

## Agenda Item 3

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**CITY OF TEMPE  
HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 10/13/2021  
Agenda Item: 3**

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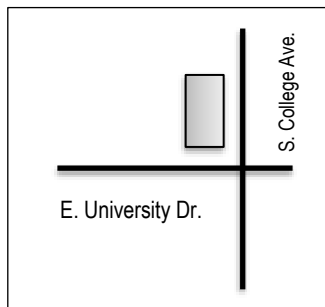
**ACTION:** Request for a Certificate of Appropriateness for a signage package proposed for Old St. Mary's Church, located at 526 South Mill Avenue (SGN21258). The applicant is the Andrew Chi of Andrew Chi Planning.

**RECOMMENDATION:** Staff – Approval, with conditions

**BACKGROUND INFORMATION:** Applicant wishes to repaint the Tempe National Bank building.

The request is as follows:

SGN21258      Approve a request for a Certificate of Appropriateness for a signage package proposed for Old St. Mary's Church.



Existing Property Owner  
Applicant

All Saints Roman Catholic Newman Center Tempe  
Andrew Chi – Andrew Chi Planning

**ATTACHMENTS:** A. Applicant's submittal

**STAFF CONTACT(S):** John Larsen Southard, Historic Preservation Officer, (480) 350-8870

Department Director: Shelly Seyler, Interim Community Development Director

Legal review by: N/A

Prepared by: John Larsen Southard, Historic Preservation Officer

## **COMMENTS:**

This property is located on the north side of East University Drive west of South College Avenue.

This request includes the following:

1. Approve a request for a Certificate of Appropriateness for a signage package proposed for Old St. Mary's Church.

The applicant is requesting the Historic Preservation Commission ("HPC") take action on the above item.

## **HISTORIC PRESERVATION COMMISSION JURISDICTION**

Old St. Mary's is listed in the Tempe Historic Property Register, thereby necessitating Historic Preservation Commission review and decisioning of this repaint application. Section 14A-6(f) of the Ordinance requires the HPC to "act to approve, deny, conditionally approve or continue an application at the public meeting at which it is initially reviewed."

In addition to the review and decisioning processes associated with a Tempe Historic Property Register listing, the City of Tempe holds a façade conservation easement for the Old St. Mary's building.

## **PUBLIC INPUT**

- Neighborhood meeting not required

## **PROJECT ANALYSIS**

The request is as follows:

Placement of two wall-mounted aluminum signs on the south (primary) façade of the building

Placement of one wall-mounted aluminum sign on a non-historic brick mechanical enclosure east of the building

The proposed signage has been designed to emulate the 1903 gray granite cornerstone located on the east side of the front building entrance. The proposed signage is compatible with and distinct from extant historic elements. While similar to the 1903 cornerstone in color and patterning, the aluminum signs will be clearly distinguishable in detail and age, thereby avoiding the creation of a false sense of history. Signage proposed for the non-historic brick mechanical enclosure wall located east of the historic building is consistent in look and material with the signage proposed for the historic building.

Applicant proposes to mount the signage using 3/16" threaded rods inserted into the mortar joints, a sacrificial building component. The Old St. Mary's mortar joints vary in width; most are approximately 1/4" wide. As such, 3/16" threaded rods would not penetrate the historic soft brick, thereby avoiding damage to non-sacrificial building elements.

## **STAFF RECOMMENDATION**

## **APPROVAL**

Attachment A



## INSTRUCTIONS FOR PROJECT APPLICATION

### Project Information – Required on all submittals.

**Name:** Project Name, Subdivision Name, Plan of Development, etc. (Ex: Orchid House, Smith Residence, Arts Center Addition).

**Address:** Site address, suite number, and assessor's parcel number (Note: If a vacant lot or new building without a specific address assigned, please contact the City of Tempe Engineering Division at (480) 350-8200 in order to obtain a site address. Applications cannot be processed without a site specific address.).

**Proposed Use:** Specify if single-family residence, office, medical office, retail, school, restaurant, carport, office/warehouse, manufacturing, 68 unit apartment, 72 unit hotel, etc.

**Existing Zoning:** Zoning at the time of application.

**Legal Description:** Provide a complete legal description of the property on which permitted work will be done. If legal description is too long for space provided, attach a separate sheet with legal description.

**Description of Work:** A brief description of the work being done, with examples as follows:

**Planning** - Site Plan Review, Use Permit, Variance, Zoning/Amendment, PADs, General Plan Amendment, Development Plan Review, Signage, Subdivision/Condo, etc.

**Building Safety** – New Office/Warehouse Building, New SFR, Tenant Improvement, Interior Remodel, Addition to Existing Residence, Prefabricated Carport, Construction due to Fire Damage, Conversion of Garage or Carport to Living Space, etc.

**Engineering** - On-site storm water retention, curb cuts, water & sewer work in the right-of-way, etc.

**Fire** – Installation of fuel tanks, spray paint booths, hazardous material review, fire sprinklers, fire alarm, etc.

### Applicant Information – Required on all submittals

The name, address, email, telephone and fax information of the individual to be contacted for questions, and notification of project status.

All applications must be accompanied by the required number of plans, submittal materials, and correct fee (dependent upon type of submittal).

**Please see our website at [www.tempe.gov](http://www.tempe.gov) for applications, submittal information, fees and checklists. If you do not have internet access, please contact us at (480) 350-8341.**

### Time Limitation of Application – Tempe Administrative Code (Section 104.15)

An application for a permit for any proposed work shall be valid for a period of one year from the date of filing. The building official is not authorized to grant any extension of time.

**Exceptions:**

1. Prior to the date of expiration of any application that has not been approved for the issuance of permits, an applicant may submit a written request for one time extension of a one-hundred eighty (180) days. The request must explain the justifiable cause for the delay and include a proposed plan submittal schedule for completion of the plan review process. If the request for extension is approved, the applicant must submit a new project submittal application form along with a renewal fee equal to twenty-five percent (25%) of the original calculated plan review fee. The renewal fee must be paid no later than thirty (30) business days after the original expiration date or the original application shall expires. Additional plan review fees may apply as prescribed in Table 1-A Building Permit Fees item 4 of other fees. Additionally, all permits must be issued and permit fees paid prior to the end of the one-hundred eighty (180) day extension date.

