Tempe
Community Development

MINUTES
HISTORIC PRESERVATION COMMISSION
May 11, 2022

Minutes of the regular hearing of the Historic Preservation commission, of the City of Tempe, which was held in hybrid format in person at City Council Chambers, 31 East 5th Street, Tempe, AZ, and virtually through WebEx.

Regular Meeting 6:00 PM

Present:	**Staff:**
Dave Fackler	Steve Abrahamson, Principal Planner
Chris Garraty	Ambika Adhikari, Principal Planner
Elizabeth Gilbert	Zachary Lechner, Historic Preservation Officer
Laurene Montero	Ryan Levesque, Deputy Director, Planning
Kiyomi Kurooka	Joanna Barry, Administrative Assistant II, Com Dev
Reylynne Williams	Jared Smith, Curator/ History, Tempe History Museum
Kyle Woodson	

1) Call to Audience: Persons wishing to address the Commission on any matter may do so at the discretion of the Chair. However, Arizona Open Meeting Law limits Commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.

Dr. Lechner reminded the attendees of the above information.

2) Voting of the Meeting Minutes

Commissioner Montero requested a correction to her vote on the first motion related to Item No. 7 – 250 RIO. Minutes state that she was a Nay vote, however she said she abstained. (Later HPO review of the April meeting minutes revealed that Commissioner Montero voted "nay" on the first 250 Rio and abstained on the second motion. As a result, the meeting minutes were not changed.)

Motion by Vice Chair Fackler to approve the amended Meeting Minutes of February, April 13, 2022; second by Commissioner Montero. Motion passed on **7-0** vote.
Ayes: Dave Fackler, Chris Garraty, Elizabeth Gilbert, Kiyomi Kurooka, Laurene Montero, Reylynne Williams, Kyle Woodson
Nays: None
Abstain: None
Absent: Gregory Larson, Jim Garrison

3) Remarks by the Chair

Chair Woodson introduced himself again and gave a brief overview of his background. He is a professional archaeologist, and he has worked in Arizona for 30 years in cultural resource management as well as in academic work. He has been the Director for Gila River Indian Community's Cultural Resource Management program for the last 10 years. He is also a longtime resident of Tempe, having lived in the city for 27 years. This is the first commission that he has served on.

Chair Woodson went over some materials that he had provided to the Commissioners in their packets. Items included:

A list of frequently used abbreviations and acronyms.
Rules of Procedure as adopted by the Historic Preservation Commission on April 8, 2010.
List of Historic Preservation Commissioners

Dr. Lechner also provided a couple of links to information about Robert's Rules.

Chair Woodson advised that in the past, two items had been distributed to the Commission: City of Tempe's summary of the Arizona Open Meeting Law, and some City guidelines on Conflict of Interest. If a Commissioner has a conflict of interest, they would need to recuse themselves from that item.

4) Request for a Certificate of Appropriateness for additions to a contributing property in the Borden Homes Historic District located at 1006 South Butte Avenue. The applicant and presenter is Riley Neal. (HPO220004)

Presentation by Ms. Riley Neal, applicant:
Ms. Neal gave an overview of her request. She advised the Commission that her home is 1,131 square feet, so it currently retains the original footprint. It was built in 1950. It is categorized as a transitional ranch home and is built predominantly out of concrete masonry. It has a very simple gabled roof and some tongue and groove accents. She showed some aerial views of the property. The property currently does not have any legal parking; the parking spaces along the north are overhanging the property line, so anything that is done to expand the home also needs to address the parking issue. Ms. Neal went over the proposed carport on the north façade of the building. This would be accessed from the Butte Avenue frontage and the carport would be recessed from the front façade to keep it out of the historic setback and make sure that portion of the roof is lower than the frontage. The portion of the project is an addition to the rear of the property. This would primarily be a bedroom, bathroom, office area, and den. It would have an intersecting gable roof. Ms. Neal provided a comparison of the scale of her home with the proposed additions to the seven closest homes to her property. This proposed addition would bring her property up to 1,675 square feet of livable space and 396 square feet of covered space. The paver driveway at the north of the home would be removed, the CMU fence would be removed, and they will need to reconfigure some turf area. At the rear of the home, they would remove an existing patio cover that was not original to the house. Ms. Neal proceeded to go over the site plan and explain aspects of the addition as well as the roofing plan. She explained that the existing HVAC system on the roof is a heat pump that is not original to the home. Pending costs, her hope is to remove it and get a ground-mounted unit in the backyard with an air handler in the attic. If they are not able to do this, due to engineering or cost, the other option would be to replace the heat pump in place. Ms. Neal went over the siding materials that will be used on the home, the windows, and the doors.

