



City of Tempe, Arizona

**Notice of Public Meeting of a Public Body**

**Sections 7.6.3, 7.7.4, 7.10.1**

**NOTICE OF PUBLIC MEETING OF THE  
TEMPE HISTORIC PRESERVATION COMMISSION**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tempe Historic Preservation Commission and to the general public that the Tempe Historic Preservation Commission will hold a meeting open to the public on Thursday, February 14, 2013, from 6:00 p.m. to 8:00 p.m., at Hatton Hall, located on the Governor B. B. Moeur Campus at 34 East 7<sup>th</sup> Street, Tempe, Arizona.

A copy of the agenda for the meeting will be available at Tempe City Hall, 31 East 5<sup>th</sup> Street, Garden Level East, Community Development Department, Historic Preservation Office at least twenty-four hours in advance of the meeting.

Dated this 4th day of April, 2013

Tempe Historic Preservation Commission

By

A handwritten signature in black ink, appearing to read "Joseph G. Huerfano". The signature is written in a cursive style with large, flowing letters.

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Tempe City Clerk, 480-350-8007 (voice), or 480-350-8400 (TDD). Requests should be made as early as possible to arrange the accommodation.

**RULES OF PROCEDURE**  
**AS ADOPTED BY THE**  
**TEMPE HISTORIC PRESERVATION COMMISSION**  
**April 8, 2010**

**WHEREAS**, the Commission recognizes the underlying principal of these rules to be decision-making by majority, and  
**WHEREAS**, application of these rules provide every member of the voting body of this Commission with equal rights, and  
**WHEREAS**, these rules afford Commissioners protection of the minority rights to be heard, to protest, to convince their peers, and to fully understand the issues discussed or voted, and  
**WHEREAS**, the use of the rules offers a simple and direct procedure for conducting Commission business;  
**NOW THEREFORE**, the Tempe Historic Preservation Commission does adopt for use and implement the rules of order as procedure for conducting the Commission’s business as set forth herein and as follows:

**MOTIONS, shall follow correct order ... considering only one question at a time, as such:**

- ☞ A Commission member addresses the Chair, ☞
- ☞ The Chair acknowledges that member, ☞
- ☞ The member states the motion, ☞
- ☞ Another member seconds the motion, ☞
- ☞ The Chair repeats the motion, ☞
- ☞ The Chair calls for discussion of the motion, ☞
- ☞ The Chair puts the motion to a vote, ☞
- ☞ The Chair announces the results of the vote. ☞☞☞

**IMPARTIALITY, shall provide for and protect the rights of individual members, of minority opinions, of majority opinion, and of any member absent from a meeting, as such:**

- ☞ Members may communicate to the Commission when recognized by the Chair, ☞
- ☞ The Chair maintains highest priority to direct the course of the meeting, ☞
- ☞ The maker of a motion will take precedence over others, ☞
- ☞ New speakers will take precedence over those who already spoke to a motion, ☞
- ☞ The Chair should typically request speakers for an opposing view. ☞☞☞

**ORDER OF BUSINESS, shall proceed in consideration of interested public, invited guests, staff, and any having business with the commission, as such:**

- ☞ A consent agenda may be presented by the Chair at the beginning of a meeting.\*
- ☞ Call to order and approval of minutes shall be the Commission’s first business, ☞
- ☞ Members of the public and guests of the Commission shall next be invited to speak, ☞
- ☞ Public Hearing presentations or discussion shall be the Commission’s next business, ☞
- ☞ Public Meeting presentations or discussion shall be the Commission’s next business, ☞
- ☞ Presentations by City Staff shall be the Commission’s next business, ☞
- ☞ Presentations by Consultants shall be the Commission’s next business, ☞
- ☞ Presentations by Standing Committees of this Commission shall occur next, ☞
- ☞ Presentations by Special Committees of this Commission shall occur next, ☞
- ☞ General discussion and Commissioner’s Business shall then occur. ☞☞☞

\* A consent agenda may be presented by the Chair at the beginning of a meeting. Items may be removed from the consent agenda on the request of any one member. Items not removed may be adopted by general consent without debate. Removed items may be taken up either immediately after the consent agenda, be placed later on the agenda, or continued to another meeting at the discretion of the assembly.