2. Prior to the date of expiration of any application that has been approved for the issuance of permits, but for which a permit has not been issued, the applicant may request a one time extension of one-hundred eighty (180) days. The request must explain the justifiable cause for the delay. If the request for extension is approved, the applicant must submit a new project submittal application along with a renewal fee equal to ten percent (10%) of the original calculated plan review fee. The renewal fee must be paid no later than thirty (30) days after the original expiration date or the original application shall expires. Additionally, all permits must be issued and permit fees paid prior to the end of the one-hundred eighty (180) day extension date.

(FPN): Exceptions one and two above may not be combined.

### Time Limitation of Application – Engineering Submittals (Tempe City Code Appx. A, Chapter 29-19)

An application for a permit for any proposed work shall be valid for a period of one year from date of filing.

**Exception:** Prior to the date of expiration of any application that has been approved for the issuance of permits, but for which all of the permits have not been issued, the applicant shall pay 25% of the original plan review fees, within 30 days of the plan review expiration date, to extend the plan review approval for an additional 6 months. If the 25% plan review renewal fee is not paid within thirty (30) days of expiration, and the permits are not issued on or before the 6 month extension date, the plan review will expire and all of the permits will be voided.

### Time Limitation of Application – 2006 International Fire Code (Section 105.2.3)

An application for a permit for any purposed work or operation shall be deemed to a have been abandoned one year after the date of filing. The fire code official is not authorized to grant any extension of time.

**Exceptions:**

1. Prior to the date of expiration of any application that has not been approved for the issuance of permits, an applicant may submit a written request for one time extension of a ninety (90) days. The request must explain the justifiable cause for the delay and include a proposed plan submittal schedule for completion of the plan review process. If the request for extension is approved, the applicant must submit a new project submittal application form along with a renewal fee equal to thirty-five percent (35%) of the original calculated fire permit fee. The renewal fee must be paid no later than thirty (30) business days after the original expiration date or the original application shall expire. Additionally, all permits must be issued and permit fees paid prior to the end of the ninety (90) day extension date.

2. Prior to the date of expiration of any application that has been approved for the issuance of permits, but for which a permit has not been issued, the applicant may request a one time extension of one-hundred eighty (180) days. The request must explain the justifiable cause for the delay. If the request for extension is approved, the applicant must submit a new project submittal application along with a renewal fee equal to ten percent (10%) of the original calculated fire permit fee. The renewal fee must be paid no later than thirty (30) business days after the original expiration date or the original application shall expire. Additionally, all permits must be issued and permit fees paid prior to the end of the one-hundred eighty (180) day extension date.

3. (FPN): Exceptions one and two above may not be combined.



