

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, September 12, 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.

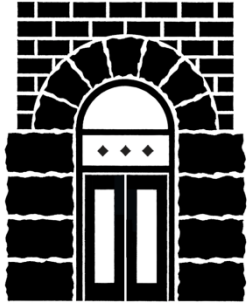
Dated this 5th day of September, 2013

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.



**TEMPE
PRESERVATION**

**TEMPE HISTORIC
PRESERVATION
COMMISSION**

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

**TEMPE HISTORIC
PRESERVATION
OFFICE**

Alyssa Gerszewski
Nathan Hallam
Hansen
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

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Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, August 08, 2013

Location: Hatton Hall 34 East Seventh Street

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

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

Public Present: Jen Bodlick, Justin Martinez, Vic Linoff

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

1. Call to Audience *NO REPLY*

2. Approval of HPC Minutes 06/11/2013 Tempe HPC meeting

MOTION [BENNETT]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 06/11/2013 AS AMENDED, SECOND [PROPER], APPROVED, 6-0

3. Public Hearing - Justin Martinez Property Proposed Development

- Nucci: Summarizes events at July HPC meeting and failure to attain unanimous 4-0 Commission vote on motion.
- Martinez returns for HPC re-vote on proposed development.
- Shears: Proximity of house to Kirkland-McKinney ditch alters nature of the landscape
- HPC: praise for thoughtfulness of property owner in conceiving house plans and sensitivity for landscape
- Commissioners satisfied with design proposals and agree that no further information from property owner is necessary

MOTION [SHEARS]: MOVE TO APPROVE PROPOSED CONSTRUCTION PLANS FOR MARTINEZ HOUSE WITH NO CONTINGENCIES, SECOND [BENNETT], APPROVED, 6-0.

4. Discuss & Consider Tempe General Plan 2040 Update

- General Plan 2040 land use and development chapter, in its entirety, is posted on the city website.
- Proposed amendments to GP2040 do not bring any new preservation concepts or initiatives
- HPO seeks HPC input on necessary GP2040 updates in order to mesh land use planning and historic preservation

- Discussion of the concepts of density vs. intensity in land use planning
- Cultural resource areas (CRAs) have not functioned as anticipated in GP2030
- Q: Should CRAs remain what they have been, and instead of amending them, HPC establish “heritage areas”?
- HPO/HPC needs guidelines for maintenance of potential historic districts, to identify character defining features; Nucci proposes adding appendices to GP2040 in order to accomplish this
- Discussion of neighborhood education initiatives
- Discussion of Solliday’s 2001 research that identified 32 potential historic districts
- Discussion of how Tempe planners have used CRAs to control neighborhood density
- Q: Can we simply redefine CRAs? Nucci: preferably not
- HPC would not eliminate nor add any CRAs in GP2040
- Q: Is there any precedent for CRAs in other municipalities? A: Yes, in the form of heritage conservation areas. HPC considers looking at such models to inform future direction on Tempe CRAs
- Suggestion to retain current CRAs under GP2030, and create a new but similar device for GP2040 to allow new definition of CRAs without altering the status of previously-determined CRAs
- Six of the CRAs listed in GP2030 no longer have historic integrity
- New proposal for CRAs would aim to prevent construction of modern mansions in single-family zoned neighborhoods, thus taking **intensity** into consideration in addition to **density**, which planning has used to prevent multi-family housing units from being built in single-family neighborhoods
- HPC requests draft of both options (redefinition and new device) for review prior to making a decision on which recommendation to make
- Q: Should density and intensity be considered individually within each CRA?
- HPO will distribute draft copies of both aforementioned options for review by HPC prior to September meeting, when a vote will be taken
- CRA definition in GP2040 again references “development standards in effect at the time the plan is adopted” – thus unintentionally moving the standards ahead from 2003 to 2014.

5. Discuss & Consider Proposed Cavalier Hills Historic District Designation

- Gerszewski: neighborhood meeting to be held August 22 at North Tempe Multi-Generational Center
- Informational brochures to be distributed door-to-door by HPO staff
- SHPO has requested a Recommendation of Potential Eligibility (ROPE) application for the proposed historic district

- State historic preservation officer James Garrison unofficially acknowledged the eligibility of Cavalier Hills as a historic district
- A group within the neighborhood has organized in opposition to historic designation and has met with SHPO and with Tempe Mayor Mark Mitchell.
- Explanation of what the “ROPE” process entails
- Post-Prop 207 era requires broader public outreach to obtain support for district nominations such as the one being proposed for Cavalier Hills
- Commissioners encouraged to attend August 22nd neighborhood meeting
- HPO is bringing residents from previously-listed historic districts to address residents of Cavalier Hills at August 22nd meeting.

6. Discuss & Consider HE Classification Process

- Gregory: commissioners should consider what, specifically, is problematic with the HE process and needs to be discussed
- Proposal for HE to be discussed at length at an HPC retreat or executive session
- City attorney’s advice should be solicited on city ordinance requirements, to clarify HPC obligations
- When HPO mails letter informing property owners of historic eligibility, an informational brochure should be included with the letter to allay any misunderstandings
- Commissioners Shears and Proper will work with HPO to draft an informational brochure/letter
- Discussion of the need to clarify between HE and actual historic designation
- Vinson: explanation of city council’s original intent in creating HE process in 2000
- HPC will schedule a retreat in the near future to discuss this and other preservation issues/initiatives, including GP2040 update; HPO will request that they city attorney or assistant city attorney attend to provide clarification on legal obligations

7. Discuss & Consider Graduate Student Intern Program Projects

- Gerszewski and Nucci scheduled to speak at Hackett House 125th Anniversary event on September 18th
- Kiser: Tempe Double Butte Cemetery has officially been listed on the National Register of Historic Places
- Kiser: Still waiting to hear from SHPO about the approval of the Tempe Municipal Building NRN
- Hallam: Last HPC meeting as a Tempe preservation intern; has accepted a new job in Sacramento, California
- Nucci: Hansen is now working with Mark Vinson and will begin attending HPC meetings

8. Discuss and Consider Chair/Staff Updates:

- HPO has received grant funding from SHPO to continue intern program (in-kind match for grant received from GRIC)
- Information on upcoming tour of the Mill to be led by Gerszewski
- Tempe mayor attending design conference in Sacramento, where the Flour Mill site was selected as Tempe's project; development proposals forthcoming
- Shears: information on microfilm research pertaining to the Cushing and Hodge archaeological expeditions at Tempe

9. Current Events / Announcements / Future Agenda Items

Cavalier Hills Neighborhood Meeting, 08/12/2013 at 6:30 p.m. at North Tempe Multi-Generational Center

Next HPC Meeting Date Thursday 09/12/2013 at 6:00 p.m. at Hatton Hall, 34 E. 7th Street

Meeting adjourned at 7:50 pm

Andrea Gregory, Chair

-minutes scheduled for HPC approval on 09/12/2013

FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

- CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.
- CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs and entitled to comment on NR and other SHPO activities within their boundaries. The City of Tempe became a CLG in 1995.
- DDA – Development & Disposition Agreement: a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.
- DSD – City of Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning
- DRC – City of Tempe Development Review Commission: volunteer board advising Mayor and Council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.
- GRIC – Gila River Indian Community: is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). Established by Executive Order in 1859, the Community covers more than 600 square miles and is the largest indigenous community in the Phoenix metropolitan area. GRIC helps make the Tempe Preservation Graduate Student Intern Program possible through a generous grant of State-Shared Revenue funds.
- HPF – (see Tempe HPF) Tempe Historic Preservation Foundation
- HSRC – (Arizona) Historic Sites Review Committee: Arizona's official Arizona and National Register of Historic Places review board. The HSRC meets three times during the year to review National Register nominations and advise the State Historic Preservation Officer on nominations to the State and National Registers.
- IEBC – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.
- IRS – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” prior to regular Council meetings.
- NPS – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.
- NRN – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.
- PAD – Planned Area Development: site plan overlay to define development standards for a specific project.
- SHPO – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.
- SRP-MIC – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.
- Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation
- Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Foundation advocates preserving Tempe's at-risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”
- Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe's prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.
- THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.
- TOD – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community's focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.
- ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe; establishes zoning districts and development standards.