# WELCOME

## TO THE MONTHLY MEETING OF THE TEMPE HISTORIC PRESERVATION COMMISSION

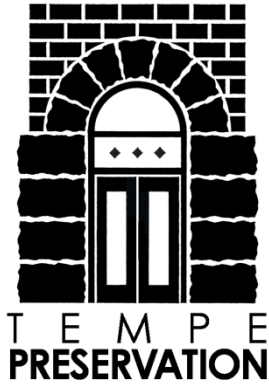
The Tempe Historic Preservation Commission meets at 6:00 p.m. on the second Thursday of each month at Hatton Hall, 34 East 7<sup>th</sup> Street. The Tempe Historic Preservation Office prepares an agenda with supporting material for Historic Preservation Commission meetings. State law requires that commission agendas be publicly posted at least 24 hours prior to a meeting; however, Historic Preservation Commission agendas are usually available the Monday before the Thursday meeting. You can find Historic Preservation Commission agendas in the following locations: the City Clerk's Office on the 2<sup>nd</sup> floor of City Hall, the Tempe Historic Preservation Office on the 2<sup>nd</sup> floor of the Orchard House, the bulletin board on the Garden Level outside of the City Council Chambers, and on the internet at <http://www.tempe.gov/historicpres>.

Historic Preservation Commission monthly meetings are always open to the public and are greatly enriched by community participation. The Commission welcomes the community perspective and schedules a "Call to the Audience" at the beginning of the meeting for the convenience of attendees who would like to have input but can not stay for the entire meeting. The Commission was created to advise Tempe City Council on matters concerning historic preservation and therefore providing citizens with opportunities to communicate comments and concerns is fundamental to the mission of the organization.

There are many ways to reach the Historic Preservation Commission during public meetings and at other times as well. Members of the public may come forward and talk with the Commission during the "Call to the Audience" at the beginning of each monthly meeting, however, Arizona Open Meeting Law limits commission discussion to matters listed on the posted agenda. Of course you can always request that an item be placed on the agenda for discussion at an upcoming Commission meeting.

If you know in advance that you want to address the Commission on a specific issue you can have the issue placed on the agenda for discussion and consideration as a Scheduled Public Appearance. Please contact the Historic Preservation Office no later than the Friday morning before the Thursday meeting.

Citizens can also contact the Historic Preservation Office to communicate with Commission members. The Tempe Preservation website is the Commission's primary public outreach facility. From the site at <http://www.tempe.gov/historicpres/> you will find up to date information on Tempe Preservation including: announcements of meetings and events, agendas and minutes, and additional contact information. Please feel free to contact the Tempe Historic Preservation Office at 480.350.8870 or by email sent to [joe\\_nucci@tempe.gov](mailto:joe_nucci@tempe.gov), or find us on Facebook at <http://www.facebook.com/TempeHPO>.



**TEMPE HISTORIC  
PRESERVATION  
COMMISSION**

Ira Bennett, Vice Chair  
Anne Bilsbarrow  
Andrea Gregory, Chair  
Charlie Lee  
Brenda Shears  
Korri Turner  
Scott Solliday  
Lauren Proper

**TEMPE HISTORIC  
PRESERVATION  
OFFICE**

Nathan Hallam  
Wm. "Billy" Kiser  
Joe Nucci  
Jared Smith  
Mark Vinson  
Durrant Williams

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

**Date:** THURSDAY, March 14, 2013

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

**Commissioners Present:** Andrea Gregory, Charlie Lee, Lauren Proper,  
Scott Solliday, Korri Turner

**Staff Present:** Amy Douglass, Alyssa Gerszewski, Nathan Hallam, Joe  
Nucci, Mark Vinson

**Public Present:** Bryce Broom, Mary Anne Green, James Kieffner, Dixie  
Gottenthaler, Alejandra Rodriguez, Parul Singh, David  
Wade

**Call to Order:** 6:00 P.M., Andrea Gregory, Chair

**1. Call to Audience NO REPLY**

**2. Approval of HPC Minutes 02/14/2013 Tempe HPC meeting**

*MOTION [PROPER]: MOVE TO APPROVE TEMPE HPC MEETING  
MINUTES FROM 02/14/2013 AS AMENDED, SECOND [SOLLIDAY],  
APPROVED, 5-0*

