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. Approval of January 9th, 2018 meeting minutes

3. Request for Certificate of Appropriateness for landscape improvements at the KIRKLAND-MCKINNEY DITCH, located immediately north of the Tempe Manor apartments at 1403 East 8th Street. The applicant is HighlineUS. (PL180024)


5. Presentation: “Relocating the Platform Mound at La Plaza: Recent Archaeological Investigations on ASU’s Tempe Campus” – Commissioner Garraty

6. Introduction of Dr. Alex Smith, Deputy Community Development Department Director – Special Projects

7. Chair / Staff Updates

8. 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 2
Chair Buss called the meeting to order at 6:01 p.m.

1. Call to Audience: No response

2. Approval of November 14th, 2017 Meeting Minutes

   Commissioner Ball moved the Commission approve the December 12th, 2017 minutes as amended. The motion was seconded by Commissioner Gregory and passed with a vote of 7-0.

3. Request for Certificate of Appropriateness for landscape improvements at the KIRKLAND-MCKINNEY DITCH, located immediately north of the Tempe Manor apartments at 1403 East 8th Street. The applicant is HighlineUS. (SPR17172)
   a. Staff gives a brief overview of the request by the applicant to continue the matter

   Commissioner Ball moved the Commission to continue the Request for Certificate of Appropriateness to the February 2018 meeting. The motion was seconded by Commissioner Garrison and passed with a vote of 7-0.

4. One Hundred Mill / Charles T. Hayden House Project Update and Possible Direction
   a. Staff introduces Harmon Anderson of Hensel-Phelps, Brandon Siebert of the Tempe Fire Department and Officer Conway of the Tempe Police Department as guests that will be providing updates and answering questions on the topic
   b. Mr. Siebert gave a brief update regarding the steps that have been taken to protect the Hayden House since the fire occurred and states that an official report can be provided for the next meeting if requested
   c. Mr. Anderson gives an update regarding the corrections Hensel-Phelps has made to bring the fire suppression system and fire alarm system up to code
   d. Mr. Siebert stated that since the corrections were made to the systems an annual inspection can now be completed
   e. Officer Conway states that activity on the site is declining with only 35 incidents in the six months. He states that some of those incidents may also include traffic stops where the officer used the property address on the report, as well as other activity
   f. Officer Conway states that he could identify approximately ten incidents that were related to trespassing
on the site.
g. Officer Conway states that the increased activity around the site has helped to bring down the number of trespassing incidents on the site
h. Officer Conway states that the Developer has done a better job of securing the site to prevent entry to the building itself
i. Additional security being added is a benefit as the Bike Squad cannot guarantee an exact time they can go by every night
j. Question for Officer Conway about how often the property is encountered on patrols
  i. All officers go by the site at least once a day while on patrol
k. Question about the trend seen on site during this time of the year being the same across the board
  i. The site being low with activity is counter to the overall trend
l. Question about the number of patrols by the site this year as opposed to last year
m. Comment about the parking lot lights not being illuminated on the site
  i. 11 light bulbs were replaced on the site
n. Question about the effect lighting has on activity on the site
o. Question about recommendations for security measures that can be implemented or are being implemented to reduce trespassing as much as possible
  i. All the right steps have been taken to prevent interior and exterior trespassing
p. Question about how often private security should come by
  i. 1-3 times a day would be ideal with patrols more so in the morning hours
q. Question about if the storage shed where the fire started had been secured
r. Mr. Anderson confirms the shed area has been secured and fencing has been ordered to secure other areas
s. Mr. Anderson states that Trident security has been hired to walk the site twice a night with no time specified
t. Staff states that a visit is scheduled for Thursday to have Reggie McKay and Bob Graham walk the interior to determine a schedule for repairs

5. Tempe Streetcar Project Update
   a. Eric Iwersen provides a brief presentation updating the Commission on the Tempe Streetcar project and the impacts on Rio Salado and the Hayden Flour Mill site
   b. Question about the location off-wire segment along the route and the APS utility conflict
   c. Question about the location of the track in relation to the APS easement for the 230-kV line
   d. Question about the location of the track in relation to the Hayden Butte boundary
      i. Staff clarifies the boundaries of the Hayden Butte per the Local and National Register listings, as well as, how the Tribal community views the boundary
      ii. Suggestion to include the boundary as a constraint in the presentation
   e. Question about how many times the Streetcar will cross Rio Salado
   f. Question about the sewer line and whether there will need to be upgrades to the sewer line in the near future
      i. Mr. Iwersen states that there was a study completed recently regarding the sewer line that concluded the sewer line had sufficient capacity for the foreseeable future
      ii. Tony Belleau added that most of the utility upgrades that have been completed were upgrades of water lines
   g. Question about the impact of the Streetcar on the Hayden Flour Mill and the curbing in front of the Mill along Mill Avenue
      i. The sidewalk along Mill Avenue will be in the same place upon completion of construction of the Streetcar. The sidewalk along Rio Salado will be moved to accommodate for a holding area for the Streetcar
   h. Question about the sidewalk construction being connected to the construction of the Streetcar
i. All changes to existing conditions due to the construction of the Streetcar have to be demonstrated