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PROJECT



MARY COLLEGE at ASU  
A Center for Catholic Studies

CLIENT

University of Mary

PROJECT NO 21.13

PHASE D1

DATE 09/10/21

SCALE AS NOTED

DRAWN BY JSB

CHECKED BY

REVISIONS

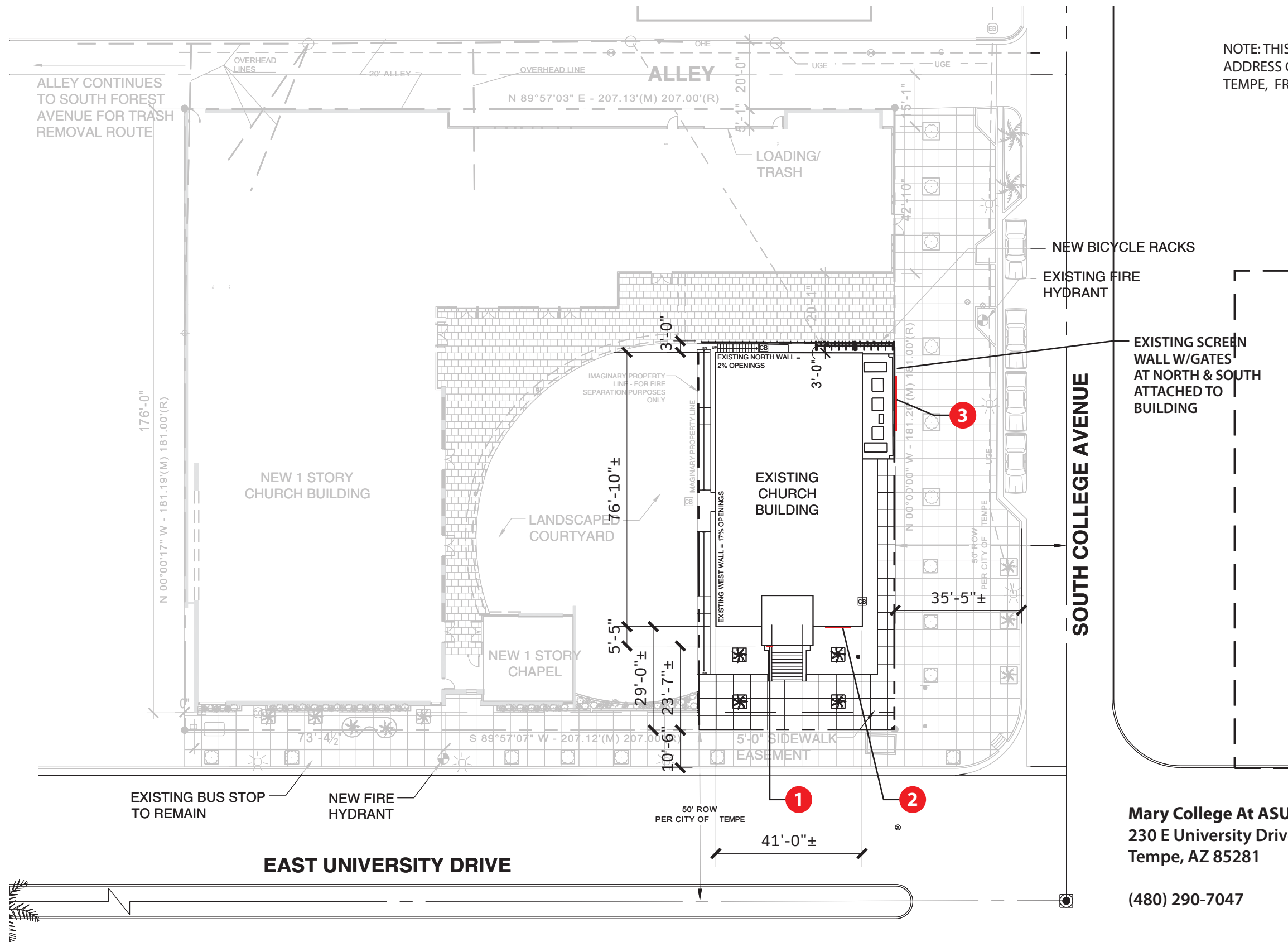


CLIENT APPROVAL

DATE

SHEET

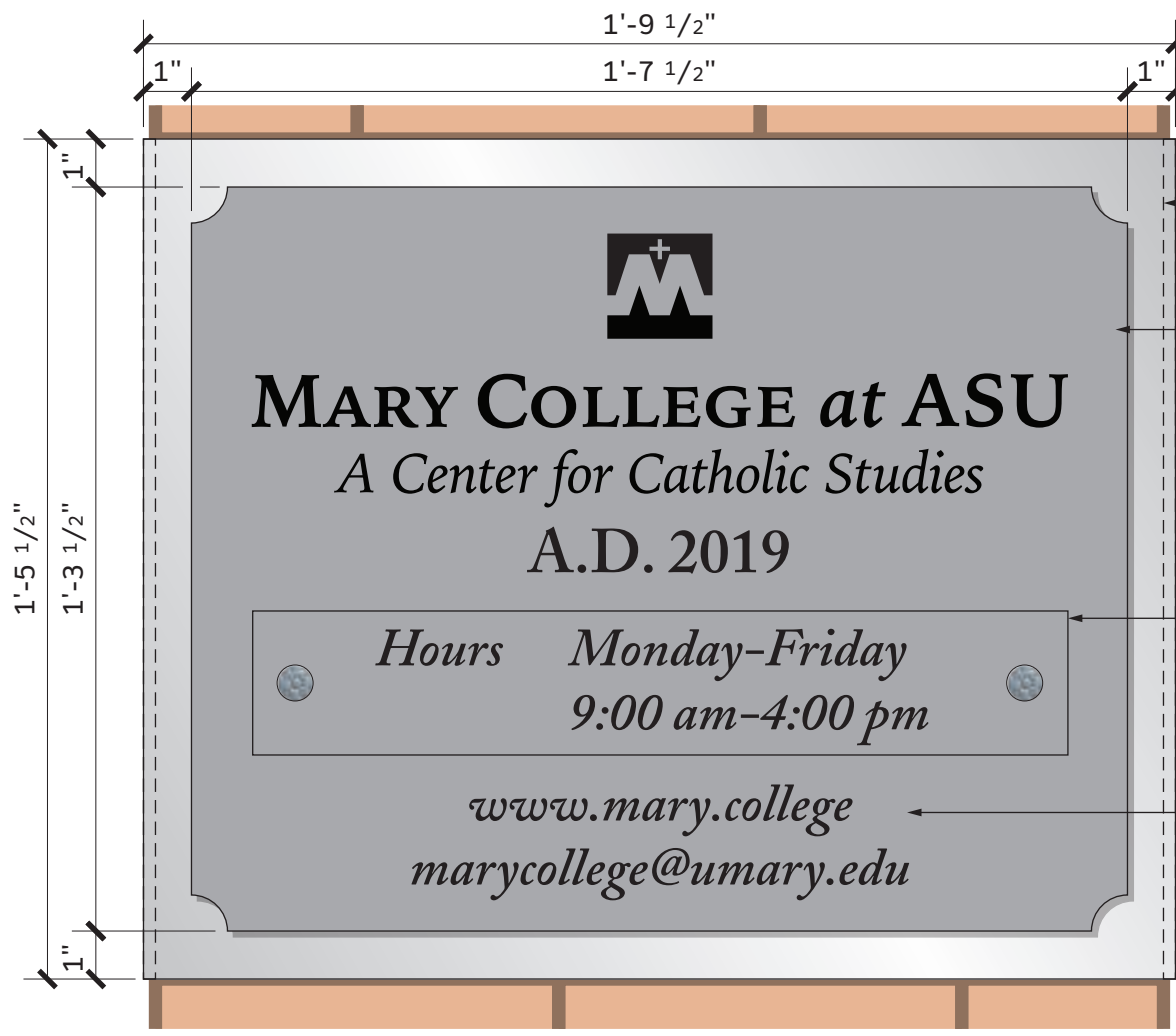
NOTE: THIS PAGE UPDATED ON JULY 29, 2021 TO ADDRESS COMMENTS BY DEAN MILLER, CITY OF TEMPE, FROM JULY 27, 2021



Mary College At ASU  
230 E University Drive  
Tempe, AZ 85281  
(480) 290-7047

1 Location Plan  
Scale: 1"=30'





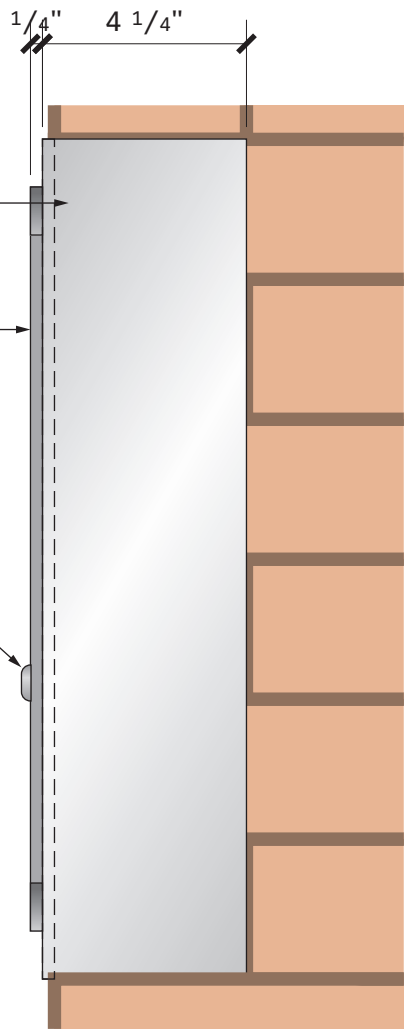
1/4" aluminum panel, wraps around column. Painted finish to emulate existing granite cornerstone.