**3. Public Hearing Historic Eligible Classification**

- Gregory: Reads public hearing statement for historic eligible classification of the Harrington-Birchett House, Judd House, Dines-Hight House, Guthrie House, Bauer House, Miller House, and Burket House.
- Nucci: Summarizes the request and discusses action to be taken.
- Nucci: Recommends waiting on the classification of Harrington-Birchett House. Explains more information is needed regarding jurisdiction of property.
- Hallam: Gives slideshow presentation of historic eligible properties.
- Green (property owner): Porch on Dine-Hight House redone. All other alterations complete prior to relocation of house.
- Gregory: Expresses concern about possible sensitive addition on Bauer House.
- Proper: Will the Godbold House be continued?
- Nucci: Godbold House will be continued until construction is complete.
- Wade (property owner): Summarizes construction method of Judd House. Expresses agreement with historic eligible classification.
- Hallam: Summarizes Bell (Judd) House history.

- Green: Asks questions regarding implications of historic eligible classification and local designation. Expresses agreement with historic eligible classification.
- Gregory and Nucci: Summarize historic eligible classification and local designation process.

*MOTION [SOLLIDAY]: MOVE TO CLASSIFY THE JUDD HOUSE, DINES-HIGHT HOUSE, GUTHERIE HOUSE, BAUER HOUSE, MILLER HOUSE, AND BURKET HOUSE, AND SPEAR HOUSE AS HISTORIC ELIGIBLE, SECOND [TURNER], APPROVED 5-0.*

#### **4. Discuss & Consider Properties Proposed for HE Classification on April 11, 2013**

- Hallam: Summarizes new properties to classify historic eligible. The Terrell House (1927), Curry House, Blakely House (1927), Marriott House (1935?), and Oberbeck House (1908) will be discussed at April meeting.
- Hallam: Gives brief history of Section 16.
- Gregory: Would like a new photo of Terrell House.
- Solliday: Expresses concern about architectural integrity of 1920s and 1930s candidates and wants close consideration of each.
- Vinson: Blakely House possibly built in early 1900s?
- Hallam: Uncertain of exact construction date of Marriott House. Indicates lack of deed.
- Gerszewski: Summarizes multi-family candidate, Patio Palms (1960).
- Nucci: Provide NR criteria assessment for Patio Palms for April.
- Nucci: Provides information about six properties and dialogues for possible designation. Concord Village, Patio Palms, Tomlison Estates, Cavalier Homes (1 & 2), 1008 South Maple Avenue, and Cummins House at 839 South Farmer Avenue.

#### **5. Discuss & Consider Tempe General Plan 2040 Update**

- Nucci: Summarizes results of Citizen Work Group for Neighborhood and Historic Preservation components of general plan held February 27, 2013.
- Nucci: Announces GP 2040 Citizen Work Group for Community Design on March 27, 2013.
- Hallam: Continuing newspaper research with Gerszewski.

#### **6. Discuss & Consider Graduate Student Intern Program**

- Nucci: Shares news of continuation of funding for intern program by SHPO. Federal pass-through application complete. City Council approves acceptance and use of Gila River Indian Community gaming funds.
- Gerszewski: NRN for Moeur Park at HRSC meeting on March 22, 2013.
- Gregory: Provides feedback for Tempe Municipal Building NRN and asks questions about expansions and alterations.
- Nucci: Tempe Municipal Building is being presented under Criteria "A" only now.
- Vinson: Draws sketch of building and provides background on alterations.
- Proper: Provides feedback and critique for Kiser on NRN.

#### **7. Discuss and Consider 2013 CLG Conference Attendance**

- Nucci: Scholarships are available for commission members.
- Turner: Can the THP Commission nominate for governor awards?
- Linoff: THP Commission can nominate by April 15, 2013.

#### **8. Discuss & Consider Chair / Staff Updates**

- Gregory: Shares news of Valley Commission Coalition meeting. Shows examples of Mesa historic highway signs. Discusses general plan and designation feedback from Glendale.
- Gregory: Discusses Tempe Streetcar update.
- Nucci: Shares positive attention on THPO Facebook page.
- Vinson: Discusses ASU architecture and public history department student collaboration to create redevelopment plans for Hayden Flour Mill and Silos.
- Linoff: Star White Motel in Mesa is having an event on April 2<sup>nd</sup>, 2013.

