HISTORIC PRESERVATION COMMISSION
June 25th, 2016
SRP Water Education Facility at the Eisendrath Center for Water Conservation
Eisendrath House
1400 N. College Ave.
Tempe, AZ 85281

9:15 AM

Call to Order

Roll Call

1. Call to Audience: Persons wishing to address the Commission on any matter may do so at the discretion of the Chair. However, Arizona Open Meeting Law limits Commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.

2. Presentation on Midcentury Architecture – Mark Vinson

3. Commission Icebreaking Activity

4. Consideration of Meeting Minutes: 05/19/2016

5. Elections for Chair and Vice-Chair Positions

6. Discussion and Possible Direction Regarding Preliminary Ocotillo Project Outline

7. Tempe Historic Preservation Office Overview / Update – John Southard


9. Discussion and Possible Direction Regarding Tempe Historic Preservation Commission Vision / Work Plan

10. Current Events / Announcements / Future Agenda Items
   • Member Announcements
   • Staff Announcements

Adjourn

For further information on the above agenda items, contact Community Development, Planning Division (480) 350-8331. Agenda items may not be heard in the order listed. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.
Agenda Item 4
MINUTES OF THE
HISTORIC PRESERVATION COMMISSION
May 19, 2016

Don Cassano Room
Tempe Transportation Center
200 East 5th Street, 2nd 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
Cerelia 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 works for the Western Area Power Administration (U.S. Department of Energy)
- 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
   - 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 8th Street Archaeology Update – John Southard
   - Valor on 8th (1001 East 8th 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
Agenda Item 6
Proposal

Date 6/21/16

PROJECT TITLE: North Wind Resource Consulting - Ocotillo Power Plant (APS)
PROJECT DESCRIPTION: Documentary video of Power Plant
TIMEFRAME: August 22 - September 12 • BUDGET: $6000

BallBoy Productions (BBP) will work with North Wind, APS and the City of Tempe to document the Ocotillo Power Plant (APS) in Tempe, Arizona via interviews and b-roll captured on camera in addition to historical photographs and documents from the City of Tempe historian.

For the $6000 budget allotted to the video portion of this project, BBP will provide the following services with limitations noted below:

- Film (1) Day at the Ocotillo Plant in Tempe
- Film (1) Day of interviews (location T.B.D.)
- Film (1/2) Day for any missed interviews (location T.B.D.)
- Edit footage, interviews and photographs into a final video (length T.B.D.) that follows the outline or storyboard provided to BBP
- BBP can provide “breakout” videos from the master edit for shorter segments, no additional editing but can edit by chapter and create stand-alone videos

*Limitations
- Filming Ocotillo should take place in the early morning hours to secure the best lighting during the summer months.
- Interviews to be scheduled at one location, 15-20 minutes apart. Location needs to be indoors and a quiet environment. Questions should be provided to BBP or BBP will help devise the questions. Interviewees should be limited to 3-5 people unless more are absolutely needed to tell the story.
- All photographs and historical documents are to be provided to BBP in high resolution JPEG or PNG formats with titles or brief summary of each image/doc.
- Two free revisions are included within the budget, additional edits/revisions to be charged at $80.00 per hour.
- If safety training is required, BBP prefers to do this the last week of July or first week of August as one of our team members is out-of-town. If safety training is required before these dates, additional fees will be required.
Preliminary Outline


1. Introduction
   a. Project description
   b. Methodology

2. The Electrification of the Southwest
   a. Technical aspects of electrical transmission
   b. Development of the electrical distribution network in Arizona
      i. The establishment of utility companies to facilitate power transmission in Arizona during the early to mid-twentieth century
         1. Salt River Valley Water Users’ Association (ca. 1902)
         2. Central Arizona Light and Power Company (ca. 1920)

3. Growth of the Salt River Valley during the 1940s and 1950s
   a. A snapshot of the City of Tempe prior to the development of Ocotillo
      i. Population
      ii. City boundaries
      iii. Residential subdivisions
      iv. Economic drivers

4. Establishment of Arizona Public Service (1952)

   a. Design and construction of the plant
      i. Location
         1. Reasons for its siting in Tempe
            a. Existing development on adjacent land
         ii. Architect/Construction Company/Engineer
         iii. Method of Construction
         iv. Infrastructure
      b. Role of the Ocotillo Power Plant in the APS grid
         i. Purpose for its construction
         ii. Operation of the plant
            1. Number of employees/roles
            2. How much power did it generate/did it fluctuate
         iii. Compare/contrast with other power plant developments during the late 1950s–early 1960s

6. Post-WWII development of Tempe and the importance of supportive power
   a. Arizona State University
i. Post-war growth/evolution of the school
ii. Designation of College as a University in 1958 and resulting growth
   b. Industrial development
   c. Commercial development
      i. The evolution of Mill Avenue
   d. Suburban growth
      i. Annexation – the increasing boundaries of the Tempe
      ii. Population growth
      iii. The platting of new subdivisions
   e. The development/growth of social and civic organizations

7. Summary/Conclusion
8. Appendices
   a. Photography
   b. Historic plans, architectural drawings, and diagrams (if applicable)

Note: The subjects identified in this preliminary outline are predicated on the results/findings of archival research. Depending on the materials available, certain topics may be covered at a more summary level, and others at a more refined level of detail.