Vice Chair Fackler asked Ms. Neal who did the work for her on this project. She advised that she did it and stated she works for an architecture firm. Vice Chair Fackler complimented her on her presentation.

Commissioner Kurooka stated she is pleased the applicant will be keeping the original windows.

Dr. Lechner advised the Commission that staff is recommending the approval of the Certificate of Appropriateness for the project and went over the four (4) Conditions of Approval, along with a summary of his staff report

Motion by Commissioner Montero to approve HPO220004; second by Vice Chair Fackler. Motion passed on **7-0** vote.
Ayes: Dave Fackler, Chris Garraty, Elizabeth Gilbert, Kiyomi Kurooka, Laurene Montero, Reylynne Williams, Kyle Woodson
Nays: None
Abstain: None
Absent: Gregory Larson, Jim Garrison

5) Request for a Certificate of Appropriateness for the landscape plan for the Ash Avenue Bridge abutment approach/roadbed and adjoining west side embankment, located at Tempe Beach Park at 80 West Rio Salado Parkway. This request is in coordination with the 250 Rio project. The applicant is Gammage & Burnham P.L.C. (PL210130/HPO220003). The presenters are Manjula Vaz (Gammage & Burnham), Mike Duffy (RSP), and Mark Vinson (VinsonStudio). This item was previously considered at the April 2022 HPC meeting.

Statement by Ryan Levesque, Deputy Director – Community Development

Mr. Levesque clarified for the Commission and viewing public that this item was previously heard at the April HPC meeting, and a vote was taken. There was some confusion about the vote and if it was a majority of the remaining Commission members who were present at the time of the meeting. After confirming with the City Attorney's office, and reviewing the regulations identified in the ordinance for the Historic Preservation Commission, it was determined that to move forward with a motion there needed to be five (5) members of the Commission to affirm a vote. As a result of that, the motions that were made at the prior hearing were failed motions. This is the reason that both this item and the following 250 Rio item are being presented again this evening.

Chair Woodson asked for clarification that both agenda items #5 and #6 will be heard and voted on separately. Mr. Levesque confirmed that is correct.

Presentation by Manjula Vaz, Gammage & Burnham, PLC

Ms. Vaz advised that they do not have any additional comments to add but are available for any questions.

Presentation by Zachary Lechner, Historic Preservation Officer

Dr. Lechner advised that the Historic Preservation Office is recommending approval by the Historic Preservation Commission of the Certificate of Appropriateness. He proceeded to go over the five (5) Conditions of Approval and to speak in favor approval.

Commission Discussion

Commissioner Montero suggested that for Condition of Approval #3, the beginning of the sentence should recommend archaeological monitoring rather than survey because a survey at this point would be of little value there. There is no bare ground and based on the findings of the some of the properties nearby, either monitoring or testing would seem like the logical condition.

Commissioner Garraty agreed with Commissioner Montero's suggestion and added that a qualified firm or person should evaluate the property and make management recommendations about testing or monitoring.

Chair Woodson asked if the Conditions of Approval for the upcoming 250 Rio item have a similar condition of cpproval for monitoring. Dr. Lechner stated that the condition is identical in both items. If the Commission would like to substitute monitoring for survey, that can be accommodated. Chair Woodson recommending updating the condition in both items to what has been recommended tonight by the Commissioners.

Dr. Lechner noted he was not sure of the exact language that Commissioner Garraty was recommending. There was a recommendation from Commissioner Montero to change the words "archaeological survey" to "archeological monitoring," but was not sure of the additional changes that Commissioner Garraty was proposing. Commissioner Garraty stated that whoever is hired as the qualified firm or person should make a management recommendation for either monitoring or testing, versus just monitoring. Commissioner Montero agreed that this language Commissioner Garraty was suggesting would be better for both of the agenda items as it is a little more flexible. Dr. Lechner stated that when a motion is made this can be stated accordingly.

