
MINUTES OF THE HISTORIC PRESERVATION COMMISSION November 12, 2015

Hatton Hall at the Governor Benjamin B. Moeur House Campus
34 E. 7th Street, Tempe, AZ 85281
6:00 PM

Commission Present:

Andrea Gregory, Chair
Scott Solliday, Vice Chair
Anne Bilsbarrow
Chuck Buss
Lauren Proper
Brenda Shears
Korri Turner

Commission Absent:

Ira Bennett
Charlie Lee

City Staff Present

Brenda Abney, Tempe History Museum
Hunter Hansen, Planning
Billy Kiser, HPO Intern
John Larsen Southard, Historic Preservation Officer
Mark Vinson, FAIA / AICP, City Architect

Public Present

Karyn Gitlis
Joe Nucci

Chair Gregory called the meeting to order at 6:03 pm

1. Call to Audience:

- No Reply

2. CONSIDERATION OF MEETING MINUTES: 10/08/2015

Commissioner Turner moved the Commission to approve the October 08, 2015 minutes as written. The motion was seconded by Commissioner Solliday and passed with a vote of 6-0.

3. Update on One Hundred Mill (Charles T. Hayden House / Monti's La Casa Vieja) project

- Fulfillment of PAD approval conditions taking longer than expected; demolition schedule postponed to a tentative start date of February 1
- HPO Southard continues daily inspections of the site; report on vagrancy issues and Tempe police responses
- Overview of recent on-site potholing; soil is consistent in all areas and is a fine granular sand with very small rocks interspersed, with depth to cobble ranging from 13' to 23' across the site
- Geotechnical analysis will inform site protection plan
- Architectural renderings of new development have been released to the public for marketing purposes, but those renderings have not been formally submitted and are not approved
- Project PAD approved with 24 conditions; 12 of those conditions (#s 4, 5, 14, 17, 18, 19, 20, 21, 22, 23, 24, 25) apply specifically to historic preservation
- Protection plan subject to HPO review and approval; a draft is expected to be submitted by late December
- Discussion of Archaeological Monitoring Plan (hereafter AMP)
- AMP needs to reference the types of artifacts that may be found on the site, define what types of artifacts would be considered significant, and require additional archaeological work if discovered.
- AMP should be expanded to include historic period features in addition to human remains and prehistoric resources
- AMP should mention National Register listing

- AMP should explain the burial agreement with ASM's repatriation coordinator
 - Discussion of potential curation agreement with Tempe History Museum
 - AMP should delineate the process for in-field archaeological analysis
 - On page 11 of AMP, the trenching strategy should be expanded to include the following language: "all ground disturbance will be monitored."
 - AMP should mention ARS work at adjacent Tempe Beach Park in reference to the possible existence of prehistoric canals on the site
 - Discussion of draft Historic American Building Survey report (hereafter HABS) submitted by Motley Design
 - HABS should include historic photos (if possible), information on historic plants and landscape materials, and should incorporate maps showing historic outbuildings
4. Discuss and Consider Draft Apache and Alameda Character Areas Documents
- Presentation on Apache and Alameda Character Areas (CAs) by Hunter Hansen
 - Recap of the planning process, scope of work, and community workshops
 - Emphasis on the importance of placemaking
 - Final draft of CA plans to be released December 4th during an event at the Tempe History Museum
 - Overview of Library complex solar and landscape project
 - Overview of transportation master plan projects
 - Requests HPC feedback on historic preservation and landscape portions of each CA principle set; public comments being accepted through November 18
 - Color palettes apply to public rights-of-way; are not a requirement for private development projects
 - CAs are guidelines intended to inform future planning and development
 - Future Community Development staff reports will include a paragraph on each project's compatibility with CA guidelines
5. Update on Kirkland-McKinney Ditch Lining Project
- Bureau of Reclamation has received SHPO approval for ditch lining; Tempe HPO was not afforded an opportunity to review the submittal prior to notice of SHPO approval
6. Updates on Eisendrath House and Hayden Flour Mill
- Eisendrath dedication ceremony scheduled for November 17; unveiling scheduled for November 20; public tours to be conducted November 21 and 22.
 - Interpretive exhibits have been placed inside the Eisendrath House
 - Discussions on the Hayden Flour Mill are ongoing; no updates of note to report
7. HPO Intern Program Updates
- Cerelia Torres has been working with Hansen on CA projects
 - Overview of Kiser contributions
8. Chair / Staff Updates
- 8th Street project team to present next month at HPO meeting
 - Ocotillo Power Plant project remains on hold, as does associated APS-funded historic documentation
 - Date Palm Manor & Tomlinson Estates NRNs were submitted to the Keeper on October 26th
 - Palo Verde dorm project (ASU) to be agendized at a future meeting
 - Certificate of appropriateness issued for Hayden Butte east water tank rehabilitation; work to begin soon

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- Consultant hired for Tempe Butte master plan
 - Board & Commission event scheduled for December 4; HPO has applied for funding for commissioners wishing to attend
 - December marks the 20th anniversary of the implementation of the Historic Preservation ordinance
 - Tempe History Museum has a new exhibit on Legend City

Chair Gregory adjourned the meeting at 7:43 p.m.

Prepared by: Billy Kiser, HPO Intern

Reviewed by: John Larsen Southard, Senior Planner / Historic Preservation Officer


Andrea Gregory, Chair
