

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 7th Street, Tempe, Arizona.

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

Dated this 2nd day of July, 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

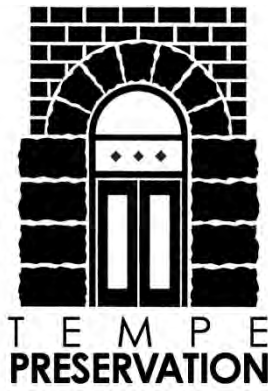
The Tempe Historic Preservation Commission meets at 6:00 p.m. on the second Thursday of each month at Hatton Hall, 34 East 7th Street. The Tempe Historic Preservation Office prepares an agenda with supporting material for Historic Preservation Commission meetings. State law requires that commission agendas 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 2nd floor of City Hall, the Tempe Historic Preservation Office on the 2nd 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, 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
Lauren Proper, alternate
Brenda Shears
Scott Solliday
Korri Turner

TEMPE HISTORIC
PRESERVATION
OFFICE

Amy Douglass
Alyssa Gerszewski
Nathan Hallam
Wm. "Billy" Kiser
Joe Nucci
Mark Vinson

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 6th 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, May 9, 2013

Location: Hatton Hall 34 East Seventh Street

Commissioners Present: Ira Bennett, Anne Bilsbarrow, Andrea Gregory,
Lauren Proper, Brenda Shears, Scott Solliday,
Korri Turner

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

Public Present: Vic Linoff 85281, Gary G. Metoxen representing the
Arcadia Jones House, Mary Oertle representing the
Monty House, Trent Potter 85024, Shanne Ware
Diaz representing the Arcadia Jones House

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

1. Call to Audience

No comment. Congratulations to Ira Bennett and Andrea Gregory on being
reelected as HPC Vice-Chair and Chair, respectively.

2. Approval of HPC Minutes 04/11/2013 Tempe HPC meeting

*MOTION [BENNETT]: TO APPROVE MEETING MINUTES FROM
04/11/2013 MEETING AS AMENDED. SECOND [SOLLIDAY]. MOTION
PASSES 7-0.*

3. Public Hearing Historic Eligible Classification

*MOTION [BENNETT]: TO CONTINUE HISTORIC ELIGIBLE CLASSIFICATION OF
THE FOLLOWING PROPERTIES: CLARK HOUSE; ESCALANTE HOUSE;
GILLILAND HOUSE; GOODWIN HOUSE; JONES HOUSE, UNTIL FALL 2013.
SECOND [BILSBARROW]. APPROVED: 7-0.*

- Properties recommended for HE classification: Arcadia Jones House; Monty House.
- Historic overview of Arcadia Jones House, eligible under criteria 'A.'
- Approximately five properties of this type (early 1900s farm house) remain in Tempe.
- Solliday: House appears to retain architectural integrity despite physical damage.
- Solliday: House retains moderate context of setting and feeling.
- Property owners in attendance, voice objection to HE classification.
- Property owners: inside of house is "a mess" – severe termite damage
- The house is currently up for sale and scheduled for demolition, along with all surrounding buildings.
- No public access to the house.
- The property representative stated that the land upon which the house sits is considered to be sacred by the Native Americans with which the School is affiliated.
- The property representative stated that proceeds from sale of the property will be used to fund an endowment for Native American churches
- Gregory: Explanation of HE classification
- Property owner willing to grant access to city staff for photographing and researching property prior to demolition.
- Proper: Opinion that commission should honor property owner objections to HE classification.

- Nucci: provides city attorney's opinion relative to HE classification: 30-day stay of demolition not viewed as a diminution of property rights.
- Nucci: Overview of criteria for eligibility
- David Wright House (Phoenix) prompted resurrection of HE classification in Tempe.
- Solliday: Background on the Hispanic spouse of Dr. Jones, owner of the house.

MOTION [TURNER]: THAT THE HISTORIC PRESERVATION COMMISSION CLASSIFY AS HISTORIC ELIGIBLE THE ARCADIA JONES HOUSE. SECOND [BENNETT]. APPROVED, 6-1

- Hallam: Historic overview of Monty House, eligible under criteria 'C'
- Early example of the Southwest architectural style.
- Property owner: Voices objection to HE classification.
- Property owner: severe vagrancy problem, had to construct a wall around the house to block access of homeless persons.
- Discussion of HE classification and what it allows / does not allow for.
- City ordinance requires HE classification
- Discussion of 30-day stay on demolition permits
- Property owner: reiterates objection to HE classification.

MOTION [SOLLIDAY]: THAT THE HISTORIC PRESERVATION COMMISSION CLASSIFY AS HISTORIC ELIGIBLE THE MONTY HOUSE. SECOND [BENNETT]. APPROVED, 6-1

4. Discuss & Consider properties for HE classification on July 11, 2013

- Properties will be considered at July HPC meeting, as there is no meeting scheduled for June.
- Hallam presents slideshow and discussion of seven residential properties: Terrell House (continued from April 11, 2013 HPC meeting); Chennault House; Asberry House; Pavell House; Carr House; Scudder House; Spain House.
- Commissioners to consider HE classification and discuss at July 11, 2013 HPC meeting.

5. Discuss & Consider Tempe General Plan 2040 Update

- Tempe Planning views Cultural Resource Areas (CRAs) differently than does Historic Preservation Office.
- Question: How do we / can we deal with the next wave of CRAs?
- HPO provides three recommendations for future direction of CRAs, for HPC consideration
- Nancy Ryan to present on GP 2040 Update at July 11, 2013 HPC meeting
- Planning is currently using CRAs to discourage multi-family development pressure in single-family neighborhoods.
- Planning views CRAs through context of density, which has no effect on historic preservation.
- Question to consider: Should HPO alter its definition and intent for CRAs?
- Should "intensity" be interchanged for "density"?
- Proper: Why are CRAs folded into historic preservation? Opinion that CRAs fall outside the parameters of historic preservation ordinance.
- Discussion on historic preservation ordinance and its relationship to CRAs
- Vinson stated that the preservation chapter of the City code does make provision for an Historic Preservation Plan, which could be used to inform the General Plan.

6. Discuss and Consider Graduate Student Intern Program Projects

- Gerszewski: Cavalier Hills neighborhood, vis-à-vis Virginia Hewett, has approached HPO with a petition for historic district designation.
- Petition contains 60 property owner signatures, out of 188 total properties.
- Most houses retain sufficient integrity to be considered contributors to a historic district.
- HPO to conduct preliminary inventory of neighborhood properties.
- Subdivision had two phases of construction; both are included in potential historic district.
- Vinson: Cavalier Homes is being considered as a pilot project for a new City initiative, the "Home Improvement Planning Program"

- Kiser: Double Butte Cemetery and Tempe Municipal Building National Register nominations to be submitted in final revised form to the Keeper.

7. Discuss and Consider 2013 CLG Conference Attendance

- No discussion.

8. Discuss and Consider Chair / Staff Updates:

- No discussion.

9. Current Events / Announcements / Future Agenda Items

- June 2013 HPC meeting cancelled for annual CLG conference; next meeting will be July 11, 2013.
- GP2040 commission reconvenes at Tempe Learning Center on May 29.
- Public meeting on streetcar project at Tempe Transit Center May 21.

Adjourned: 8:05 PM

Andrea Gregory, Chair

-minutes scheduled for HPC approval on 07/11/2013

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.

Project Narrative

This rezoning application is made in conjunction with the City of Tempe as co-applicant for a rezoning and PAD request relating to two lots located at the southeast and southwest corners of 8th Street and Una Avenue (the “Site”).

The Site consists of two parcels once owned by the City of Tempe. The western lot of the Site (parcel 132-60-015A) is now owned by Justin Martinez (the “Martinez Parcel”.) The eastern lot of the Site (parcel 132-60-015B) is owned by the City of Tempe (the “City Parcel”). The city and Justin Martinez are co-applicants in this rezoning request in order to rezone both parcels for proposed and future development. Justin Martinez has plans to develop a small 2-story home on the Martinez Parcel.



Along the northern portion of the Martinez Parcel, a dirt-lined Kirkland-McKinney Historic Ditch flows open to the air along the entire northern property boundary within a 16’ wide SRP maintained easement area. The Ditch flows open westward to Gary Drive where it has been piped and undergrounded. The Ditch is also piped and undergrounded on the City Parcel.



The Site is located in a well-established area consisting of mainly residential homes to the south, and 1, 2, and - story apartments along 8th Street to the east, west, and north. North of the Site across 8th Street is Creamery Park and a dog park which are lively and well-utilized by all surrounding neighbors.

Surrounding Creamery Park are 3-story multi-family apartment units on three sides. Similar scale apartment buildings continue towards McClintock on the north side of 8th Street. Many residents also utilize nearby access to the Orbit Mercury public transportation that has stops located just west of Una Avenue on the north side of 8th Street, and just east of Una Avenue on the south side of 8th Street. These stops are well-utilized adding to inherent benefits of eyes on the street. Local residents also may walk to the two nearby light rail stations on Apache and Dorsey and Apache and McClintock.



To the east of the Site are 2-story multi-family apartments that generally continue toward McClintock on the south side of 8th Street.

Directly to the west of the Site is a 20' wide alley bordering Tempe Manor apartment complex and a large irrigated grass field running along the irrigation ditch separated by jogging slump-block wall. Further west on south side of 8th Street are several 2-story multi-family apartment complexes continuing most of the way to Rural Road and Arizona State University's main campus. The Four Peaks Brewing Company is located west of Tempe Manor apartments on the north side of 8th Street. Four Peaks is a local business success story, and a frequent stop for many local residents.

South of the Site is the B-H Homes Subdivision containing ten lots with homes generally constructed from 1957 to 1959. Further south down Una Avenue is the Borden Homes Historic District. Most of the neighborhoods surrounding the Site contain single family residential lots with housing constructed during the 1940's, 50's, 60's, and 70's. Several newer infill single family houses have been built in recent years throughout the area as reinvestment in this north Tempe area increases.

The Site is also located within the Apache Boulevard Redevelopment Area and has walkable access to light rail. This is an exciting aspect to the location of the Site opening up opportunities for exploration of new and developing activities and experiences along the light rail corridor.

Both subdivisions along Una Avenue contain beautifully-maintained yards and homes that indicate significant pride of ownership in the area. Vegetation is generally lush and mature throughout these neighborhoods

resulting from irrigation on most lots. These neighborhoods have quiet walkable streets resulting from a tight-knit community from which Justin Martinez has had the pleasure to have involvement in. He has met multiple neighbors from around the areas, and has been invited to and attended multiple functions ranging from historic tax benefit meetings, neighborhood crime prevention meetings, and community dinners.



The rezoning of the Site from R1-6 to R1-PAD will permit the infill development of two very underutilized parcels. A single-family home is already proposed for development on the Martinez Parcel. The rezoning is highly compatible with the surrounding zoning and land use patterns as well as with the General Plan Future Land Use designation of Residential, with a General Plan future Residential Density designation of Low to Moderate up to 9dua.

With regard to the development of the Martinez Parcel, the unique adjacency of a variety of public amenities, transportation options, residential neighborhoods, multi-family housing complexes, and industrial and commercial businesses calls for a unique design tying together a convergence of multiple conditions. On the north portion of the Martinez Parcel is the previously-mentioned Kirkland-McKinney Ditch spanning the length of property. The south bank of the Ditch is an over-growth of intrusive running bamboo covering a large percentage of the lot and hanging over and into most of the Ditch area. Also, on the northeast corner of the Martinez Parcel are two native trees that are proposed to be saved during construction and made part of the development plans. Closest to Una Avenue is a mature Palo Verde growing under the canopy of a 65' tall, 6' plus diameter trunk Cottonwood tree. The unique adjacencies described above coupled with the historic



Kirkland-McKinney ditch and Cottonwood tree help to shape the design of the proposed residence on the Martinez Parcel.

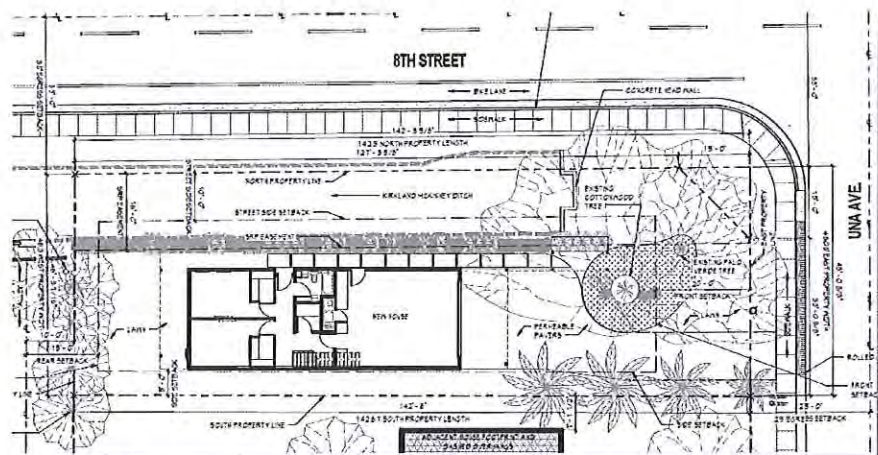
The single family home designed specifically for the Martinez Parcel takes into account the convergence of all the public activities, conforms to all physical and regulatory restrictions, solves desired program requirements and synthesizes them comprehensively. The house fits within the buildable area of the lot after complying with



all setbacks, easements, height restrictions, drive way needs, etc., while still preserving and enhancing the two native trees and vegetation along Ditch bank. The running bamboo currently on the lot has an intrusive root structure that quickly takes over land, and harbors harmful insects, such as the Carpenter Bee found in the stocks which continue to attack the large Cottonwood tree. The bamboo also harbors transients, stray cats, prevents proper maintenance of ditch and has

caught fire causing damage to existing overhead power lines. The proposed replacement vegetation will be a multi-faceted solution. In addition to addressing the above issues the proposed grouping bamboo, ficus trees or suitable alternative will maintain the lush aesthetic along the bank, provide screening of the house and windows while strategically allowing for natural surveillance and visibility for security purposes.

The placement of the house within the buildable area is such that the driveway on Una Avenue runs south and past the large Cottonwood tree allowing for maneuverability of two vehicles to park side by side in a two car garage. Above the driveway and two car garage is a second story covered porch with an observatory catwalk along the Ditch bank extending to large Cottonwood tree forming a partial courtyard area. This was done to have a connection not only to the water within the ditch but also the naturally resulting vegetation.

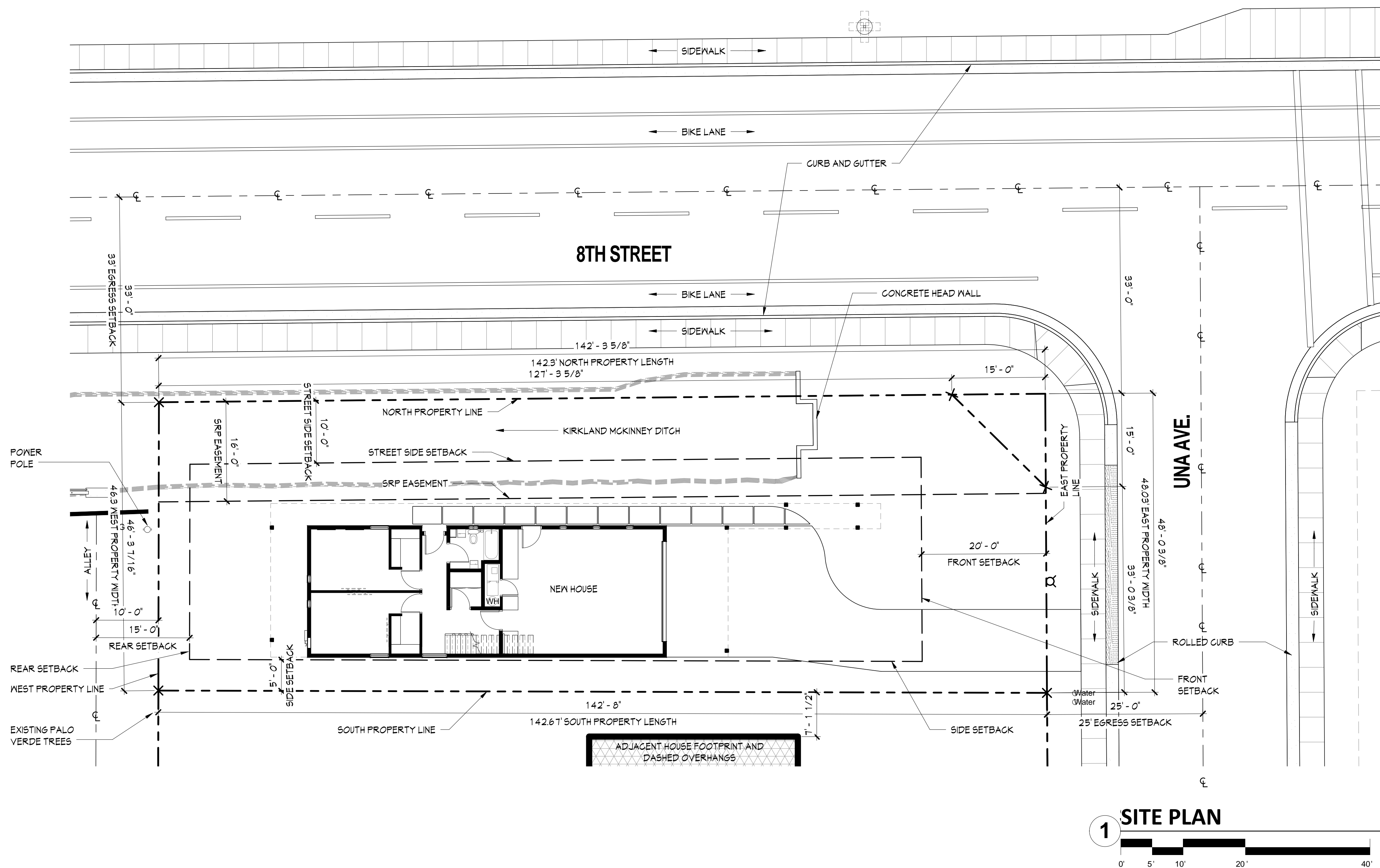


On ground level to the north of the garage and south of the ditch bank under the observatory catwalk deck signifying the pathway to the front door is a covered, lush, rhythmic approach providing screened views of water, 8th Street, foot traffic, and activities in the park. The ideal orientation of the lot in terms of views and solar orientation tailored the design toward a protective elevated geometric wrapping of the second level supported by first level elements, blocking the south façade from direct solar heat gain. This is achieved by minimal glazing openings and to respect the neighbor's privacy. The geometry of the form wrapping the second

floor extends at the east and west ends of the structure to provide shelter for porches. The north side of the geometry wrapping the second floor is left open where sun rarely hits windows to maximize views north down to the water, to the park on 8th Street, A-Mountain, and other views. As described, the side yard and street frontage will enhance the aesthetics and help to maximize the natural surveillance along 8th Street. Along Una



Avenue, ground covers and plantings combined with an aesthetically pleasing front elevation will also improve the overall visual look of the entrance into the neighborhood and provide additional eyes on the street for added neighborhood crime prevention.



GENERAL SITE PLAN NOTES

LEGAL DESCRIPTION:
 A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH RAGE 4 EAST OF THE GILLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 5, B-H HOMES, AS RECORDED IN BOOK 16 OF MAPS, PAGE 2, RECORD OF MARICOPA COUNTY RECORDER;
 THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY PROLONGATION OF THE EAST ALLEY RIGHT OF WAY AS SHOWN ON SAID B-H HOMES, 46.29 FEET TO THE SOUTH RIGHT OF WAY OF 8TH STREET;
 THENCE NORTH 89 DEGREES 21 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 142.90 FEET;
 THENCE DEPARTING SAID SOUTH RIGHT OF WAY, SOUTH 00 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE PROLONGATION OF THE WEST RIGHT OF WAY OF UNA AVENUE AS SHOWN ON SAID PLAT, 48.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
 THENCE DEPARTING SAID PROLONGATION OF SAID WEST RIGHT OF WAY, NORTH 89 DEGREES 51 MINUTES 00 SECONDS ALONG THE NORTH LINE OF SAID LOT 5, 142.67 FEET TO THE POINT OF BEGINNING.