Chair Woodson asked Ms. Vaz what the archeological approach was to the properties nearby. She advised that on Hayden House it was a little different as they were going underground. In terms of the Commissions' recommendations, monitoring and/or testing would work for them.

Commissioner Kurooka noted a typo in the staff report it referred to a June 2022 meeting. Dr. Lechner agreed that was a typo and that it should have referred to the June 2021 meeting.

Motion by Commissioner Montero to approve PL210130/HPO220003 with suggested change to Condition #3 that prior to issuance of a building permit, Developer shall arrange for an evaluation by a qualified archaeologist that will recommend monitoring and/or testing as appropriate; second by Vice Chair Fackler. Motion passed on **7-0** vote.
Ayes: Dave Fackler, Chris Garraty, Elizabeth Gilbert, Kiyomi Kurooka, Laurene Montero, Reylynne Williams, Kyle Woodson
Nays: None
Abstain: None
Absent: Gregory Larson, Jim Garrison

6) Request for recommendation of Development Review Commission approval of a General Plan Land Use Map Amendment from Public Open Space to Mixed-Use and a Density Map Amendment from No Density to High Density-Urban Core (more than 65 du/ac); a Zoning Map Amendment from GID and R1-6 to CC; a Planned Area Development Overlay to establish development standards; and a Development Plan Review for a new 14-story office building with ground floor commercial for 250 Rio, located at 250 West Rio Salado Parkway. The applicant is Gammage & Burnham P.L.C. (PL210130/HPO220003). The presenters are Manjula Vaz, Mike Duffy, and Mark Vinson. This item was previously considered at the April 2022 HPC meeting.

Presentation by Zachary Lechner, Historic Preservation Officer
Dr. Lechner advised once again the Historic Preservation Office is recommending approval by the Historic Preservation Commission on this item.

Commission Discussion
None

Motion by Vice Chair Fackler to approve PL210130/HPO220003 with revised Condition #3 stating that prior to issuance of a building permit, Developer shall arrange for an evaluation by a qualified archaeologist that will recommend monitoring and/or testing as appropriate; second by Commissioner Montero. Motion passed on **6-0** vote.
Ayes: Dave Fackler, Chris Garraty, Elizabeth Gilbert, Kiyomi Kurooka, Laurene Montero, Kyle Woodson
Nays: None
Abstain: Reylynne Williams
Absent: Gregory Larson, Jim Garrison

7) Request for approval to forward the updated City of Tempe Historic Preservation Plan to City Council for adoption. The presenter is Tempe Historic Preservation Officer Zachary Lechner.

Presentation by Zachary Lechner, Historic Preservation Officer
Dr. Lechner advised that the current plan from 1997 is inadequate and has not been changed by the City of Tempe in 25 years, and therefore the goals and priorities need to be updated. Tempe is developing rapidly and expanding economically in many ways, so it was decided there needed to be an updated Historic Preservation Plan to account for these changes. Dr. Lechner then provided the Commission with the items that needed to be updated and went over the goals and objectives of the updated plan.

Commission Discussion:

Chair Woodson gave a tip of the hat to the consultants (ACS) and Mark Vinson for compiling and updating this as it was long overdue. They put some extremely progressive measures in this plan, and he thinks it is something this city really needs. He also wanted to acknowledge the prior HPO John Southard and Alex Smith as well. Now that he has been tasked as the Chair of the HPC, Chair Woodson said he had a little bit more time to look at not only the public input to the plan, but he also took a look at some of the Character Area Plans from some of the neighborhoods, which are very important components of the City's vision for the plan. There is

unbelievably strong support in all areas for the City for historic preservation and more of it now. He noted that the public wants more incentives for historic preservation so he encouraged the City to do whatever it could do to increase incentives and opportunities for property owners, other entities, businesses, and organizations.

Chair Woodson was also pleased with prominent inclusion of Tribal nation coordination, consultation, and cooperation with the City in the historic preservation planning, visioning, as well as moving forward from this point. This was absent in the former plan, which was over 25 years old.

Commissioner Kurooka said the plan has good content, but she does not feel it is ambitious enough. Clearly historic preservation is underfunded in the City as it cannot afford the Ash Avenue restoration. All the things listed here cost money and she does not see how it is going to be funded. We can say whatever we want but if there is no funding mechanism, she does not see how it is going to happen.