1/4" applied aluminum panel w/etched text & logo. Painted finish to emulate existing granite cornerstone.

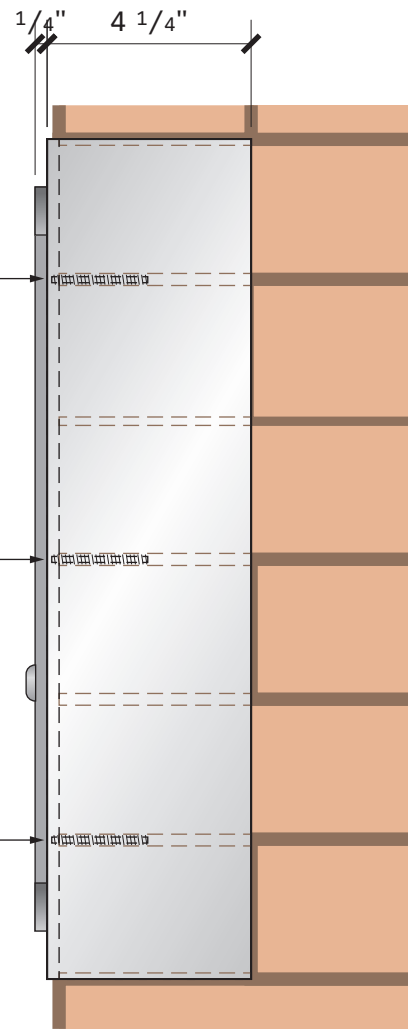
Changeable "Hours" panel, inset into applied panel. Setscrews hidden by rosettes.

Text infill painted black, typical.

**2.61 S.F.**



3/16" threaded rod inserted into cement joints. Anchored with epoxy fill.



**1 Sign 1**  
Scale: 3"=1'-0"



**2 Sign 1 Placement**  
Scale: NTS



Front

**3 Cornerstone On Opposite Side (Thematic Inspiration)**  
Scale: NTS



Left Side



Right Side



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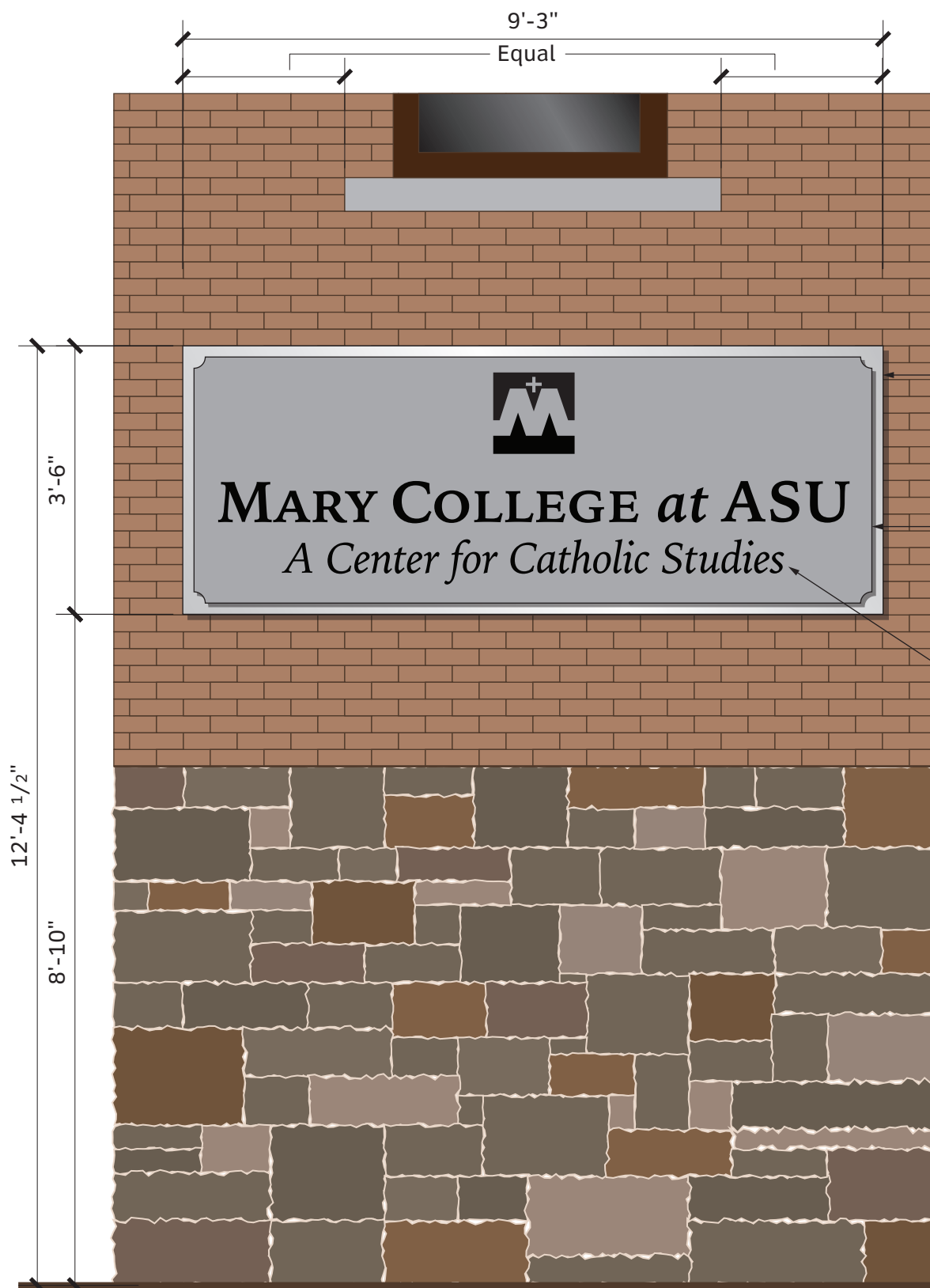