OWNER:
 JUSTIN N. MARTINEZ
 715 SOUTH EXTENSION ROAD, UNIT 11
 MESA, AZ 85210
 PHONE: 928-242-5801

ADDRESS OF PROPERTY:
 900 SOUTH UNA AVENUE
 TEMPE, AZ 85281

PARCEL NUMBER:
 132-60-015A
CURRENT ZONING:
 R1-6

SETBACKS:
 FRONT YARD 35 FEET
 REAR YARD 15 FEET
 SIDE YARD 5 FEET
 STREET SIDE, SIDE YARD 10 FEET

EASEMENTS:
 NORTH 16 FEET

LOT AREA:
 6,606.84 SQ FT GROSS & NET

BUILDABLE AREA:
 2,809.46 SQ FT
 42.5% OF LOT

AREA CALCULATIONS:

LIVABLE AREAS (GROSS)	
LOWER LEVEL	640 SF.
UPPER LEVEL	1,403 SF.
TOTAL GROSS LIVABLE AREA	2,043 SF.
NON-LIVABLE UNDER ROOF AREAS (GROSS)	
GARAGE	577 SF.
FRONT PORCH	246 SF.
REAR PORCH	147 SF.
TOTAL GROSS NON-LIVABLE AREA	970 SF.
TOTAL AREA UNDER ROOF	3,013 SF.
AREA OF ROOF FOOTPRINT	1,826 SF.

LOT COVERAGE (GROSS)

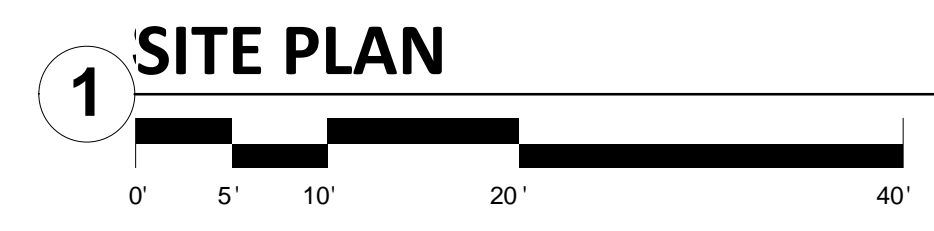
LOT AREA	6,607 SF.
BUILDING FOOTPRINT	1,217 SF.
ACTUAL PERCENTAGE OF LOT COVERED	18.4%
ALLOWABLE LOT COVERAGE	45%

SITE LEGEND

☉ FIRE HYDRANT

OWNER: JUSTIN N. MARTINEZ
 715 SOUTH EXTENSION ROAD, UNIT 11
 MESA, AZ 85210
 PHONE: 928-242-5801

PARCEL NUMBER: 132-60-015A
CURRENT ZONING: R1-6



SHEET INDEX	
SHEET NUMBER	SHEET NAME
A1.1	SITE PLAN
A2.2	1ST & 2ND FLOOR PLANS
A3.1	BUILDING SECTIONS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS COLOR
GD1.1	GRADING AND DRAINAGE PLAN
L1.1	LANDSCAPE PLAN

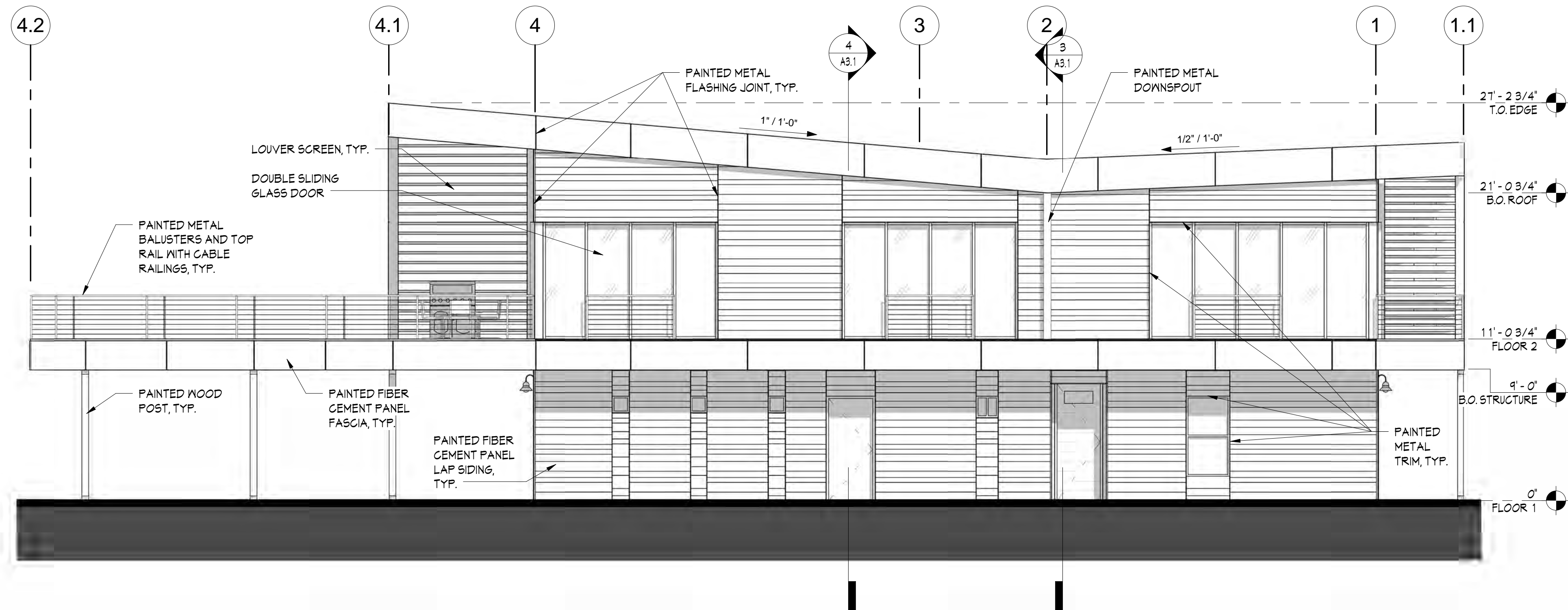
MARTINEZ RESIDENCE
 900 SOUTH UNA AVE,
 TEMPE, AZ 85281

SITE PLAN

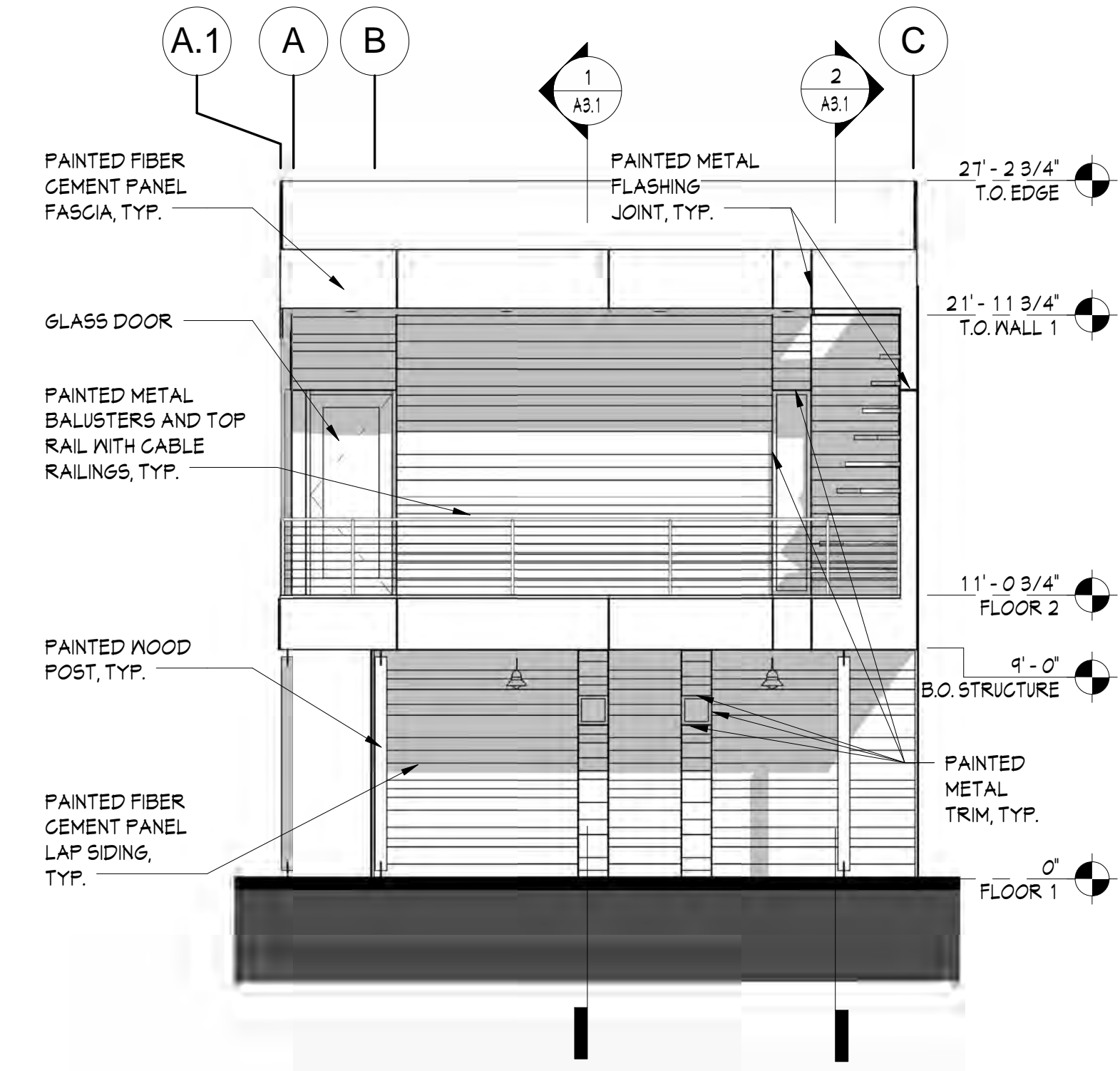
DATE: 05/20/2013

A1.1

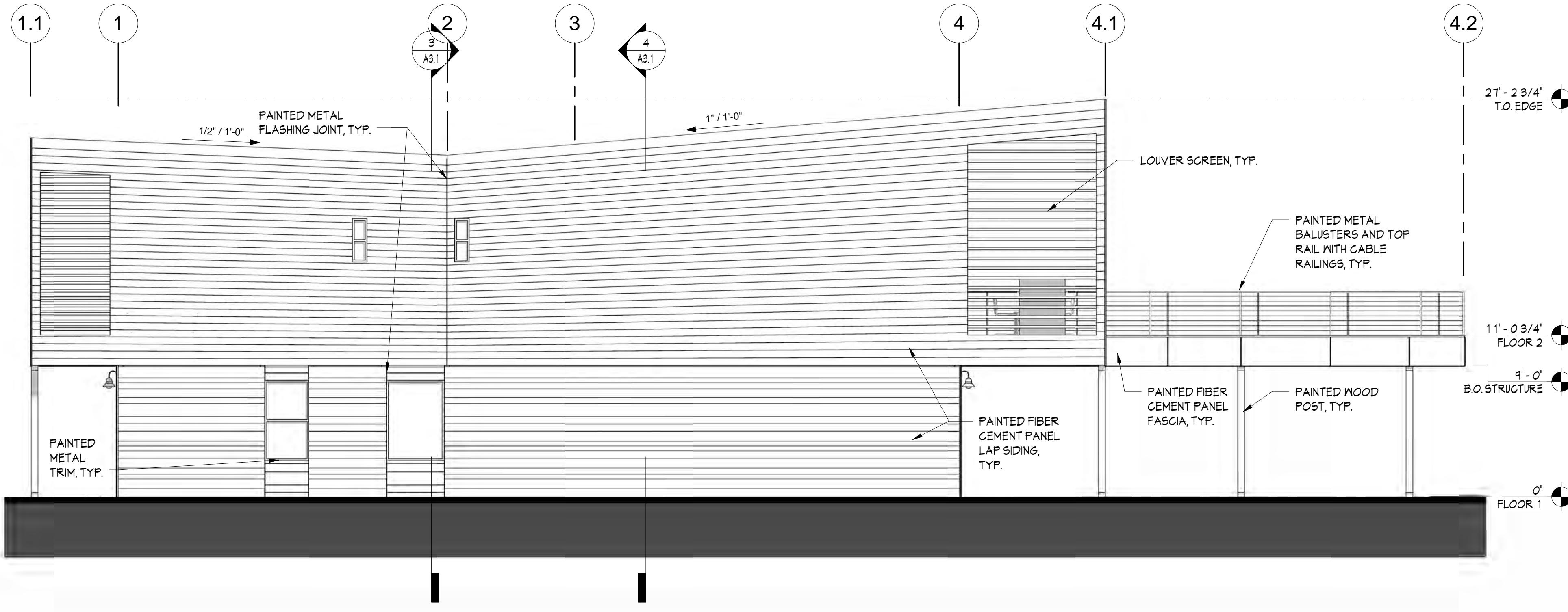
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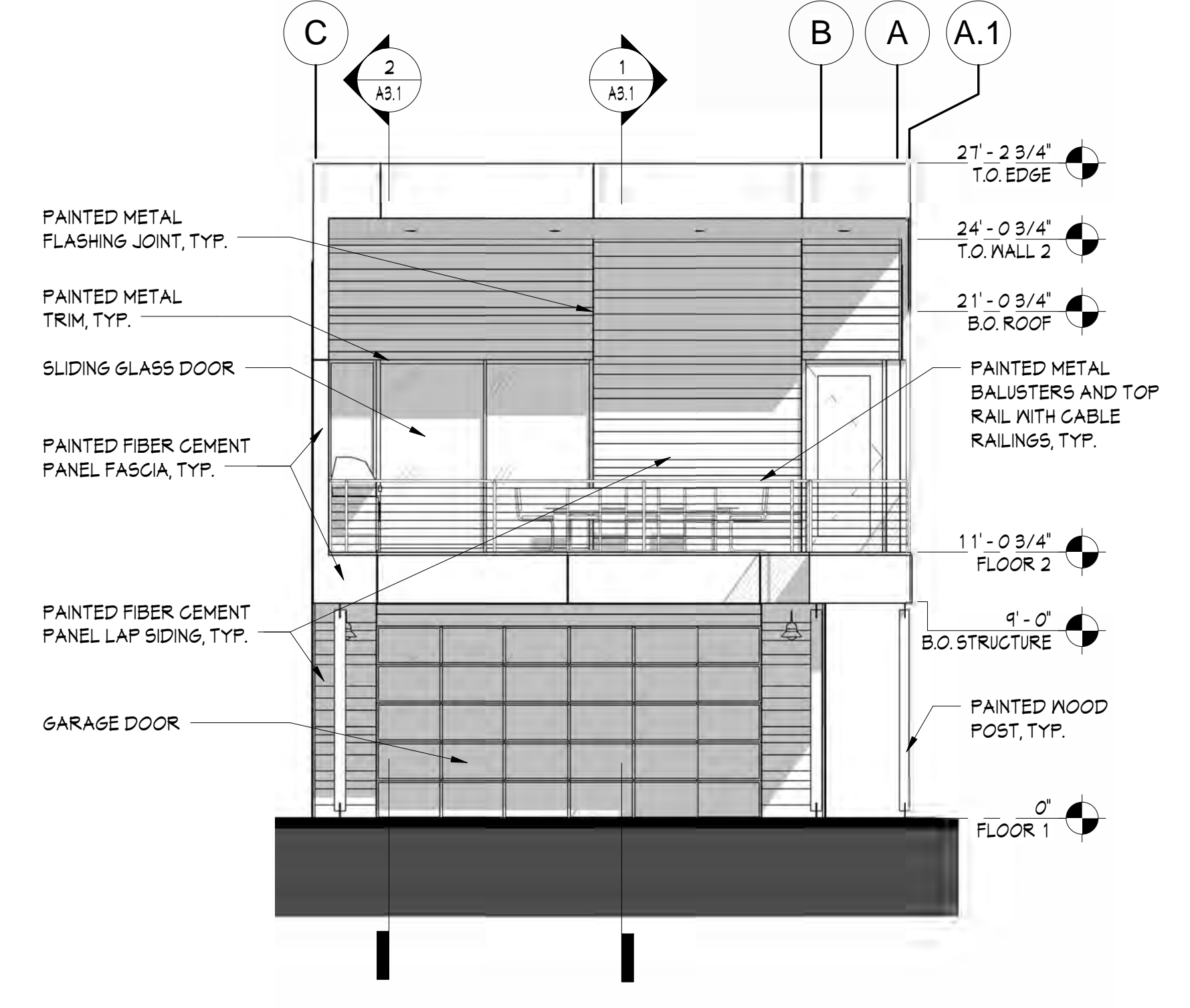
1 NORTH ELEVATION



4 WEST ELEVATION



2 SOUTH ELEVATION



3 EAST ELEVATION



OWNER: JUSTIN N. MARTINEZ
 715 SOUTH EXTENSION ROAD, UNIT 11
 MESA, AZ 85210
 PHONE: 928-242-5801

PARCEL NUMBER: 132-60-015A
 CURRENT ZONING: R1-6

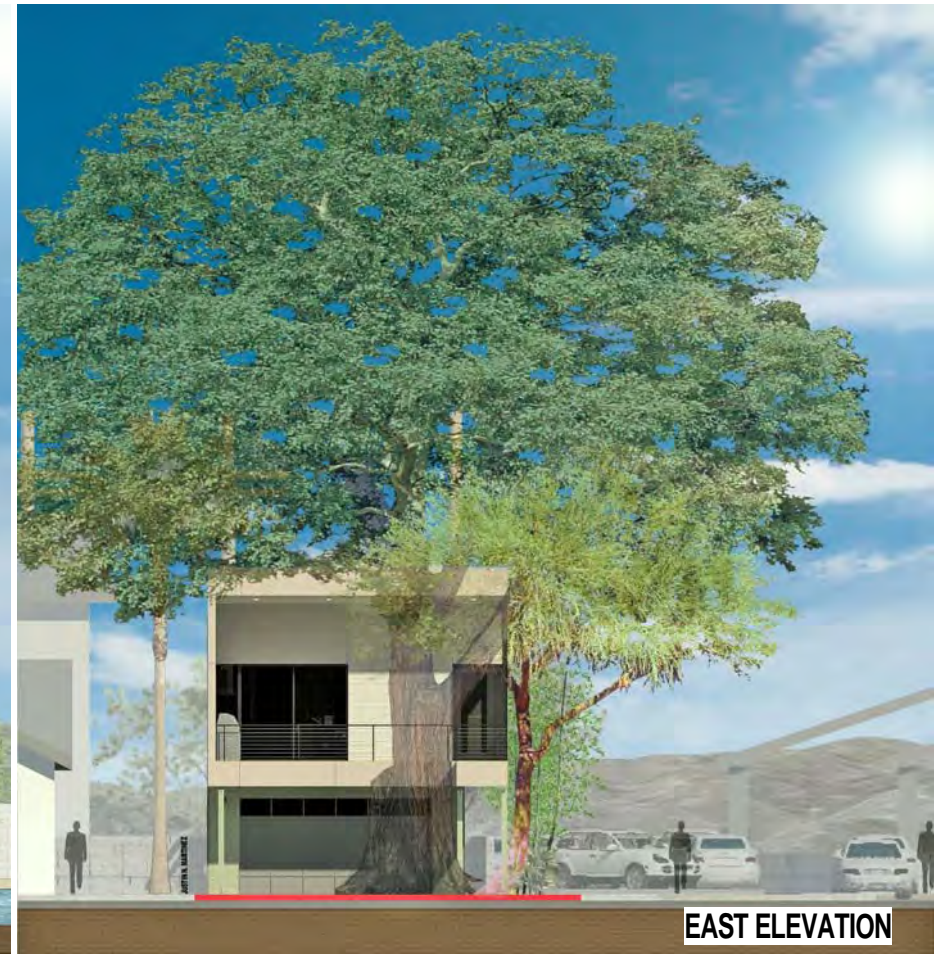
MARTINEZ RESIDENCE
 900 SOUTH UNA AVE,
 TEMPE, AZ 85281