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ASU HISTORIC PRESERVATION UPDATE
Tempe Historic Preservation Commission
September 9, 2013

EVALUATION OF HISTORIC PROPERTIES

Eligibility Determinations

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

TREATMENT OF HISTORIC PROPERTIES

Buildings

- Harrington Birchett House (1895): Rehabilitation of the Birchett House and stabilization of the historic garage in conjunction with the development of College Avenue Commons will be completed by July 31, 2014. The slump block garage and patio wall will be demolished. Ryden Architects will provide the rehabilitation design. The house and yard will be used for dining for the food trucks and the “Grab & Go” store at the west end of College Avenue Commons.
- University Club (1909): The exterior restoration of the University Club is in progress.
- Art Annex (former Our Lady of Mount Carmel School) (1952): Proposed rehabilitation for use as a restaurant(s) with patio dining is in progress.
- Manzanita Hall (1967): Rehabilitation of the building for continued use as a dormitory has been completed. 800 rooms replace the original 1000. Occupied by freshmen in the College of Liberal Arts.
- Old Main Fountain (c.1920/1933 Hopi Kachina fountain): Design proposal is in progress to raise the existing fountain. SHPO consultation is in progress.
- Cady Mall Fountain (1966): Design professional hiring in progress for fountain rehabilitation.
- Kerr Cultural Center (1949/1959): Adobe exterior finish restoration in progress.

Archaeology

- Palo Verde Residence Hall: Archaeological monitoring completed.
- Alpha Drive: Archaeological investigation completed.
- College Avenue Commons: Archaeological monitoring in progress.
- Tempe Sun Devil Fitness Center: Archaeological investigation completed.

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REFLECTION

Nancy Jain

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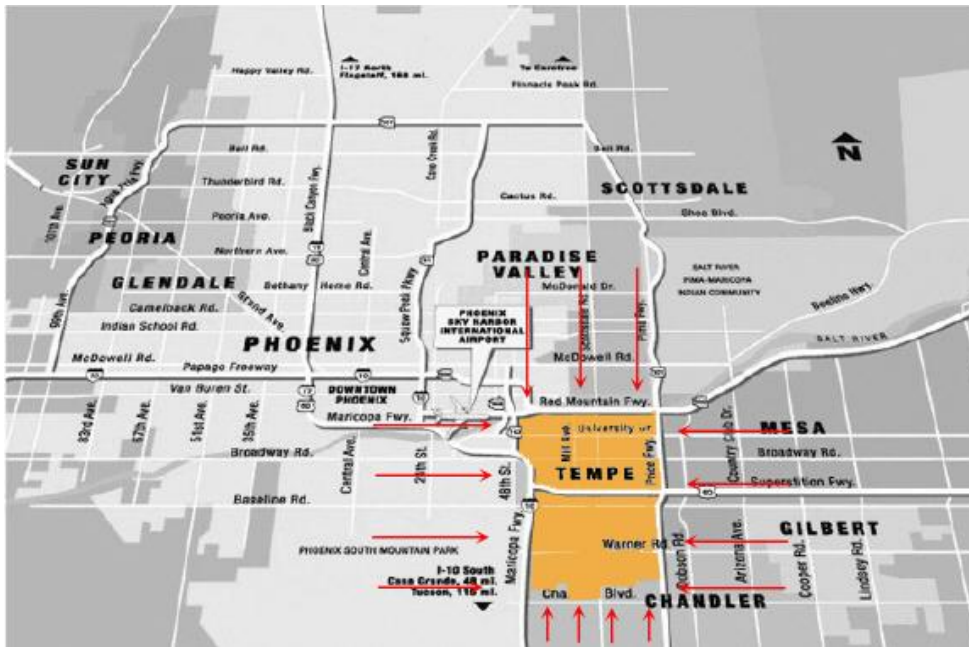
An approach to Historic Preservation

Key points of discussion:

- ▣ Future of Planning and Development
 - Historic Preservation Planning element in General Plan
 - Components
 - Benefits
 - Legal Basis
 - Financial Incentive
 - Tempe General Plan 2040
- ▣ Historic Preservation Plan/ Heritage Management Plan
- ▣ Challenge for Preservation
- ▣ What. Why. Who. How.
- ▣ Preservation Office and Preservation Commission

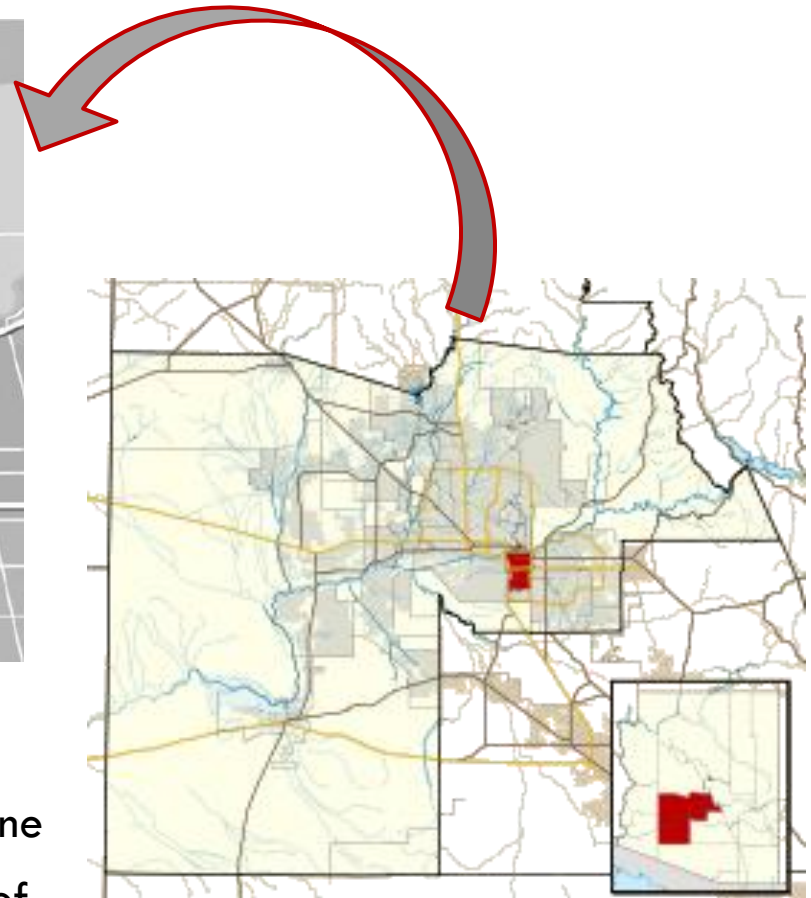
Future of Planning and Development

Historic Preservation: Tempe General Plan 2040



LANDLOCKED TEMPE

- Fairly dense, urbanized development pattern in the northern part of the city with a growing skyline
- A city of neighborhoods; the physical character of each is unique and has outstanding value



MARICOPA COUNTY

Historic Preservation Planning Element in General Plan

Having a separate element helps bring historic preservation **into parity with other land use concerns** in the debate. And while not all resources will be preserved, at least through a dedicated process which is armed with emphasis by the community, preservation will have a seat at the table of discussion insuring that all avenues have been exhausted before the community loses a piece of their past.

- Petree A. Knighton
University of California-Berkeley
Department of City and Regional Planning

Past events are indeed relevant to present possibilities. They may explain causes or point to likely outcomes. Or they give a sense of proportion to help us bear our present difficulties.