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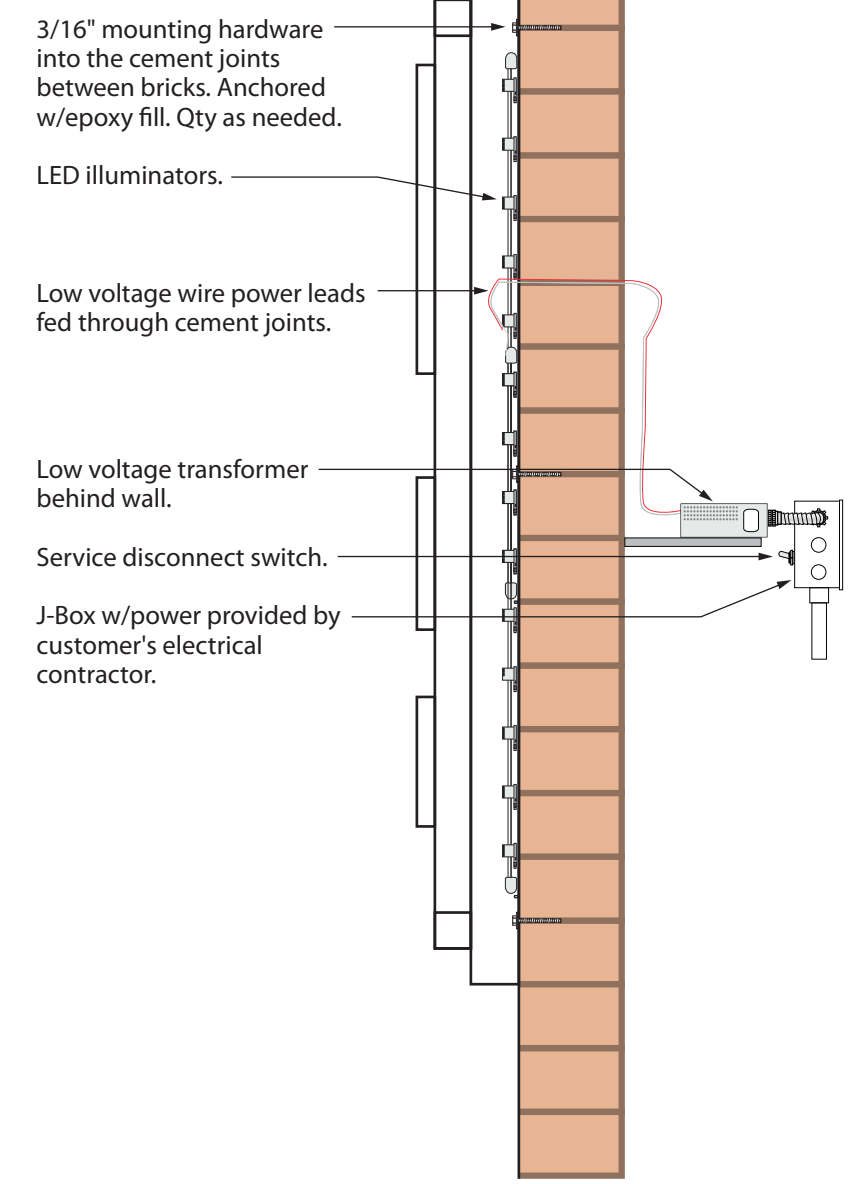
SHEET





- 1/8" aluminum reverse cabinet w/2" returns. Painted finish to emulate existing granite cornerstone.
- 1/8" aluminum reverse pan cabinet w/2" return. Painted finish to emulate existing granite cornerstone.
- Routed, clear acrylic push-thru letters w/1" returns. Black surface finish. Halo illumination.