#### **9. Current Events / Announcements / Future Agenda Items**

Next HPC Meeting Date Thursday 04/11/2013 6:00 p.m. at Hatton Hall, 34 E 7<sup>th</sup> Street

**Meeting adjourned at 7:51 PM**

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**Andrea Gregory, Chair**

*-minutes scheduled for HPC approval on 04/11/2013*

### **FREQUENTLY USED ABBREVIATIONS OR ACRONYMS**

- 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.
- GRIC – Gila River Indian Community: is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). Established by Executive Order in 1859, the Community covers more than 600 square miles and is the largest indigenous community in the Phoenix metropolitan area. GRIC helps make the Tempe Preservation Graduate Student Intern Program possible through a generous grant of State-Shared Revenue funds.
- HPF – (see Tempe HPF) Tempe Historic Preservation Foundation
- HSRC – (Arizona) Historic Sites Review Committee: Arizona's official Arizona and National Register of Historic Places review board. The HSRC meets three times during the year to review National Register nominations and advise the State Historic Preservation Officer on nominations to the State and National Registers.
- 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.
- NPS – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.
- NRN – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.
- 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 Foundation 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.

## HISTORIC ELIGIBLE PROPERTIES – 04/11/2013 – PUBLIC HEARING TEMPE HPC

*The Public Hearing must be acknowledged:*

“This is a Public Hearing by the Tempe Historic Preservation Commission for Historic Eligible (HE) classification of the following properties – 1) Harrington-Birchett House, 2) Terrell House, 3) Curry House, 4) Blakely House, 5) Marriott House, 6) Oberbeck House, and 7) Patio Palms Apartments, in Tempe.”

1) *Direct Staff to summarize the application and proposed action:*

“HPO please summarize this request and indicate the action before the Commission.”①

2) HPO ① “At their meeting on September 13, 2012, the Historic Preservation Commission reached consensus to resume classification of Historic Eligible properties in accordance with Section 14A-4 of the Tempe City Code: “Designation of landmarks, historic properties and historic districts”. Since that time, HPC has classified 24 properties as Historic Eligible. On December 12, 2012, HPC discussed classification of the Arizona State University owned (1895/1931) Harrington-Birchett House, located at 202 E 7th St. in the MU-Ed (Mixed Use Educational) zoning district. This property was listed on the National Register in 1984, and therefore qualifies for local listing by ordinance. HPC elected to continue classification of this property pending additional research into the regulatory status of this property. In addition, staff has identified 6 properties from the area west of downtown which developed sporadically beginning in the 1920s. The following properties are recommended for classification as Historic Eligible by HPO: 1) the 1931 Harrington-Birchett House, located at 202 E 7<sup>th</sup> St., 2) the 1927 Terrell House, located at 521 W 5th St., 3) the 1927 Curry House, located at 225 S Roosevelt St., 4) the 1927 Blakely House, located at 305 S Roosevelt St., 5) the 1935 Marriott House, located at 606 S Roosevelt St., 6) the 1908 Oberbeck House, located at 708 S Lindon Ln., and 7) the 1960 Patio Palms Apartments, located at 626 S Wilson St.

3) *Call for Commission discussion:*

“Is there discussion from the Commission regarding the information provided by Staff prior to taking public comment?”

4) *Public input must be taken:*

“This is a Public Hearing. Any person wishing to address the Commission regarding this Historic Eligible classification may do so at this time by first getting the attention of the Chair.”

5) *Public input must be accurately attributed:*

“Please state your name and address for recording in the meeting minutes.”

6) *Discussion may take place prior to a vote at the option of the members:*

“Is there discussion from the Commission regarding the information provided by public comment prior to closing the Public Hearing?”