EXTERIOR ELEVATIONS
 DATE: 05/20/2013

A4.1
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NORTH ELEVATION



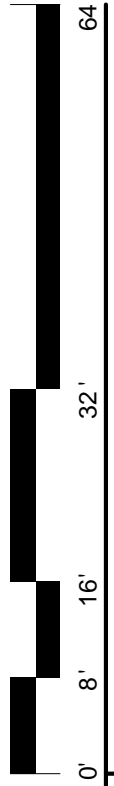
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



MARTINEZ RESIDENCE

900 SOUTH UNA AVE,
TEMPE, AZ 85281

DATE: 05/20/2013

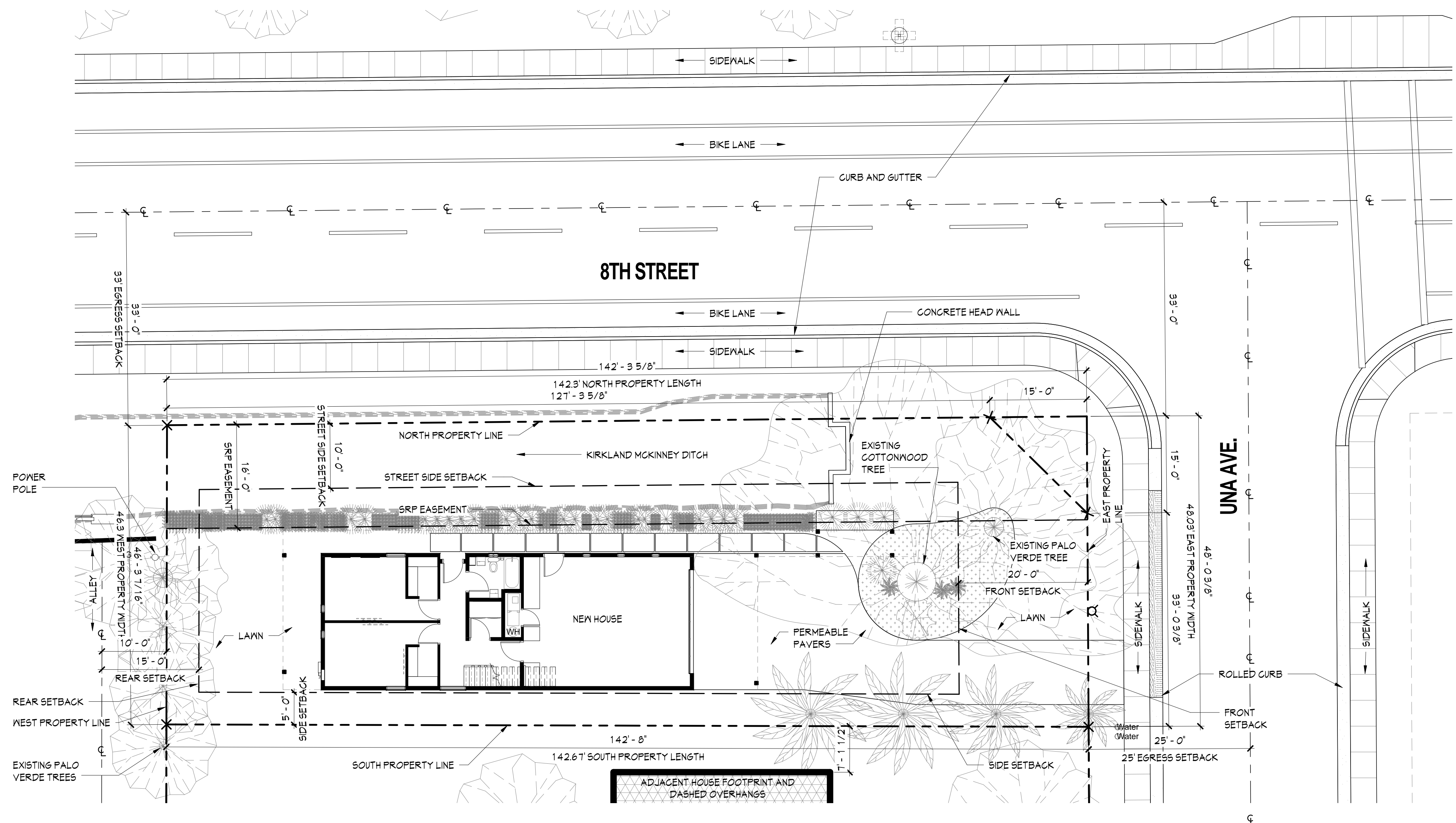
OWNER:
JUSTIN N. MARTINEZ
715 SOUTH EXTENSION ROAD, UNIT 11
MESA, AZ 85210
PHONE: 928-242-5801

PARCEL NUMBER: 132-60-015A
CURRENT ZONING: R1-6

A4.2

**EXTERIOR
ELEVATIONS COLOR**

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1 SITE & LANDSCAPE PLAN

LANDSCAPE LEGEND

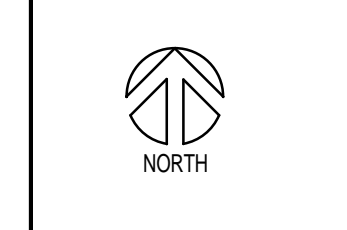
- (NEW) PALM TREE
- (EXISTING) FAN PALM
- (NEW) GROUPING BAMBOO
- (EXISTING) ROSE BUSH
- (NEW) MISC. SHRUB
- (NEW) MISC. GROUND COVER

SITE LEGEND

- FIRE HYDRANT

OWNER: JUSTIN N. MARTINEZ
 715 SOUTH EXTENSION ROAD, UNIT 11
 MESA, AZ 85210
 PHONE: 928-242-5801

PARCEL NUMBER: 132-60-015A
 CURRENT ZONING: R1-6



MARTINEZ RESIDENCE
 900 SOUTH UNA AVE,
 TEMPE, AZ 85281

LANDSCAPE PLAN
 DATE: 05/20/2013

L1.1
 5/8/2013 12:34:30 PM



8TH STREET

UNA AVE.

NEW HOUSE

ADJACENT HOUSE FOOTPRINT AND DASHED OVERHANGS

SIDEWALK

BIKE LANE

CURB AND GUTTER

BIKE LANE

SIDEWALK

142'-3 5/8"

142.3' NORTH PROPERTY LENGTH
127'-3 5/8"

NORTH PROPERTY LINE

KIRKLAND MCKINNEY DITCH

STREET SIDE SETBACK

SRP EASEMENT

EXISTING COTTONWOOD TREE

EXISTING PALO VERDE TREE

EAST PROPERTY LINE

FRONT SETBACK

SIDEWALK

ROLLED CURB

FRONT SETBACK

Water

Water

25'-0"

25' EGRESS SETBACK

SIDE SETBACK

EXISTING PALO VERDE TREES

SOUTH PROPERTY LINE

142.67' SOUTH PROPERTY LENGTH

142'-8"

5'-0"

SIDE SETBACK

15'-0"

REAR SETBACK

16'-0"

SRP EASEMENT

10'-0"

STREET SIDE SETBACK

15'-0"

33'-0"

EGRESS SETBACK

33'-0"

EGRESS SETBACK

48'-0 3/8"

48.03' EAST PROPERTY WIDTH

33'-0 3/8"

46'-3 1/16"

NEST PROPERTY WIDTH

ALLEY

EXISTING CONCRETE WATER GATE

EXISTING POWER POLE







City of Tempe

General Plan 2040

Boards and Commissions Review

June 2013

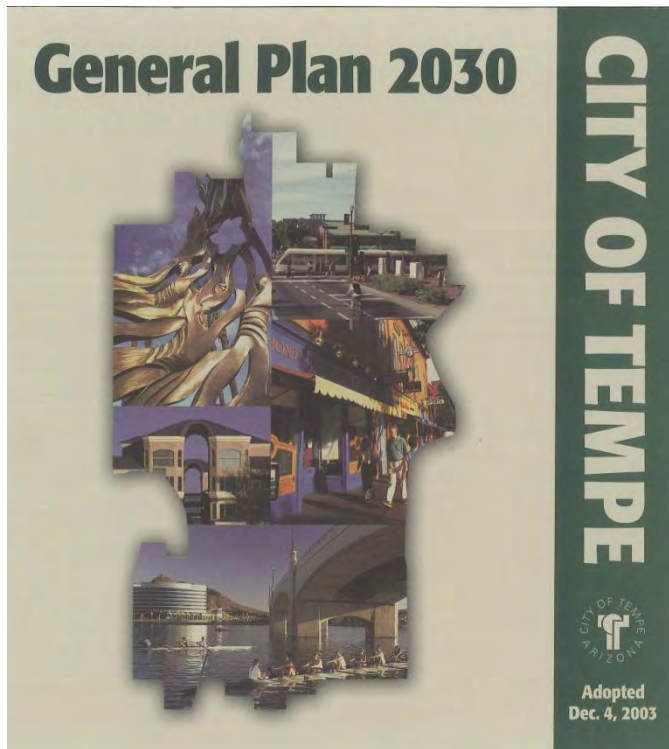


Why Prepare a General Plan

- Holds the community's vision for future.
- Guides how the community will grow and change.
- Required by AZ law that a comprehensive and long term plan be adopted every 10 years.

Current General Plan

Key Recommendations from General Plan 2030



- Infill development and Mixed Use,
- Integration of historic preservation and neighborhood enhancement,
- Enhance the built environment in which people live, learn, work and play,
- Growth areas for strategic economic development,
- Multi-modal transportation for greater accessibility,
- Open space and recreation amenities in growing city
- Public art and culture that add quality of life,
- Attractive, functional and efficient public buildings, and
- Human services to those of greatest need.



Guiding Principles



Guiding Principle

Balanced Land Use



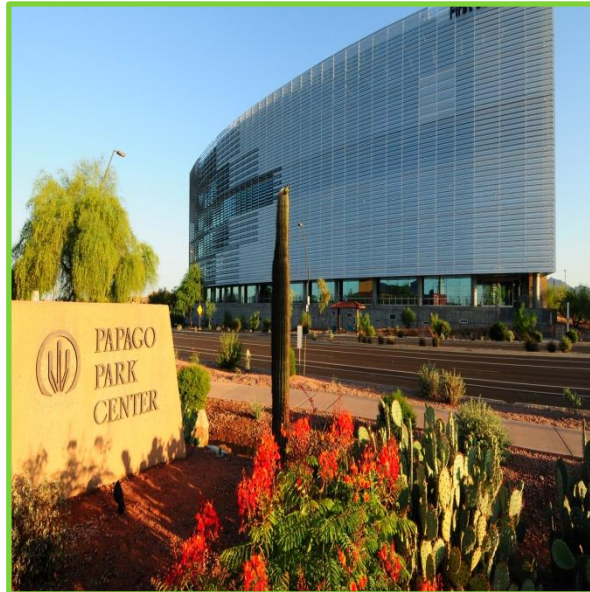
Guiding Principle

Enhanced Quality of Life
and Preservation of
Neighborhood Character



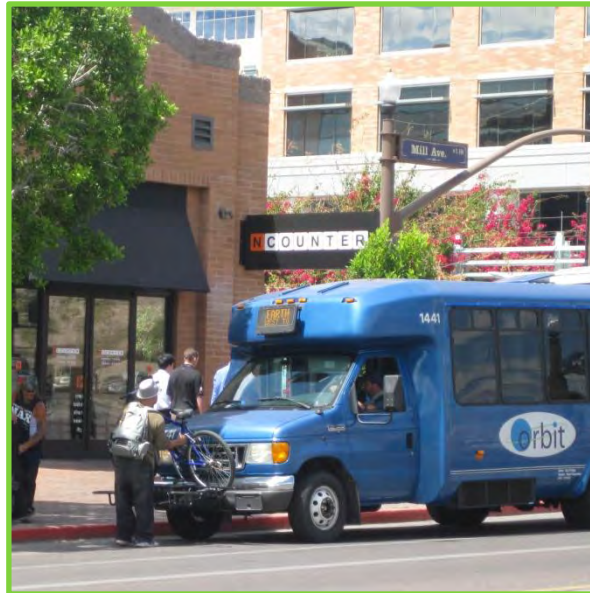
Guiding Principle

Increased Economic Vitality



Guiding Principle

Sustained Mobility / Greater Accessibility



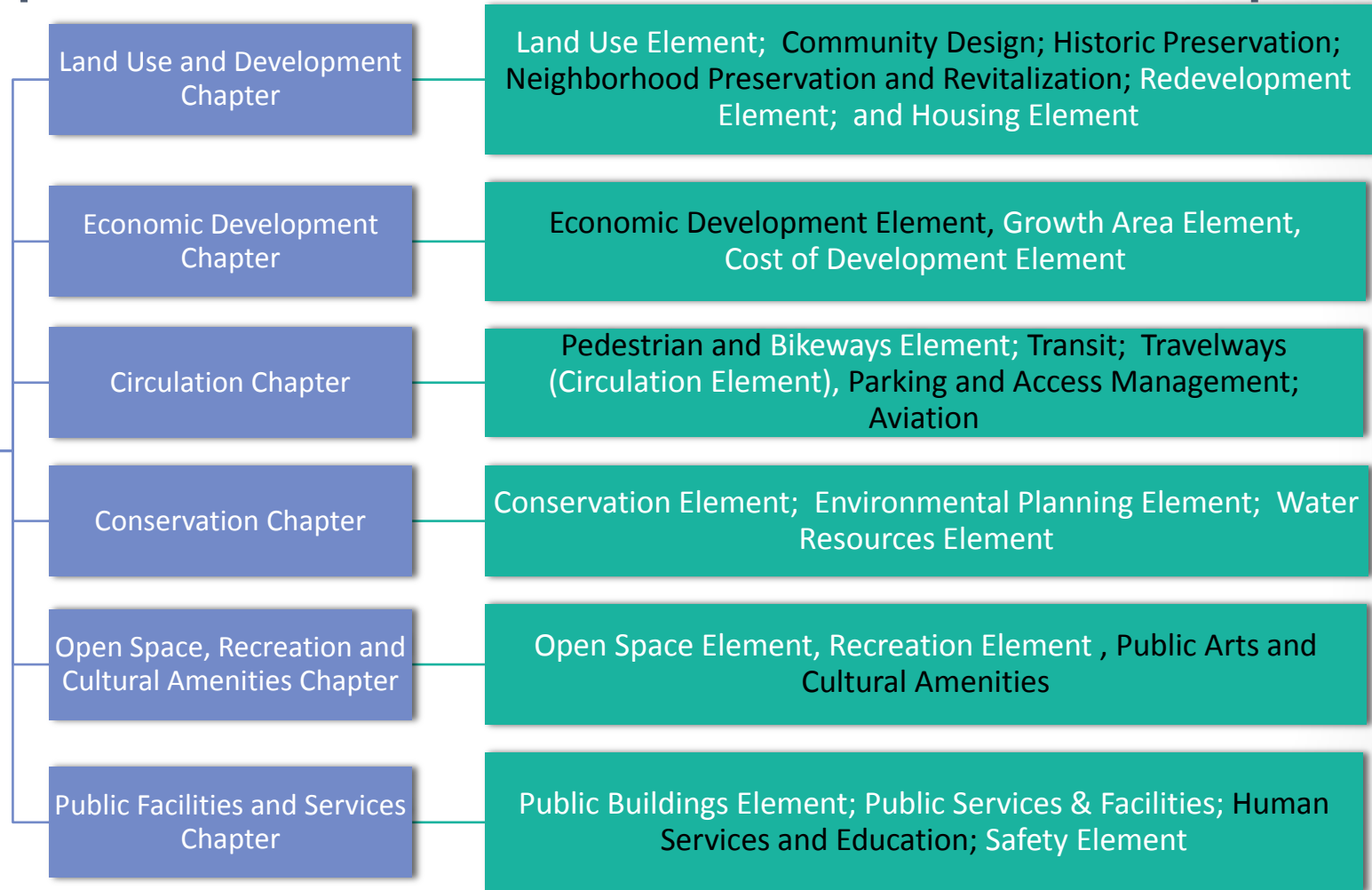
Guiding Principle

Sustainability and Environmental Stewardship



Requirements for the General Plan in Tempe

General Plan 2040



Required Elements in White Text



What's New in GP2040

- Tempe as the State leader in Urban Living
- Create a "20 minute city"
- More Transit-Oriented Development
- Creating Additional Hubs of Activity – Growth Areas
- Implementing “Complete Streets” strategies
- Fill gaps in the Connecting Network of the Community (walkways, bikeways and open space)
- Moving the City further to Sustainability
- Healthy Living that produces Healthy Community
- Counting Private Open Space
- ASU Stadium District Land Use Changes
- Projected Growth - 2040 Population – 217,000
2040 Employment – 244,000

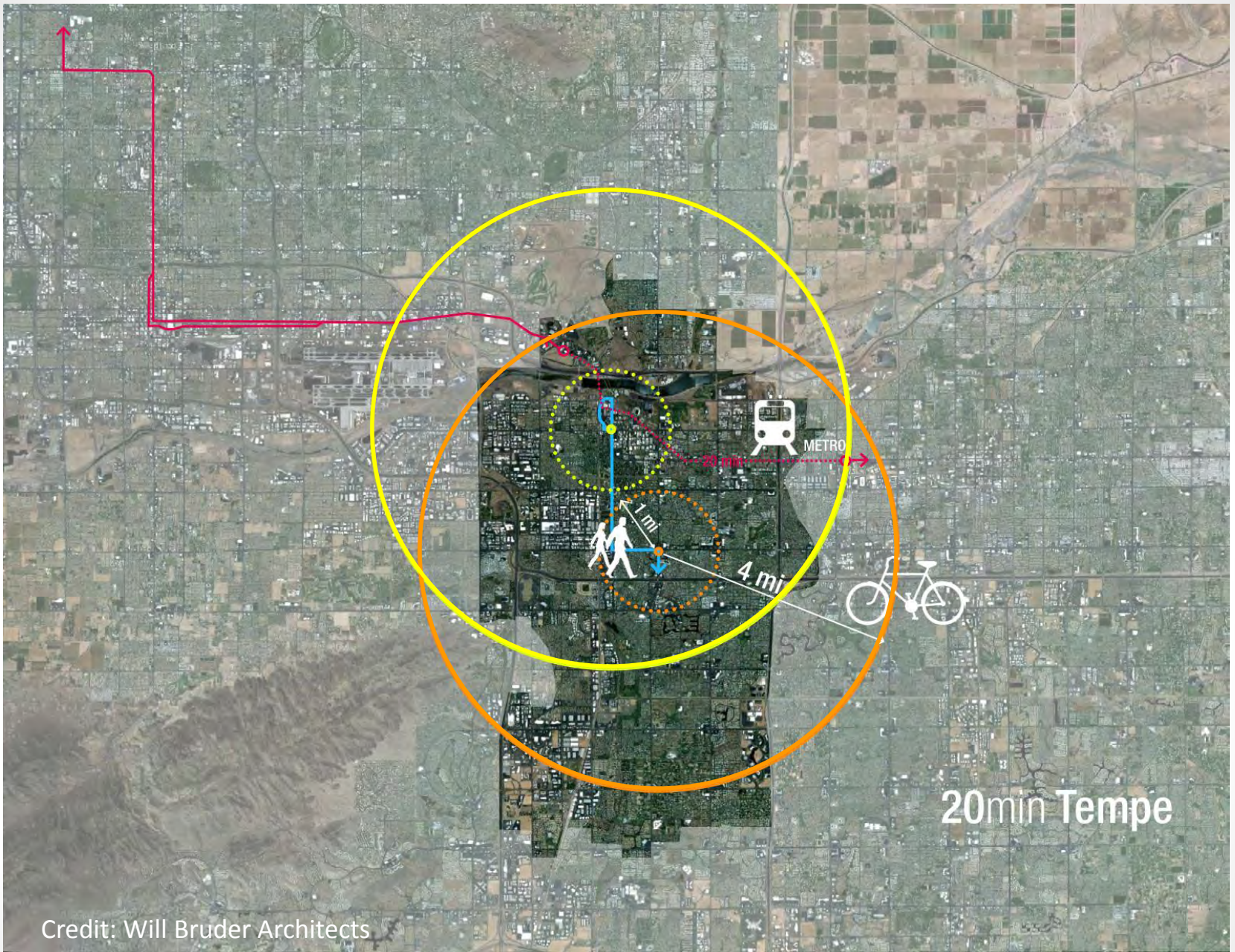


Land Use and Development Chapter

Land Use and Community Design

- Land use patterns to support long-term sustainability
- High quality design for housing, business, streets, parks
- Attract families to purchase and businesses to investment in Tempe
- Develop the City with multiple urban centers
- Activity centers with streets that loved to be walked and places where people visit and linger.
- Provides needed local services on a neighborhood scale.
- Ensure that Mixed-use provides the desired blend of multiple uses
- Identify framework for further planning of Character Areas
- Keep the community involved in planning and development
- Maintain the Jobs-Housing Ratio of 1:1
- A "20-minute City"





