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## MINUTES OF THE HISTORIC PRESERVATION COMMISSION May 19, 2016

Don Cassano Room  
Tempe Transportation Center  
200 East 5<sup>th</sup> Street, 2<sup>nd</sup> Floor  
Tempe, AZ 85281

Commission Present:

Andrea Gregory, Chair  
Scott Solliday, Vice Chair  
Matthew Bilsbarrow  
Chuck Buss  
Sara Ferland  
Joe Nucci  
Korri Turner

City Staff Present:

Robbie Aaron, Planner I  
John Larsen Southard, Historic Preservation Officer  
Celia Torres, Intern  
Mark Vinson, FAIA / AICP, City Architect

Public Present:

Karyn Gitlis

Commission Absent:

Ira Bennett  
Lauren Proper  
Chair Gregory called the meeting to order at 6:19 pm

1. Call to Audience: No response
2. Consideration of meeting minutes: 03/10/2016

**Commissioner Turner moved the Commission approve the March 10, 2016 minutes as written. The motion was seconded by Commissioner Solliday and passed with a vote of 7-0.**

3. Introduction of Newly-Appointed Members

- Matthew Bilsbarrow
  - Sara Ferland
  - Joe Nucci
- Commissioner Bilsbarrow is an archaeologist
  - Bilsbarrow formerly worked at the Arizona State Historic Preservation Office
  - Commissioner Ferland is an archaeologist
  - Ferland works for the Bureau of Land Management
  - Ferland formerly worked for the Arizona Department of Transportation
  - Commissioner Nucci is an architect
  - Nucci formerly served as the Tempe Historic Preservation Officer; retired in October 2014

4. Arizona State University Preservation Update – Dr. Patti Olson

- Results of ASU midcentury architecture survey being reviewed by University Architect; not yet public
- Sun Devil Stadium renovation underway; completion anticipated prior to beginning of 2016 football season
- Archaeological monitors are onsite for Sun Devil Stadium renovation work
- Restrooms to be added to Frank Lloyd Wright-designed Grady Gammage Memorial Auditorium

5. Hayden Flour Mill Redevelopment Update – John Southard

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- City Council authorized staff to enter negotiations with Baum Development on December 4, 2014
- Development and disposition agreement (DDA) for redevelopment of the Hayden Flour Mill now complete
- Council to vote on DDA approval at their May 26, 2016 meeting
- DDA is merely a contract allowing for Baum Development to proceed with planning; not a design submittal
- Numerous preservation measures incorporated into agreement; requirement for listing in the Tempe Historic Property Register and the National Register of Historic Places and façade / airspace conservation easement pledges among the most significant
- Baum Development will pursue federal historic rehabilitation tax credits; doing so involves state and federal design reviews
- Development team has responded to concerns voiced by staff; substantive revisions to conceptual plan made to allow for retention of Second Street view corridor to Hayden Butte and deletion of structures extending beyond the 1180' AMSL line (Hayden Butte Preserve)

6. Hayden Butte Power Pole Undergrounding Project Update – John Southard

- Project is currently running under budget and ahead of schedule
- Logan Simpson providing archaeological monitoring services; has obtained an ASM permit for their work
- Artifacts recovered thus far primarily historic (bottles, rail spikes, etc.); some pot sherds found on surface
- All native soil / rock will remain on the butte
- Salt River Pima-Maricopa Indian Community representatives collected mesquite and creosote cuttings

7. 1001 East 8<sup>th</sup> Street Archaeology Update – John Southard

- Valor on 8<sup>th</sup> (1001 East 8<sup>th</sup> Street) is a HUD-funded veteran housing project on City-owned land
- Project site is located within La Plaza Tempe
- Consultant hired to prepare environmental documentation did not identify known archaeological site and associated prehistoric / historic resources that may be located during ground disturbing activities onsite
- Initial report listed no historic / cultural resources, a finding of no adverse effect, and no need for mitigation
- SHPO concurrence provided by an architect; no buildings on project site
- SHPO archaeologists not involved in initial review
- SHPO rescinded concurrence and notified the U.S. Department of Housing (HUD) of that decision
- HUD issued a stop work order
- Steve Swanson of EPG retained to revise the submittal

8. Chair / Staff Updates

- Capital Improvement Project (CIP) budget requests moving forward without issue

9. Current Events / Announcements / Future Agenda Items

- Arizona Historic Preservation Conference to be held in Phoenix next month

Chair Gregory adjourned the meeting at 7:37 p.m.

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

  
Andrea Gregory, Chair