i. Question about the boundary of the Hayden Flour Mill property in relation to the Rio Salado right of way
   i. Staff states that the Flour Mill boundary extends to the back of the current sidewalk

j. Staff states that the impact of shifting the sidewalk on to the Flour Mill property is not considered to be an adverse effect by SHPO, and that the Tribal community has not yet weighed in on the matter

k. Question about why the alignment was changed
   i. Mr. Iwersen states that all the constraints are what led the Streetcar to be in its current alignment, as well as maintaining traffic operations.

l. Question about why they Streetcar can’t be a single-track operation all along Rio Salado
   i. Mr. Iwersen states that this would affect the overall operations of the streetcar by disrupting the frequency of trains
   ii. My Belleau states there are also federal requirements for trains operating in opposing directions on a single-track that makes the holding area near the Flour Mill necessary

m. Question about whether a formal proposal to the HPC will be made to alter the Flour Mill property
   i. Staff states that the Flour Mill is currently pending listing and that the potential for transit was identified in the development agreement.
   ii. Follow-up question about when the action will take place and if it will take place after designation why the proposal will not be seen by the HPC
      • Staff stated they were unsure and would need to get additional on the matter

n. Comment about the space between three historic properties and statement that the solution the Streetcar team has proposed is a good solution considering the restraints

6. Discussion and Possible Action on Tempe Historic Preservation Awards
   a. Staff provides information about the Tempe Historic Preservation awards and a brief background on the nominations
   b. Question about the support of the intern program by the Gila River Indian Community
      i. GRIC is still supporting the intern program through past grants received by the City
      ii. Support for the idea of continuing to recognize the Tribal community involvement with the City
   c. Question about the summary in front of the Commissioners being the full and complete application
      i. Staff provides a brief explanation about the nominations
   d. Support for the Kirkland-McKinney ditch nomination
      i. Efforts to preserve the only cottonwood left along the ditch should be included if the nomination moves forward
   e. Question about whether the ditch is listed on the National Register
      i. Staff provides information about the nomination process for the Kirkland-McKinney Ditch
      ii. Follow-up about whether the George Ditch was included in that process
         • Staff is currently awaiting response to an inquiry about the George Ditch being part of the same process Kirkland-McKinney ditch was part of
   f. Staff mentions potential plans for the segment of Kirkland-McKinney located near Rural and University and states they can reach out for a potential update to the Commission regarding those plans
   g. Question about whether the Commission would like to simply move the nominations forward

Commissioner Gregory moved the Commission to award the Gila River Indian Community, the Kirkland-McKinney Ditch Rehabilitation Project, and the Tomlinson Estates Design Guidelines 2018 Tempe Historic Preservation Awards. The motion was seconded by Commissioner Garrison and passed with a vote of 7-0.
7. Hayden Flour Mill Project Update
   a. Staff gives an update on the Hayden Flour Mill project
      i. The tax act application part 2 was received in D.C. on December 19th
      ii. The application was put forward with a positive recommendation from SHPO
      iii. The windows were a potential issue but a solution has been worked out with the design team
      iv. There will be a groundbreaking for Phase One in March
      v. The Phase 2 preliminary submission is in and there will be an internal review of the submission
   b. Question about Streetcar alignment and if the developer of the Mill can provide his comments about the alignment and its effect on the Mill Project
      i. Staff will reach out to the developer on this matter
   c. The developer has a meeting with an artist to discuss interpretive elements for the Butte trailhead
   d. Comment about the impact of the Streetcar on the Flour Mill and the hope the developer will share how the Streetcar may impact the project

8. Chair / Staff Updates
   a. Testing began at the Skyview Project at Rural and Terrace with completion anticipated within the week
   b. Potential Flour Mill item in January and February
   c. There is a potential submission to the HPC for the project on the current Tempe Manor site called La Plaza Townhomes which is along the Kirkland-McKinney Ditch
   d. Update on the Western Canal Path extension archaeology along Ken McDonald Golf Course