-Kevin Lynch

Historic Preservation element in GP

- What are the **most important components** a preservation element should contain?
- **Where historic preservation stands as land use concern** in comparison to other land use concerns such as density, traffic, affordable housing or commercial development?
- Whether historic preservation is given more weight when land use decisions are made?
- Whether **planning commissions and city councils are making reference** to and using the preservation element in guiding their decisions concerning historic resources?
- What is the single biggest obstacle to **integrating historic preservation into the planning process?**
- Will it be **useful to have Preservation Element in place?**

Benefits of Preservation Planning

When historic buildings are demolished, the fabric of the city is damaged. Saving old buildings and historic neighborhoods makes sense for a variety of reasons. To name a few:

- **Economic perspective**

Restoration provides skilled jobs for local builders and income for local suppliers and businesses.

- **Heritage tourism**

Provides jobs in the service sector and supports tourist commercial businesses envisioned for the downtown.

- **Environmental perspective**

Restoration and reuse of materials reduce the materials going to landfills and also lessen the depletion of raw materials such as timber.

- **Social perspective**

Preservation of historic neighborhoods contributes to diversity of our community and provides a variety of housing to satisfy a wide range of income levels at different stages of life.

Legal Basis For Preservation

The element should provide a brief overview of the **local, state and federal regulations** governing and providing context for historic preservation.

Financial Incentive for Preservation

- Incentives for preservation may take any of several general forms:
 - ▣ direct grants or loans,
 - ▣ tax-reduction mechanisms,
 - ▣ special exceptions from regulations or regulatory procedures, and
 - ▣ provision of technical assistance.

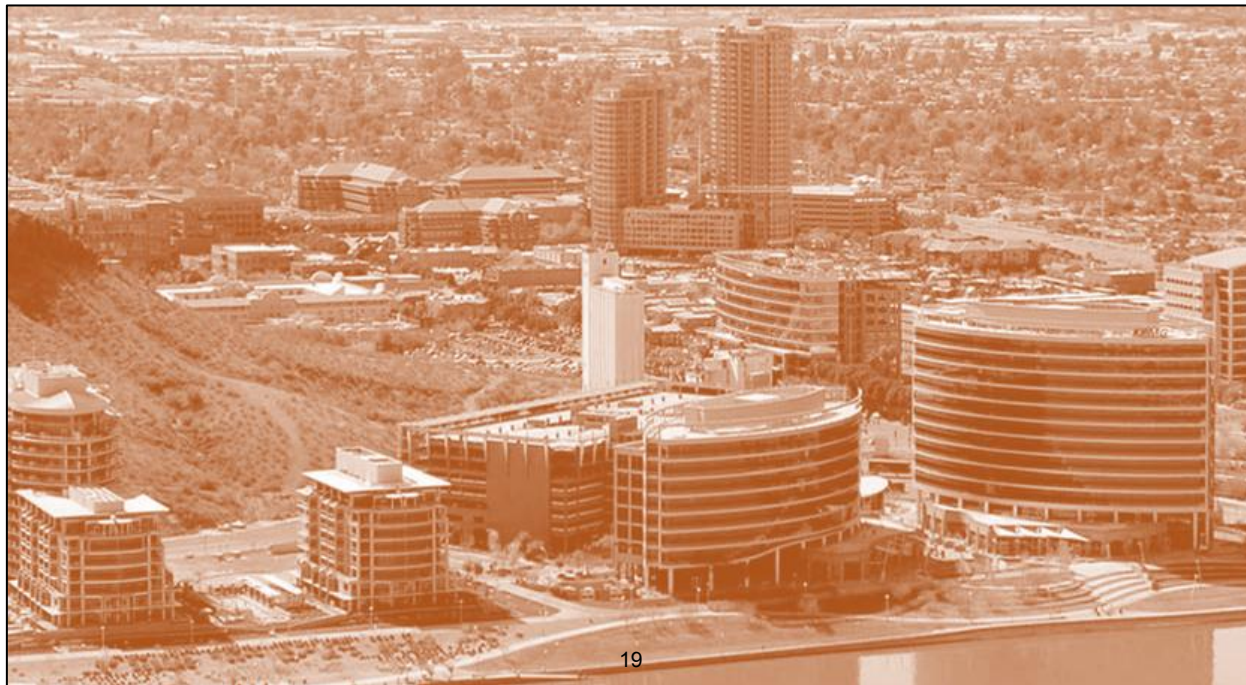
They may be available from various sources, including the City, other governments, and/or private or nonprofit organizations.

Historic Preservation: Tempe GP 2040

GP 2040 intends to consider the architecture of the ‘recent past’ which represent the most extensive period of Tempe’s growth and development. CRA in the General Plan focuses more on the age than the significance, consistency and exemplary characteristics of the areas.

(Land use and development chapter, City of Tempe GP 2040, Preliminary)

The GP2040 section for Historic Preservation talks about goals and strategies **for neighborhood revitalization but misses on “who and how”**



Historic Preservation: Tempe GP 2040

- To accelerate the process:
 - ▣ The formation of **an active team** of Architects, Preservation experts, Historians, Planners etc. to achieve the goals
 - ▣ Identify actions, facilities, future needs and **funding sources**
 - ▣ Provide a schedule and **outline of deliverables**



Northern Tempe skyline

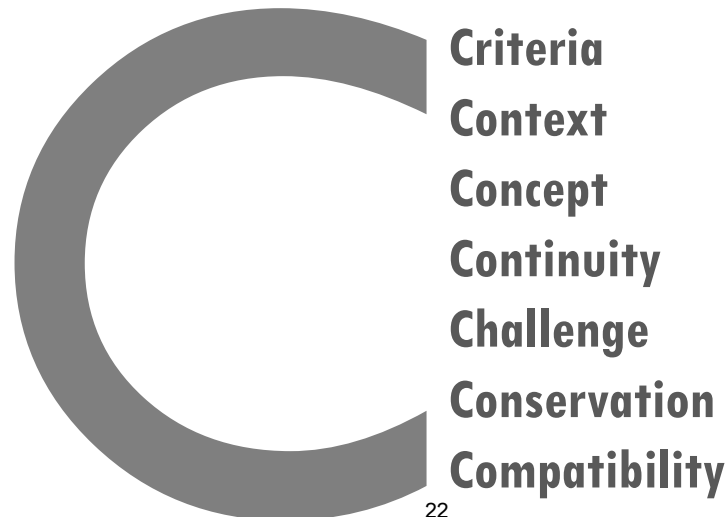
Historic Preservation Plan/Heritage Management Plan

Historic Preservation Plan is a document that

- ▣ Provides the city with a long-term management strategy for the future of its significant archaeological and historical resources
- ▣ Provides a baseline for ongoing and future evaluation
- ▣ Identifies property's heritage value
- ▣ Identify the constraints and opportunities that its heritage values place on future use
- ▣ Identify what the owner's wishes and requirements
- ▣ Balance above information and provide a structured forum for stakeholders to jointly determine the heritage area's purpose, vision, mission, goals and strategies
- ▣ Is useful for education and marketing

Is Historic Preservation perceived as an obstruction to the ongoing development?

- In the present scenario, the technological advancements have no bars and limits. Every fresh morning brings with it something absolutely new and a more digitized version. When did we realize that folding curtains of our windows was handled by the click of a button on the remote control. Everyone likes and wants to incorporate such advancements in their lives. But, historic preservation is sometimes misconceived to be against them.
- **Historic Preservation should rather head itself in reviving the most significant and authentic examples of the past, if, choosing from a bigger set is an option.** The complete understanding may be achieved by:



Compatibility and Context

**INCOMMENSURABLE,
CONTRASTIVE DESIGN**

**ANALOGOUS, COMPLIMENTARY,
CONSUBSTANTIAL DESIGN**



OR COMPATIBLE YET DISTINCT DESIGN?