Credit: Will Bruder Architects

Land Use and Development Chapter

Revitalization, Redevelopment, Housing and Historic Preservation

- Community design includes accessible and sustainable components
- Urban lifestyle that attracts professionals
- Accommodate lifestyles for all stages of life – families, empty nesters, elderly, multi-generational families
- Stable, Established Neighborhoods
- Promote Historic Preservation and Neighborhood Preservation
- Affordable housing and rehabilitate existing rental housing
- Affordable housing for workforce and elderly, as well as low income
- Housing variety
- Coordinate affordable housing with transportation
- Build to encourage long term residency and aging in place

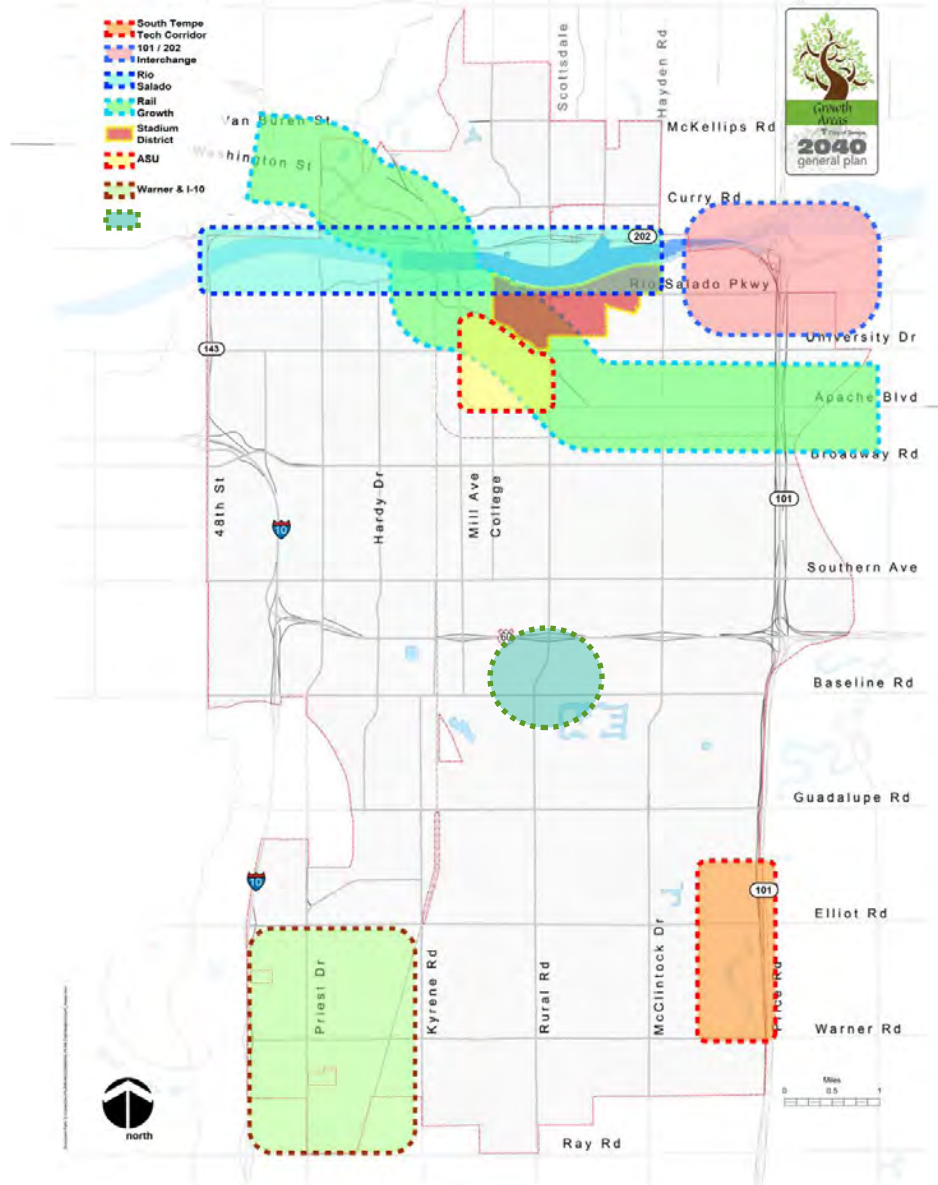


Economic Development Chapter

- Draw workers from the Knowledge Economy
- Business climate that fosters private investment
- Implement Economic Development Strategy
- Sustained improvement in standard of living and quality of life for all residents.
- Jobs that pay above regional average or better
- Tie with ASU technology graduates to sustain a technology based workforce
- Technology incubator space
- Strategic in the Sale or Lease of City-owned land
- Land intensification provides necessary infrastructure or service capacity
- Promote a financially stable economy with economic development tools.
- Growth Areas



Growth Areas



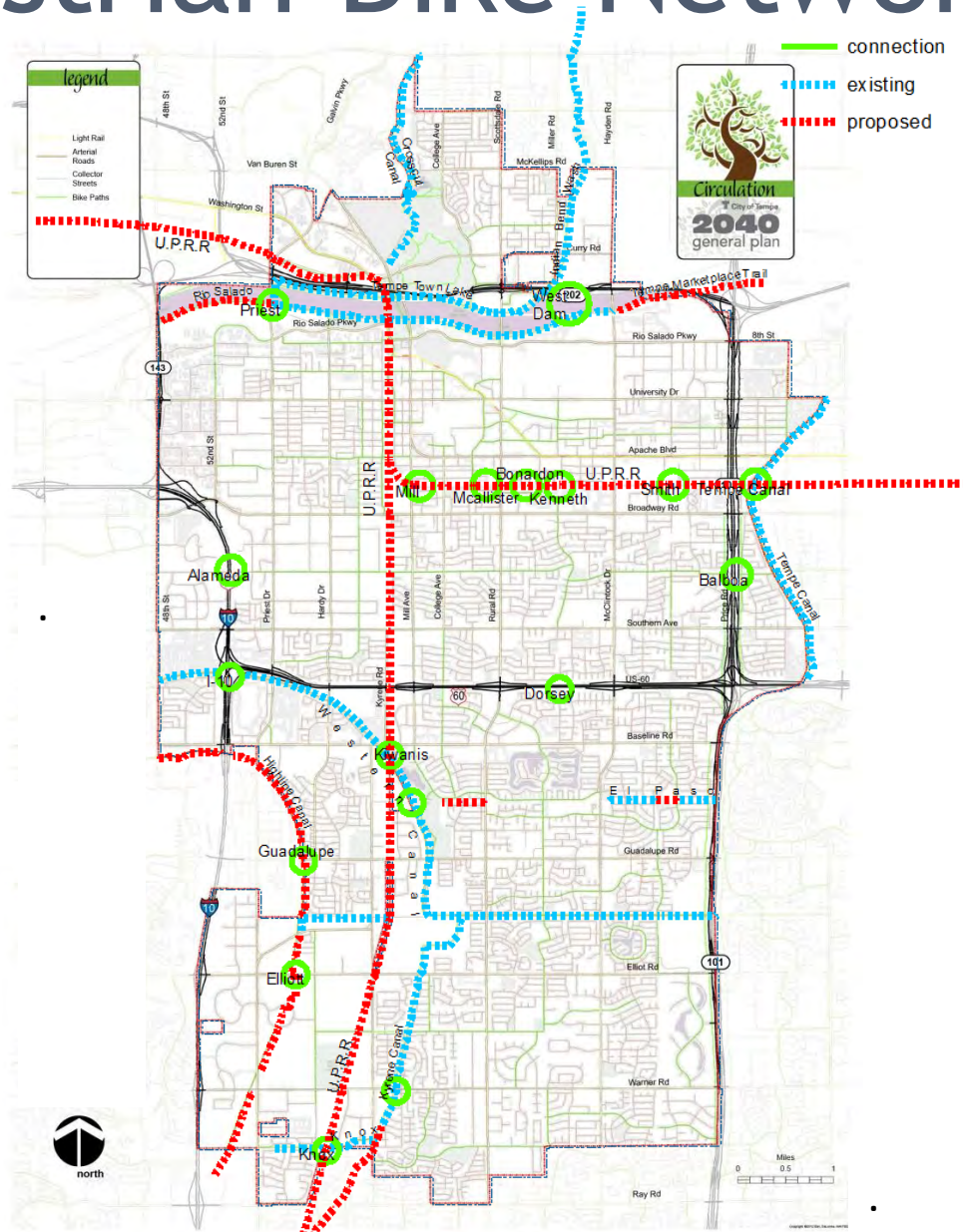
Circulation Chapter

Pedestrian/Bike Network

- Pedestrian, bike, bus to provide other modes of transport besides vehicles
- Development patterns that support pedestrian access and circulation
- Safe and comfortable and interesting walking and biking environments
- Completes gaps in the system to make is useable
- Identify designated bike route systems that connect to hubs
- Bicycle travel a comprehensive mode of transportation, not only for recreational use.
- Facilitate bicycle transportation amenities that incentivize increased ridership.
- Connect facilities to the greater region



Pedestrian-Bike Network



Circulation Chapter

Transit, Travelways and Aviation

- Safe, efficient and interconnected transit options
- Transit that facilitates local, regional and inter-regional connections
- Complete streets
- Minimize neighborhood traffic impacts
- Maintain streets and the street infrastructure to be functional and attractive
- Technology to produce travelway efficiencies
- Interconnections that balance and more fully serve all modes—freeways, freight, inter-city rail, etc.
- Maximize Airport's economic benefit and minimize its environmental impact.
- Promote consolidated and shared parking
- Ensure neighborhoods are not impacted by parking



Conservation Chapter

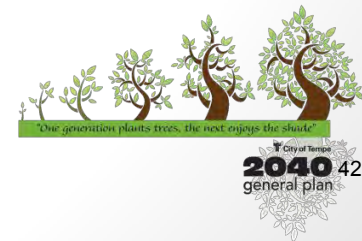
Conservation, Environmental Planning and Water Resources

- Clean energy solutions to protect our environment
- Energy reducing building materials
- Clean-up sites with environmental contamination
- Safe and healthy co-existence with wildlife.
- Manage flood prone areas/ protect natural floodplain functions
- Increased shade (from trees) for ambient temperature and air quality benefits.
- Urban forest resource - care for trees
- Renewable and sustainable water supplies
- Maximize reclaimed water use
- Recycling and managed reduction of waste
- Continue water conservation efforts
- Capture and infiltrate storm water for benefit of vegetation
- Minimize total pollutants from transport to receiving waters



Open Space, Recreation and Cultural Amenities Chapter

- Variety of open spaces/parks to serve the diverse and changing needs
- Linked open space and parks
- Recreation programs for health, physical fitness, leisure, creativity and entertainment
- Diverse art, library and cultural facilities and programs that educate and enrich the community
- Infuse art throughout the community in public and private spaces
- Promote artistic expression and cultural awareness
- Use technology for outreach and service delivery
- Recognize benefit of Private and Regional open space



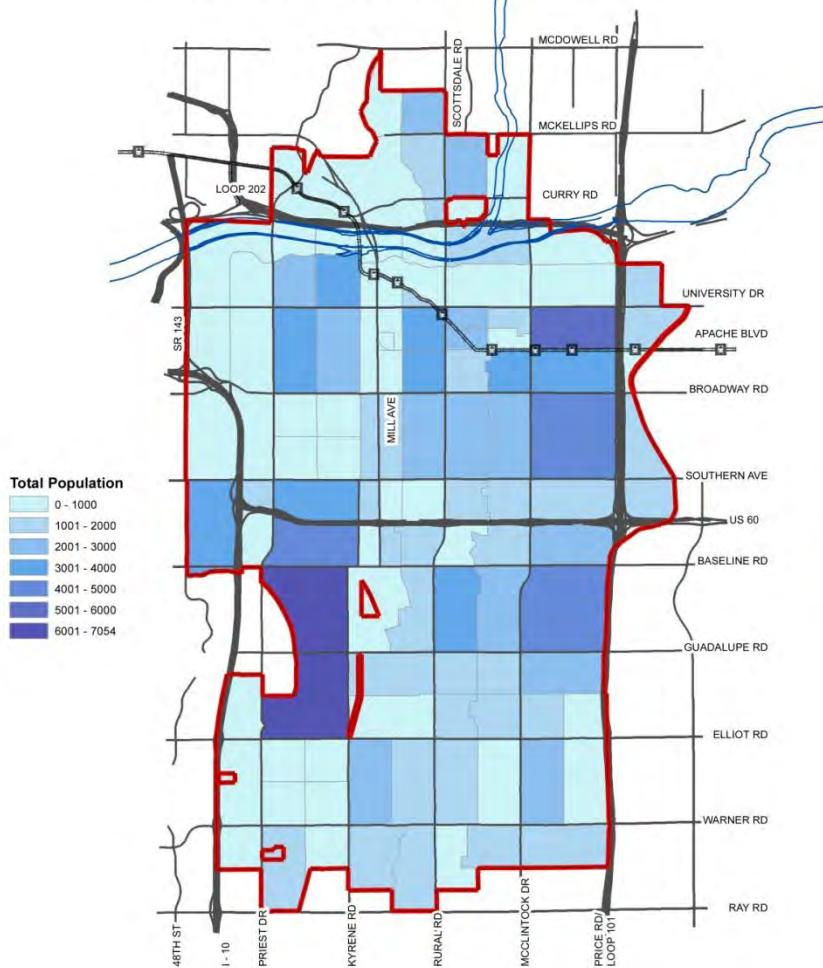
Public Services and Facilities Chapter

- Public buildings to sustain the wide range of services
- Efficient and effective public services
- Coordinate and plan for non-city services and facilities to meet community needs
- Improve the quality of life for all Tempe residents, with emphasis on those in most need
- Defined and/or balanced city services
- Human service components to support aging in place
- Academic and social connection with schools
- Facilitate lifelong learning environments
- Prepare and coordinate to prevent and minimize impact of disasters
- Preservation of life and protection of property from fire or hazardous materials
- Fight crime and enhance public safety
- Engage the community in public safety issues