**32.38 S.F.**



**1 Sign 2**  
Scale: 1/2"=1'-0"

**2 Sign 2 Section Detail**  
Scale: 1 1/2"=1'-0"



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PHASE	D1
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SCALE	AS NOTED
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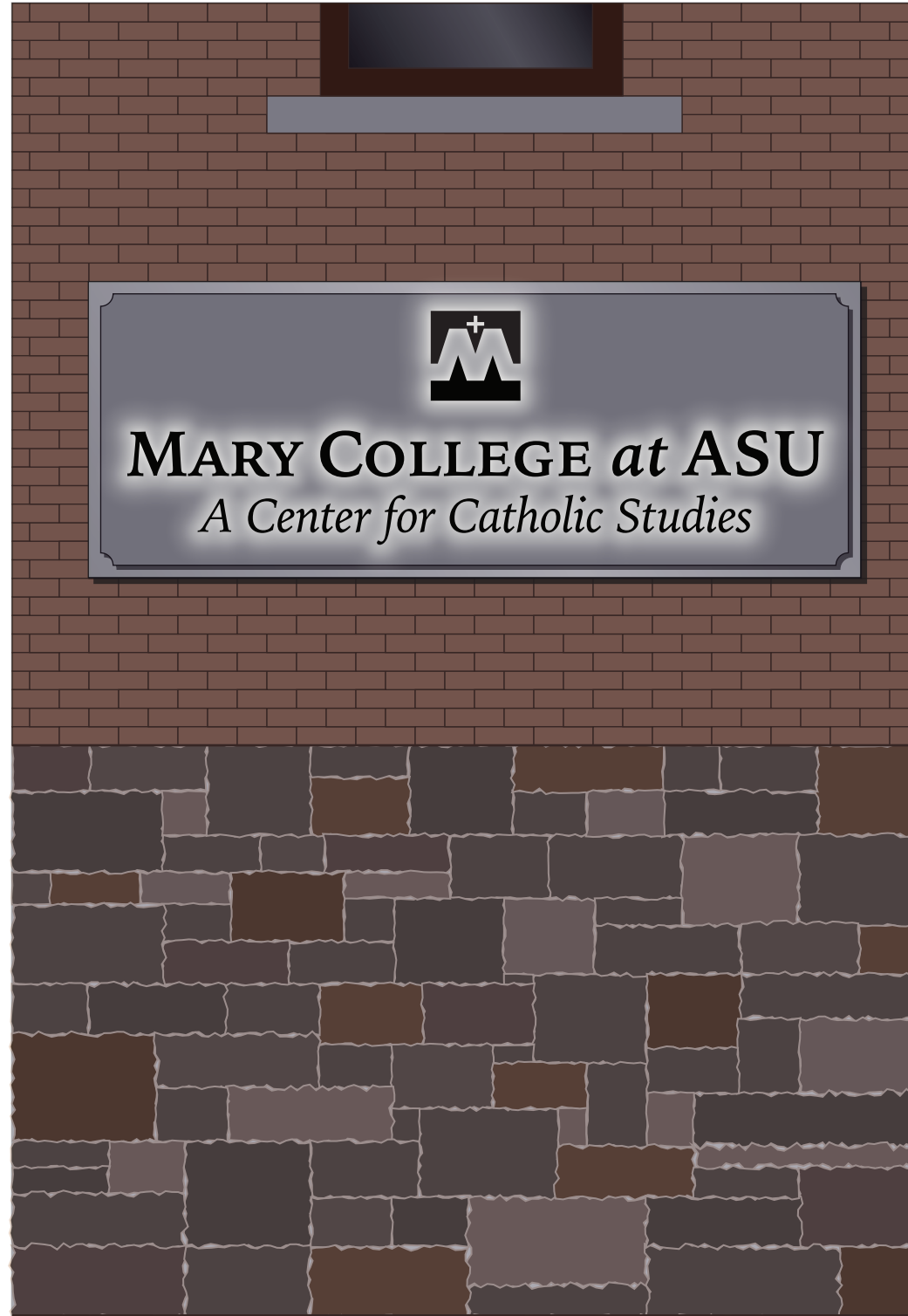
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**1** Signs 1a & 2 Rendering  
Scale: NTS



**2** Sign 2 Evening Rendering  
Scale: 1/2"=1'-0"



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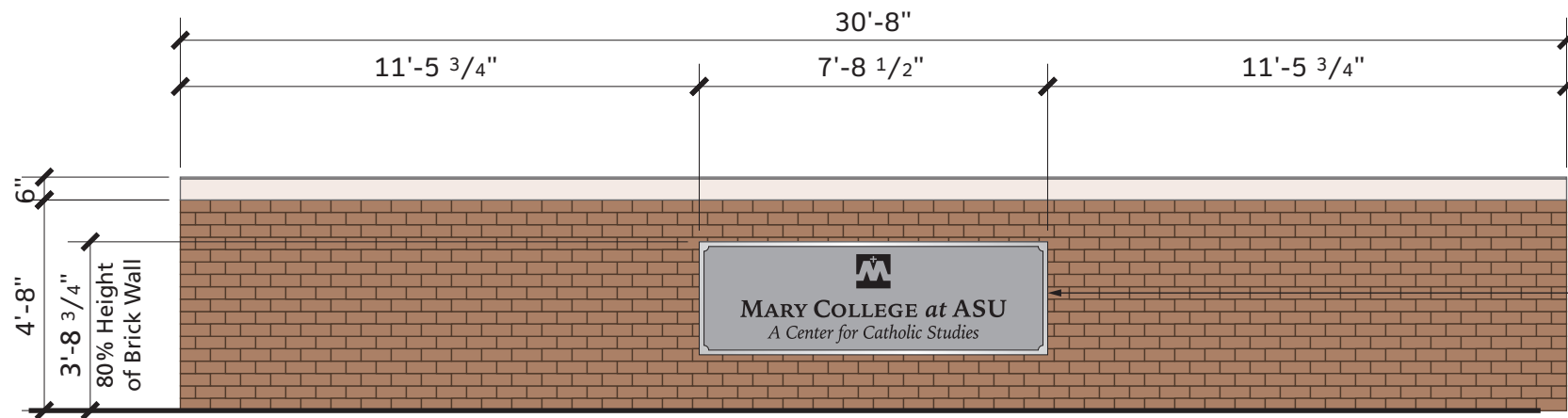


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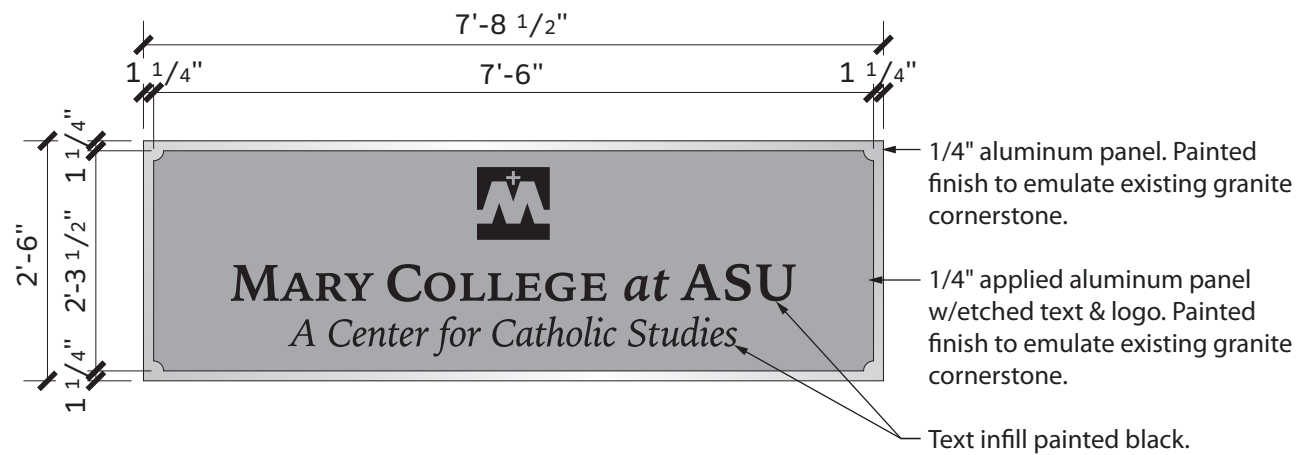




NOTE: THIS PAGE UPDATED ON JULY 29, 2021 TO ADDRESS COMMENTS BY DEAN MILLER, CITY OF TEMPE, FROM JULY 27, 2021

Sign 3 ID panel.

