



TEMPE HISTORIC  
PRESERVATION  
COMMISSION

Ira Bennett, Vice Chair  
Anne Bilbarrow  
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  
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## Tempe Historic Preservation Commission [Tempe HPC]

# MEETING MINUTES

**Date:** THURSDAY, April 11, 2013

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

**Commissioners Present:** Ira Bennett, Andrea Gregory, Charlie Lee, Lauren Proper, Brenda Shears, Scott Solliday

**Staff Present:** Alyssa Gerszewski, Nathan Hallam, Billy Kiser, Joe Nucci, Mark Vinson

**Public Present:** Amanda Clayton, Connor Descheemaker, Luis Duran, Alexandra Flamini, Erin Gonzales, Joshua Grandlienald, Kevin Hilliard, Alex Kelly, Jessica Kelly, Jessica Koon, Vic Linoff, Ada Lopez, Mac McGinn<sup>o</sup> Gary G. Metoxen, Tara Morrow, Patti Olson<sup>o</sup> Eric Russell, Diego Vasquez, Lori Wheeler<sup>o</sup> James Williams<sup>o</sup>

**Call to Order:** 6:04 P.M., Andrea Gregory, Chair

### 1. Call to Audience NO REPLY

**Mark Vinson** introduces ASU HUD-402 Community Revitalization students

**Joe Nucci** recognizes Tempe HPO Intern Billy Kiser has another excellent western history book in print. University of Oklahoma Press recently released "Dragoons in Apacheland: Conquest and Resistance in Southern New Mexico, 1846-1861" After recounting the formative period of the Mesilla Valley in his intriguing account "Turmoil on the Rio Grande: History of the Mesilla Valley, 1846-1865", Billy again shares his insights into the pre-Civil War conflicts in southern New Mexico and offers us a deeper understanding of the larger U.S.-Apache war that culminated in the heroic resistance of Cochise, Victorio, and Geronimo.

### 2. Approval of HPC Minutes 03/14/2013 Tempe HPC meeting

*MOTION [BENNETT]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 03/14/2013 AS AMENDED, SECOND [SOLLIDAY], APPROVED, 6-0*

### 3. Public Hearing Historic Eligible Classification

- Gregory: Reads public hearing statement for historic eligible classification of the Harrington-Birchett House located at 202 E 7<sup>th</sup> Street, Terrell House located at 521 West 5<sup>th</sup> Street, Curry House located at 225 South Roosevelt Street, Blakely House located at 305 South Roosevelt Street, Marriot House located at 606 South Roosevelt Street, Arcadia Jones House located at 708 South Lindon Lane, and Patio Palms apartments located at 626 South Wilson Street.
- Nucci: Summarizes the request and discusses action to be taken.
- Proper: Expresses concerns about structural integrity of Blakely House.
- Solliday: Discusses integrity concerns for the Terrell House.
- Olson: Requests on behalf of Arizona State University that the THPC does not classify the Harrington-Birchett House as Historic Eligible.
- Nucci: Summarizes jurisdiction for the Harrington-Birchett House.

- Terrell House (Mac McGinn, property owner): Why should my property be classified Historic Eligible?
- Gregory & Nucci: Summarize historic eligible classification benefits and process.
- Arcadia Jones House (Gary G. Metoxen, property owner): Requests continuation for classification of the Arcadia Jones House as Historic Eligible.
- Nucci: Recommends the Arcadia Jones House be continued.
- Metoxen: Provides brief history and explains damage to property. Agrees to provide photographs of property.
- Vinson: Will talk to other city departments to gather info on Arcadia Jones House.
- Blakely House (Lori Wheeler, property owner): Is moving the structure considered if demolition permit is issued?
- Nucci: Explains that a property can be moved as last resort, but this changes the integrity of location.

*MOTION [PROPER]: MOVE TO CONTINUE THE ARCADIA JONES HOUSE UNTIL JUNE HPC MEETING, SECOND [SHEARS], APPROVED, 6-0*

- Gregory: Concerned about tracking changes proposed for the Harrington-Birchett House.
- Olson: Explains Harrington-Birchett House is subject to 30 day review by SHPO.

*CONSENSUS THAT HARRINGTON-BIRCHETT HOUSE IS UNDER THE JURISDICTION OF SHPO*

*MOTION [SOLLIDAY]: MOVE THAT THE HARRINGTON-BIRCHETT HOUSE NOT BE CLASSIFIED AS HISTORIC ELIGIBLE AT THIS TIME (DISMISSAL WITHOUT PREJUDICE), SECOND [BENNETT], APPROVED, 6-0*

- Bennett: Recommends more research on Terrell House.
- Nucci: Explains implications of continuation to property owner.

