Hansen   Mark Vinson

Public Present: Vic Linoff   Lisa Roach   Pamela Rector   Patricia Olson  
Date Palm Manor Neighbors: Steve Stewart,  
Carolyn Jenkins, Adrienne Decker, Biddy Hayden,  
Manjula Vaz, Sherry Garber, Mark Petiford,  
Chenli Petiford

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

**1. Call to Audience**

- Information only; no public comments
- Chair / HPC welcomes new 'Alternate' Commissioner Kriste Melcher
- Former 'Alternate' Steve Idle is now Commissioner

**2. Approval of HPC Meeting Minutes** 05/08/08 Tempe HPC meeting  
*MOTION: TO APPROVE THE 05/08/08 MINUTES WITH ONE CORRECTION TO PAGE 2, REMOVE 'NON' FROM CONTRIBUTING TRANSMITTER HOUSE. APPROVED 6-0, WITH ALTERNATE MEMBERS MARCHAK AND MELCHER ALSO VOTING TO APPROVE.*

[agenda reordered at Chair's discretion]

**4. Date Palm Manor Historic District Discussion**

Steve Stewart, Date Palm Manor Neighborhood

- Post-WWII Study identified Date Palm Manor as strong candidate for designation
- Opinion of HPC / HPO that DPM possesses high degree of integrity; encouraging application
- Q: What are the caveats pro's and con's; what does designation mean? A: Regional and national history of increased property values for comparable properties; Sense of pride / ownership; typically see higher owner-occupied properties; 50% in state property tax
- Any building permit application would trigger HPO / HPC review of modifications
- Major difference compared to Maple-Ash Neighborhood is multi-family zoning in MANA vs. single-family [R1-6] in Date Palm Manor; excluding commercial on the arterial fringe
- DPM has apartment buildings which may be part of original plat / period of significance
- DPM has 35 homes, and currently about 10 rentals

- Q: What are Prop 207 concerns? A: These are less important with DMP simply because of conformity of all single-family underlying zoning
- Q: What are the caveats to selling a home? What happens at that point in time? A: Historic 'H' overlay is parcel-based and stays in place regardless of owner[s]; normal review of proposed modifications required
- Q: What are the covenants / restrictions? A: The Tempe Historic Preservation Ordinance is available online; outlines review process which is mostly advisory to Council
- Q: How long would the designation process take? A: City process takes anywhere from 90 – 120 days with two [2] public hearings at CC, one [1] at DRC, one [1] at HPC and one [1] 'Neighborhood Meeting' – required by Ordinance
- City now requires property applicants to sign property waivers to hold city harmless from any Prop 207 claims for ANY and ALL zoning-related applications, including historic designation [available online]
- Q: What are the next steps? A: Set up information-only neighborhood meeting which would include a presentation on process, consequences, benefits, etc.
- Q: There exists 'odd' architecture in neighborhood. Who decides how much change is too much change? A: HPC / HPO can determine eligibility for local register, SHPO for State / Fed; City attempts to have parallel processes / eligibility requirements
- Request for letter from City to all DPM property owners and residents
- Likely use original plat as district boundaries
- Request to property owners for photos, documents, etc. related to DPM
- Richard Harris, ASU, study on date palms noted as potential source for historic information
- Neighborhood informational meeting scheduled for Saturday, 2 August 2008
- Determine meeting location availability with adjacent LDS Seminar Building near Tempe High School

### 3. Public Meeting for the designation of the Tempe [Hayden] Butte

[THPR #34 - pending]

- Chair read legal script for 'Public Meeting' requirement into record
- Q: Should SRP's transmitter house [1949] on top of Butte be listed as contributing or non-contributing element? Although age-eligible, not a significant use; being used as such today
- Recommend deleting the word 'landscape' which is not in ordinance and potentially confusing, as well as 'landmark' which has an entirely different meaning all together
- There are over 500 petroglyphs which related to the under-stated / represented archaeological component of the significance / designation – should be further developed
- Q: Should we limit the period of significance? A: No – Butte is important for broad / cultural / social period of significance during community's history
- Mexican-American and native Maricopa significance should be balanced
- Consensus to list transmitter house as contributing element
- Public comment: "I think it's great." - support for designation

**MOTION: TO APPROVE THE DESIGNATION OF THE TEMPE [HAYDEN] TO THE TEMPE HISTORIC PROPERTY REGISTER [AP]; MOTION SECOND [LW]; APPROVED 6:0, WITH ALTERNATE MEMBERS MARCHAK AND MELCHER ALSO VOTING TO APPROVE.**