7) *Call the Question:*

**“MOVE THAT THE TEMPE HISTORIC PRESERVATION COMMISSION CLASSIFY – the HARRINGTON-BIRCHETT HOUSE, the TERRELL HOUSE, the CURRY HOUSE, the BLAKELY HOUSE, the MARRIOTT HOUSE, the OBERBECK HOUSE, and the PATIO PALMS APARTMENTS – AS HISTORIC ELIGIBLE AND LIST THEM AS SUCH IN THE RECORDS OF THE COMMUNITY DEVELOPMENT DEPARTMENT.”**

8) *Is there a second? – Please Vote.*

9) *Summarize what took place and what are the next steps:*

“The Tempe Historic Preservation Commission has just concluded a Public Hearing for Historic Eligible classification of properties which are not designated Historic and not listed in the Tempe Historic Property Register. The single effect of Historic Eligible classification is notification of the Historic Preservation Office in the event that a permit or other consideration by the city is requested for these properties, including the potential for a stay of demolition for a period not to exceed 30 days.

9) *The conclusion of the Public Hearing and resumption of the public meeting must be acknowledged.*

“This concludes the Public Hearings for Historic Eligible classification of historic properties.”

**Thank you for your interest in this important Tempe Preservation activity.**

Please run once prior to Wednesday, March 27, 2013.  
Thank you.

### **LEGAL ADVERTISEMENT**

The City of Tempe will hold a public hearing for Historic Eligible classification of the following properties in Tempe.

1. Terrell House located at 521 West 5<sup>th</sup> Street
2. Curry House located at 225 South Roosevelt Street
3. Blakely House located at 305 South Roosevelt Street
4. Marriott House located at 606 South Roosevelt Street
5. Oberbeck House located at 708 South Lindon Lane
6. Patio Palms Apartments located at 626 South Wilson Street

A public hearing will be held by the Tempe Historic Preservation Commission at Hatton Hall, 34 East Seventh Street at 6:00 p.m. on Thursday, April 11, 2013. For more information, contact the Tempe Historic Preservation Office at (480) 350-8028, (TTD: 350-8913), or visit us online at – [www.tempe.gov/historicpres](http://www.tempe.gov/historicpres)

HE – Historic Eligible Properties  
proposed for classification on April  
11, 2013

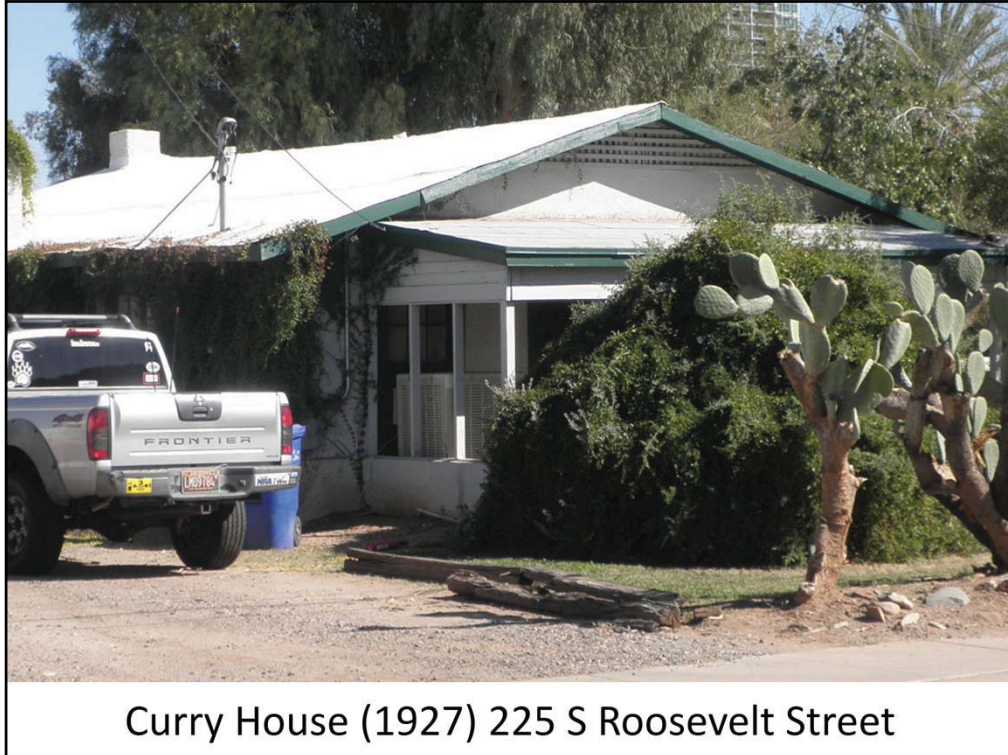
Rural Section 16 and Section 17





Terrell House (1927) 521 W 5th Street

Constructed in 1927, the Terrell house is significant as the 116th oldest building in Tempe, that is to say only 115 buildings are believed to predate the Terrell House. It is in the upper 99th percentile of all Tempe buildings in terms of age ( $p\%=0.998$ ). The Terrell House is significant for its association with Tempe's historic Section 16.