Balancing differentiation with compatibility is subjective causing inconsistency, frustration and concern to architectural development

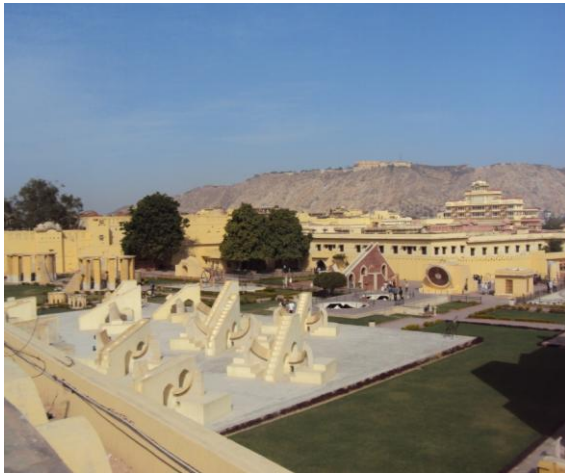
Contrastive Design Approach



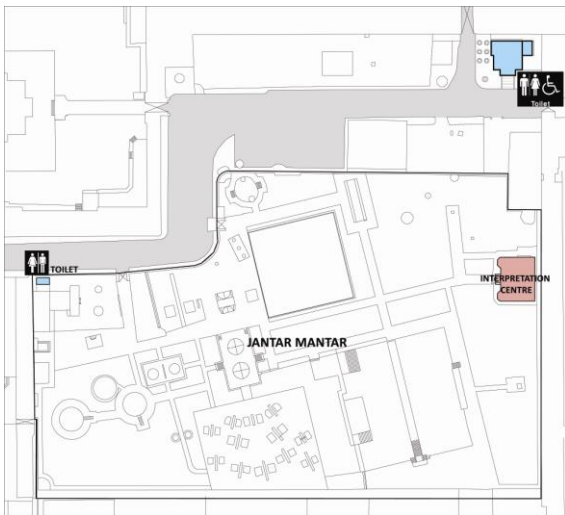
- The **glass** is a contemporary addition and renovation to a historic main house in **Winchester** - the old Roman capital of England.
- The architect's sensitive approach to revive the exterior of the historic structure is worth a commend. Transparent glass reflects the image of the exterior character defining features of this style of architecture.



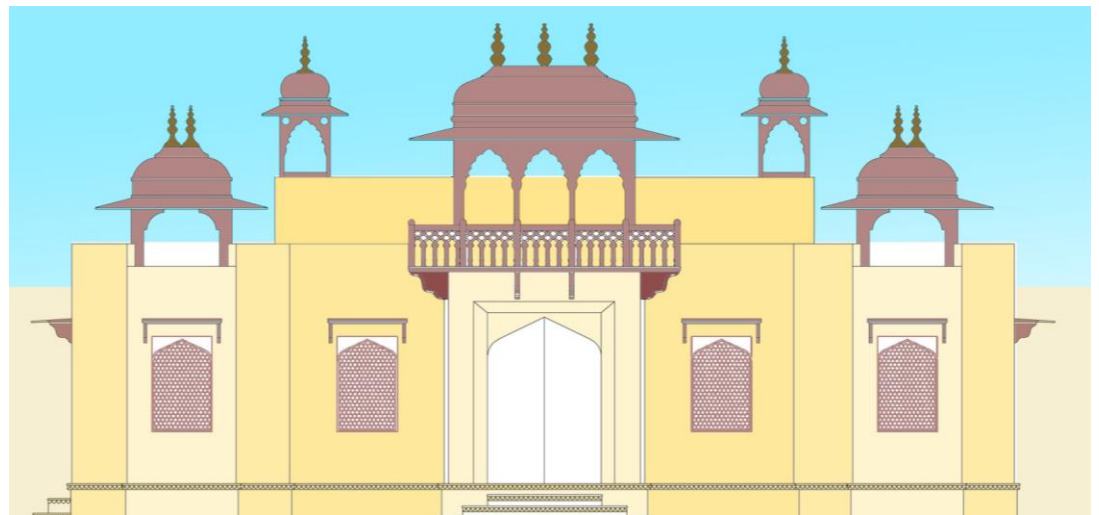
Complimentary Design Approach



- The **Jantar Mantar**, in Jaipur, is an astronomical observation site built in the early 18th century. (Inscribed in the UNESCO World Heritage List in 2010)
- Architect's task: To develop visitor facility structure in and around the main site.



Site Plan



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Elevation Design for the Interpretation Centre

Physical Context & Image of a city



Murcia City Hall, Spain by Ar. Rafael Moneo

A city needs to understand- Are we trying to escape this?

And have a **monotonous and repetitious** old or new character!!

Each style and era of architecture has its unique flair and expression which needs to be respected.

What to preserve?

Distinguish the property type

- Architectural Heritage
- Natural Heritage
- Intangible Heritage

Cultural Heritage



Classification of Cultural Heritage

TANGIBLE HERITAGE

Immovable

Built heritage

Monuments: buildings, sculptures, inscriptions, cave dwellings

(Listed) buildings: buildings in use

Groups of buildings: city centers

Sites (also underwater): archaeological, historical, ethnological

Cultural landscapes

Movable

Artifacts

Paintings

Sculptures

Objects

Collections

Media

Audiovisual media

Books

Plays

Scores

Consumer and industrial good

Classification of Cultural Heritage

INTANGIBLE HERITAGE

Intangible

Art expressions: music, dance, literature, theater

Martial arts

Languages

Living cultures

(Oral) traditions

Narratives

Revolutions

Networks

Folklore

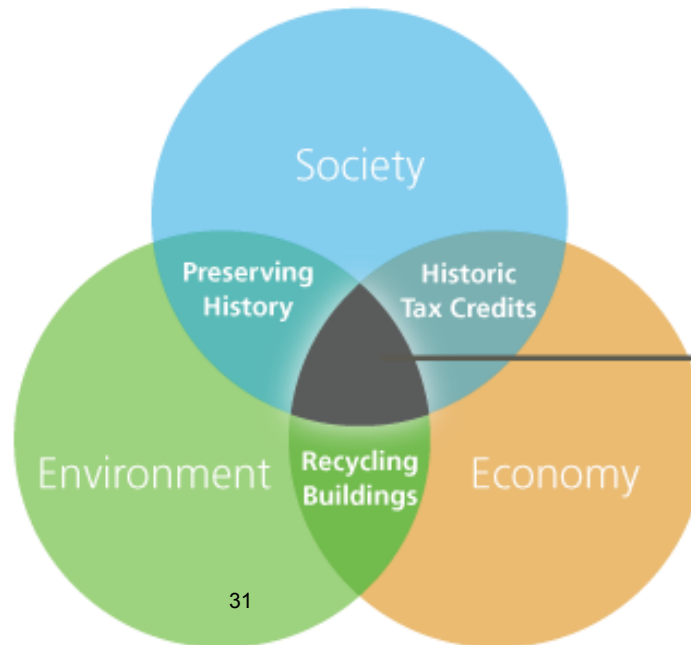
Who will preserve?

All its users and manipulators



Why preserve?

- Economic viability
- Stability and continuity
- Value of good environment
- Employment and training
- Education
- Tourism
- History
- Aesthetics
- Sense of place



Sustainability is the nexus of society, the environment and the economy.

