MINUTES OF THE
HISTORIC PRESERVATION COMMISSION
January 12th, 2017

Hatton Hall
34 E 7th Street
Tempe, AZ 85281

6:05 PM

Commission Present:
Andrea Gregory, Chair
Chuck Buss, Vice-Chair
Matthew Bilsbarrow
Sara Ferland
Jim Garrison
Joe Nucci
Scott Solliday
Korri Turner

Commission Absent:
Lauren Proper

City Staff Present:
John Larsen Southard, Historic Preservation Officer
Hunter Hansen
John Horan, Intern
Brenda Abney, Museum Manager

Chair Gregory called the meeting to order at 6:05 p.m.

1. Call to Audience: No response

2. Approval of December 8th, 2016 Meeting Minutes
   - Correction: Commissioner Solliday was not at the December 8, 2016 meeting

   Commissioner Nucci moved the Commission approve the December 8th, 2016 minutes as amended. The motion was seconded by Commissioner Ferland and passed with a vote of 8-0.

3. Discussion and Possible Action Regarding Historic Preservation Commission Meeting Dates
   - Historic Preservation Officer suggested opening the discussion on potentially changing the meeting date due to city council meetings falling on the same day
   - Attention is pointed out to the council meeting on Thursdays but not always the second Thursday
     - A suggestion was made that the first Thursday or the third Wednesday be avoided
   - Commission discussed the potential of the second Wednesday
   - Consensus that the second Wednesday will not work because the History Museum cannot attend a meeting on those days
   - Concerns about reserving the venue are allayed
   - Consensus on the second Tuesday beginning in March

Commissioner Buss moved the Commission to move the Monthly HPC Meetings to the Second Tuesday Beginning March 14, 2017. The motion was seconded by Commissioner Bilsbarrow and passed with a vote of 8-0.
4. Discussion and Possible Action on Historic Preservation Award(s)
   - Introduction of the awards
     - Names, criteria, timelines are all open for discussion
     - Saturday, April 22 is the Neighborhood Award Day
   - Previous awards (now defunct) discussed and the reasons why the awards stopped being awarded recalled
   - Discussion on if the award should be focused on projects or people
   - The event – Neighborhood Award Day – mentioned and discussed: neighborhood projects as the focus of these awards
   - Commission first discusses that three categories might be appropriate – one for person, property, and project
   - Rebuttal that the categorization should be general
   - A preference that the categorization should prioritize the local register mentioned
   - A belief that the categories should invite people from history, architecture, and archaeology and a move into a discussion of the criteria occurs
   - A worry that categories may conflict with criteria and that there should be a greater focus on the criteria and less on the categories – Commission agrees
   - The Commission deliberated as to what to call the award, potential categories, and potential nominees
   - The categories include:
     - Rehab and Restoration, Archaeology/Built Environment/History, Adaptive Reuse, Education + Outreach, Landscape Preservation, Local Preservationist, Individual Lifetime Achievement, Stewardship, Plans/Guidelines
   - The Commission determined a list of 7 potential current and 3 future nominees
   - The Commission divided the list of 7 potential current nominees amongst themselves and presentations will be made in the February meeting

Commissioner Ferland moved the Commission to create the categories and the process for nomination of the award, as well as, to name the award the “Tempe Historic Preservation Award.” The motion was seconded by Commissioner Nucci and passed with a vote of 8-0

5. Chair / Staff Updates
   - No chair updates
   - Staff updates:
     - New addition to the Planning office: Ambika Adhikari introduced as the principal planner and he gives a few words introducing himself
     - Update to the Hayden House – 100 Mill Project
       - Property owner wants to ramp up efforts to clean up the trash, put in more security measures, etc.
       - The fire department and owner walked through the house and the doors were locked again
       - There is the potential that a trailer may be parked in the parking lot to aid in the construction of the Street Car
       - Commission asks if there is constant monitoring
         a. The HPO visits regularly but that is the extent of the monitoring
       - Fire suppression could be in question if construction takes longer than March
       - Commission expresses concern for demolition by neglect and asks for a request for an update from the project manager
     - Update to First Congregational
• Potential for Wexford Development inquiries into acquiring the church
• They were informed of the three options for the property
• Waiting for further word for their intent
  ○ Update to Flour Mill
• Ongoing project that is close to submittal
• The SHPO has approved and a document has been sent to Washington D.C.
  and awaiting word from the federal government
  ○ Update to Water Tanks
• The East tank has been drained and work has begun
• Logan Simpson has been contracted to work on the project
  ○ Updates to the Historic Preservation Commission and City Council
• Commissioner Turner will be termed out at the end of March
• Other commissioners are up for reappointment
• An ongoing discussion about incentives to under-develop parcels in R-3 zoning
  ○ WPA Concrete Stamps
• A section of sidewalk with the WPA stamp may be lost on 7th Street
• Assurance that the city has taken all steps to preserve the WPA stamps
• The Commission suggests an inventory
  ○ Certificate of No Affect issued to Wasted Grain (Tempe National Bank Building)
• A certificate of no affect issued to Wasted Grain for the construction of a patio
  that would not affect the structure of the building
• HPO believed that given the context of the building the patio posed no issue
• Further renovations may be coming which may require the Commission’s consent
  ○ Application for funding
• 4 applications for midyear funding from the City of Tempe
• The details of these applications discussed – 1. More funding to have a more
  robust preservation plan; 2. Conduct a survey and inventory of single family
  subdivisions constructed between 1961 and 1975; 3. Continue surveying and
  inventory work in the first tier; 4. Create archeological guidelines
  a. The third and fourth applications were Gaming Grant requests
• The Azsite agreement was renewed
  ○ 8th and Rural
• Potentially new construction to be called Sky View
• A 200+ foot building on the Southeast corner
• Questions raised about the effect of construction on the Elias-Rodriguez House
  and its stability
  ○ Farmer-Goodwin Townhomes
• Potentially a point of discussion for next month’s meeting
• The request to a previous PAD agreement did not time out
• The Commission recommends that the city attorney be consulted for guidance

6. Current Events / Announcements / Future Agenda Items
  • Another thought about the award mentioned
  • The Historical Society came with a handout outlining Hayden’s Ferry Days (February 24-26, 2017)
    ○ The historic tours particularly highlighted

Meeting adjourned at 7:55pm