9. Current Events / Announcements / Future Agenda Items
   a. FHWA and ADOT reached an agreement for ADOT to take the lead on some consultation
      i. This has allowed the 8th Street Streetscape project to get back on track
   b. The Western Canal Project needs more permits and has submitted for those permits and could be back on track in the near future
   c. CIP project requests that were discussed last meeting are moving forward in the process
   d. Question about the Annual Report being submitted and if there was feedback
      i. Staff hopes to report back to the Commission at the February meeting
   e. Tempe Historical Society lunch talks are returning beginning January 10th
   f. There are many museum events throughout February in recognition of Black History Month
   g. Request for a future agenda item to discuss the Urban Core Masterplan project and the remaining historic properties along Apache and Mill

Meeting adjourned at 7:28pm

Prepared by: Robbie Aaron
Agenda Item 3
ACTION: Request for Certificate of Appropriateness for landscaping improvements to the KIRKLAND-MCKINNEY DITCH, located at 1403 East 8th Street, as proposed in association with LA PLAZA TOWNHOMES (PL180024). The applicant is HighlineUS.

RECOMMENDATION: APPROVE, subject to conditions

BACKGROUND INFORMATION: Landscaping improvements to the KIRKLAND-MCKINNEY DITCH in association with LA PLAZA TOWNHOMES (PL180024). At the request of the applicant, the Historic Preservation Commission voted to continue this request to the February meeting on January 9th, 2018. The request includes the following:

1. Certificate of Appropriateness for a landscaping and interpretive element plan for the Kirkland-McKinney Ditch property within lots 68, 69, and 70 of the Carlson Park Unit Two plat


STAFF CONTACT(S): John Southard, Historic Preservation Officer (480) 350-8870

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: John Southard, Historic Preservation Officer
COMMENTS

This site is located at the southeast corner of 8th Street and Gary Avenue.

The Kirkland-McKinney Ditch is a Tempe Historic Property Register-listed resource located on the south side of East 8th Street east of Gary Drive and west of Una Avenue, as identified on the Carlson Park Unit Two and B-H Homes plats. This request pertains only to the designated property between Gary Drive and western boundary of the B-H Homes plat.

This Certificate of Appropriateness request includes consideration of the following:

1. Landscaping and interpretive element plan for the Kirkland-McKinney Ditch property within lots 68, 69, and 70 of the Carlson Park Unit Two plat

The applicant is requesting the Historic Preservation Commission approve a Certificate of Appropriateness for item one listed above.

PRELIMINARY SITE PLAN REVIEW

Applicant has been coordinating this proposal with the Tempe Historic Preservation Office, City of Tempe planning staff, and representatives of the Salt River Project Agricultural Improvement and Power District (“District”) and the Salt River Valley Water Users Association (“Association”). Numerous site-specific limitations necessitated multiple in-person meetings, several of which were held onsite.

PUBLIC INPUT

• Applicant met with representatives of the University Heights (Borden Homes and Tomlinson Estates) and Hudson Manor neighborhood associations.

• Staff has not received any public input regarding this proposal.

HISTORIC OVERVIEW

Per the property’s 2005 Tempe Historic Property Register designation staff report,

The Kirkland McKinney Ditch is significant for its association with the earliest agricultural efforts undertaken in the Tempe district, and as the oldest remaining original manmade waterway still in use in the Salt River Valley. The ditch was built by Tempe pioneers concurrent with a series of events which marked the beginning of the first organized attempts to irrigate lands south of the Salt River. This ditch represents a unique and rare example of early waterway construction, is both important and highly significant and should be protected and preserved.

Character defining features of the designated section include its lack of cover or undergrounding and the vegetation historically associated with the mesic environment found along its banks. Per the 2005 designation report,

The subject section is one of only two small segments of the waterway remaining as open ditch. The water in the open ditch was diverted into culverts below two road crossings, one at Una Avenue, and one at Gary Drive. Adjacent canal segments have been placed underground, however, the integrity of the open canal location and
setting, including extant flora, fauna, and related structures, still conveys its historic associations as the oldest manmade waterway in the Salt River Valley.

Several of the approximately 30 to 40 mature cottonwood trees that originally lined the banks of the canal survive and are significant character defining features of the property. Additional vegetation, sometimes growing in dense clusters, provides the setting for a small riparian community at portions of the ditch. Significant structures appurtenant to the canal included the original concrete bridge for the Bankhead Highway crossing (near McClintock Road), two additional concrete slab bridges, two wood plank bridges approximately 8 feet in width, the ruins of the concrete and cobble bulkheads of a third wood plank bridge, and a concrete lock with two steel gates.