Curry House (1927) 225 S Roosevelt Street

Constructed in 1927, the house is significant as the 117th oldest building in Tempe, that is to say only 116 buildings are believed to predate the Curry House. It is in the upper 99th percentile of all Tempe buildings in terms of age ( $p\%=0.998$ ). The Curry House is significant for its association with Tempe's historic Section 16.



Blakely House (1927) 305 S Roosevelt Street

Constructed in 1927, the house is significant as the 118th oldest building in Tempe, that is to say only 117 buildings are believed to predate the Blakely House. It is in the upper 99th percentile of all Tempe buildings in terms of age ( $p\%=0.998$ ). The Blakely House is significant for its association with Tempe's historic Section 16.



Constructed in 1935, the house is significant as the 161st oldest building in Tempe, that is to say only 160 buildings are believed to predate the Marriott House. It is in the upper 99th percentile of all Tempe buildings in terms of age ( $p\%=0.997$ ). The Marriott House is significant for its association with Tempe's historic Section 16.



Oberbeck House (1908) 708 S Lindon Lane

Constructed in 1908, the house is significant as the 40th oldest building in Tempe, that is to say only 39 buildings are believed to predate the Oberbeck House. It is in the upper 99th percentile of all Tempe buildings in terms of age ( $p\%=0.999$ ). The Oberbeck House is significant for its association with Tempe's historic rural farming landscape.



Patio Palms (1960) 626 S Wilson Street

Constructed in 1960, the Patio Palms is significant for its association with Tempe's postwar population boom, which triggered the development of a series of multifamily properties west of Mill Avenue in Section 16; Patio Palms is considered to be among the most architecturally significant.

## Nucci, Joseph

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**From:** Messer, Chris  
**Sent:** Wednesday, April 03, 2013 8:57 AM  
**To:** Nucci, Joseph; 'Patricia Olson'  
**Subject:** RE: Conference & THPC questions

Close,

- ASU project on campus (any scope) = no city review
- ASU project off campus (limited to educational scope only) = no city review
- ASU project in the MU-Ed Zoning District (quasi-public scope i.e.: ASU use and private (open to the general public) use) = city review by [Joint Review Committee](#)
- Private Project on ASU land in the Mu-Ed Zoning District (open to the general public, no ASU use) could be either review by [Joint Review Committee](#) or review by [Development Review Commission](#) as decided by zoning administrator (appealable to Pres. Crow, whose decision is appealable to the City Council).

Chris

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**From:** Nucci, Joseph  
**Sent:** Tuesday, April 02, 2013 5:28 PM  
**To:** 'Patricia Olson'  
**Cc:** Messer, Chris  
**Subject:** RE: Conference & THPC questions

Patti this is an incomplete explanation of how ASU projects are routed through the city processes.

City of Tempe Zoning & Development Code  
Section 6-305 Planned Area Development Overlay Districts  
<https://www.tempe.gov/modules/showdocument.aspx?documentid=1912>

A more complete explanation was provided by Chris Messer who indicated a project could have one of three review scenarios based on location and program as follows –

ASU project on campus (any scope) = no city review  
ASU project off campus (limited to educational scope only) = city review by [Joint Review Committee](#)  
ASU project off campus (general public or quasi-public scope) = city standard review by [Development Review Commission](#)

Now isn't that straightforward? The answer is maybe!