Historic Preservation Commission

□ Powers and Duties:

- Compiling and updating a historic building survey
- Reviewing applications for designations
- Reviewing demolition permits and instituting demolition stays
- Reviewing alteration/modification requests (minor & major) and advise solutions and suggestions sensitive to the valuable heritage
- Making recommendations on matters of funds, study and historic preservation program
- Developing a Historic Preservation Plan (also called HMP)
- Promote Historic Preservation
 - Capacity building and research
 - Awareness raising and education
- Monitoring the historic preservation

UNESCO versus Tempe Preservation Criteria

UNESCO Criteria of Evaluation	Tempe Ordinance: Criteria of Evaluation
1. represent a masterpiece of human creative genius;	1. The quality of significance in American History, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design settings, materials, workmanship, feeling, and association and; a) That are associated with events that have made a significant contribution to the broad patterns of our history; or b) That are associated with the lives of persons significant in our past; or
2. exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design;	
3. bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared;	

UNESCO versus Tempe Preservation Criteria

UNESCO Criteria of Evaluation	Tempe Ordinance: Criteria of Evaluation
4. be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history;	c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or d) That has yielded, or may be likely to yield, information important in prehistory or history.
5. be an outstanding example of a traditional human settlement, land-use, or sea-use which is representative of a culture (or cultures), or human interaction with the environment especially when it has become vulnerable under the impact of irreversible change;	

UNESCO versus Tempe Preservation Criteria

UNESCO Criteria of Evaluation	Tempe Ordinance: Criteria of Evaluation
<p>6. Be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance. (The Committee considers that this criterion should preferably be used in conjunction with other criteria) ;</p>	<p>2. It is found to be of exceptional significance and expresses a distinctive character, resulting from:</p> <ul style="list-style-type: none">a) A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; orb) It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature; or
<p>7. contain superlative natural phenomena or areas of exceptional natural beauty and aesthetic importance;</p>	

UNESCO versus Tempe Preservation Criteria

UNESCO Criteria of Evaluation	Tempe Ordinance: Criteria of Evaluation
<p>8. be outstanding examples representing major stages of earth's history, including the record of life, significant on-going geological processes in the development of landforms, or significant geomorphic or physiographic features;</p>	<p>3. If it has achieved significance within the past fifty (50) years, it shall be considered eligible for designation as a landmark if it is an integral and critical part of an historic district or demonstrates exceptional individual importance by otherwise meeting or exceeding the criteria specified in paragraphs (1) or (2) of this subsection above. At such time as a landmark becomes fifty (50) years old, it will automatically be reclassified as an historic property.</p>
<p>9. be outstanding examples representing significant on-going ecological and biological processes in the evolution and development of terrestrial, fresh water, coastal and marine ecosystems and communities of plants and animals;</p>	

References:

- Prudon, H.M., Theodore, FAIA, *Preservation of Modern Architecture*, 2008
- Brodin, C., Brent, *Architecture in Context, fitting new buildings with old*, 1980
- Lynch, Kevin, *The Image of the City*, MIT Press, Cambridge MA 1960
- Economics and Heritage Conservation
A Meeting Organized by the Getty Conservation Institute
December 1998, Getty Center, Los Angeles
- Secretary's Standards- Preservation Planning
 - <http://www.nps.gov/hps/tps/standguide/>
- The Operational Guidelines for the Implementation of the World Heritage Convention
 - <http://whc.unesco.org/pg.cfm?cid=57>
- Tempe Preservation Ordinance
 - <http://www.tempe.gov/Modules/ShowDocument.aspx?documentid=8675>
- <http://www.nps.gov/history/preservation.htm>
- <http://ohp.parks.ca.gov/pages/1072/files/path-parity.pdf>

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Cavalier Hills

PROPOSED HISTORIC DISTRICT



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

A black and white illustration of a spotted horse rearing up on its hind legs, with a rider on its back. The horse is facing left and has its front legs raised. The rider is wearing a dark hat and a dark jacket. The illustration is positioned to the right of the text.

TEMPE, ARIZONA

**RECOMMENDATION OF POTENTIAL ELIGIBILITY
(ROPE) APPLICATION
CAVALIER HILLS (PROPOSED) HISTORIC DISTRICT
PREPARED FOR**

**ARIZONA STATE PARKS
STATE HISTORIC PRESERVATION OFFICE (SHPO)
PHOENIX, ARIZONA**

**BY
ALYSSA GERSZEWSKI, INTERN
JOE NUCCI, HISTORIC PRESERVATION OFFICER
CITY OF TEMPE HISTORIC PRESERVATION OFFICE
TEMPE, ARIZONA**

AUGUST 2013

**ARIZONA STATE PARKS
STATE HISTORIC PRESERVATION OFFICE (SHPO)**

**RECOMMENDATION OF PRELIMINARY ELIGIBILITY (ROPE)
Application Form**

Instructions: *Read the instructions carefully before completing application. No recommendation will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets.*

1. Name of property or Historic District: Cavalier Hills (proposed) Historic District

Address: Street _____
City Tempe County Maricopa State AZ Zip 85281

- National Register Historic District Potential Historic District
 Contributor to a registered Historic District Non-contributor to a registered Historic District
 Individual National Register Nomination

2. Check nature of request:

- a. Recommendation for preliminary historic eligibility for individual property listing in the National Register of Historic Places.
 b. Recommendation for preliminary historic eligibility that the proposed historic district appears to meet the National Register Criteria for evaluation and is potentially eligible for listing.
 c. Recommendation for preliminary historic eligibility that the property is located in a certified Historic District and is potentially eligible as a contributor.
 d. Recommendation for preliminary historic eligibility that the property is outside the period or area of significance but potentially contributes to the significance of the certified Historic District.

3. ROPE preparer contact:

Name Alyssa Gerszewski (email) alyssa_gerszewski@tempe.gov
Organization City of Tempe Historic Preservation Office
Street 31 E 5th Street City Tempe
State AZ Zip 85281 Daytime Telephone Number 480-350-8870

4. Property owner:

Name _____ (email) _____
Organization _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number _____

5. Description of physical appearance:

See continuation sheets

Date of construction: 1959-early 1960s Source of Date: plat maps; Maricopa County Assessor data

Date(s) of Alteration(s): _____

Has building been moved? Yes No If so, when? _____

Historic District period of significance: 1959-early 1960s

6. Statement of significance:

Criterion:

Local State National

A B C D

See continuation sheets

7. Photographs and maps:

See attached Arizona Historic Property Inventory forms

Attach photos and maps to application.

Continuation sheets attached: Yes No

5. DESCRIPTION OF PHYSICAL APPEARANCE

Cavalier Hills, a proposed historic district, is a residential subdivision located north of the Salt River in the southeast ¼ of Section 10 (T1N, R4 E) in Tempe, Arizona. The neighborhood is bordered by McKellips Road to the north, Scottsdale Road to the east, Weber Drive to the south, and Marlborough Park Estates to the west. The proposed historic district is made up of 188 single-family homes constructed between 1959 and the early 1960s, and it excludes the commercial properties along Scottsdale Road and the multi-family development at the northeast and south end of the original subdivision plats. The earliest homes are positioned within Cavalier Hills Unit One, or phase one of the neighborhood development. These homes were constructed by the Gene Hancock Construction Company between November of 1959 and 1960. Construction of the homes in Cavalier Hills Unit Two, or the second phase of development, began in 1960 and continued into the early 1960s. These homes were constructed with the design and construction materials popular for the late 1950s and early 1960s in Tempe with some variation in square footage, floor plan, roof type, exterior wall materials, and ornamental details. The construction of Cavalier Hills indicates a transition in residential architecture styles between those popular in the immediate post-war years (1945-late 1950s) to those prevalent in the later post-war years (the late 1950s-1975) in Tempe.¹ The initial construction of the homes in 1959 indicates the end of the first postwar residential construction boom in Tempe, and the completion of the subdivision symbolizes the start of the second residential construction boom that would continue through the 1960s and 1970s. These standardized, mass-produced homes were constructed in the California Ranch, Modern Ranch, and Contemporary styles, and are typical examples of Post-World War II architecture in Tempe. The homes in Cavalier Hills exist on large lots with lush vegetation. The Cavalier Hills proposed historic district and the homes and their environs maintain a high level of historic integrity and reflect the appearance and feeling of the late 1950s and early 1960s.²

The Cavalier Hills proposed historic district is a well preserved neighborhood and serves as an excellent example of the evolution of residential architecture between the immediate World War II years (1945-late 1950s) to the later postwar years (late 1950s-1975). The subdivision consists of 188 one story single-family homes. The entire subdivision is zoned R 1-6 Single-Family Residential. The proposed district retains a high level of historic integrity in architecture and landscaping allowing it to convey a strong sense of suburban life in the late 1950s and early 1960s. The subdivision development occurred from south to north between 1959 and the early 1960s, a period when new designs and construction materials, as well as new subdivision designs were emerging.