### 5. Discussion ASU's Historic Preservation Coordinator

Patricia Olson

- Newly-appointed ASU Historic Preservation Coordinator Patti Olson
- Hiring marks new era for ASU, desire to improve relations from here
- Currently eight [8] buildings on ASU-Main Campus listed on NR [see map dated 5/29/2008]
- ARS requirement to identify, preserve, determine eligibility for and to make modifications according to the Secretary of Interior's Standards
- New National Register Nominations in planning stages
- Archaeological surveys [including La Plaza / McCallister], being conducted
- Producing new HP Inventory Forms, updating older ones, as well as buildings now 50 years age-eligible
- In the event of proposed alterations, ASU is continuing Section 106 Review in coordination with SHPO
- Applying for two [2] Heritage Fund Grants including Matthew's Hall and Harrington Birchett House

- Geodesic Dome from Valley National Bank Building [Rural + Apache] is currently being stored off-site, and will be relocated to Vista del Sol Apartments [south of Apache Blvd]; will be visually and publically accessible as ramada
- Kerr Cultural Center [Scottsdale] has a conservation easement placed for 50 years, including two adobe structures; property was private donation in late 70s
- ASU updates to HPC on quarterly basis; new ASU HP website to launch at end of month
- Commissioner Idle works for ASU, and will recuse himself in any ASU-related votes / recommendations
- Q: What is the status of the Birchett House maintenance? A: It is high on the priority list for ASU. Q: What are the plans for adaptive re-use? A: ASU is developing a HP Plan, and has plans for stabilization
- It is a priority of Dr. Crow's to preserve Birchett House
- HPC: Historic landscape elements, including the Italian cypress, are essential and need restoration / replanting
- HPC / City Staff: Rear yard included aviary for Guess Birchett; has high degree of importance to Tempe culture / community
- HPC: It is really encouraging to hear HP activities of ASU; encourage it to continue to grow
- Request for HPC to be updated on ASU projects on the fringe / edge of campus due to impact on community
- HPC / City Staff: Desire to have ASU included in National Register Nomination for Tempe [Hayden] Butte as geographic feature; as well as future planning efforts
- Public comment: Tempe HPC has had huge influence on shaping public policy for ASU, they should be credited for their ongoing collaborative work and efforts

## 6. Discuss + Consider Chair / Staff Updates:

- **City Policy / Process regarding Prop 207 / HD designations** – currently operating under current HP and zoning ordinance, with the addition of the requirement of property owner waivers
- **Roosevelt Addition Progress Report** – Hired consultants have started work; hosting Roosevelt Addition Historic District neighborhood meeting, Wednesday, 16 July 2008, Westside Multi-Gen Center, 7PM
- **'Historic District' street signs redesigned** – new design features icon landscape element[s] specific to each individual historic district; currently 4 districts; install later this summer / early fall
- **Braun-Gutierrez House [1290 S. Maple Ave.] designation application schedule** – designation process to resume in fall at applicant request due to summer schedule; encourage additional individual property owners in Maple-Ash to apply for designation

## 7. Report on 6<sup>th</sup> Annual AZ Statewide Historic Preservation Conference, Rio Rico, 12-14 June

- Conference attended by Commissioners Esquer, Gasser, Killoren and Wilson; HPO staff Joe Nucci and Hansen
- Hansen was a featured speaker at conference session addressing impact of statewide Proposition 207

## 8. Discuss Future Agenda Items / Next Meeting Date Thursday, 08/14/08

- Once hired, invite new ASU Campus Architect to HPC meeting
- No July 2008 meeting
- Two [2] preservation-related neighborhood meetings before August 2008 HPC meeting:
  - Date Palm Manor informational meeting Saturday, 2 August 2008, location t.b.d.
  - Roosevelt Addition Historic District neighborhood meeting, Wednesday, 16 July 2008, Westside Multi-Gen Center, 7PM

## Meeting adjourned at 8:10 PM.

*Minutes scheduled for Tempe HPC approval on 08/14/2008.*

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## Bob Gasser, Chair

Rdevpub/HistoricPreservation/HPCmins061908.doc

HPCmins061908.doc filed City Clerk 08/15/08 Krossschell, Connie; Fillmore, Karen; Stennerson, Julie & posted to [www.tempe.gov/historicpres](http://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.