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Tempe Historic Preservation Commission

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**T E M P E  
P R E S E R V A T I O N**

**HISTORIC  
PRESERVATION  
COMMISSION**

Ira Bennett, Vice Chair  
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**HISTORIC  
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Alyssa Gerszewski  
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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  
31 East 5<sup>th</sup> Street  
P.O. Box 5002  
Tempe, AZ 85280  
**480.350.8028**  
8579 FAX; 8913 TDD

Tempe Historic Preservation Commission (Tempe HPC)  
**Tempe Historic Preservation Office**

Wednesday, March 27, 2013

MCGINN GERALD C/ MARGARET J TR  
716 W 10TH ST  
TEMPE AZ 85281

**Congratulations!**

Your property, the Terrell House located at 521 West 5th Street is considered eligible for listing in the Tempe Historic Properties Register.

**Why is my property historic?**

Constructed in 1927, the Terrell house is significant as the 116 oldest building in Tempe, that is to say only 115 buildings are believed to predate the Terrell House. It is in the upper 99th percentile of all Tempe buildings in terms of age ( $p\%=0.998$ ). The Terrell House is significant for its association with Tempe's historic Section 16.

**What is going to happen?**

The Tempe Historic Preservation Commission will consider classifying your property Historic-Eligible at a public hearing on **Thursday, April 11, 2013, at 6:00 p.m.** at Hatton Hall, 34 E 7th Street, Tempe, Arizona.

**What does Historic-Eligible mean for my property?**

Historic-Eligible means your property appears to meet the criteria for historic designation and listing in the Tempe Historic Properties Register. Neither Historic-Eligible classification nor listing on the Tempe Historic Properties Register prevents you, the property owner, from altering or demolishing your property. It means that when you seek a permit from the City of Tempe to alter, remodel, or demolish your property issuance of a permit may be delayed for not more than 30 days to allow the Tempe Historic Preservation Office a chance to review the proposed work and, if necessary, recommend alternatives. After review, your permit will be issued, with or without consent of the Historic Preservation Office, provided all other applicable requirements have been met.



**How does listing an Historic Property add value to my property?**

- There is a proven national trend toward higher property values associated with historic properties,
- There is a similar but above the national average trend, for historic properties in Valley area,
- City of Tempe resources may be available to assist you in locating and preparing tax credit and grant applications to help maintain the historic character of your property,
- Technical assistance and referrals by City of Tempe staff and commissions may be available to help maintain your historic property, and
- Often increased pride of ownership and a sense of good stewardship over your piece of Tempe history may be realized.

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Yours Very Truly,

By 

Joseph G. Nucci, Historic Preservation Officer  
[www.tempe.gov/historicpres](http://www.tempe.gov/historicpres) [joe\\_nucci@tempe.gov](mailto:joe_nucci@tempe.gov)



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31 East 5<sup>th</sup> Street  
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Tempe, AZ 85280  
**480.350.8028**  
8579 FAX; 8913 TDD

Tempe Historic Preservation Commission (Tempe HPC)  
**Tempe Historic Preservation Office**

Wednesday, March 27, 2013

CONNELLY WILLIAM E  
1839 S ALMA SCHOOL ROAD #20  
MESA, AZ 85210

**Congratulations!**

Your property, the Curry House located at 225 South Roosevelt Street, is considered eligible for listing in the Tempe Historic Properties Register.

**Why is my property historic?**

Constructed in 1927, the house is significant as the 117th oldest building in Tempe, that is to say only 116 buildings are believed to predate the Curry House. It is in the upper 99th percentile of all Tempe buildings in terms of age ( $p\%=0.998$ ). The Curry House is significant for its association with Tempe's historic Section 16.

**What is going to happen?**

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# Tempe Historic Preservation Commission (Tempe HPC) Tempe Historic Preservation Office

Wednesday, March 27, 2013

WHEELER CHARLES B/LORI M TR  
6401 E HUMMINGBIRD LN  
SCOTTSDALE, AZ 85253

## **Congratulations!**

Your property, the Blakely House located at 305 South Roosevelt Street is considered eligible for listing in the Tempe Historic Properties Register.

## **Why is my property historic?**

Constructed in 1927, the house is significant as the 118th oldest building in Tempe, that is to say only 117 buildings are believed to predate the Blakely House. It is in the upper 99th percentile of all Tempe buildings in terms of age ( $p\%=0.998$ ). The Blakely House is significant for its association with Tempe's historic Section 16.