PROJECT ANALYSIS

Historic Preservation Commission review and approval authority for the La Plaza Townhomes project is limited to elements of the proposal within the boundary of the Tempe Historic Property Register-listed Kirkland-McKinney Ditch. Two easements, a 16-foot irrigation easement held by the District and a 35-foot easement held by the Association, allow said entities usage of the property. As a means of ensuring access to their respective easements, neither the District nor the Association allow trees to be planted within the designated area. As such, staff has evaluated this proposal with the aforementioned restrictions in mind.

Historic photos and written accounts of the area surrounding the Kirkland-McKinney Ditch show or describe a mesic environment that facilitated the growth and long-term survival of lush vegetation ranging in scale from reeds, shrubs, and assorted tall grasses to mature cottonwood trees. An April 16th, 1898 Arizona Republican article described the ditch east of the creamery (now Four Peaks) as an area where "all was quiet except for the chirping of the birds, a melody sent forth by a singing milkmaid afar off, and the sighting of the overhanging boughs of gigantic cottonwoods." Contrasting the ditch and its surroundings to the natural desert environment encountered just beyond the irrigated lands along the ditch, the writer spoke of the “sombreness [sic] of the water below and the sudden change from a world of beauty and song behind, to the solemnity of the glistening waste ahead.” Historian Mark Pry, author of Oasis in the Valley: The Story of Water in Tempe, described early Tempe as an “oasis” with numerous irrigation ditches “lined with trees, many of them cottonwoods that grew to tremendous sizes.”

Mid-to-late twentieth century irrigation ditch piping and undergrounding efforts curtailed the free flow of irrigation water to the once lushly vegetated land adjacent to canals and ditches. District and Association easement management practices calling for canal and ditch banks free of vegetation further exacerbated the devegetation. Now devoid of vegetation save for a large cottonwood standing south of the ditch at the southwest corner of East 8th Street and Una Avenue and two large fig trees south of the ditch in the alleyway east of Tempe Manor, the denuded banks of the ditch retain little capacity to convey its historic look and feel. Seeking to recreate the historic look and feel to the greatest degree possible given existing limitations, the applicant has proposed landscaping the area using plant species that emulate the lushly vegetated mesic environment historically present adjacent to the ditch while complying with District and Association restrictions.

The proposed landscape treatment includes retention of the two existing fig trees in the alleyway south of the ditch at the east end of the property and the introduction of varied cacti and accents, ground cover, drought tolerant shrubs, and vertical elements along the north and south edges of the 35-foot District easement. Species to be planted are as follows:

**DROUGHT TOLERANT SHRUBS**

Red Bird of Paradise (Caesalpinia Pulcherrima)
Brittle Bush (Encelia Farinosa)
Chuparosa (Justicia Californica)
Thunder Cloud Sage (Leucophyllum Candidum ‘Thunder Cloud’)
Pink Muhly (Muhlenbergia Capillaris)
Desert Ruellia (Ruellia Peninsularis)
Autumn Sage (Salvia Greggii)

CACTI / ACCENTS

Agave (Agave Spp.)
Soap Aloe (Aloe Maculata)

GROUND COVER

Trailing Acacia (Acacia Redolens ‘Desert Carpet’)
Trailing Indigo Bush (Dalea Greggii)
Fairy Lilly (Zephyranthus Candida)

VERTICAL ELEMENTS

Queen’s Wreath (Antigonon Leptopus)
Bougainvillea (Bougainvillea Spp. ‘Barbara Karst’)
Indian Fig Prickly Pear (Opuntia Ficus-Indica)

The assortment of shrubs, cacti and accents, ground cover species, and fifteen vertical element plantings proposed for this site allows for a densely planted look, similar to the “dense clusters” of vegetation referenced in the designation report. The irregular natural growth patterns of many of the proposed plantings will allow for variably dense clusters of vegetation more consistent with the largely unplanned growth of the historic period. The selections are well-suited for the xeric environment in existence subsequent to the recent lining of the Kirkland-McKinney Ditch while displaying a sufficiently lush look and feel to evince the historically mesic environment adjacent to the ditch. Due to limitations imposed by the District and Association, the applicant is not permitted to replicate the imposing verticality of the many cottonwoods that once lined Tempe’s canals and ditches. Despite the hardship not being self-imposed, the applicant has offered to fabricate an interpretive feature outlining the prehistory and history of the area as a means of mitigating their inability to plant trees. This interpretive element, slated for installation immediately north of the crook in the ditch near Gary Drive, will address the prehistory and history of the area using yet-to-be-determined text and imagery. The interpretive feature will feature this information on a horizontally-oriented rusted steel sign attached to a large concrete base. The north side of the base will be covered in a shotcrete finish tinted to match the ditch lining. In addition, a smooth finish concrete bench will be installed on the west half of the north side. Staff believes the placement of this interpretive feature sufficiently addresses the impact of easement-related planting restrictions.