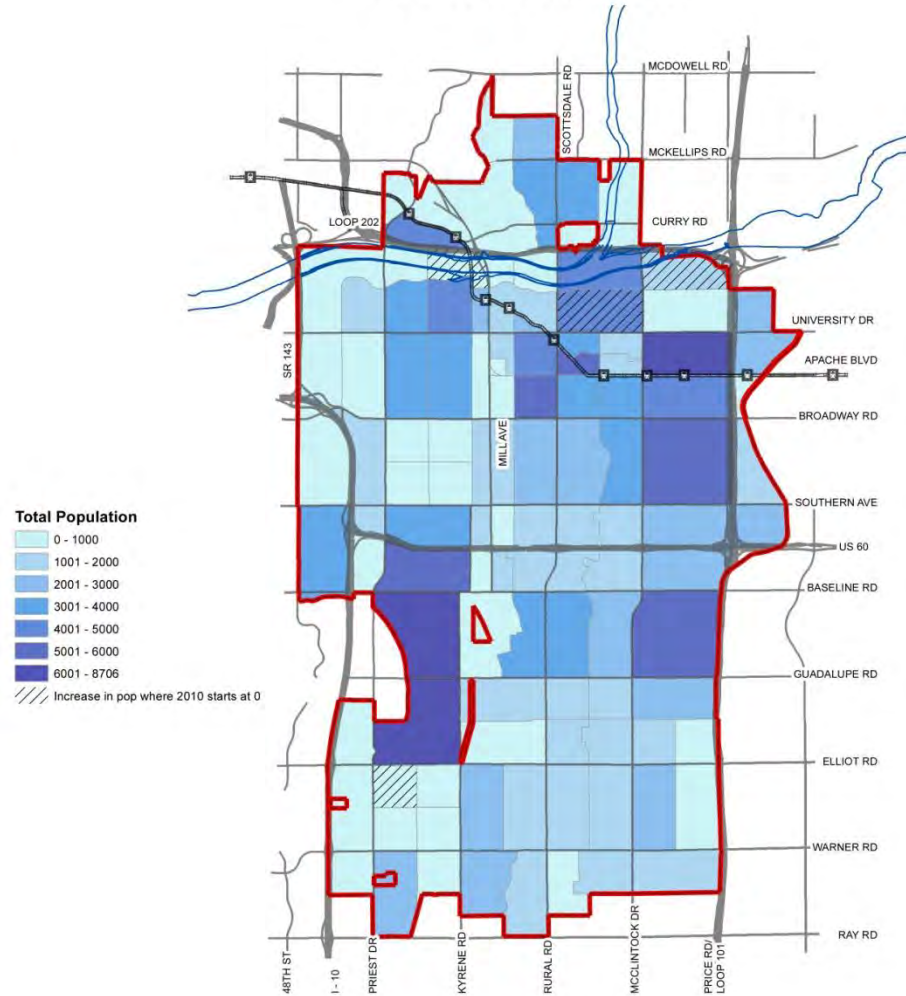
Population Projection

2010 TOTAL POPULATION by TRANSPORTATION ANALYSIS ZONE (TAZ)



2010 Population
161,719

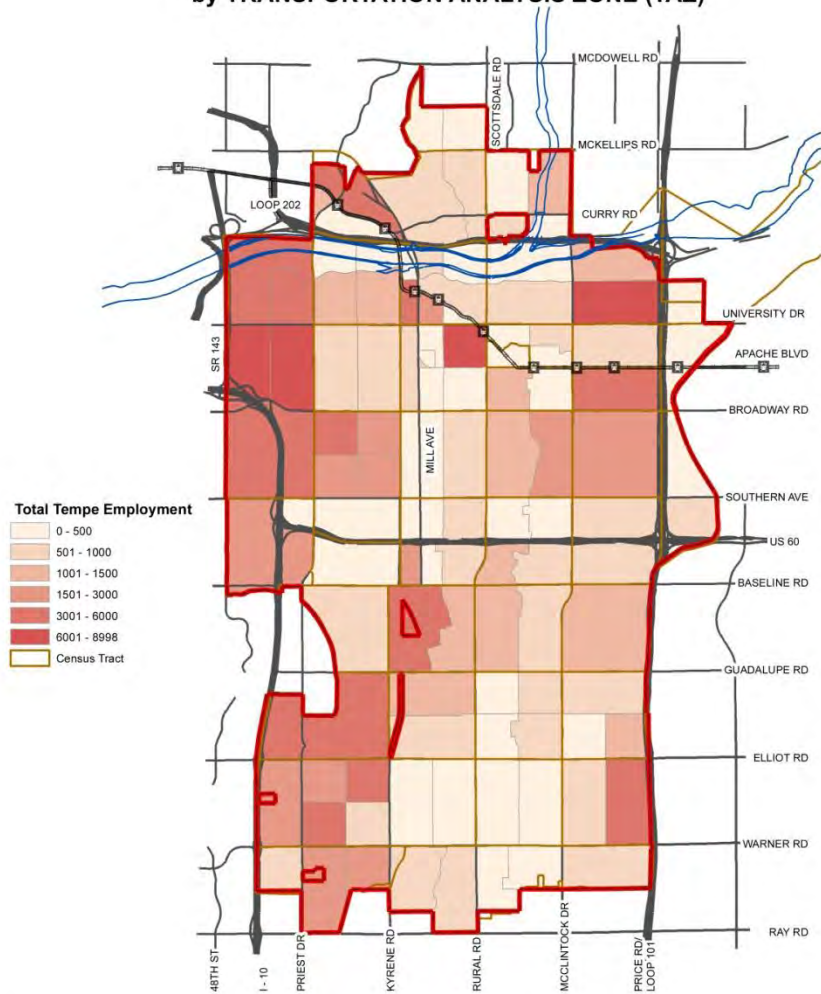
TOTAL POPULATION at 2040



2040 Population
217,000

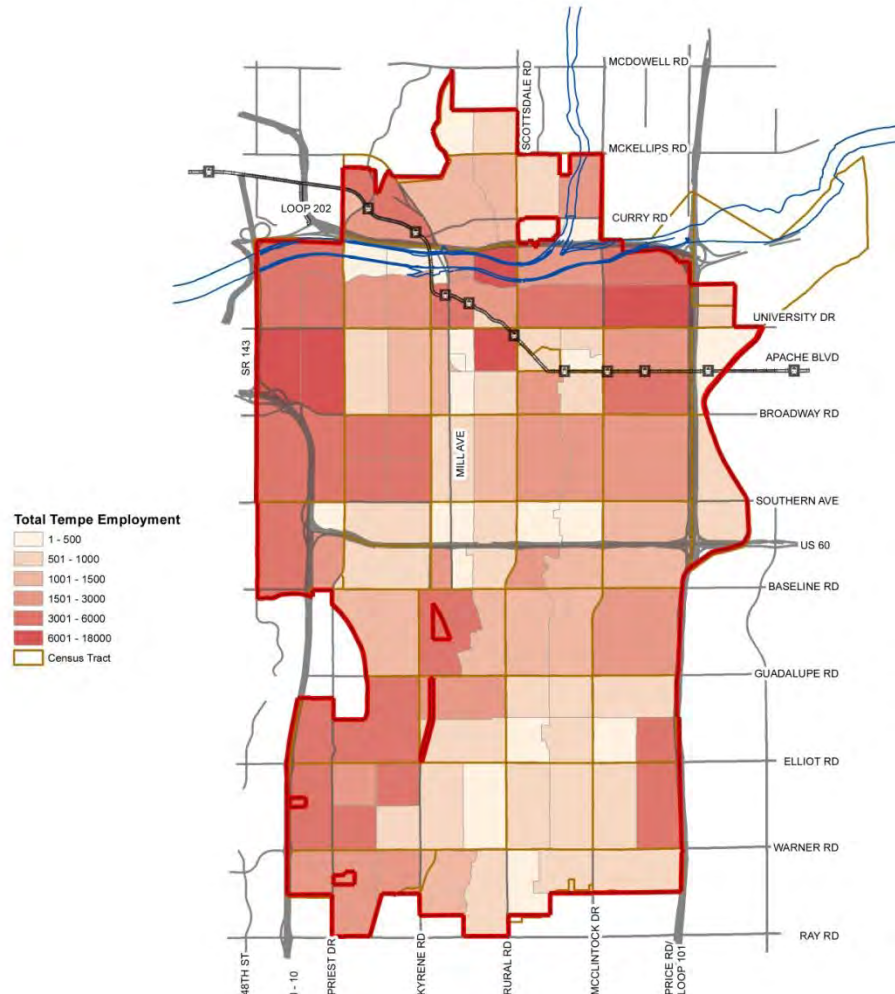
Employment Projection

**2010 TOTAL EMPLOYMENT
by TRANSPORTATION ANALYSIS ZONE (TAZ)**



2010 Jobs
169,208

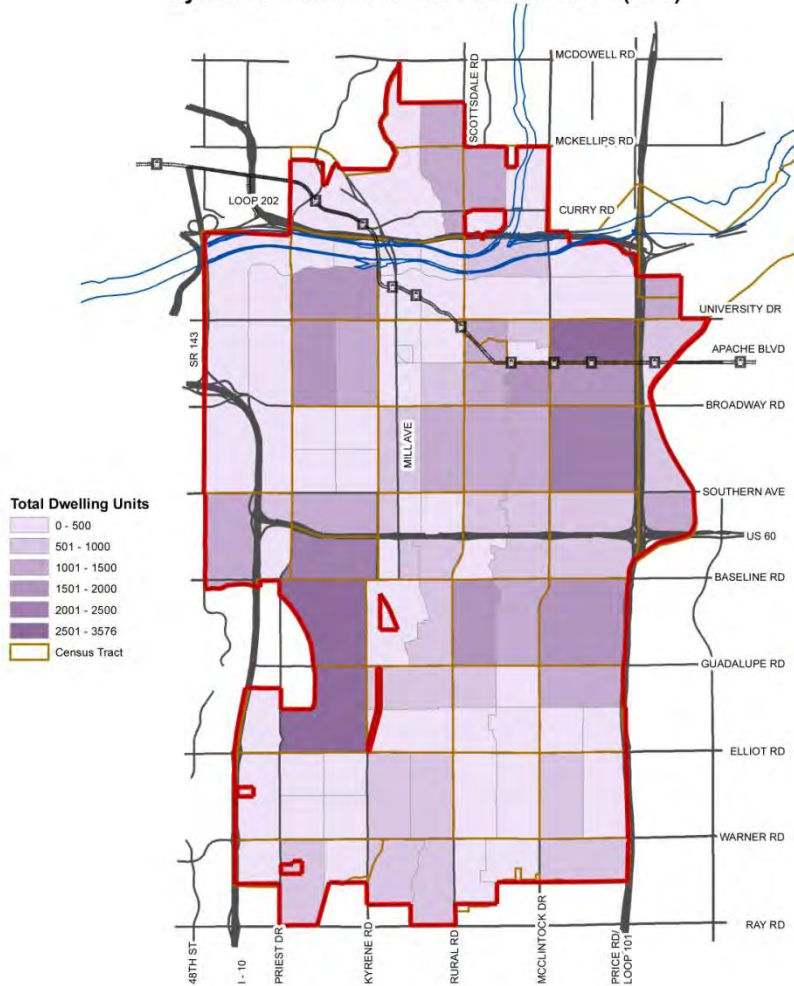
TOTAL EMPLOYMENT at 2040



2040 Jobs
244,000

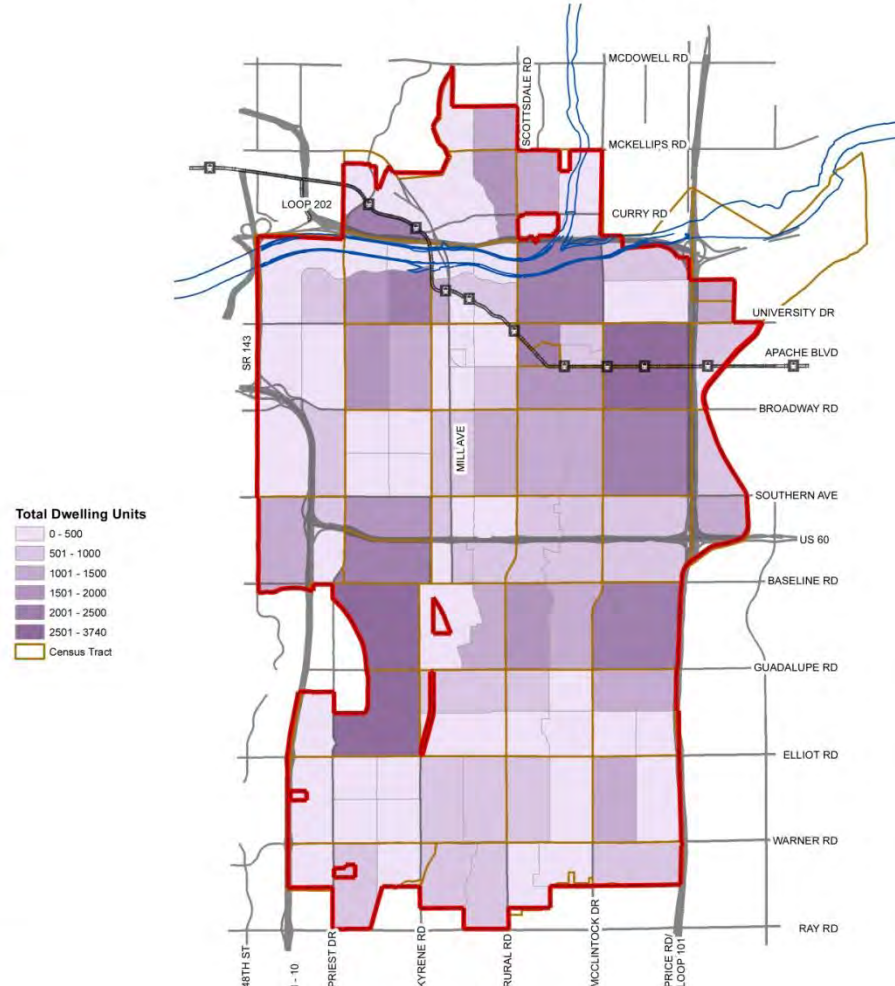
Housing Unit Projection

**2010 TOTAL DWELLING UNITS
by TRANSPORTATION ANALYSIS ZONE (TAZ)**



2010 Housing Units
73,182

DWELLING UNITS at 2040



2040 Housing Units
91,000

General Plan Process



Questions or Comments

- Email us your comments at GP2040@tempe.gov
- Go online to view the Plan at www.tempe.gov/GP2040
- Contact Nancy Ryan 480-350-8096



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Tempe Historic Preservation Commission

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RECEIVED

2013 MAY 13 PM 3:56

CITY OF TEMPE
CITY CLERK'S OFFICE

Via Hand Delivery

May 13, 2013

The Honorable Mark Mitchell
c/o City Clerk's Office
City of Tempe
31 East Fifth Street, 2nd Floor
Tempe, AZ 85081

RE: Naming Opportunity: Eisendrath House
1400 N College Avenue, Tempe, 85281

Dear Mayor Mitchell:

This letter is to seek your support in establishing the naming rights at the Eisendrath House in honor of Vestar and Lee Hanley. Vestar has been a strong supporter of the Rio Salado Foundation and has donated gifts totaling \$1,000,000 in support of our projects. Vestar recently designated \$500,000 of their total gift to the restoration and preservation efforts of the Eisendrath House. Lee Hanley, former CEO and Chairman of Vestar, passed away in late 2012 and while we want to honor Vestar we also want to honor Lee for his personal commitment to the Foundation and to Tempe. Giving back to the community was of paramount importance to Lee. Vestar exemplified this attribute by their contribution to the Eisendrath House. As you know, the Eisendrath House is a significant structure to Tempe and the Valley as it may actually be the best surviving example of Pueblo Adobe Revival style in Arizona and it is important to preserve the history of this House.

It is our desire to dedicate and name the front patio at the Eisendrath house "The Hanley Family Vestar Patio." Attached to this request, please find a letter of consent from Vestar approving this naming request as well as a photo of the Eisendrath House which details the specific location of the area to be named.

We respectfully request your approval of this request. Should you have any questions, please do not hesitate to contact me at 480-209-2815.

Very Truly Yours,

Hugh Hallman
President, Rio Salado Foundation



January 17, 2013

David Larcher
Vestar
2425 E Camelback Road, Suite 750
Phoenix, AZ 85016

Dear David:

I wanted to take this opportunity to again offer my sincere condolences to the passing of Lee Hanley. His passing is a huge loss for his wife, Nancy and his family and the entire community where he was not only generous with funding but more importantly, his leadership of many nonprofits. His legacy has created a permanent presence in the Valley.

As you are already aware, the Rio Salado Foundation has made a donation to TGen in Lee's name. We would also like to honor the Hanley Family and Vestar by dedicating the front patio at the Eisendrath House. We propose naming it "The Hanley Family Vestar Patio." We would very much like to meet with you at the House to give you a tour of the property so you can see the completion of Phase I. You can see the patio and determine how we can best recognize Lee and Vestar's significant support of this project.

If you have any questions, please do not hesitate to contact me at 480-209-2815.

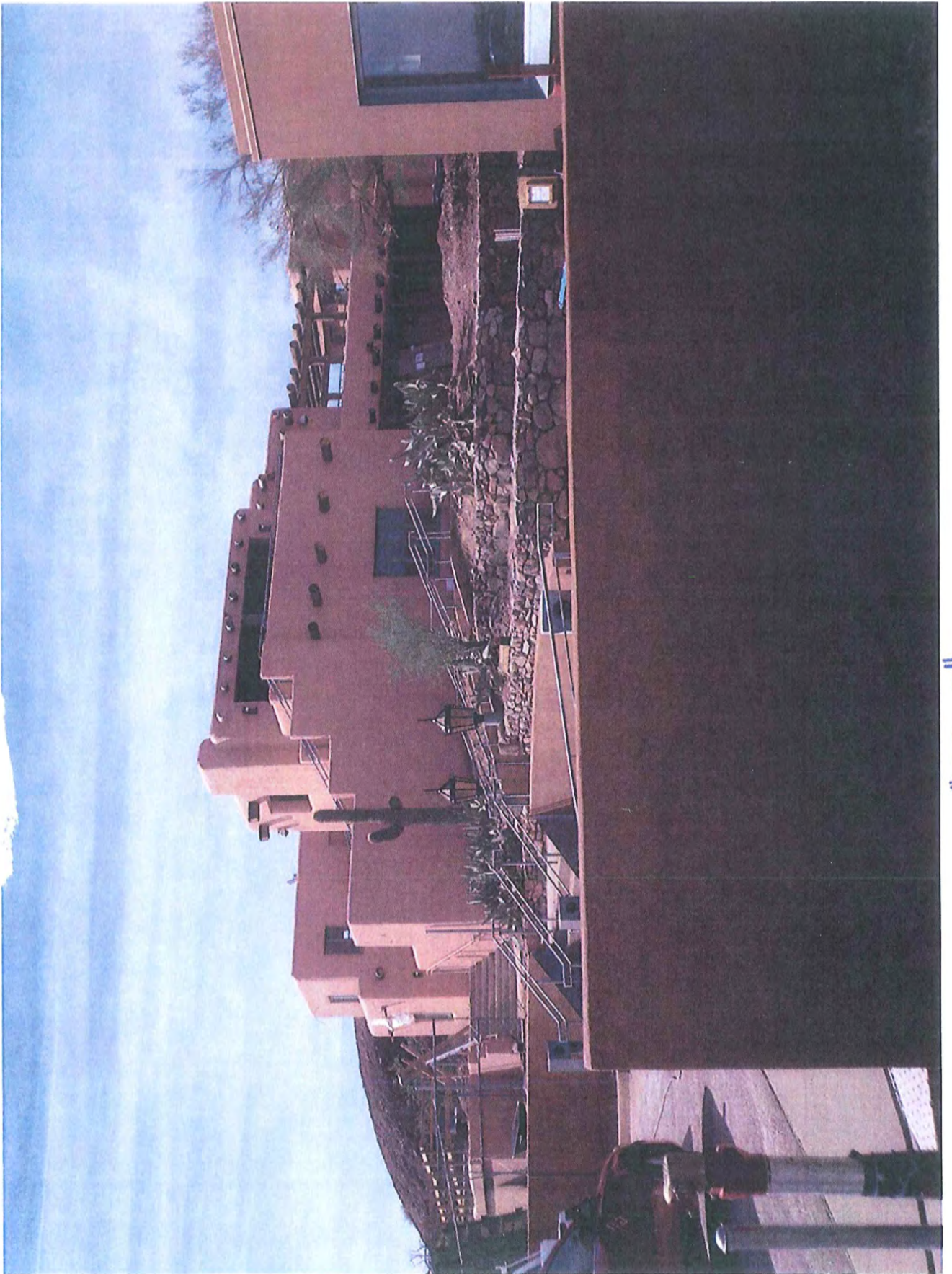
Again, we are most grateful for the amazing commitment you and Vestar have made. Your gift to the Rio Salado Foundation has directly impacted our community and your partnership is significant to our success.

Very Truly Yours,

Hugh Hallman
President, Rio Salado Foundation

AGREED TO AND ACCEPTED
This _____ day of _____, 2013

David Larcher, Executive Vice President



" AFTER "

RESOLUTION NO. 2012.130

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TEMPE, ARIZONA, APPROVING PROCEDURES FOR
NAMING OF CITY FACILITIES.**

WHEREAS, the City Council of Tempe wishes to adopt written procedures for naming of City facilities, including parks, buildings, structures and rights of way (except for streets and alleys); and

WHEREAS, the City of Tempe desires to establish fair and consistent procedures for naming of City facilities;


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

1. That the procedures for naming of City facilities as set forth on *Exhibit A*, attached hereto and incorporated herein by this reference, is hereby approved and adopted.
2. That should the need arise, the Mayor or his designee is hereby authorized to execute any documents that may be necessary to carry out the purpose of this resolution.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 13th day of December, 2012.


Mark W. Mitchell, Mayor

ATTEST:


Brigitta M. Kuiper, City Clerk

APPROVED AS TO FORM:

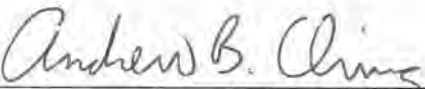

Andrew B. Ching, City Attorney

EXHIBIT A

Procedure for Naming of City Facilities

Purpose:

This document establishes a process for naming a City facility in recognition of an individual, and includes procedures to follow when completing a naming request.

Definitions:

“City facility,” any building, structure or property owned by the City of Tempe and any City right-of-way excluding the naming of City streets and alleys as governed by Chapter 25, Article III of the Tempe City Code;

“Individual,” a natural person whose name is submitted as part of, or in whole, as a proposed facility name;

“Felony,” an offense for which a sentence to a term of imprisonment in the custody of any state within the United States or the Federal Bureau of Prisons is authorized by a law of any state, or the United States;

“Naming guidelines,” suggested information to include in any City facility naming request;

“Naming request,” the City facility naming request and all supporting documentation;

“Proposed facility name,” the City facility name that the requesting entity proposes be adopted by the City Council;

“Requesting entity,” the individual, entity, or group that is initiating the naming request;

“Supporting documentation,” any documents used to support the naming guidelines.

The following information must be included in any City facility naming request:

- 1) Current City facility name and street address;
- 2) Requesting entity and contact information;
- 3) Proposed facility name;
- 4) A written summary that includes information about the individual in the proposed facility name. The summary should explain how the individual’s contribution relates to any one or more of the guidelines listed in the following section;

- 5) Proof of consent to the proposed facility name by the individual for whom the City facility is to be named or, in the case of a deceased individual, proof of consent of a family or legal representative.

The following guidelines apply to any naming request:

- 1) The requesting entity should not be the same as the proposed facility name;
- 2) The proposed facility name should not be similar to any existing City facility name;
- 3) The connection between the contribution of the individual and the City facility should be thoroughly explained;
- 4) The naming request should contain information supporting the affiliation between the individual and the City;
- 5) The naming request should summarize the individual's contributions through community service, involvement, or dedication beyond an ordinary interest level that clearly resulted in tangible benefits to the City. Examples of tangible benefits to the City may include:
 - a. An enhanced well-being and quality of life for City residents;
 - b. Preservation of the City's history;
 - c. Contributions toward the acquisition, development, or conveyance of land, buildings, structures or other amenities to the City or community;
 - d. Local, state or national recognition for work in public service that directly impacted the City;
 - e. An act of heroism;
 - f. Any other contribution that resulted in tangible benefits to the City or City residents.
- 6) The naming request shall not include a proposed facility name for an individual who has been convicted of a felony.

Re-Naming:

The City Council reserves the right to re-name any City facility previously named, if it is determined that it is in the best interest of the community that the facility should no longer bear its current name. The City Manager shall remove the name from any City facility if the person for whom the facility was named has been subsequently convicted of a felony. If a name is removed from a facility, it shall immediately revert to its previous name, until the City Council approves a new name.

Procedure:

The requesting entity shall deliver the naming request to the City Clerk. The City Clerk shall determine if the naming request is complete and, if so, shall submit the naming request to the Mayor for assignment to the appropriate Board, Commission, or Committee. The Board, Commission, or Committee so assigned shall review the naming request and report its recommended action to the City Council.

Approval by City Council Resolution shall accomplish the naming of the City facility.