Commissioner Montero agreed with Chair Woodson that this is a beautiful plan. She had a couple of questions, one about the archaeological site on 8th Street that was identified, and she wonders if it would be important to include a photograph of that. She would also like to hear Commissioner Williams' comment on it and whether it is too sensitive to include, but it strikes her as one of the more significant findings in the lower Salt River Valley in the last several years.

Commissioner Montero said there is a list of historic contexts but nothing for prehistorical context, and she is curious about that.

Dr. Lechner introduced Ms. Andrea Gregory from Archaeological Consulting Services (ACS) to address Commissioner Montero's question about context.

Ms. Gregory said that the document that Logan Simpson is working on in terms of the class 1 and the blanket plan from discovery and treatment would probably be the more appropriate document for that information. The information that is in the Historic Preservation Plan as it is drafted right now is very high level, and that is to prevent too much detailed information and context that might be restricted in terms of their distribution to the public. Commissioner Montero stated that makes sense and answers her question.

Regarding the 8th Street question, Ms. Gregory stated that she would defer to the Tribes as to whether the photo would be appropriate to share with the public.

Commissioner Williams recognized that the 8th Street project was very significant in regard to what was encountered, and she feels it should be put before the Four Southern Tribes to get approval, not only because of the significance, but also because during consultation with the City of Tempe, there were previous discussions about the project in that area, specifically how to incorporate it into the landscaping of the area since it has been preserved in place, and she does not know what the status is on that project. She said she can talk with the Salt River Pima-Maricopa Indian Community Tribal Historic Preservation Officer and the Gila River Indian Community Tribal Historic Preservation Officer to see if they would like to see the photo in the plan. She is not sure if they have seen the latest draft of the plan and the photos that are in it.

Commissioner Montero stated that maybe it would not be appropriate to include the photo in the plan.

Chair Woodson noted that on page 16 of the plan there is a description of the 8th Street project and there is a figure that displays a general map of La Plaza. There is no picture; however, it is described in the document. He said there would to be instruction from the communities regarding including this photo.

Motion by Vice Chair Fackler to approve forwarding the City of Tempe Historic Preservation Plan to City Council for adoption; second by Commissioner Montero. Motion passed on **6-0** vote.
Ayes: Dave Fackler, Chris Garraty, Elizabeth Gilbert, Laurene Montero, Reylynne Williams, Kyle Woodson
Nays: None
Abstain: Kiyomi Kurooka
Absent: Gregory Larson, Jim Garrison

8) Request for approval to forward two inventories of Tempe historical resources to City Council for adoption: An Inventory of Historical Resources (CA. 1868-1960) within the Urban Core of the City of Tempe, Maricopa County, Arizona; and An Inventory of Historical Resources (1961-1975) within the City of Tempe, Maricopa Country, Arizona. Both inventories were completed by Archaeological Consulting Services (ACS) at the request of the City of Tempe. The presenter is Tempe Historic Preservation Officer Zachary Lechner.

Presentation by Zachary Lechner, Historic Preservation Officer
Dr. Lechner noted the request for approval of this item to be forwarded to the City Council for final approval. He said he is available for any questions.

Commission Discussion:
Chair Woodson commended the consultants on their work on this research. He referenced/clarified the items that are not included in the inventory.

Ms. Gregory advised the Commission that there will be a GIS special set that goes along to the City's Historic Preservation Officer (HPO), so they will be able to reference specific historic buildings that they have been recommended as historic eligible. The GIS special set is not a full determination and is not going through consultation in terms of a formal Section 106 process, and it does not necessarily preclude a formal evaluation of any of these properties in the future. It will at least provide a baseline set for the City to use in the future.

Motion by Commissioner Montero to approve forwarding the two inventories of Tempe historical resources to City Council for adoption; second by Vice Chair Fackler. Motion passed on **7-0** vote.
Ayes: Dave Fackler, Chris Garraty, Elizabeth Gilbert, Kiyomi Kurooka, Laurene Montero, Reylynne Williams, Kyle Woodson
Nays: None
Abstain: None
Absent: Gregory Larson, Jim Garrison

9) Chair/Staff Updates

Chair Woodson thanked the City for the Board & Commission appreciation event that was held and noted Commissioner Garraty receiving an award for five years of service.

