



MINUTES

HISTORIC PRESERVATION COMMISSION

APRIL 10, 2024

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:

Kyle Woodson	Jeff Tamulevich, Comm Development Director
Dave Fackler	Ryan Levesque, Deputy Director, Comm Development
Erin Davis	Zachary Lechner, Historic Preservation Officer
Jean Robinson	Ambika Adhikari, Principal Planner, Comm Dev
Reylynne Williams	Brenda Abney, Tempe Museum Manager, Comm Ser
Kiyomi Kurooka	Jennifer Daniels, Admirative Assistant II, Comm Dev
Kathleen Lamp	
Mariah Justice	

Native Land Acknowledgement Statement: We wish to acknowledge that Tempe is the homeland of the Native people who have inhabited this landscape since time immemorial. These ancestral lands of the O’odham (known as the Pima), Piipaash (known as the Maricopa), and their ancestors extend far beyond our city. This land continues to be spiritually connected to the O’odham of the Salt River Pima-Maricopa Indian Community and Gila River Indian Community. We accept the responsibility of stewarding those places and solemnly pledge to consider this commitment in every action.

- 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.
- 2) **Voting of the Meeting Minutes for March 13, 2024**

Commissioner Williams stated that on page 2, 3rd paragraph, 11th line, one of the words should read “insulation.” The Commission member referenced on Page 7, 2nd paragraph, lines 7 and 13 should be listed as “Vice Chair Fackler.”

Motion by Vice Chair Fackler to approve Meeting Minutes for March 13, 2024, with corrections; second by Commissioner Davis. Motion passed on **8-0** vote.

Ayes: Chair Woodson, Vice Chair Fackler, Commissioners Davis, Williams, Kurooka, Robinson, Lamp, and Justice

Nays: None

Abstain: None

Absent: Commissioner Melcher

- 3) **Approval of Agenda**

Approval of agenda by Chair Woodson.

4) Introduction of new Commissioners.

Dr. Lechner introduced three new Commissioners. Commissioner Melcher was not in attendance. She is a real estate agent in the area and has a lot of experience on City commissions, including prior service on the HPC. She is currently a member of the Neighborhood Advisory Commission.

Commissioner Justice introduced herself. She currently serves as the Deputy Historic Preservation Program Lead for Logan Simpson. In a previous position, she served as the Certified Local Government (CLG) Coordinator for the State of Florida, running the fifth largest CLG program in the country.

Commissioner Lamp introduced herself. She is a professor in the English Department at ASU. Her research interests center on how the built environment communicates citizenship and civic participation and who is included and excluded from the built environment.

Chair Woodson introduced Ms. Brenda Abney, HPC ex-officio member, who attended tonight's meeting.

5) Presentation of proposal regarding auxiliary [HPO note: This should be "accessory," not "auxiliary."] dwelling units (ADU). The presenter is Ryan Levesque, Community Development Deputy Director—Planning.

Mr. Levesque, Deputy Community Development Director—Planning gave a presentation on Accessory Dwelling Units (ADU). An ADU is an independent rentable dwelling unit located on the same lot as a standalone single-family home. Staff has conducted research related to ADUs and is gathering further stakeholder input for a potential Code Text Amendment. Public input was received from October 2023-February 2024. This involved holding in-person public meetings, Zoom meetings, commission meetings, and a City Council Work Study Session. The City of Tempe has reached out to other cities that allow ADUs: Phoenix, AZ, Tucson, AZ, Raleigh, NC, and Provo, UT. To access more information and the survey, the public may visit tempe.gov/ADU. The website is open from March 27-May 1. The website will list upcoming public meetings related to the ADU proposal. In June 2024, City Council plans to meet for a follow-up discussion. In September 2024, the Development Review Commission and Neighborhood Advisory Commission will hold hearings. City Council will hold hearings in August and September 2024.

Commissioner Kurooka asked why state legislators said no additional parking can be allowed with ADUs. Mr. Levesque said that the State may feel that it's onerous to add additional parking requirements or that there should be relief from providing alternative modes of transportation. Typically, ADUs might be housed by students, young professionals, or elderly people (i.e., people who may not rely solely on having an automobile). Parking has been one of the biggest questions and concerns. Commissioner Kurooka asked how the addressing of ADUs will work. Mr. Levesque stated that an addressing requirement will be developed, possibly one using the same address as the main unit but including "A" or "B." "A" could stand for access through the alley for emergency services. Commissioner Kurooka asked, during the research was there any concern about developers coming in and developing ADUs just to rent? Mr. Levesque stated that there wasn't any concern expressed about developers doing this.

Chair Woodson asked if the parking requirements would include on-street parking. Mr. Levesque stated that it would exclude on-street parking. If an ADU has six or more bedrooms, then it would have to have onsite parking. There is a stipulation in the zoning code that requires a Use Permit to park in the front-yard setback of the property. We did identify some concerns with alleyways that are less than less than 20 feet wide, Mr. Levesque said. It's possible that alley access may not be allowed for those types of ADUs. Chair Woodson asked what the motivation was to do this update. Mr. Levesque stated that the process was started in 2018-2019, based on public interest. During that time, staff presented materials to City Council and showed it some ADUs that were permitted in the Maple-Ash area. Staff received feedback from City Council and the public. Chair Woodson asked if the motivation was to create more affordable housing options. Mr. Levesque said it is to help address housing demand and to provide additional options for housing affordability.