The current setting reflects the original subdivision design and demonstrates a change in the character and shape of neighborhoods from this period. Cavalier Hills features paved curvilinear streets, cul-de-sacs, sidewalks, and lots sizes ranging from roughly 6,000 to 16,000 square feet. Developers in the immediate postwar years platted subdivisions on a standard grid format leaving little room for variation in street angle or lot size. As home-buyer preferences and Federal Housing Administration standards shifted, developers responded with more innovative subdivision designs. Curvilinear streets and cul-de-sacs slowed and eliminated traffic protecting small children. In addition, sidewalks and a range of lot sizes of Cavalier Hills demonstrated Gene Hancock's ability to cater to new consumer preferences and comply with new FHA standards.³ The proposed district is located in the foothills of Papago Park. The

¹ Maricopa County Recorder, Plat, Cavalier Hills Unit One, recorded October 15, 1959, Map Book 85, page 22; Maricopa County Recorder, Plat, Cavalier Hills Unit Two, recorded July 18, 1959, Map Book 90, page 44; *Tempe Daily News*, March 19, 1960; *Tempe Daily News*, June 25, 1960; Elizabeth Wilson, "Postwar Modern Housing and Geographic Information System Study of Scottsdale Subdivisions," (MA Thesis, Arizona State University, 2002), 36-37.

² Scott Solliday, "Post World War II Subdivisions, Tempe, Arizona: 1945-1960 Neighborhood & House-type Context Development," (Tempe, AZ: Historic Preservation Commission, 2001), 161.

³ Philip VanderMeer, *Desert Visions and the Making of Phoenix, 1986-2009*, (Albuquerque, NM: University of New Mexico

subdivision was converted from ranch land and is not flood irrigated. Most of the homes feature grass lawns, while some have xeriscaped lawns indicating that the palette of landscape materials evolved over time. Original lamp posts and existing low wall or screen block are also common landscape features.

ARCHITECTURAL STYLE

The homes in Cavalier Hills represent a shift in home construction in Tempe. The medium-sized homes were built with elaborate designs and more detail than homes built in the immediate postwar period. The homes of Cavalier Hills display some of the common Ranch house features including concrete masonry, concrete slab foundations, steel casement or aluminum sliding windows, and asphalt shingle roofs. These pre-fabricated, standardized homes were constructed in the California Ranch, Modern Ranch, and Contemporary styles and serve as excellent examples of each architectural style. Houses range from 1,200 to 2,000 square feet (original designs were between 1,200 and 1,800 square feet). The California Ranch style homes are the most prevalent, especially in Cavalier Hills Unit One. The Modern Ranch style homes are the least common and exist in both units. The Contemporary style homes are concentrated in Cavalier Hills Unit Two, indicating a later stage of development and the evolution of architectural styles.⁴

The **California Ranch** style homes, the most prominent type, are one-story, with a low horizontal form and an L-shaped floor plan. They feature low-pitch or modified hip roofs and small patios supported by posts. The exterior walls are constructed with a combination of materials including brick, weeping mortar, or board-and-batten siding. The homes feature several ornamental details such as asymmetrical extended gables, carports under the main roof with posts, chimneys, shutters, eave overhangs supported by brackets, and scalloped window trims, posts, or dormers. Some of the homes have garages that may be original. The roof materials are asphalt shingle or cedar shake shingle, and the windows are aluminum sliding or steel casement.⁵

The **Modern Ranch** style homes are one-story with extremely low pitch gable roofs, a low horizontal form, and a rectilinear floor plan. The exterior walls are constructed with concrete block, and sometimes feature board-and-batten siding. These homes often have carports under the main roof with posts, but do not feature patios, or other ornamental details. They also have aluminum sliding windows and ballasted roofs.⁶

The **Contemporary** style homes, positioned mostly within Cavalier Hills Unit Two, are one-story with a low horizontal form, extremely low pitch gable ballasted roofs, and L-shaped floor plans. The exterior walls are constructed with concrete block. These homes feature front façade window walls and

Press, 2010), 208; "Scottsdale Residential Single Family Neighborhood with Significant Events," *City of Scottsdale, Arizona*, accessed June 15, 2013, <http://www.scottsdaleaz.gov/AssetFactory.aspx?did=7436>.

⁴ Maricopa County Recorder, Plat, Cavalier Hills Unit One, recorded October 15, 1959, Map Book 85, page 22; Maricopa County Recorder, Plat, Cavalier Hills Unit Two, recorded July 18, 1959, Map Book 90, page 44; *Tempe Daily News*, March 19, 1960; *Tempe Daily News*, June 25, 1960; Wilson, 61-66; "Introduction to Postwar Modern Housing Styles," *City of Scottsdale, Arizona*, Accessed May 10, 2013, <http://www.scottsdaleaz.gov/AssetFactory.aspx?did=7432>; Akros, Inc., Wilson Preservation, Coffman Studios, LLC, HDR, "Tucson Post World War II Residential Subdivision Development, 1945-1973," (Tucson, AZ: City of Tucson Urban Planning and Design Department, 2007), 51.

⁵ "Introduction to Postwar Modern Housing Styles," *City of Scottsdale, Arizona*, Accessed May 10, 2013, <http://www.scottsdaleaz.gov/AssetFactory.aspx?did=7432>.

⁶ Akros, 51.

clerestories, and patios and carports under the main roof with posts. Much like the California Ranch, some of the Contemporary style homes have garages that may be original.⁷

Many of the exterior alterations visible from the right-of-way include carport enclosures, window, door, shingle, or siding replacements, or the removal of ornamental details such as the asymmetrical extended gable do not diminish the historic character of the proposed district.

SUMMARY OF CHARACTER-DEFINING FEATURES

- Curvilinear streets
- Sidewalks
- Lamp posts
- Low wall or screen block
- Cul-de-sacs
- Lush vegetation
- Large lots ranging from 6,000 to 16,000 square feet
- Medium-sized single-story houses
- L-shape or rectilinear plan
- Exterior walls of concrete block, weeping mortar, and board-and-batten siding
- Low pitch gable, modified hip, extremely low pitch gable, or built up roofs
- Roof materials include asphalt shingle, cedar shake shingle, or ballasted
- Common Ranch features include concrete slab foundation, steel casement or aluminum sliding windows, shutters, and carports and patios with posts
- Front façade window walls and clerestories
- Ornamental details include asymmetrical extended gables, scalloped dormers, posts, or window trims, and eave overhangs supported by brackets

Potential existing alterations:

- Carport enclosure
- Window, door, or shingle replacements
- Complete reconstruction
- Non-compatible addition to the front façade
- Xeriscaping
- Removal of ornamental details
- Application of vinyl, wood, or stucco to exterior walls

In the preliminary survey and inventory of the proposed historic district, 142 properties (75.5%) are identified as contributors, and 46 properties (24.5%) need further evaluation and could be identified as non-contributors.