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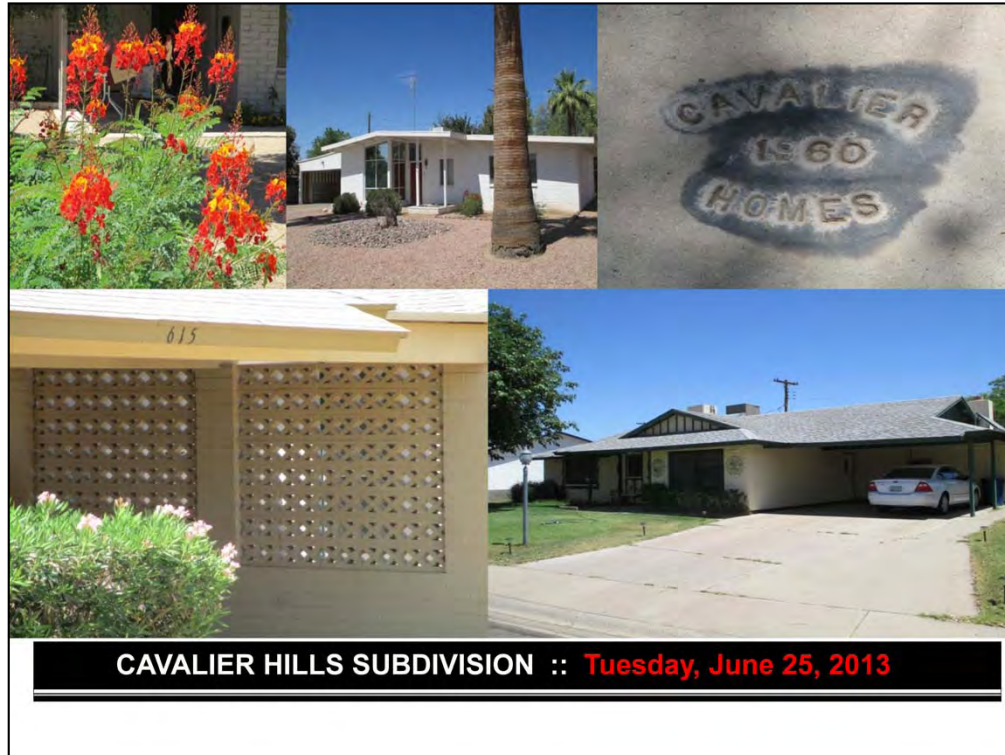
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Tempe Historic Preservation Commission

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CAVALIER HILLS SUBDIVISION :: Tuesday, June 25, 2013

Historic Cavalier Hills Subdivision [1959]

This presentation provides an overview of the Tempe Historic Preservation Program.

Members of the Tempe Historic Preservation Commission and City Staff will examine the historic Cavalier Hills subdivision in its context of other potentially historic Tempe neighborhoods. We will review field work that has already occurred in response to citizen interest which indicates neighborhood qualifications for historic designation.

We will discuss the benefits of listing properties in the Tempe Historic Property Register. We will talk about the listing process and consider the next steps in preparing a nomination for historic district designation.

Throughout the presentation, we will answer questions. This is your meeting. Please feel free to ask questions at any time during the presentation. We will open the floor for dialog at the end of the presentation as well. Thank you.

THE CITY OF TEMPE

The Athens of the Southwest--Her Valley Acres Rich in Agricultural and Horticultural Products

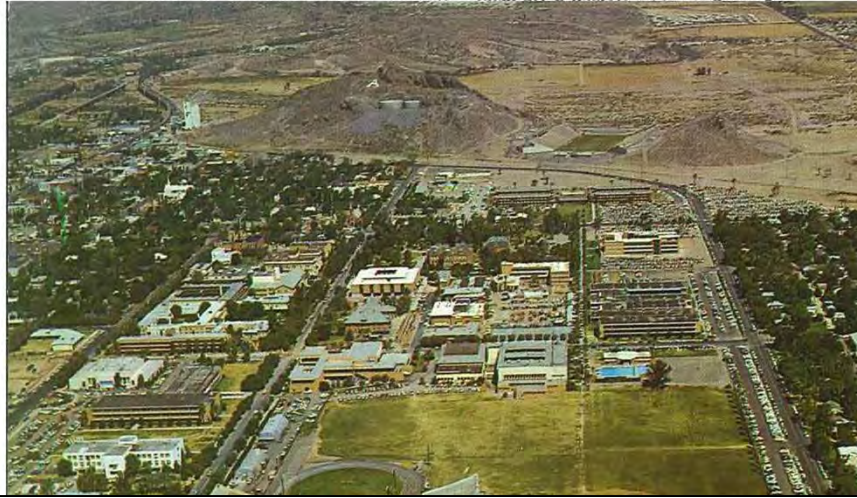
Tempe, second in size among the growing of fruit, and under the Tempe cities of Maricopa countr, lies nine canal are a number of thriving orange



THE CITY OF TEMPE

The Athens of the Southwest--Her Valley Acres Rich in Agricultural and Horticultural Products

Tempe, second in size among the growing of fruit, and under the Tempe cities of Maricopa countr. lies nine canal are a number of thriving orange



Periods of Development



EARLY SETTLEMENT



POST-R.R. / TERRITORIAL



POST-AUTOMOBILE / WWI



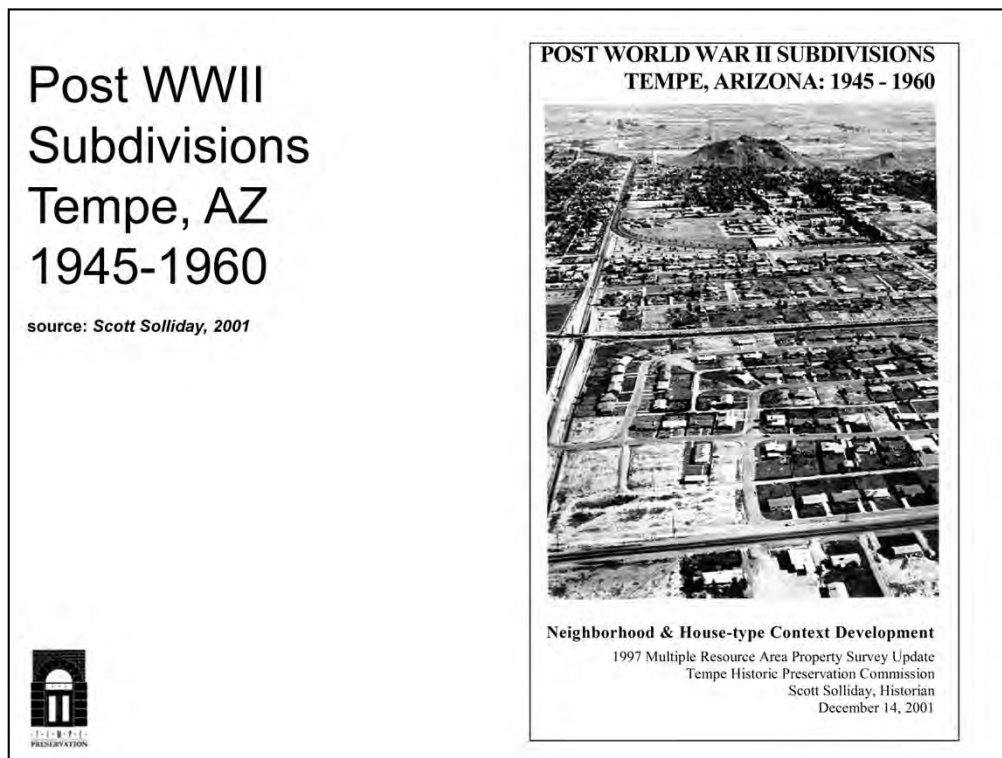
POST-WWII

The earliest buildings in what is now Tempe such as the C. T. Hayden House (Monti's la Casa Vieja) were constructed utilizing traditional Mexican-American methods and materials – hand-hewn timber and adobe brick.

The arrival in the 1880s of the railroad and the subsequent influx of settlers and materials began to change the appearance of the local built environment. Many structures from this period, including the Petersen House in the Victorian style.

Several architectural styles were popular during the pre-war era, including Bungalow (Sidney Moeur House), Pueblo Revival (Eisendrath House) and the still popular Spanish Colonial Revival (Mill Avenue Bridge).

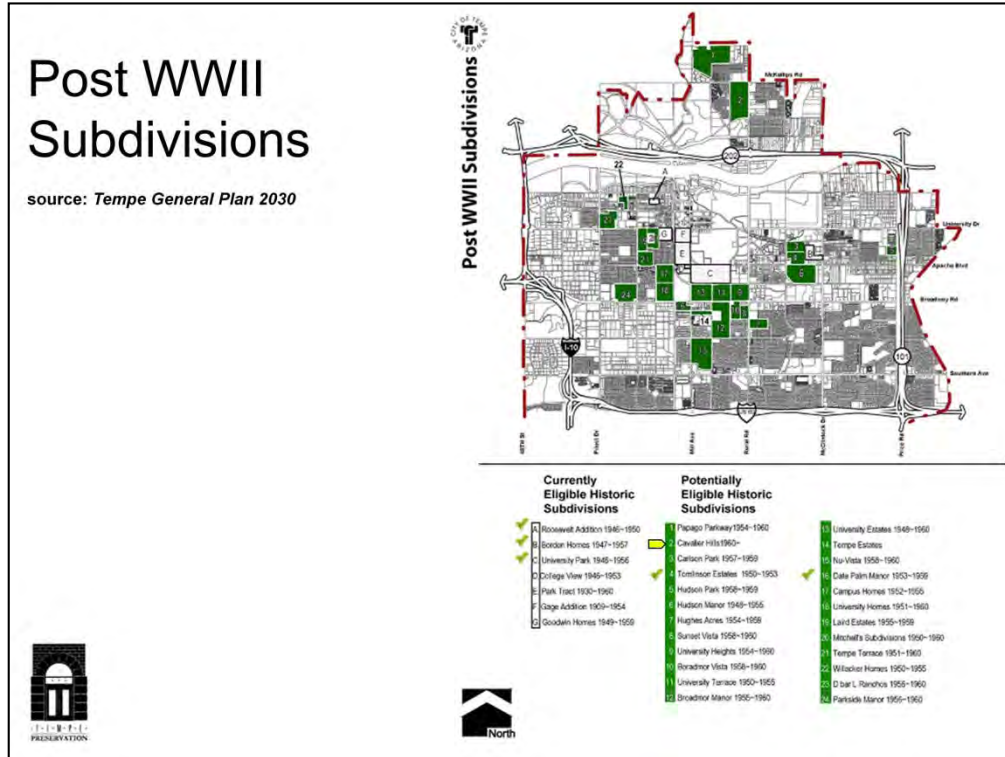
The introduction of the automobile after the turn of the century and air conditioning in the late 1920s set the stage for the rapid population growth and development experienced by the community following World War II. The vast majority of residences constructed during the building boom of the late 1940s and throughout the 1950s, 1960s and 1970s were variations of the California “ranch house”, while the designers of most commercial and public buildings took advantage of the simple forms of the Modern, or International, style.



In 2001, the Tempe Historic Preservation Commission produced a Post World War II Subdivisions Survey. The study, known as the “Solliday 2001 Context Study” identified 100 subdivisions that opened in Tempe during the 15 years following World War II.

Roughly one-third of these subdivisions no longer existed by 2001. They had been consumed by expansion of the ASU campus, or by redevelopment projects such as the Tempe Rio Salado Project, Downtown Tempe Redevelopment, or the Apache Boulevard Redevelopment Project.

The study examined approximately 4,500 properties that were built in Tempe between 1946 and 1960. From this group inventory forms were completed for about 1,500 properties occurring in 62 subdivisions.

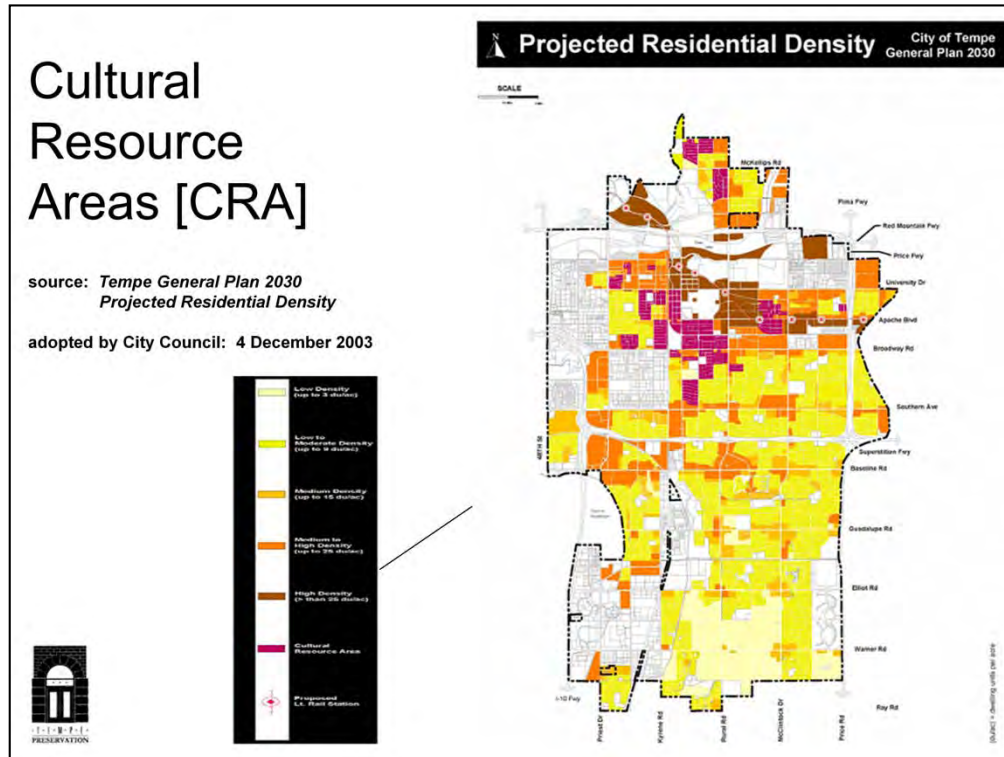


Of the 60-some post-war subdivisions that remained – fully half of them had lost their historic integrity. That is, because of the way changes had been made to many of the properties, half of the neighborhoods could no longer convey their significance as Post WWII Tempe Subdivisions.

The Context Study identified 31 subdivisions as candidates for designation as historic districts, including the historic [1959] Cavalier Hills Subdivision.

Candidate historic districts have a high ratio of contributing to non-contributing properties. A contributing property is an individual property in an historic district that contributes generally to the distinctive character of the district.

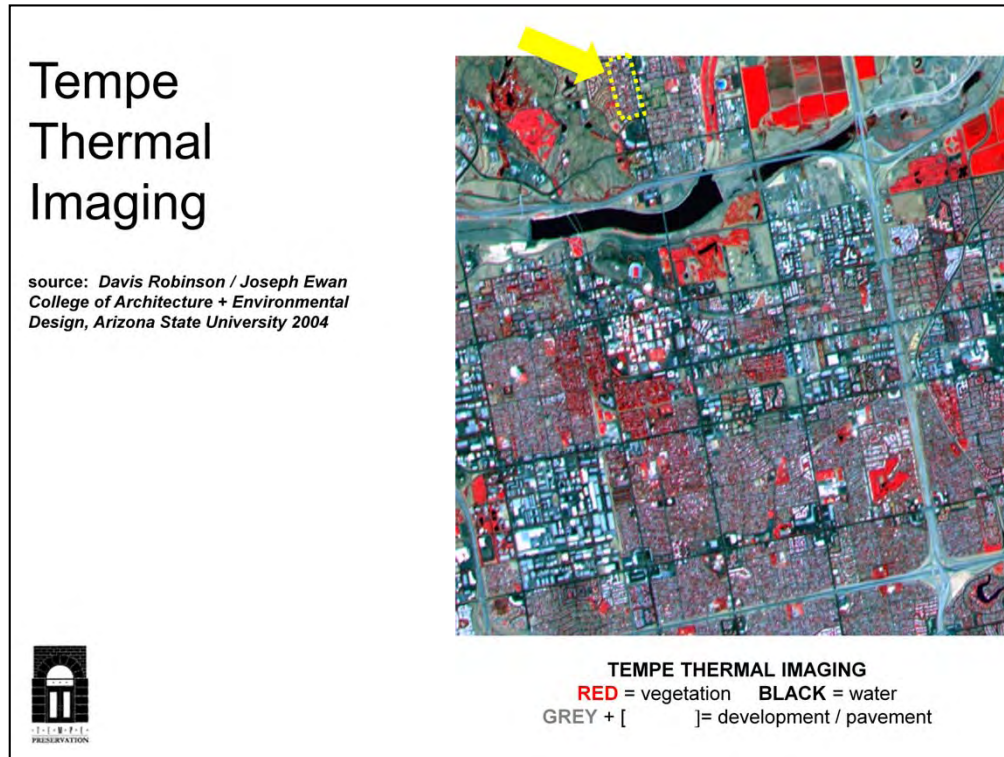
Subdivisions that are successfully designated as historic districts also have broad based support from the property owners.



The 31 subdivisions identified in the Context Study as candidates for designation as historic districts, including the historic [1959] Cavalier Hills Subdivision, are identified in Tempe General Plan 2030 as Cultural Resource Areas.

The Cultural Resource Area classification means the existing density allowed by zoning should not be increased. GP2030 states “Cultural Resource Areas are considered culturally significant to the character of Tempe, and it is desirable to maintain the character of these areas. The underlying zoning should remain the highest appropriate density for these areas. These areas are shown as Cultural Resource Areas, with a projected density to match the zoning at the time this plan is adopted.” – *Tempe General Plan 2030* (Adopted December 4, 2003) page 67.

Cultural Resource Areas are the candidate field from which future Historic Districts will be designated and listed in the Tempe Historic Property Register.



Tempe's candidate historic districts are the heart of the city, the areas that distinguish Tempe as one of the Valley's oldest communities. But they are also the lungs of the community. These areas of lush historic irrigated landscapes have developed a unique sense of place that identify them as community cultural resources important to everyone in Tempe.

The effect of environmental impact provided by the historic landscapes associated with the majority of our candidate historic districts is shown in this infrared photo to mitigate the urban heat island effect that represents global warming at the neighborhood level.

The Urban Forest - A Study of the Value and Application of Trees in an Urban Environment Davis Robinson 2005, Arizona State University College of Architecture and Landscape Architecture (Professor Joseph Ewan, ASLA)



The initial Cavalier Hills Unit Two plat was filed by the Phoenix Title and Trust Company on July 18, 1959. A subsequent plat was filed for unit one in October 1959. The subdivision includes 188 residential properties with an average size of 1,600-1,800 square feet, as well as commercial lots fronting Scottsdale Road. The development is bound by McKellips Road to the north, the Marlborough Park Estates subdivision the west, Scottsdale Road to the east, and Weber Drive the south.

CAVALIER HILLS

plats filed: Cavalier Hills Unit One (15 Oct 1959)
and Cavalier Hills Unit Two (18 July 1959)

development period: 1960s

residential lots: 188

representative styles:
California Ranch, Modern Ranch, Contemporary Ranch

predominant materials:
concrete block, weeping mortar, board-and-batten siding, asphalt
shingle roof, steel casement windows, aluminum sliding windows

The Cavalier Hills neighborhood serves as a solid example of the building design and material preferences of the era. Constructed largely in the California Ranch Style, the homes in Cavalier Hills feature concrete block, weeping mortar, board-and-batten siding, asphalt shingle roofs, steel casement windows, and aluminum siding windows.

Cavalier Hills. WONDERFUL WAY OF LIVING INCLUDES:

18 HOLE GOLF COURSE, OLYMPIC-SIZE SWIMMING POOL, TENNIS COURTS, CLUBHOUSE, BARBERSHOP, SHOP & RESTAURANT VIEW. ALL ADJACENT TO YOUR CAVALIER HILLS HOME.

All these and many more glamorous features AT NO EXTRA COST!

Cavalier HOMES
 JOENSIA TEMPE SCOTTSDALE

Cavalier Homes Have Features Galore

For example — Cavalier Hills Homes have the new 100 per cent fully automatic air conditioning unit — the safe, economical Goettl unit that heats or cools in winter, cools by refrigeration in summer — and all that does is work and forget it! — No more change over necessary, no fat burn to do when seasons change... no more messing with make-up and hair-dressing, etc. when you're paid for just to see the make-up change with the factory plates to light... Just set the thermostat and let the unit do the work of keeping you comfortably comfortable every day of the year... Happy Arizona living is yours from the builder-builder who knows what you want in a home — and put it there!