Commissioner Justice asked if there were any specific results from the comparable communities that City staff has studied. Has allowing ADUs increased housing density in those municipalities? How has it impacted their character areas or historic districts? Are there results available beyond how many applications they have processed? Mr. Lucas Jensen, Planner I, stated that for most of the cities he and his colleagues reached out to on the topic of affordability, it was too early for them to say. Since those cities are only permitting small numbers of ADUs, it is difficult to provide detailed analysis at this time. That is something we can investigate further in this round of outreach, he said.

Chair Woodson asked if staff have an estimate of the number of applications in the first part of the program. The research showed 60-100, he said. Mr. Levesque stated that those are good estimates to consider. Calls are coming in now from people doing the math on their property. He said staff is going to incorporate something into the next and second phase of the process that looks at what type of incentive the City might offer for a ADU program. Chair Woodson asked if there has been any thought about providing incentives to properties that are Historic Eligible or have an Historic overlay, perhaps by adding some language into the Historic Preservation Ordinance that might encourage historic preservation in some way. It could be a method to discourage people who want to demolish historic houses by providing some incentive to build a ADU on the property and retain the historic residence. Mr. Levesque said that some of the language in the Code today states that you are eligible for an ADU if you have a single-family residence, and he said there is value in retaining the primary residence. He said staff can mention that to people who are considering demolishing a Historic Eligible or Historic house. Chair Woodson stated that he was talking about an actual incentive like a tax rebate. He said the City has a bond election coming up that will hopefully be approved, and if so, it will allot approximately \$12 million for historic preservation-related initiatives. The incentive idea could be another way to discourage people from demolishing their Historic Eligible or Historic buildings and consider other options. Mr. Levesque stated that he is open to suggestions and will speak with Dr. Lechner.

Commissioner Kurooka stated that is a great idea. So many houses are being replaced with mansions, she said. The bond is a good opportunity to provide an incentive for people to help maintain Tempe's historic character.

Dr. Lechner read a question online from Commissioner Robinson: Can we assume that any addition to a Historic Eligible home would come to the HPC during the permitting process? Dr. Lechner stated that if it is just Historic Eligible, it would just come to the HPO for review, per City Code. It is only when a home is designated in the Tempe Historic Property Register that building permit requests are typically required to go through the HPC for consideration of a Certificate of Appropriateness. That process would not change with the proposed addition of an ADU. Mr. Levesque stated that, regardless, there is an opportunity for staff to consult and provide some advice on how to sensitively add an ADU and let the property owner know that their existing home is Historic Eligible.

6) Chair/Staff Updates and Announcements

Chair Woodson provided an update on the Watson's Flowers building. Chair Woodson said he and Vice Chair Fackler attended another meeting with City staff and TCAA. It appears that the option of preserving the historic core of the building was not taken seriously by TCAA, Chair Woodson said. The City-owned triangular parcel to the east of the site won't be incorporated into the project. TCAA has a limited budget and rapidly approaching deadlines. The best that the TCAA Board can propose is to preserve the front façade of the Watson's Flowers building. The Board has provided a cost estimate of \$673,000 to preserve the façade. Chair Woodson said his understanding is that TCAA is not willing to front this money and is looking for other entities to contribute this money to their budget. He stated that he doesn't think the City or the Tempe Historic Preservation Foundation should be asked to provide that much funding just to preserve the front wall of the building.

Vice Chair Fackler stated that whether it is \$673,000 or \$6.75, when there are options on the table to preserve the building, it seems that only preserving the façade would be akin to building a monument to the failure of the community to save one of its few remaining historic commercial buildings. He said he would not be interested in participating in that in any way. If TCAA had come back stating that they could preserve

the historic core of the building and then add new outbuildings, Vice Chair Fackler said he thinks that the City and the Foundation would be able to fund the effort.

Dr. Lechner stated that there is a potential May HPC Meeting. One possible agenda item is a second request for recommendation of the adoption of proposed amendments to City Code Chapter 14A (Historic Preservation Ordinance).

Vice Chair Fackler stated that if the City Attorney's Office (CAO) comes back with changes that make sense to Dr. Lechner, then they are obviously going to make sense to the Commission. We have been back and forth on this for months, he said. He said the Commission could handle this through electronic approvals rather than by having to vote on this as another meeting agenda item again. Dr. Lechner stated he would like to see what the CAO's changes look like before deciding whether to return the item to the HPC.

Mr. Ambika Adhikari shared that the DRC and City Council will be holding a joint meeting at 4:00 p.m. on May 13 at the Tempe History Museum.

Meeting Adjourned by Chair Woodson.

Hearing adjourned at 6:58PM

Prepared by: Jennifer Daniels, Administrative Assistant
Reviewed by: Zachary Lechner, Historic Preservation Officer

jd:zl