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E Hunter Hansen



The City of Tempe is a  
Certified Local Government,  
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Tempe Historic  
Preservation Office  
Community Development  
Department  
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Tempe Historic Preservation Commission [Tempe HPC]

# MEETING MINUTES

Meeting Date: Thursday, April 10, 2008

Location: Hatton Hall  
34 East Seventh Street

Commissioners Present: Mike Deskin  
Elias Esquer  
Bob Gasser  
Dan Killoren  
Stu Siefer  
Liz Wilson

Staff Present: Joe Nucci E Hunter Hansen Mark Vinson  
Chris Messer Amy Douglass

Public Present: Vic Linoff Lisa Rousch

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 MARCH 13, 2008 MEETING MINUTES  
AS WRITTEN [DK]; MOTION SECOND [EE]; PASSED 6:0.*

## 3. Proposed Alterations to Hayden Flour Mill and Silos [THPR #26 - pending] Chris Messer, Community Development / Special Projects

- Requested agenda item due to additional information which was not available last month
- Development agreement requires display / interpretive element
- Developer Avenue Communities is now saying the vertical piece / interpretive element is not economically feasible
- Conservation easement will be recorded before City sells property to Avenue
- Current plan is to keep pieces / equipment in building – don't yet know exact locations
- Water feature as interpretive canal element to flow out at existing stone arch
- "Option 1" interpretive element next to silos in existing structure
- "Option 2" equipment in another newly constructed building north of silos
- The perspectives are accurate to construction drawings
- Q: How will Avenue Communities preserve the equipment in Phase I? A: Don't yet know – depends on each tenant and what their needs are.
- Preserve rocks at older portion where arch is near turbine, and water will flow out, be caught and circle back
- Steps planned to lead down to plaza where water falls

- Q: Public access to equipment in the building? A: Don't know. It is required in the DDA. Don't know extent of it though. Avenue has agreed to leave one string or sample pieces; open display where one can see / experience each component.
- Avenue is communicating mixed story on money, budget, future phases
- Q: Does plan / construction widen the canal? A: No – rendering isn't as accurate as construction doc's; original alignment will be preserved
- Q: Does this interpret milling? The "archaeological garden" doesn't address the history or importance of milling. A: The MSR Architect on board is capable; concern exists regarding the loss of opportunity in 1<sup>st</sup> Phase
- Q: Role of City / Commission? A: To work with developer and DDA to balance concerns.
- C: HPC should communicate expectations to Avenue
- DDA requires performance measures. City has money invested; requires values
- Option 1 + 2 are not realistic when taken out of vertical component – the building is a machine; a platform of equipment
- Option 1 would be in existing structure
- Consensus: There needs to be a vertical interpretive element that conveys the Mill building, in addition to the archaeological garden component
- City should designate it before it is sold – this process has already begun
- Interpretive elements should be open to the public; pre-historic / historic displays at beginning / opening of project
- DDA with former developer MCW Holdings transferred to Avenue Communities
- Eliminate duplications of equipment on each floor to one complete set
- Mayor Hallman made a commitment to interpretive element and for formal historic designation

***[RESCINDING LAST MONTH'S MOTION] TO ENFORCE THE DEVELOPMENT AGREEMENT AND REQUIRE THE DEVELOPER TO INCORPORATE A VERTICAL INTERPRETIVE ELEMENT ASSOCIATED WITH THE MILL BUILDING AS PART OF PHASE I, AND TO INTERPRET THE CANAL ELEMENT ASSOCIATED WITH EARLY HISTORY. [LW]; MOTION SECOND [MD]; PASSED 4:1 WITH COMMISSIONER KILLOREN ABSTAINING.***

#### **4. Discuss + Consider Chair / Staff Updates: INFORMATION ONLY**

- **Tempe [Hayden] Butte Designation** – Initial meeting with ASU Alumni Assoc. which is open to increased awareness / reaching the student body; "A-Team" group currently informally monitors "A" and reports activity to Police who wrongfully abdicate responsibility to ASU – the "A" is city-owned. City issues permits to paint the "A" only to Alumni Association. The City is not enforcing its own ordinance. Take City-owned property / preserve through the local designation process. Include Parks Board, Rio Salado Commission. Criteria for significance? Likely 'B' or 'D'. Staff has Parks Board letter with conditions of approval which will be included as part of the designation packet, along with letter of support from Mayor Hallman.
- **Roosevelt Addition RFPs** – Two RFP's were issued by Procurement; responses due April 22
- **100 Mill Avenue [Monti's La Casa Vieja]** – distributed letter dated April 10, 2008 as update from Tony Wall, 3W Companies; letter wrongly states "The project is now fully entitled," as conditions for approval / processing have not been met. "Will continue to work with HPC as we move forward."
- **W.P.A. sidewalk treatment in Maple-Ash neighborhood** – More than 50% of the sidewalks are original. Chilean Cork Oak is affecting one portion which will be injected subsurface to make sidewalk flush.
- **HPC Priorities / Incentives / Talking Points for Commissioner-Councilmember dialogue** – Apart from grants, most of the items aren't bound to money / economy / budget. Request staff to package what we could sell Council on, with Neil's help / suggestions.
- **6<sup>th</sup> Annual AZ Statewide Historic Preservation Conference, Rio Rico, 12-14 June** – Currently 4 Commissioners interested in participating. Will confirm budget / support with Community Development Director.

#### **5. Tempe Historic Preservation Commission Elections**

- **Commission Elections** – postponed until May meeting due to formal City Council appointment schedule; next appointments need to be skilled professionals, per HP Ordinance requirement.

**6. Discuss Future Agenda Items / Next Meeting Date Thursday, 05/08/08**

- **HPC Priorities / Incentives / Talking Points** for Commissioner-Councilmember dialogue  
[HP incentives list from Siefer, narrowed down]
- **Commission Elections** – postponed until April meeting
- **Tempe [Hayden] Butte Designation** – initial Public / 'Neighborhood' Meeting, followed one month later with Public Hearing at HPC
- **Patricia Olson** – new HP Coordinator for ASU should be invited to HPC meeting, preferably included in Hayden Butte designation process

**Meeting adjourned at 7:50 PM.**

*Minutes scheduled for Tempe HPC approval on 05/08/2008.*

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**Bob Gasser, Chair**

Rdevpub/HistoricPreservation/HPCmins041008.doc

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HPCmins041008.doc filed City Clerk 05/09/08 Krosschell, Connie; Fillmore, Karen; Stennerson, Julie & posted to [www.tempe.gov/historicpres](http://www.tempe.gov/historicpres)

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Draft issued for review comments to:

Review comments received from:

## FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

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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.