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PRESERVATION

HISTORIC PRESERVATION COMMISSION

Mike Deskin
Elias Y. Esquer
Bob Gasser, Chair
Dan Killoren
Ann Patterson
Stu Siefer, RA
Liz Wilson, Vice-Chair

Alternate Members:
Steve Idle
Donna Marshak

♦ ♦ ♦

HISTORIC PRESERVATION OFFICER

Joe Nucci, RA

♦

The City of Tempe is a Certified Local Government, in association with the United States Department of the Interior / National Park Service

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Tempe Historic Preservation Office
Community Development Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280

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480.350.8028
8579 FAX; 8913TDD

CITY OF TEMPE ARIZONA

Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Meeting Date:	Thursday, March 13, 2008
Location:	Hatton Hall 34 East Seventh Street
Commissioners Present:	Mike Deskin Elias Esquer Bob Gasser Steve Idle Dan Killoren Donna Marshak [alternate] Ann Patterson Stu Siefer [6:02]
Staff Present:	Joe Nucci E Hansen Mark Vinson
Public Present:	Vic Linoff Pam Rector
Call to Order:	6:00 pm, Bob Gasser, Chair

1. Call to Audience

INFORMATION ONLY

2. Approval of HPC Meeting Minutes

MOTION MADE TO APPROVE THE FEBRUARY 14, 2008 MEETING MINUTES AS WRITTEN [EE]; MOTION SECOND [AP]; PASSED 5:0.

3. Update on Hayden Flour Mill Redevelopment

INFORMATION ONLY

Rick LaBonte, formerly with Avenue Communities
Jim Osburn, Avenue Communities

- Council initially supported design ideas with this proposal
- Avenue Communities has completed drawing CD's, expect full permit this summer
- Gearing up for formal submittal shortly; final work being done
- Initial meaningful and useful interpretation of tall elevator component were included, is now "bit of a challenge"
- Role during off-hours has produced concerns for businesses after hours adjacent to elevator; logistic complications
- A horizontal interpretation of former glass / vertical element is now considered more desirable
- 'Archaeological Garden' planned for site along east side which would include a complete revealing of SRP fragment canal with a path through the canals with water, seating and landscape treatment

- The sounds / cooling effects of water will be restored as landscape features
- Phase I – no vertical component; Phase II – would include the installation of the Milling equipment [to be temporarily removed, stored, cleaned, and pieced together off-site]
- Phase I – 18 month time schedule; Phase II – no time schedule set due to economic trends / concerns
- Phase II is required to come online soon after Phase I in order to make project work feasibly and financially
- C: More detail on public access is required.
- Q: What happens if Avenue Communities sells development for Phase II? What provisions are in place? A: We will assemble a letter of commitment to address this. This could be secured.
- Q: For Phase II, will the machines be in use / operating? A: No. They will be relatively stationary and not moving; program not sure. We visited Milling Museum in Minnesota as part of research for this project; 20 times the size, other options are as easily viable and more attractive than vertical piece.
- Q: Are there two sets of equipment? One for the Historical Museum and one for the Flour Mill site? A: Don't know the status. We're looking at smaller artifacts.
- Dr. Amy Douglass has not yet been consulted – please coordinate with Museum
- Commission would like a commitment in writing to listing the property on the local THPR and the National Register
- Archaeological Consulting Services [ACS] throughout draft of study is due back 16-19 March, and is valuable resource documenting Hayden Family as well as Flour Mill
- Q: Can we considerably speed up the designation process? A: We'll look into it.
- Q: When does to transfer of ownership legally take place? A: At the point the Building Permit is issued the City will transfer ownership to Avenue Communities.
- There are two equally important stories to tell on this site – the story of the founding of Tempe, as well as the Hayden Family story related to the Hayden Flour Mill
- Next step in process is doc's going to Building Safety for formal review
- As far as the designation goes, Commission wants this as soon as possible, and we want to hear back from you.

IF THE ORIGINAL APPROVAL CONDITIONED A VERTICAL INTERPRETIVE ELEMENT / DISPLAY, THEN HPC WOULD SUPPORT NOTION OF TAKING EQUIPMENT OUT OF ELEVATOR SHAFT AND MAKING IT PART OF PHASE II. [SS]; MOTION SECOND [AP]; PASSED 5:0 WITH COMMISSIONER KILLOREN ABSTAINING.