6. STATEMENT OF SIGNIFICANCE

⁷“Introduction to Postwar Modern Housing Styles,” *City of Scottsdale, Arizona*, Accessed May 10, 2013, <http://www.scottsdaleaz.gov/AssetFactory.aspx?did=7432>.

The Cavalier Hills proposed historic district is eligible for listing on the National Register of Historic Places under Criterion “C” for its association with Architectural design and construction, and Criterion “A” for its association with Community Planning and Development in Tempe between 1959 and the early 1960s. The homes of Cavalier Hills, constructed by the Gene Hancock Construction Company, endure as an excellent example of the evolution in postwar residential architecture. Cavalier Hills represents a departure from styles popular in the immediate postwar years (1945-late 1950s) and the arrival of new styles prevalent in the later postwar years (late 1950s-1975). The period of significance starts in 1959 at the end of the first postwar residential construction boom in Tempe when Cavalier Hills was platted. The completion of Cavalier Hills at the beginning of the next postwar residential construction boom in early 1960s (possibly 1962) marks the end of the period of significance. The homes in Cavalier Hills were constructed in the California Ranch, Modern Ranch, and Contemporary styles demonstrating the architectural transition away from the ubiquitous Ranch House of the postwar period. The emergence of Cavalier Hills indicated new residential planning and development patterns and was one of the first developer-built, mass-produced subdivisions in North Tempe in the late 1950s and early 1960s. A large majority of the homes in Cavalier Hills maintain a high level of historic integrity.

Architectural Design and Construction in Tempe, 1959-early 1960s

The California Ranch, Modern Ranch, and Contemporary style homes in Cavalier Hills are significant for their association with the Architectural design and construction in Tempe in the late 1950s and early 1960s. The design and construction of the homes in Cavalier Hills were shaped by the availability of new and cheaper construction materials, new building standards, changing consumer preferences, and competition among local builders. The Federal Housing Administration set key standards for home construction in this period, and the size, scale, and design of Cavalier Hills reflect the standards. Technological advancements and the consolidation of the construction industry allowed for mass production of postwar housing, and increased competition among local builders. Gene Hancock responded to the consumer demand for more varied, attractive styles and produced innovative designs that would draw in potential buyers. The availability of new and cheaper construction methods was visible in the appearance of larger homes, and through the use of concrete block and other new materials. The California Ranch homes were more elaborately designed than the Simple Ranch homes of the late 1950s demonstrated in the use of cheap materials like weeping mortar, or board-and-batten siding, and the use of other exterior ornamental features. The more progressive designs of the Modern Ranch and Contemporary style indicated by the extremely low pitch gable roofs, and use of glass on the front facade showed the evolution of postwar architectural styles.⁸ The California Ranch houses represented the end of the immediate postwar residential construction boom (1945-late 1950s), while the Modern Ranch and Contemporary houses indicated the start of the second residential construction boom in Tempe (late 1950s-1975).

Community Planning and Development in Tempe, 1959-early 1960s

In the decades following World War II, Tempe experienced substantial population increase and physical growth as residents migrated to the community in search of employment and educational opportunities. Desirable and accessible housing and safe neighborhoods were essential to accommodating new residents and accelerating future growth. Cavalier Hills was an affordable and attractive neighborhood for many current and incoming individuals in Tempe in the late 1950s and early 1960s making it an integral part of the community. It's significant because it represents changes in broad patterns of community planning and development. Cavalier Hills demonstrates the emergence of larger builders in Tempe, the start of single-builder subdivision development, the creation of much larger subdivisions than those designed in the immediate postwar years, and the evolution of construction methods of the late 1950s and early 1960s. Influenced by FHA standards for design, Gene Hancock created the subdivision with 188 large lots, built

⁸ Wilson, 33-37; VanderMeer, 193, 199-208.

in utilities, lush vegetation, sidewalks, and curvilinear streets. This was a departure from the smaller, subdivisions platted in the immediate postwar years on a standard grid which featured smaller lot sizes. Technological advancements and improvements in construction methods enabled Hancock to produce pre-fabricated, medium-sized homes quickly in order to fulfill consumer demand.⁹ Cavalier Hills became one of the earliest of its kind in North Tempe.

INTEGRITY

The Cavalier Hills proposed historic district maintains high historical integrity to convey its character and period of significance. The subdivision retains its original design, architecture, and landscaping.

Postwar residential architecture was designed to endure alterations over time. During the past fifty-four years, minor alterations to some of the homes in Cavalier Hills occurred. In many instances these homes were altered to adapt to the changing suburban lifestyle of late twentieth century. These alterations and additions are purposeful and do not diminish the integrity of the proposed district as a whole. Window, door, siding, and shingle replacements are common and do not harm the historic character of the homes. The removal of ornamental detailing such the asymmetrical extended gable or use of new shutters are less common alterations throughout the subdivision. The most common non-reversible changes include carport enclosures and the application vinyl or stucco to the exterior of the homes.¹⁰

⁹ VanderMeer, 94, 203-208; Wilson, 27-28

¹⁰ Wilson, 39.

Bibliography

Akros, Inc., Wilson Preservation, Coffman Studios, LLC, HDR. "Tucson Post World War II Residential Subdivision Development, 1945-1973." Tucson, AZ: City of Tucson Urban Planning and Design Department, 2007.

"Introduction to Postwar Modern Housing Styles." *City of Scottsdale, Arizona*. Accessed May 10, 2013, <http://www.scottsdaleaz.gov/AssetFactory.aspx?did=7432>

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Tempe Daily News, March 19, 1960.

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SOURCE: Aerial Photograph Map, 1959, *The Flood Control District of Maricopa County*