Cavalier Homes
 priced from **\$14,550**
 low down payments
 Many features in Greater Price

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Tempe Daily News, June 25, 1952

In addition to popular building styles and materials, the developer of Cavalier Hills also employed innovative financing strategies in the marketing of their homes. Federal Housing Administration (FHA) loans were available through local lending institutions and made home ownership more accessible to middle class Americans. Loans made through the FHA and programs were guaranteed by the federal government, thus allowing lenders to make low risk, affordable loans to those hoping to purchase a new home.

As indicated in the newspaper advertisements, an 18 home golf course, Olympic-size swimming pool, tennis court, and beautiful views were all in close proximity to the new subdivision. A few of the interior and exterior amenities included Goettl heat and cooling units, “Magic Eye” automatic driveway lights, and automatic water temperature controls in the showers.

MODELS OPEN NOW

Cavalier Hills

The Valley's New
COUNTRY CLUB AREA

ONE MILE SOUTH OF McDOWELL ROAD ON SCOTTSDALE ROAD

THE HOME WORTH WAITING FOR

Gene Hancock's
FAMOUS
CAVALIER HOMES
ALL NEW - ALL ELECTRIC

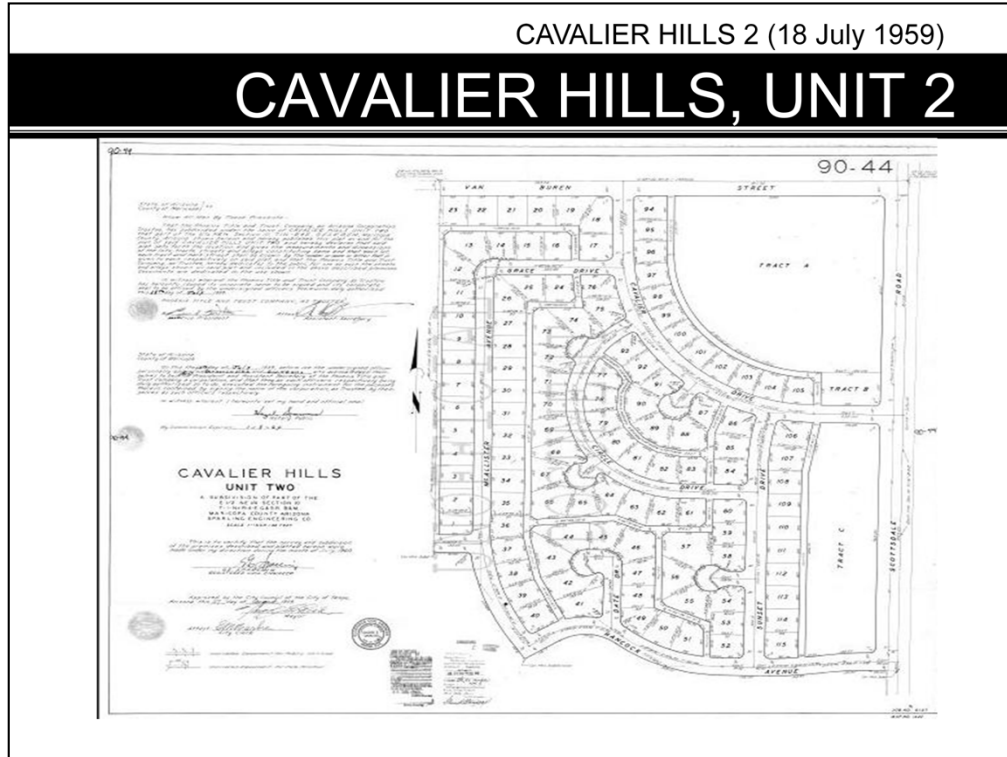
**WESTERN
STAR
SERIES**

DIAMOND C. 3 Bedroom, 2 Bath, 1,822 square feet of "livability" area.
HOTPOINT built-in. GOETTL heat pump refrigeration-heating. Double
carpet. NO EXTRA COST.

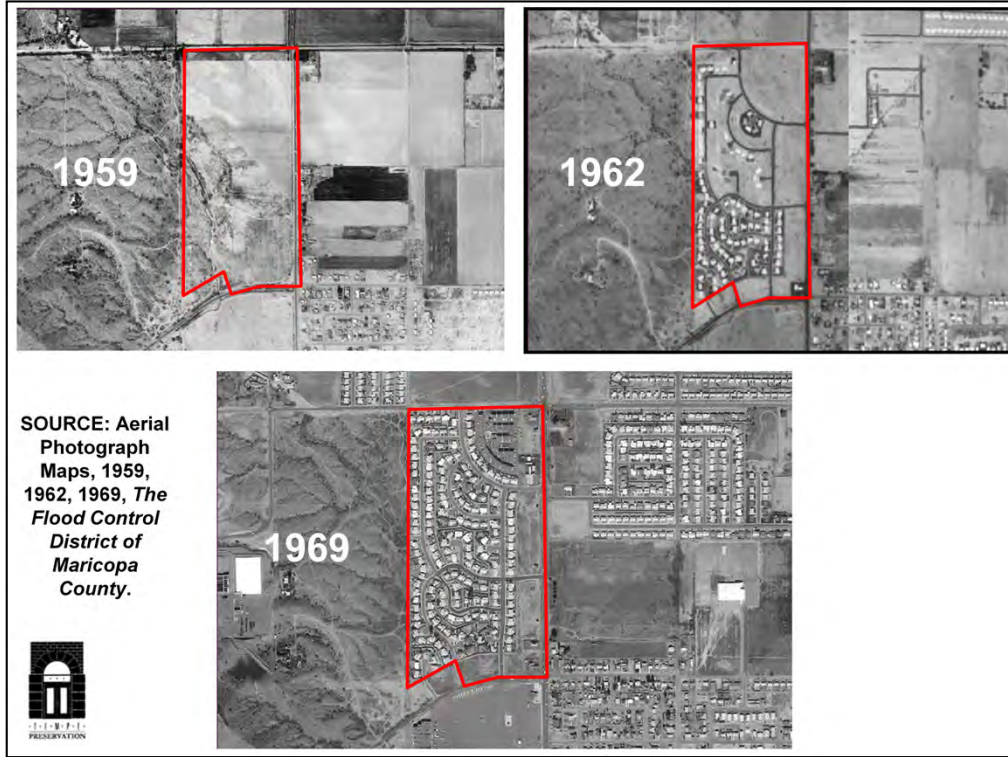
Tempe Daily News, March 19, 1960

P-R-E-S-E-R-V-A-T-I-O-N

This ad from the March 19, 1960 edition of the Tempe Daily News touts Cavalier Hills as “the home worth waiting for”. While the development was almost built out, the surrounding area remained largely rural. Thus, the homes of Cavalier Hills, featuring the latest in residential architectural styles and building techniques, were located in a sea of vacant land. As indicated by the directions to Cavalier Hills included in the above ad, potential homeowners could find the neighborhood one mile south of McDowell Road on Scottsdale Road.



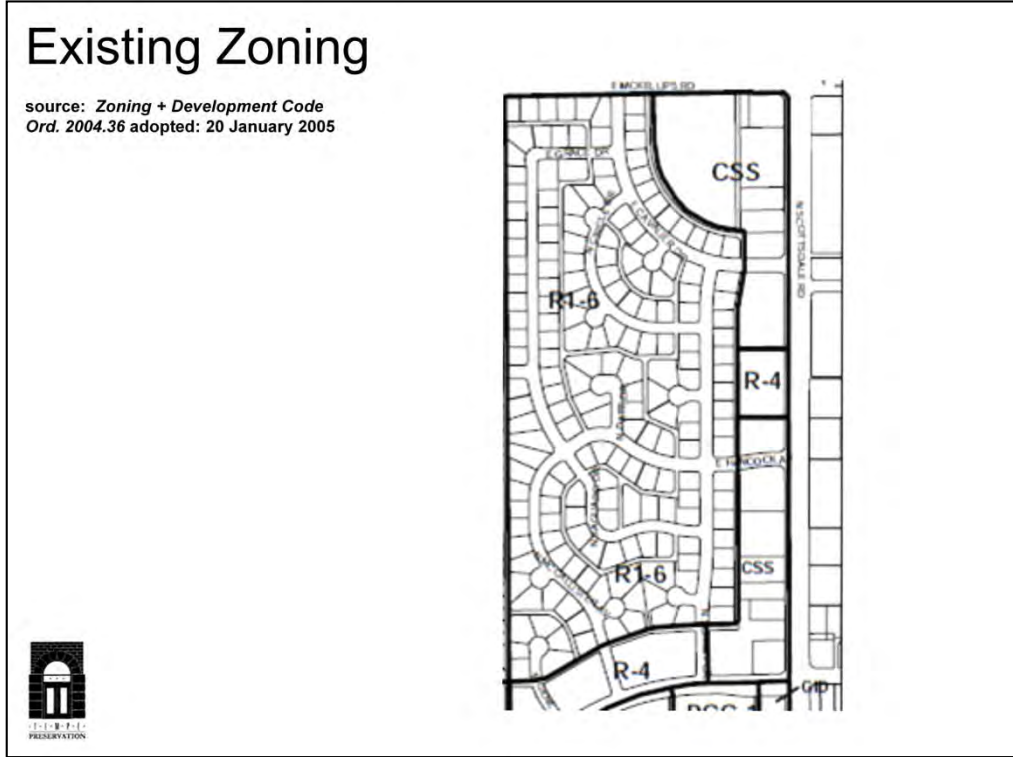
This plat map unit two, filed in 1959, represents the second stage of development for the Cavalier Hills neighborhood. Unit two was platted first, but the homes in this portion were constructed later than those in unit one. Some of the earliest homes in unit two, constructed in 1961, are located along McAllister Avenue.



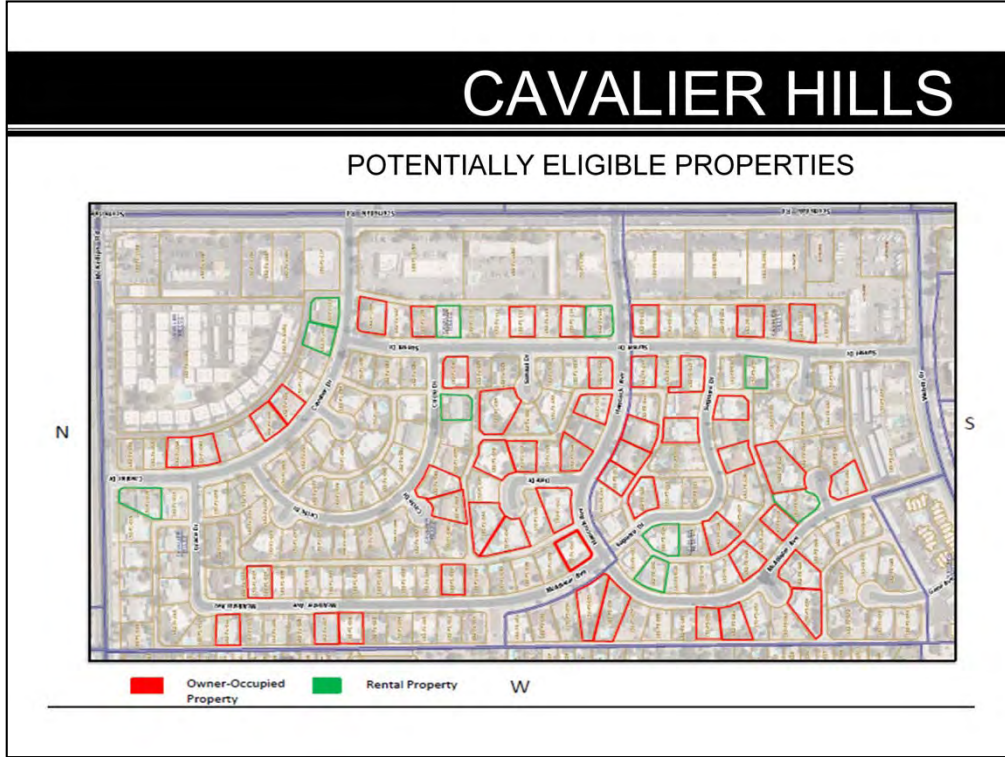
These aerial photographs show original undeveloped plats in 1959, the first phase of development in Cavalier Hills unit one, and a view of the neighborhood once build out was complete. Though the initial neighborhood build out was complete in early 1960s, large tracts of land bordering the neighborhood remain undeveloped into the late 1960s.



This contemporary aerial photograph shows the totality of the Cavalier Hills and the commercial lots incorporated into the development. Cavalier Hills homes feature large lot sizes, mature vegetation, and largely intact historical integrity.



The retention of historic integrity within the Cavalier Hills neighborhood has been aided by zoning consistency. The zoning category underlying properties in Cavalier Hills is R1-6, surrounded by commercial zoning along Scottsdale Road, as well as multi-family zoning and R-4 to the south and to the east. R1-6 classification serves as the standard zoning for single-family neighborhoods in Tempe. This zoning category allows for single-family homes with densities of up to four units per acre, assuming minimum lot sizes of 6,000 square feet and other specific requirements, as described in the City of Tempe Zoning and Development Code (<http://www.tempe.gov/zoning/ZDCCode/ZDCpart4.pdf>). Consistent application of single-family zoning within the Cavalier Hills neighborhood has contributed to the overall integrity of the homes found within the development by preventing construction of multi-family or commercial units within the residential portion of the development.



Each property on this map is potentially eligible for inclusion in the historic district. The 60 highlighted properties shown here are the homes of the original petition signers. Those highlighted in red are owner-occupied homes, and those in green are rental properties. Through our initial survey and inventory conducted in the past few weeks, we determined there are a high percentage of potential contributing properties in this neighborhood. In order to be eligible as a contributing property, a home must strongly convey the look and feel of the subject period.



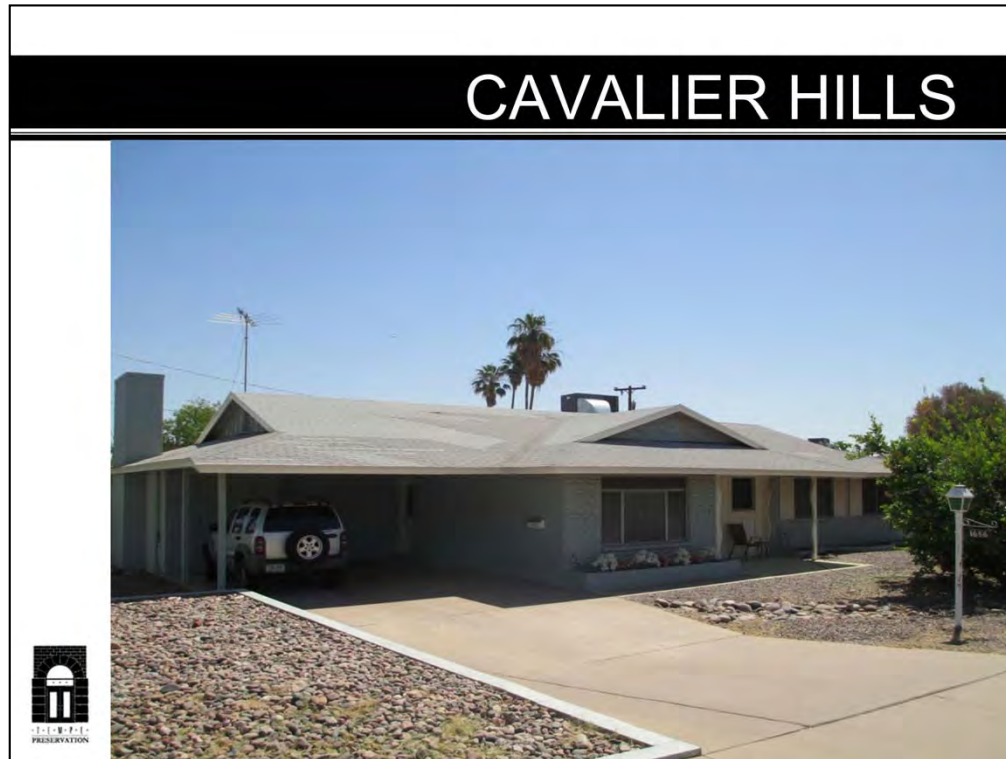
This house, located at 1426 N. Sunset Drive, serves as an excellent example of a home possessing strong historic integrity. The original design and building materials are evident in this California Ranch home, as demonstrated by the weeping mortar, board and batten siding, asymmetrical extended gable, scalloped eave, carport, and asphalt shingle roof. One test used to gauge integrity asks, "Would the original owner recognize this property?" In this case, the answer would clearly be yes. Thus, this home is a strong candidate for inclusion as a contributing property within an historic district.



This house, located at 1642 N. Circle Drive, is another strong example of a potentially contributing property. This Contemporary Ranch home retains the original carport, front façade window walls and clerestories, original windows, and asphalt shingle roof.



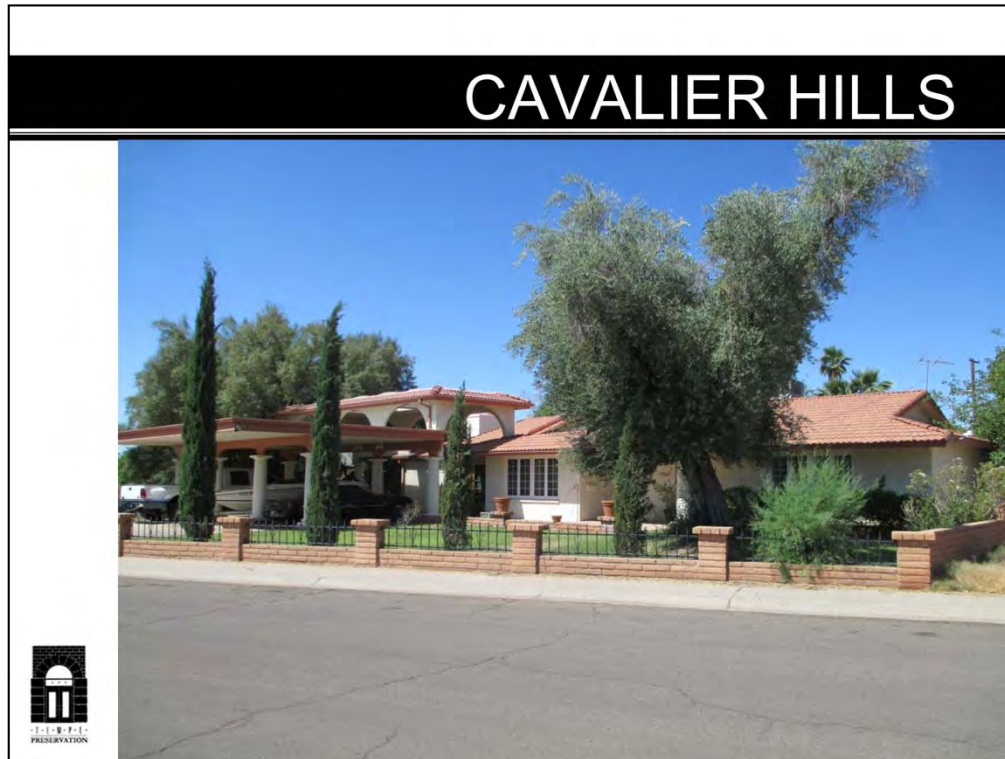
This California Ranch house, located at 1616 N Date Drive, also serves as a strong example of a potentially contributing property. True to original design and materials, the home features weeping mortar, board and batten siding, an asphalt shingle roof. However, a home need not retain all aspects of its original design or materials to be deemed contributing. Taking into account the original intent of the builders, it is understood that carports may be filled as demonstrated by the enclosure on this home, and that other gradual changes may occur over time. In the process of evaluation, an attempt is made to determine whether or not the original feel and association is retained. As such, significant alterations to the original design or materials may exclude a property from being designated as a district contributor.