Dr. Lechner gave an update on the Butler House. The homeowner did sign a façade conservation easement on April 19th. At the April 28th City Council meeting, they approved a resolution for the façade conservation easement as well as a waiving of the processing fees for the lot split, and a zoning map amendment for the Historic Plan Amendment Overlay. The Community Development Department is currently working on hiring a surveyor to prepare a subdivision plat. They are also looking to schedule a neighborhood meeting for the property owner and neighbors on the lot split and Historic Overlay Amendment.

Mr. Levesque advised that at the City Council hearing the received some potential concern and opposition to the request. It was more so to the property owner receiving some incentives or favors for the façade conservation easement. As part of the neighborhood meeting and outreach, there is likely to be additional feedback from property owners or neighbors in the area. He noted there would be future public hearings on this request by the HPC, DRC, and City Council. He advised that the homeowner has now waived the demolition permit application.

Dr. Lechner thanked members of the Commission who had sent him suggestions for the CLG pass-through grant which is due June 23, 2022. He received some good suggestions and is going to mull those over and figure out what the best application would be for that. He will provide the Commission with an update as it develops. Chair Woodson asked if this grant proposal is something that would be reviewed and approved by the HPC or if it was a City action that is not required to go through them. Dr. Lechner advised that it is not required to go through the HPC; it is just something that he wanted to receive feedback on. He is not even sure at this

point if there will be an application. The grant is awarded in part based on which CLGs were last funded, and currently, the City of Tempe is in the middle of the pack.

10) Current Events/ Announcements / Future Agenda Items
Member Announcements
Staff Announcements

Mr. Jared Smith, Tempe History Museum, gave an overview of the activities that will be going on at the museum for the rest of this month and next month. He advised that he will not be at next month's meeting, and that Brenda Abney will return to provide updates for the Commission. Chair Woodson thanked him for serving the Commission and providing updates.

Dr. Lechner went over some future agenda items. Recently, he received a couple of communications; one from the Arizona State Historic Preservation Office (SHPO), noting that the Town of Guadalupe has submitted a nomination to the National Register of Historic Places for Guadalupe Cemetery here in Tempe. This is currently under consideration, and he believes the state board (Arizona Historic Sites Review Committee) will consider it in July, so this will be an agenda item at the June HPC meeting. The way it works is the HPC or another local government such as Tempe has the purview to look at nominations for properties within the City. SHPO is requesting the HPC's feedback on that nomination. This will be agenda item at the next meeting, where the Commission can discuss this and make recommendations to forward on to the board.

Dr. Lechner noted another request that the Town of Guadalupe sent him to recommend the Guadalupe Cemetery to the Tempe Historic Property Register. This would be a request for a designation and would be a process that would first start with the HPC, which in turn would potentially make a recommendation to the Development Review Commission, which would then make a recommendation to City Council, which would finalize the designation if approved for that property. He does not know the timeline for that process, but it will be an item on the June HPC agenda.

Chair Woodson asked for clarification that the request was coming from the Town of Guadalupe. Dr. Lechner advised that the Tribal Historic Preservation Officer Karl Hoerig, of the Pascua Yaqui Tribe, sent the request on the behalf of the Town of Guadalupe. The request included a letter and justification from the Tribal Historic Preservation Officer, as well as a letter of recommendation from the Mayor of the Town of Guadalupe.

Chair Woodson asked Dr. Lechner to explain why the request from the Town of Guadalupe is coming to the City of Tempe. Mr. Levesque advised that per the property record card from the Maricopa County Assessor, the Town of Guadalupe owns the cemetery. Dr. Lechner advised that since the property was under the City of Tempe's jurisdiction, even though it is owned by the Town of Guadalupe, it would still go through the required process for designating a property in the Tempe Historic Property Register that is outlined in the City's Historic Preservation Ordinance. Chair Woodson advised that he was mainly referring to the National Register nomination. Dr. Lechner stated that since it is in the City of Tempe jurisdiction, it would still go through this process. It is more of a courtesy to have the HPC or a CLG review the submittal and provide feedback. The HPC could not stop the nomination. Chair Woodson stated that it does not sound right that a property within the City of Tempe jurisdiction could be approved at the national level without going through the City's process.

This item was placed on the June agenda for further discussion and clarification.

Hearing adjourned at 8:13 pm.

Prepared by: Joanna Barry, Administrative Assistant II
Reviewed by: Zachary Lechner, Historic Preservation Officer