4. Update on Eisendrath House

INFORMATION ONLY

Mark Vinson, City Architect, Community Development

- Newly-named *Carl Hayden Campus for Sustainability* includes the Eisendrath House, the AZ Historical Society Museum, and the proposed relocation of the Sandra Day O'Connor House from Phoenix to Tempe site
- O'Connor group has promised monies for Eisendrath rehabilitation as part of annual $600K operating costs budget
- This is initial review of concept for project; space plan evaluation
- Rio Salado or Papago Salado Foundations may receive additional funding / sources the City cannot
- +/- 1,500 SF adobe, fired brick construction with Wrightian design influences by AZ Architect DK Taylor, c. 1950
- Proposed for similar context near museum at NE diagonal against riparian / canal area
- Staff will keep HPC posted on progress
- Q: Use? A: Not yet determined.
- Q: Ownership? A: City of Tempe, not affiliated with ASU's College of Sustainability
- Detailed cost estimate should come within next couple of weeks
- Important precedent for HPC not to encourage relocation of Historic Properties; only as last result
- Site / context seems inappropriate

5. Discuss & Consider Chair / Staff Updates:

- **Roosevelt Addition National Register Nomination** – RFP is with Purchasing Department, and will be issued by end of the month for a 30-day period
- **Design Guidelines for Borden Homes HD, Tomlinson Estates HD, and Roosevelt Addition HD** – RFP is with Purchasing Department, and will be issued by end of the month for a 30-day period; both RFPs will be supplemented with list of vendors from SHPO

- **University Park NR Historic District** – announcement of listing to *National Register of Historic Places;* Tempe's first NRHD; secured with neighborhood grant monies from Neighborhood Programs
- **Tempe [Hayden] Butte Designation** – Parks + Rec. Board granted support; Chair will schedule 15 minute meeting with Mayor to secure support / signature on application, followed by 1st public / neighborhood meeting
- **Council request for Historic District designation options; language from HP Ord. 14A-4** – recent internal meeting with Development Services staff; property owners should be able to "opt-out"; potential consequences of checkerboard / matrix effect not clear; currently researching Prop 207 waiver to hold City harmless with zoning overlay / action; HPO will continue to work with DS staff; 50% + 1 ordinance requirement will stay in place
- **Future THPR Historic Districts** – Date Palm Manor and Campus Homes are in line for nominations; staff to request agenda appearance at next Date Palm Manor Neighborhood Association meeting; consensus to evolve through concerns of Prop 207

6. Tempe Historic Preservation Commission Elections

- **Commission Elections** – postponed until April meeting

7. Discuss Future Agenda Items

- **HPC Priorities / Incentives / Talking Points** for Commissioner-Councilmember dialogue [HP incentives list from Siefer, narrowed down]
- **Commission Elections** – postponed until April meeting
- Update on *THPR* #11 - **C.T. Hayden House** [Monti's La Casa Vieja] – April

Meeting adjourned at 8:15PM.
Minutes scheduled for Tempe HPC approval on 04/10/2008.

Bob Gasser, Chair

Rdevpub/HistoricPreservation/HPCmins031308.doc

HPCmins031308.doc filed City Clerk 04/11/08 Krosschell, Connie; Fillmore, Karen; Stennerson, Julie & posted to www.tempe.gov/historicpres

Draft issued for review comments to:	Review comments received from:
☑	☐

FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.

CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs and entitled to comment on NR and other SHPO activities within their boundaries. The City of Tempe became a CLG in 1995.

DDA – Development & Disposition Agreement: a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.

DSD – City of Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning

DRC – City of Tempe Development Review Commission: volunteer board advising Mayor and Council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.

HPAC – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee.

IEBC – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.

IRS – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the "Call to the Audience" prior to regular Council meetings.

PAD – Planned Area Development: site plan overlay to define development standards for a specific project.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.

SRP-MIC – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation

Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 "The Tempe HPF advocates preserving Tempe's at-risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising."

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe's prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community's focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe; establishes zoning districts and development standards.