**1 Sign 3**  
Scale: 1/4"=1'-0"



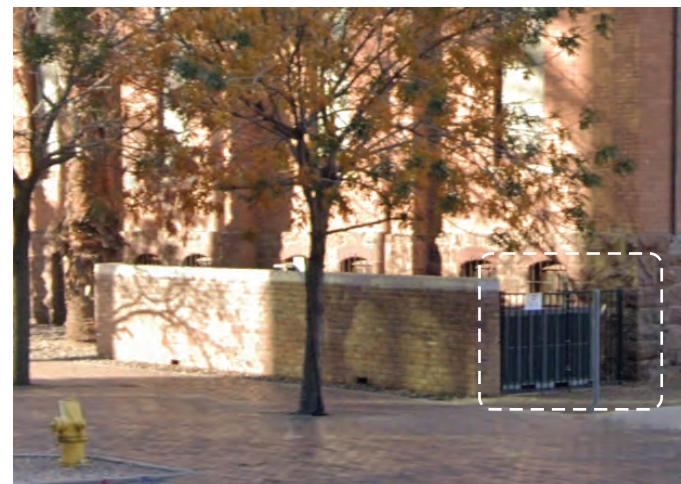
1/4" aluminum panel. Painted finish to emulate existing granite cornerstone.

1/4" applied aluminum panel w/etched text & logo. Painted finish to emulate existing granite cornerstone.

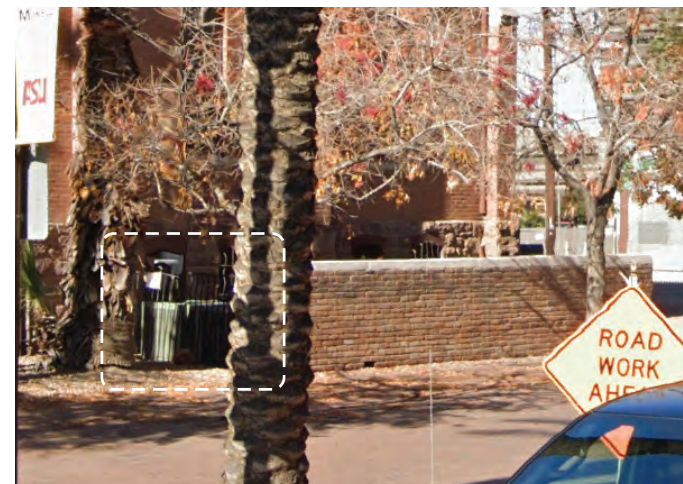
Text infill painted black.