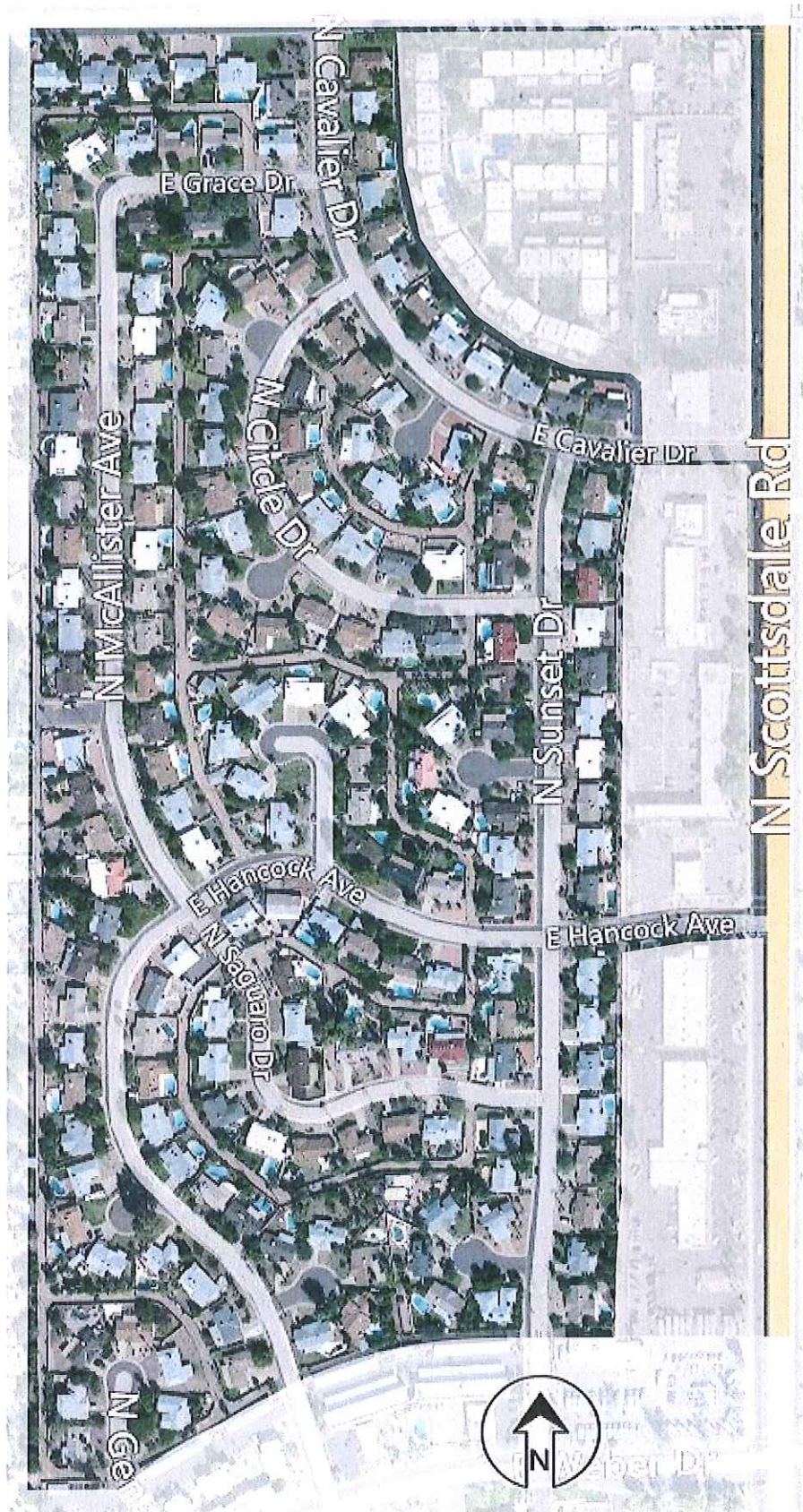


SOURCE: Aerial Photograph Map, 1962, *The Flood Control District of Maricopa County*



SOURCE: Aerial Photograph Map, 1969, *The Flood Control District of Maricopa County*

AERIAL PHOTOGRAPH WITH PROPOSED DISTRICT BOUNDARIES



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, 1,622 square feet of "livability" area. HOTPOINT Built-ins. GOETTL heat pump refrigeration-heating. Double carport. NO EXTRA COST.



GOLDEN NUGGET: 3-Bedroom, 2 Bath, 1,600 square feet of "livability" area. Extra large dressing room. 17'6" by 14" master bedroom. HOTPOINT Built-ins. GOETTL Heat Pump refrigeration-heating. NO EXTRA COST.



SILVER SPUR: 3-Bedroom, 2 Bath, 1,620 square feet of "livability" area. Extra closet space. 19'9" by 12'6" Family room. HOTPOINT Built-ins. GOETTL heat pump refrigeration-heating. Double carport. NO EXTRA COST.



BRANDING IRON: 4-Bedroom, 2-Bath, 1,800 square feet of "livability" area. 19'4" by 12'8" living room. Big 17'6" by 13'8" family room. HOTPOINT built-ins. GOETTL heat pump refrigeration-heating. NO EXTRA COST.



COPPER QUEEN: 3-Bedroom, 2-Bath, 1,254 square feet of "livability" area. Extra large storage and utility space. Big carport. HOTPOINT built-ins. GOETTL heat pump refrigeration-heating. NO EXTRA COST.

Cavalier Hills WONDERFUL WAY OF LIVING INCLUDES:

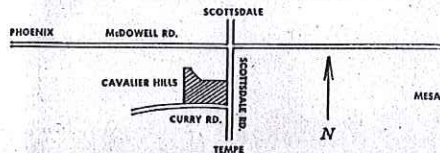
TEXBORO'S famous furniture cabinets; Whisper quiet, ventilated, louvered, bi-fold closet doors by SLIMFOLD; New and different hideaway clothes hanger bar by SLIMFOLD; Your choice of formica or ceramic tile; Curving Streets; Cyl-de-sacs; Estate-size lots; Rolling hills; All interior doors are precision-made . . . trouble free . . . no more sticking . . . Every home has an entry hall and a wardrobe room . . . See the amazing "Magic Eye" automatic driveway light; Try the automatic water temperature control in shower . . .

18 HOLE GOLF COURSE, OLYMPIC-SIZE SWIMMING POOL, TENNIS COURT, BOWLING, BASEBALL AND A BEAUTIFUL VIEW, ALL ADJACENT TO YOUR CAVALIER HILLS HOME

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"STEP OUT OF THE ORDINARY-STEP UP TO A CAVALIER HOME"

Nucci, Joseph

From: Cahoy, Chuck
Sent: Tuesday, September 03, 2013 5:45 PM
To: Nucci, Joseph
Cc: Baumann, Judi
Subject: TCC-14A Historic Eligible Classification

Hi Joe:

Just to follow up on our phone conversation, I let you know that I would much prefer that the Commission, if it has questions of interpretation of a City ordinance, to work with you and have you submit any questions in writing to our office so that we can provide the appropriate review, research and response. You were also going to check to see if you have confirming e-mails from your conversations with Andrew about this same issue, and if so, forward them to me so that we have a record of advice that has already been provided. Let me know if you work up the questions with the Commission. Thanks.

Chuck Cahoy
Deputy City Attorney



Tempe City Attorney's Office | 21 E. Sixth Street, Suite 201 | Tempe, Arizona 85281 | 480.350.8227 | Direct Dial 480.858.2382 | Fax 480.350.8645 | www.tempe.gov |

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The City of Tempe is a
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Tempe Historic
Preservation Office
Community Development
Department
31 East 5th Street
P.O. Box 5002
Tempe, AZ 85280
480.350.8028
8579 FAX; 8913 TDD



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

August 8, 2013

COOK CHRISTIAN TRAINING SCHOOL

by email to: Suanne Ware-Diaz at –
suanne@cooknam.org

Congratulations! Your property, the Arcadia Jones House located at 708 South Lindon Lane, is considered eligible for listing in the Tempe Historic Property Register and has been listed as Historic Eligible in the records of the City of Tempe Community Development Department.

The 1899 Arcadia Jones House is significant for its association with Tempe agricultural history as a onetime rural farmhouse. It is also significant as a local variant of National Folk-style residential architecture. Arcadia Jones, the widow of Dr. Wilson Walker Jones, a pioneer Salt River valley physician, acquired the southwest quarter of the southeast quarter of Section 17 in 1899. She purchased the forty-acre property from its original homesteaders, Jose and Felicita Gonzales. In a family history, Arcadia's granddaughter indicated that Mrs. Jones built the house soon after acquiring the property.

The Tempe Historic Preservation Commission listed this property as Historic-Eligible at a public hearing on Thursday, May 9, 2013. Historic-Eligible listing means a property appears to meet the criteria for historic designation and listing in the Tempe Historic Property Register. Neither Historic-Eligible classification nor listing on the Tempe Historic Properties Register prevents the property owner, from altering or demolishing a property. It means that when a permit is sought from the City of Tempe to alter, remodel, or demolish an Historic Eligible property, issuance of the permit may be delayed for not more than 30 days to allow the Tempe Historic Preservation Office a chance to review the proposed work and, if necessary, recommend alternatives. After review, your permit will be issued, with or without consent of the Historic Preservation Office, provided all other applicable requirements have been met.

Historic-Eligible classification is a terrific opportunity for you to consider listing your property in the Tempe Historic Properties Register. There is still no fee to the owner for listing, and we encourage you to contact the Tempe Historic Preservation Office at (480) 350-8070 or online at www.tempe.gov/historicpres for more information.

COOK CHRISTIAN TRAINING SCHOOL
August 8, 2013
page two

We look forward to hearing from you in the near future.

Yours Very Truly,

By 

Joseph G. Nucci, Historic Preservation Officer
www.tempe.gov/historicpres joe_nucci@tempe.gov