*MOTION [BENNETT]: MOVE TO CONTINUE THE TERRELL HOUSE UNTIL THE MAY MEETING, SECOND [SHEARS], APPROVED, 6-0*

- Proper: Recommends HPC not classify the Blakely House as Historic Eligible.

*MOTION [PROPER]: MOVE THAT THE BLAKELY HOUSE WILL NOT BE CLASSIFIED AS HISTORIC ELIGIBLE [LEE], DENIED, 4-2*

- Vinson: Motion does not pass.

*MOTION [BENNETT]: MOVE TO CLASSIFY THE BLAKELY HOUSE, THE MARRIOT HOUSE, THE CURRY HOUSE, AND PATIO PALMS APARTMENTS AS HISTORIC ELIGIBLE [SOLLIDAY], APPROVED, 6-0*

#### **4. Presentation Arizona State University Historic Preservation Update**

- Olson: Discusses interior, exterior, and landscape rehabilitation of Harrington-Birchett House and its new use as dining facility. Shares information on rehabilitation of Piper Writers House, University Club, Social Science Building, and Manzanita Hall. Explains the archeological project taking place on Alpha Drive.

#### **5. Discuss & Consider Properties Proposed for HE Classification on May 9, 2013**

- Hallam: Summarizes new properties to classify historic eligible – 1) Monty House located at 821 S Maple Avenue, – 2) Nichols House located at 919 S Maple Avenue, – 3) Gilliland House located at 928 S Maple Avenue, – 4) Goodwin House located at 930 S Mill Avenue, – 5) Jones House located at 944 S Mill Avenue, – 6) Clark House located at 923 S Maple

Avenue, – 7) Escalante House located at 949 S Maple Avenue, will be discussed at April meeting. Staff noted several of these properties are owned by Steve Tseffos and could set important precedent.

- Lee: Expresses concern about new round columns at entry to Gilliland House.
- Solliday: Proposed properties are in 1981 Tempe Historic Property Survey. Photograph collection from the survey housed at Tempe History Museum.

#### **6. Discuss & Consider Tempe General Plan 2040**

- Hallam: Provides details on meeting with Nancy Ryan about determination of Cultural Resource Areas. THPC to be involved in consideration of new Cultural Resource Area selection.
- Hallam & Nucci: Conducted field survey and re-evaluated Cultural Resource Areas from GP2030.
- Nucci: Ryan invited the HPO and HPC to redefine Cultural Resource Area for GP2040.
- Gregory: Requests new Cultural Resource Areas to be discussed at May meeting.
- Vinson: Nancy Ryan requested to provide GP2040 update in June.
- Gregory: Will multi-family properties be included in new Cultural Resource Areas?
- Nucci & Hallam: Recommend multi-family properties with single ownership be classified Historic Eligible. Cultural Resource Area classification is for anticipated future Historic Districts and could include multi-family properties with multiple ownership, for example the Sunset Vista 1958~1960 subdivision classified as a CRA in GP2030.

#### **7. Discuss & Consider Graduate Student Intern Program Projects**

- Nucci: Provides Kiser update on NRN for Double Butte Cemetery, and Tempe Municipal Building. Kiser and Nucci are working on Arizona Governor Heritage Award for the Rio Salado Foundation.
- Gerszewski: NRN for Moeur Park passed in Historic Sites Review Committee meeting on March 22. Will revise and submit to the Keeper of the National Register when SHPO comments are received.
- Hallam: NRN for Kirkland-McKinney Ditch not submitted to Keeper of National Register yet.

#### **8. Discuss & Consider 2013 HPC Elections**

- Gregory: Recommends waiting to do elections until May, or vote electronically.
- Shears: Prefers to vote electronically.
- Nucci: Submit electronic votes to Nucci.

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

- Nucci: June meeting may be postponed due to scheduling conflict with Arizona Historic Preservation Conference.

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

Next HPC Meeting Date Thursday 05/09/2013 at 6:00 p.m. at Hatton Hall, 34 E 7<sup>th</sup> Street

**Meeting adjourned at 8:01 PM**

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**Andrea Gregory, Chair**

*-minutes scheduled for HPC approval on 05/09/2013*

### **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.