**19.27 S.F.**

**2 Sign 3 Details**  
Scale: 1/2"=1'-0"

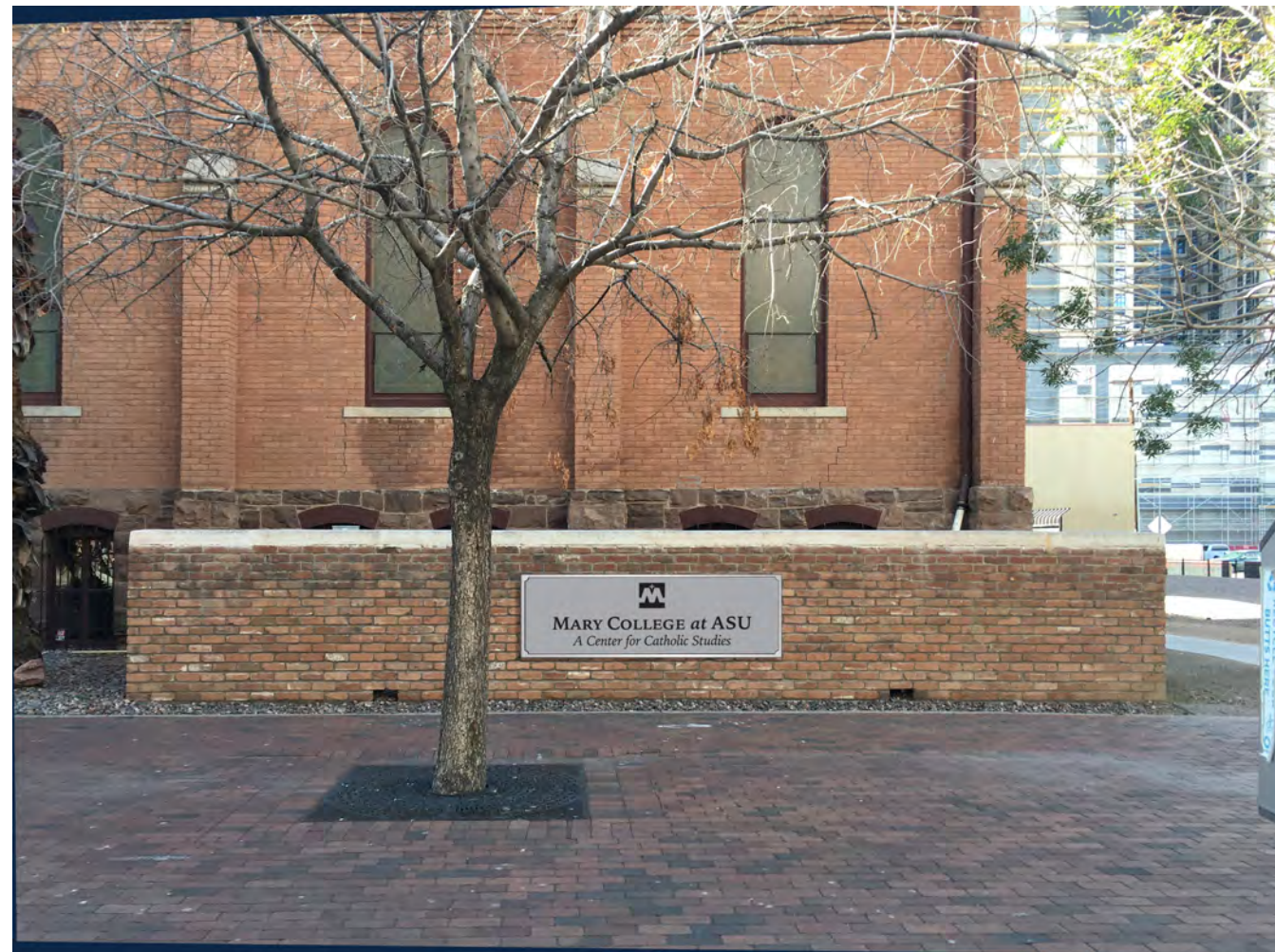


**Screen wall from north**  
Metal gate provides access and circulation for A.C. units. Attaches to east elevation of building.



**Screen wall from south**  
Metal gate provides access and circulation for A.C. units. Attaches to east elevation of building.

**3 Screen Wall Images**  
Scale: NTS



**4 Sign 3 Rendering**  
Scale: NTS



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*A Center for Catholic Studies*

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**University of Mary**

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DATE

SHEET



06 July 2021

Austin J. Holgard  
Office of the President  
University of Mary  
7500 University Drive  
Bismarck, ND 58504  
Via email at [ajholgard@umary.edu](mailto:ajholgard@umary.edu)

RE: Signage for Mary College at ASU attached to the historic Old St. Mary's Church

Dear Mr. Holgard,

Thank you for your mail on 18 Jun 21 requesting approval of the proposed signage for Mary Collage at ASU on the historic Old St. Mary's Church (see attached). Per our lease agreement dated July 17, 2017, section 11. Signs., the signs proposed fall outside of the signs specifically listed (freestanding ground mounted illuminated, and/or shade umbrellas). Per the same section, for "other signs" being placed or located on the Property, the Newman Center has reviewed and approved the attached proposed signage plan designed by JRC Design and to be constructed by Airpark Signs & Graphics. The package was reviewed by the Newman Advisory Committee and John Minieri at the Diocese of Phoenix. All were appreciative of how sensitive the signage design is to the historic church. This approval is contingent on the following conditions:

1. U Mary must obtain all required permits for said signage from the City of Tempe;
2. U Mary must keep all signage in good condition;
3. U Mary shall where possible attach the signage through the grout on the façade rather than to or through the solid bricks; and
4. U Mary shall be responsible for façade restoration upon removal of the signage where it has been attached to the building.

We continue to be appreciative and supportive of U Mary's efforts here in Tempe. We are all excited to see these additions to our campus.

All the very best,

Trevor Batger, Secretary  
All Saints Catholic Newman Center Tempe



**MARY COLLEGE AT ASU**  
**SGN21258**  
**RESPONSES TO 1<sup>ST</sup> REVIEW COMMENTS**  
**SEPTEMBER 22, 2021**

1. **Dean Miller 1<sup>st</sup> Review Comment 7/27/21**: These signs shall be centered within the brick portion of the wall and not exceed 80% of the height of the background area as shown. Provide this measurement. One freestanding sign per street frontage. Demonstrate if this is part of the building or a freestanding wall.

**RESPONSE:** The proposed SIGN 3 on the east landscape wall facing College Avenue has been moved lower on the existing non-historic landscape wall (which is actually a building screen wall), and the height of the sign has been reduced from 3'-0" to 2'-6" so that it does not exceed 80% of the vertical height of the 5'-2" tall landscape wall. The landscape wall is technically a portion of the building that shields the HVAC units and is connected by existing metal gates onto the primary building, thus this landscape wall would be considered part of the building and therefore Sign 3 is considered a building sign and not a freestanding sign.

2. **Dean Miller 1<sup>st</sup> Review Comment 7/27/21**: Please note: All resubmittals must include a complete set of plans. A partial re-submittal may be deemed incomplete and create unnecessary delays in processing. Please submit your documents in one single PDF and orient all pages in the same direction. This will help us provide a timely review.

**RESPONSE:** The 2<sup>nd</sup> review cycle submittal (resubmittal) includes this 1<sup>st</sup> Review Comment Response Letter, the revised set of plans, and the owner authorization letter. Note that there was a Sign 4 on the north elevation of the building that has been removed from the scope of work. This revised set of plan includes the following signs:

- **SIGN 1:** 2.61 square foot aluminum panel located on the vertical brick column feature to the left of the main front door on the south elevation. Sign will be non-illuminated and attachment rods will be threaded into the joints between the brick to prevent any drilling into the brick itself.
- **SIGN 2:** 32.38 square foot aluminum panel located on the brick façade to the right of the main front door just below the right-side vertical window pane on the south elevation. Sign will be non-illuminated and attachment rods will be threaded into the joints between the brick to prevent any drilling into the brick itself.
- **SIGN 3:** 19.27 square foot aluminum panel located on the landscape brick wall along the east elevation facing College Avenue. Sign will be non-illuminated and attachment rods will be threaded into the joints between the brick to prevent any drilling into the brick itself.

3. **Dean Miller Email Comment 8/6/21**: It has come to my attention there may be a concern with the historic designation for the building and the attachment of the signs to the building. I am checking with our Historic Preservation Officer for details.

**RESPONSE:** On September 22, 2021, a separate Certificate of Appropriateness Application has been filed with John Southard with the Historic Preservation Office. Part of the HPO Certificate of Appropriateness submittal instructions was to resubmit this revised sign plan online through the City of Tempe Citizen Access website.

Thank you,



**ANDREW CHI**, Owner, Planner & Consultant

朱 Andrew Chi Planning

Planning, Zoning, Signs, Permit Facilitation, Design & Government Affairs

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