## **What is going to happen?**

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# Tempe Historic Preservation Commission (Tempe HPC) Tempe Historic Preservation Office

Wednesday, March 27, 2013

WOOD MICHELLE L  
606 S ROOSEVELT STREET  
TEMPE AZ 85281

## **Congratulations!**

Your property, the Marriott House located at 606 South Roosevelt Street, is considered eligible for listing in the Tempe Historic Properties Register.

## **Why is my property historic?**

Constructed in 1935, the house is significant as the 161st oldest building in Tempe, that is to say only 160 buildings are believed to predate the Marriott House. It is in the upper 99th percentile of all Tempe buildings in terms of age ( $p\%=0.997$ ). The Marriott House is significant for its association with Tempe's historic Section 16.

## **What is going to happen?**

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# Tempe Historic Preservation Commission (Tempe HPC) Tempe Historic Preservation Office

Wednesday, March 27, 2013

COOK CHRISTIAN TRAINING SCHOOL  
408 SOUTH LINDON LANE  
TEMPE AZ 85281

## **Congratulations!**

Your property, the Oberbeck House located at 708 South Lindon Lane, is considered eligible for listing in the Tempe Historic Properties Register.

## **Why is my property historic?**

Constructed in 1908, the house is significant as the 40th oldest building in Tempe, that is to say only 39 buildings are believed to predate the Oberbeck House. It is in the upper 99th percentile of all Tempe buildings in terms of age ( $p=0.999$ ). The Oberbeck House is significant for its association with Tempe's historic rural farming landscape.

## **What is going to happen?**

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Tempe Historic Preservation Commission (Tempe HPC)  
**Tempe Historic Preservation Office**

Wednesday, March 27, 2013

SUBLEASE SERVICE COMPANY LLC  
24 CALLE BELLA  
RANCHO SANTA MARGARITA, CA 92688

**Congratulations!**

Your property, the Patio Palms Apartments located at 626 South Wilson Street is considered eligible for listing in the Tempe Historic Properties Register.

**Why is my property historic?**

Constructed in 1960, the Patio Palms is significant for its association with Tempe's postwar population boom, which triggered the development of a series of multifamily properties west of Mill Avenue in Section 16; Patio Palms is considered to be among the most architecturally significant.

**What is going to happen?**

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**ASU HISTORIC PRESERVATION UPDATE**  
**Tempe Historic Preservation Commission**

April 11, 2013

**EVALUATION OF HISTORIC PROPERTIES**

**Eligibility Determinations**

- Eligibility determinations are on hold pending completion of the Tempe campus Multiple Property Documentation Form (MPDF). Plans for hiring a historian consultant to assist with the preparation of the MPDF are in progress.

**TREATMENT OF HISTORIC PROPERTIES**

**Buildings**

- Harrington Birchett House (1895): Rehabilitation planning for the house and historic garage is in progress in conjunction with the development of College Avenue Commons. The slump block garage will be demolished to make space for the “food truck of the month.” The house and yard will be used for dining for the food trucks and the “Grab & Go” store at the west end of College Avenue Commons.
- Piper Writers House (1907): Interior rehabilitation is in progress (no floor finishes and light fixtures in the restrooms). SHPO consultation is in progress.
- University Club (1909): An exterior assessment of the University Club by Ryden Architects is in progress.
- Art Annex (former Our Lady of Mount Carmel School) (1952): Proposed rehabilitation for use as a bar/restaurant with outdoor patio dining.
- Social Science Building (1960): Interior remodeling for ROTC on the second floor and rehabilitation of the courtyard pool/fountain has been completed.
- Manzanita Hall (1967): Rehabilitation of the building for continued use as a dormitory is in the construction phase.
- Ext. Painting: Matthews Center (1930), West Hall (1935), Dixie Gammage Hall (1941)

**Archaeology**

- Palo Verde Residence Hall: Archaeological monitoring completed.
- Alpha Drive: Archaeological investigation is in progress.
- College Avenue Commons: Archaeological monitoring in progress.
- Tempe Sun Devil Fitness Center: SHPO review of final report in progress.

ASU Historic Preservation website: [http://uabf.asu.edu/historic\\_preservation](http://uabf.asu.edu/historic_preservation)

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Tempe Historic Preservation Commission

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