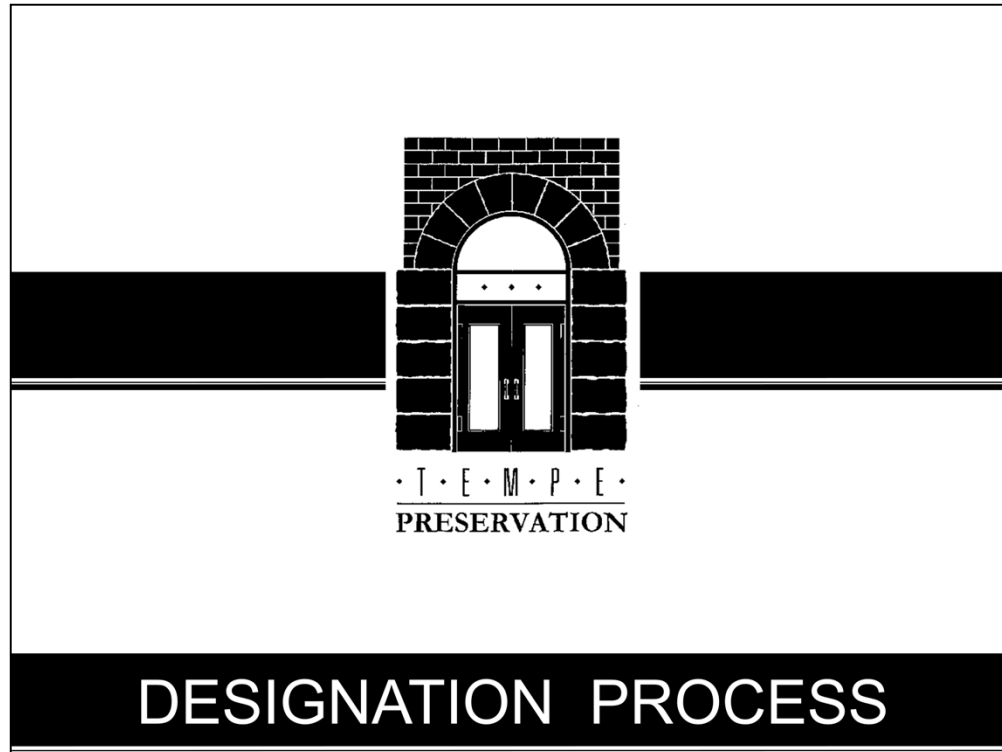
This house, located at 1656 N.Circle Drive, serves as an excellent example of a home possessing strong historic integrity. The original design and building materials are evident in this California Ranch home, as demonstrated by the weeping mortar, board and batten siding, scalloped eave and posts, carport, and asphalt shingle roof. One test used to gauge integrity asks, "Would the original owner recognize this property?" In this case, the answer would clearly be yes. Thus, this home is a strong candidate for inclusion as a contributing property within an historic district.



This property, located at 1501 N. Sunset Drive, is unlikely to be designated as a district contributor. In addition to the new windows installed in place of the steel casement originals, and the enclosed carport, which does not automatically exclude a property, stucco was applied to the exterior of the property. Judged within a spectrum of change, the stucco exterior tips the scales against contributor status.



This home, located at 1606 McAllister Avenue, does not qualify as a contributing property due to the addition, concrete tile roof, the replacement windows, and stucco exterior. Should you wish to learn more about evaluation of properties for historic integrity, please visit http://www.tempe.gov/historicpres/GLOSSARY_PAGES/GarrisonIntegrityMatrix.pdf.



Chapter 14A Tempe City Code

TEMPE HISTORIC PRESERVATION ORDINANCE

Sec. 14A-1. Purpose and intent.

The intent of historic designation is to provide protection for significant properties and archeological sites which represent important aspects of Tempe's heritage; to enhance the character of the community by taking such properties and sites into account during development, and to assist owners in the preservation and restoration of their properties.

Reasonable and fair regulations are included in the ordinance as a means of balancing the rights of property owners and the value to the community of preserving these significant properties and sites.

The designation of any property or district shall not inhibit uses as permitted by the zoning ordinance, as adopted and amended by the city council. (Ord. No. 95.35, 11-9-95)



NOMINATION FORM TEMPE HISTORIC PROPERTY REGISTER

Property Location (Address or Boundaries)

Legal Description (Subdivision Name, Lot and Block)

Date of Construction / source of date

Existing Historic Designation or Identification (check if any)

National Register _____ State Register _____ Tempe Survey # _____

*Preliminary reviews with other impacted entities (Boards, Commissions, Neighborhoods, etc.) should be scheduled prior to initial public hearing

For Staff Use Only

Received: _____
 DSD#: _____
 Hearings/Approvals*:
 HPC: _____
 P & Z: _____
 Council: _____

Assessor's Tax Parcel Number(s)

Historic Name

DESIGNATION PROCESS

There is still no fee to process the one-page Tempe Historic Property Register Nomination Form

WHEN RECORDED RETURN TO:
 City of Tempe
 Historic Preservation Office
 21 E. 6th Street, #208
 Post Office Box 5002
 Tempe, AZ. 85280

**WAIVER OF RIGHTS AND REMEDIES
 UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by _____
 _____ (Owner/s)

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. _____ to the City requesting that the City approve the following:

GENERAL PLAN AMENDMENT
 ZONING MAP AMENDMENT
 PAD OVERLAY
 HISTORIC PRESERVATION DESIGNATION/OVERLAY
 USE PERMIT
 VARIANCE

DESIGNATION PROCESS

A new form, WAIVER OF RIGHTS AND REMEDIES UNDER A.R.S. §12-1134, is available for submittal on historic district designations processed by the City of Tempe. This form is made available in response to voter adoption of the “Private Property Rights Protection Act.”

The Private Property Rights Protection Act (e.g., A.R.S. 12-1134.I) recognizes that private property owners can enter into agreements with political subdivisions to waive any claim for diminution in value of their property in connection with any action requested by the property owner. This form constitutes that agreement.

City of Tempe historic property designation applies Historic Overlay Zoning to properties that are eligible under the provisions of the Tempe Historic Preservation Ordinance – Chapter 14A of the Tempe City Code. The city now requires owners seeking such designation to provide the waiver form so as to avoid any potential for argument that the application of this zoning overlay to their property would constitute a “diminution in value” of the property as defined by this recent legislation.

WHEN RECORDED RETURN TO:
 City of Tempe
 Historic Preservation Office
 21 E. 6th Street, #208
 Post Office Box 5002
 Tempe, AZ. 85280

OPTION TO EXCLUDE PROPERTY FROM HISTORIC PRESERVATION REVIEW

Tempe Historic Preservation Office has begun a zoning process to designate the _____ neighborhood as a Tempe Historic District and to list the district in the Tempe Historic Property Register. This voluntary process is underway at the request of a majority of neighborhood Property owners who have submitted a nomination and provided zoning waivers.

If you do not wish to have your Property subjected to the _____ **Historic District** overlay zoning regulations, you may choose to opt-out of historic preservation review by completing and returning this form to the Tempe Historic Preservation Office.

NOTICE OF EXCLUSION FROM HISTORIC PRESERVATION REVIEW

This notice to decline historic preservation review is made by _____

 (Owners)

for the following real property (Property):

Parcel No. _____

 (Legal Description and Address)

DESIGNATION PROCESS

A new form, **OPTION TO EXCLUDE PROPERTY FROM HISTORIC PRESERVATION REVIEW**, is available for properties located in areas proposed for designation as historic districts. This form is made available by the Tempe Historic Preservation Office in response to voter adoption of the “Private Property Rights Protection Act.”

The Act (e.g., A.R.S. 12-1134.I) provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner’s property. The Act further recognizes that private property owners can enter into agreements with cities to waive any claim for diminution in value of their property in connection with any action requested by the property owner.

City of Tempe historic property designation is granted at the request of the property owners and applies Historic Overlay Zoning to properties that are determined to be eligible under the provisions of the Tempe Historic Preservation Ordinance – Chapter 14A of the Tempe City Code. The city requires owners seeking designation to provide a zoning waiver to avoid any potential for argument that the application of this zoning overlay to their property would constitute a “diminution in value” of the property as defined

by the Act. In instances where an owner fails to provide a zoning waiver, the City of Tempe will include the property in the district and the property will be subject to the historic overlay zoning review procedures as well as any standards or guidelines adopted for the district unless the owner provides the City with an the attached "OPTION TO EXCLUDE PROPERTY FROM HISTORIC PRESERVATION REVIEW" form duly executed. This form provides owners the ability to have their property excluded from regulations applicable to historic overlay zoning. The form may be submitted to the City within three years after the effective date of the historic designation, and before there is a change in ownership of the property.



Sec. 14A-3. Historic preservation commission...

(a) The Tempe historic preservation commission is hereby established. The commission shall act in an advisory capacity to the city council in all matters concerning historic preservation. The commission shall make recommendations to the development review commission regarding designation of landmarks, historic properties and historic districts.

Sec. 14A-4. Designation of historic properties and historic districts.

(b) following criteria are established for designation of an historic district:
The district consists of an area in which are located a substantial concentration of properties which individually meet the criteria for designation, as well as others which contribute generally to the overall distinctive character of the area, and are united historically or visually by plan or physical development.



Development Review Commission

The Development Review Commission is created to carry out the provisions and intent of the General Plan and the Zoning and Development Code.

The purpose of Historic Overlay Districts is to provide protection for significant properties which represent important aspects of Tempe's heritage, to enhance the character of the community by taking such properties and sites into account during development, and to assist owners in the preservation and restoration of their properties. [Tempe Zoning & Development Code Chapter 5 – Historic Overlay Districts](#)

Historic designation of a property or district does not inhibit uses permitted by the Zoning and Development Code. A property owner can do whatever they want with their property as long as there are no government monies attached to the property




Your Property Rights

Local or National Register listing places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property.

Local or National Register listing does not lead to public acquisition or require public access.

A district will not be listed in the Tempe Historic Property Register if a majority of property owners object. [Tempe City Code 14A](#)

National Register listing does not automatically invoke local designation and listing. [Federal Regulation 36 CFR 60](#)



INCENTIVES	
Technical Assistance	Staff + Commission assistance with: Architectural + Landscape Design, Permitting, National Register Listing
Grants	Staff + Commission assistance with: Local / State / Federal Grant Sourcing, Application + Matching
Property value	Demonstrated increase in other Valley communities and nation-wide
Building Code	Advocacy for variance through Building Code Advisory Board of Appeals
Identity / Pride of Ownership	District signage; demonstrated maintenance increase by owners
PROTECTIONS	
Underlying Zoning	No effect [Historic Overlay Zoning]
Land Use	No effect [Cultural Resource Area]
Planning Considerations	Specific Area Planning; Redevelopment Recognition on maps + data base, etc.
Design Review	Design Guidelines developed in cooperation with Property Owners
Protection from Demolition	Commission review; potential 180-day temporary restraint of demolition



Tempe Historic Property Register

Sec. 14A-10. Incentives.

It is the intent of the city to make ownership of a landmark, historic property or property within an historic district as beneficial as possible. In addition to the intangible benefits of owning a property recognized as an important community resource, the HPO or commission may, when applicable and possible, provide such owners with the following:

- (1) Assistance in locating potential sources of financial assistance and tax credits;
- (2) Assistance in preparing grant applications and potential third party sponsorship;
- (3) **Technical information and referrals;**
- (4) Assistance in locating buyers or sellers;
- (5) Assistance, through the neighborhood programs office, in the formulation and operation of a neighborhood association; and
- (6) Assistance in obtaining other benefits as may become available through the city or other sources.



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PRESERVATION

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Tempe Historic Property Register

One of the most frequently asked questions regarding historic designation is what effect does it have on private property values. In numerous studies across the country, economists have found that historic designation, either on the National Register of Historic Places or a local register or both, is highly positive with sales prices increasing at a higher rate than other comparable properties. Studies in Arizona show historic properties here outperform the National trend.

The community also benefits from maintaining tangible links to past events, people, and artistic expressions that have molded the character of Tempe and local listing reinforces these links by calling attention to historically significant properties. Listing properties has financial benefits for the community by contributing to the revitalization of neighborhoods and business districts and by promoting tourism.




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Tempe Historic Property Register


The Tempe Historic Preservation Office assists owners in the preservation and restoration of their properties. In addition to the intangible benefits of owning a property recognized as an important community resource, staff and commission members assist property owners with design review and advocacy for the preservation of their properties.

The no-fee Historic Preservation consultation or design review process focuses a range of sensitivity on the project that is simply not present in the standard design review process.



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

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Tempe Historic Property Register


Although different people value different benefits, one of the most far-reaching benefits is the community awareness and recognition of the neighborhood that accompanies historic designation.

The community benefits from maintaining tangible links to past events, people, and artistic expressions that have molded the character of Tempe and local listing reinforces these links by calling attention to historically significant properties. Listing properties has financial benefits for the community by contributing to the revitalization of neighborhoods and business districts and by promoting tourism.



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Tempe Historic Property Register

Historic designation applies overlay zoning to a property or district.

All uses permitted by the underlying zoning continue to be permitted, however, designated properties and districts are subject to the provisions of the Tempe Historic Preservation Ordinance, as well as to applicable provisions of the Zoning and Development Code and General Plan 2030.




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Tempe Historic Property Register


Designated historic districts are governed by design guidelines developed to preserve and enhance the distinctive character of the district.

Guidelines address general aspects such as building materials, massing, scale and proportion of openings and other features, orientation and relative position of buildings and landscape character; as well as specific aspects such as roof forms, textures, color theme, character of signage, window and door types, and other details relative to architectural styles evident in the district.



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PRESERVATION

INCENTIVES	
Technical Assistance	Staff + Commission assistance with: Architectural + Landscape Design, Permitting, National Register Listing
Grants	Staff + Commission assistance with: Local / State / Federal Grant Sourcing, Application + Matching
Property value	Demonstrated increase in other Valley communities and nation-wide
Building Code	Advocacy for variance through Building Code Advisory Board of Appeals
Identity / Pride of Ownership	District signage; demonstrated maintenance increase by owners
PROTECTIONS	
Underlying Zoning	No effect [Historic Overlay Zoning]
Land Use	No effect [Cultural Resource Area]
Planning Considerations	Specific Area Planning; Redevelopment Recognition on maps + data base, etc.
Design Review	Design Guidelines developed in cooperation with Property Owners
Protection from Demolition	Commission review; potential 180-day temporary restraint of demolition



Tempe Historic Property Register

Sec. 14A-2. Definitions.

The language of the definitions in this chapter shall be interpreted so as to convey the same meaning as in common usage, thereby giving this chapter its most reasonable application.

Contributing property means a classification applied to an individual property within a designated historic district, signifying that the property contributes generally to the distinctive character of the district; or an archeological site.

Noncontributing property means a classification applied to an individual property located within a designated historic district, signifying that the property does not contribute to the distinctive character of the district. Such properties are subject only to the provisions of this chapter regarding new construction, including general landscape character, and only when the amount of new construction equals or exceeds twenty-five percent (25%) of the land area or building ground floor area of the property at the time of its identification as noncontributing.



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Tempe Historic Property Register

Sec. 14A-3.

5) Cooperating with representatives designated by the property owners of the district from designated historic districts to formulate design guidelines for alterations and new construction within their districts;



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Tempe Historic Property Register

Sec. 14A-7. Demolition and removal.

- (a) When a permit or other approval is sought from the city to demolish or remove a designated property, issuance of the permit or approval shall be deferred until after approval has been obtained from the historic preservation commission, or in the cases of work obviously minor in nature or involving an imminent hazard to public safety, the HPO. The issuance of such approval indicates conformance with the provisions and intent of this chapter only and does not imply approval by other city regulatory agencies.
- (h) If a request for a proposed demolition or removal is denied by the commission, no demolition or removal will be permitted for a period of no more than one hundred eighty (180) days from the date on which the request was denied. During the period of restraint of demolition or removal, the commission and HPO will attempt to secure whatever assistance as may be feasible to effect the preservation of the property, such as economic assistance, acquisition, purchase of a preservation easement, or location of a buyer who, upon purchase at terms agreeable to the owner, will enter into a preservation covenant with the city for period of at least five (5) years. If the commission or HPO is unable to secure such assistance within the period of restraint, the proposed demolition or removal will be allowed, subject to the issuance of the appropriate permit by the building official of Tempe.

City of Tempe, AZ : Historic Preservation - Windows Internet Explorer

http://www.tempe.gov/index.aspx?page=199

City of Tempe, AZ : Historic Preservation

FORUM RESIDENTS VISITORS BUSINESSES CITY HALL 311 TEMPE

Historic Preservation

- Commission Chair Message
- Tempe Historic Property Register
- National Register Properties
- Historic-Eligible Properties
- Hayden Flour Mill
- Cultural Resource Areas
- Preservation Ordinance
- Preservation Plan
- Preservation Resources
- Design Review
- HPC Commission
- Annual History Events
- Tempe Preservation Tours
- Links
- Contact Us

City Hall > City Departments > Community Development > Historic Preservation

HISTORIC PRESERVATION

Font Size: Share & Bookmark Print Feedback

Tempe Historic Preservation Office works with the community to preserve and enhance the historic nature of our city. This is done by working with home owners, neighborhoods, developers, commissions, state and national agencies and volunteer preservation groups.

Tempe offers the Tempe Historic Property Register and assists people in efforts to list their properties on the National Register of Historic Places. The team works with the State Historic Preservation Office and Tempe Design Review.

Because Tempe's history is so important to the community, there are several events each year to celebrate it, such as Walk Through History, Tales from Double Butte, the Night to Preserve.

Historic Preservation Commission

The Tempe [Historic Preservation Commission](#) usually meets on the second Tuesday of the month at 6 p.m. Meetings are hosted at Hatton Hall, 34. E. Seventh St., Building B.

Follow Tempe Historic Preservation Office on [facebook](#)

NEWS

New video shows impact of Tempe decisions in 1960s-1980s on city today

Laugh it up and enjoy some history at the Tempe Improv

Go with the flow - new exhibit opens at Tempe History Museum

[NOTE NEWS](#)

EVENTS

Tempe Historic Preservation Commission
5/9/2013

[CALENDAR](#)

http://www.tempe.gov/Modules/ShowDocument.aspx?documentid=14682 Local Intranet 100%

The image shows a screenshot of a web browser window displaying a nomination form. The browser's address bar shows the URL: <http://www.tempe.gov/modules/showdocument.aspx?documentid=6690>. The page title is "NOMINATION FORM TEMPE HISTORIC PROPERTY REGISTER".

The form is divided into two main columns. The left column contains the following sections and fields:

- Property Location (Address or Boundaries)**: A text input field with three lines.
- Legal Description (Subdivision Name, Lot and Block)**: A text input field with three lines.
- Date of Construction / source of date**: A text input field with one line.
- Existing Historic Designation or Identification (check if any)**: A text input field with one line.

The right column contains the following sections and fields:

- For Staff Use Only**: A section header.
- Received:** A text input field.
- DSD#:** A text input field.
- Hearings/Approvals*:** A section header with three sub-fields: **HPC:**, **P & Z:**, and **Council:**, each with a text input field.
- Assessor's Tax Parcel Number(s)**: A text input field with one line.
- Historic Name**: A text input field with one line.

A small note below the "Hearings/Approvals*" section reads: "Preliminary reviews with other impacted entities (Boards, Commissions, Neighborhoods, etc) should be scheduled prior to initial public hearing".

The browser's status bar at the bottom shows "Done" and "Unknown Zone".

There is still no fee for any Tempe Preservation action.



STATE HISTORIC
PRESERVATION OFFICE [SHPO]

TEMPE HISTORICAL
MUSEUM



ARIZONA
HISTORICAL
SOCIETY

NATIONAL PARK SERVICE



NATIONAL TRUST
for HISTORIC PRESERVATION

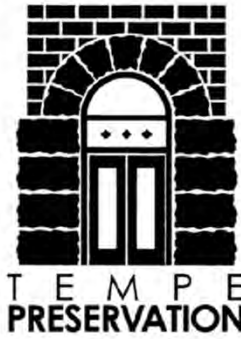
Additional Resources

**HISTORIC PRESERVATION
COMMISSION**

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

**HISTORIC PRESERVATION
OFFICE**

Amy Douglass
Alyssa Gerszewski
Nathan Hallam
Nancy Jain
Wm. "Billy" Kiser
Joe Nucci
Mark Vinson



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

480-350-8870

www.tempe.gov/historicpres

www.facebook.com/TempeHPO

City of Tempe
Community Development
Department
Historic Preservation Office
31 East 5th Street
P.O. Box 5002
Tempe, AZ 85280