In addition to its Tempe Historic Property Register listing, the subject property is within the La Plaza archaeological site (AZ U:9:165 (ASM)). The applicant has contracted with Logan Simpson for archaeological testing of the large lawn at Tempe Manor, which is slated to begin on Friday, February 16th, 2018. An Arizona State Museum burial agreement for the archaeological work was issued on February 7th, 2018.
CONCLUSION

STAFF RECOMMENDATION

Based upon the information provided and the above analysis, staff recommends conditional approval of a Certificate of Appropriateness for the landscaping improvements to the Kirkland-McKinney Ditch property within lots 68, 69, and 70 of the Carlson Park Unit Two plat, as requested as part of case PL180024 (LA PLAZA TOWNHOMES).

CONDITIONS OF APPROVAL

1) Deviation from the plant species listed or number of plantings shown on the “PROPOSED PLANT LIST FOR KIRKLAND-MCKINNEY DITCH” and “PRELIMINARY LANDSCAPE PLAN” images shown on sheet EX1 (“Landscape Improvements for La Plaza Townhomes”) dated January 19th, 2018 shall require Historic Preservation Office approval.

2) Should the District or the Association permit the planting of trees within one or both easements, tree species selection shall require Historic Preservation Office approval.

3) Interpretive exhibit text and images, if applicable, outlining the prehistory and history of the project area shall require Historic Preservation Office approval.
Attachment A
La Plaza Townhomes: Kirkland-McKinney Ditch Landscape Treatment

The La Plaza project is a 38-unit, for-sale townhome development located at the southeast corner of 8th Street and Gary Drive. The project gets its name from the “La Plaza y La Cremaria” archeological study district. The project is being developed by HighlineUS, a firm with long-standing experience in building quality housing with similar projects in other college towns. HighlineUS is seeking a Certificate of Appropriateness from the Tempe Historic Preservation Commission regarding its proposed landscape treatment for the banks of the Kirkland-McKinney Ditch. This project is also seeking design approval from the Tempe Development Review Commission.

The 1.8 acre site is zoned R-4 and currently home to the Tempe Manor apartments; a single level, 23-unit complex built in 1958 (the existing structures are not considered historic or contributing). The defining feature of this site is the historic Kirkland-McKinney Ditch, which flows in an open channel at the northern boundary of the site, parallel to 8th Street.

The proposed project is designed to conform with the existing zoning and does not require any variances or use permits. Design of the housing units takes cues from the Creamery Complex in form and materials utilizing a mix of brick and stucco to mimic building forms that were once common on “Old 8th Street”.

![Diagram of the site](image-url)
**Historic Photos and Character-Defining Features**
The photos below provide a sense of the site conditions over time. Per aerial photo records, from 1930 to the late 50’s the property south of the Ditch and east of Gary Drive was utilized as farm land until the development of the Tempe Manor Apartments in 1958.
The character-defining element of this property is the open waterway and the appurtenant irrigation gates and culverts. The banks of the Ditch are bare dirt, void of any landscape treatment by design of SRP to facilitate access and maintenance functions. In 2015, SRP channelized the Ditch between Una Dr. and Gary Dr. with the installation of Gunite (aka Shotcrete) walls to stabilize the channel and prevent the continued erosion of the banks (which was becoming a greater problem over time). The new walls were color-matched to the adjoining soil and provide the appearance of natural banks. Per SRP staff, all appropriate and statutory steps were taken to address archeological issues within the entirety of the easement area during the channelization process, requiring no further testing or investigation related to the proposed landscaping of this area.

View of the Ditch from the north bank looking west
Color-matched Gunite walls
Gary Drive culvert structure

Irrigation gates and bridge at alley alignment
Archeology
According to SRP staff, the landscape area was cleared as part of the channelization project in 2015 and SRP will require no further study or testing as part of this effort. The townhome development site immediately south has not been cleared and Logan Simpson has been retained to undertake archeological testing and investigation of that site in accordance with all applicable statues and policies. A “Historic Properties Treatment Plan” has been prepared by Logan Simpson and filed with the Arizona State Museum for the purposes of obtaining a Burial Agreement prior to beginning any testing on site. A copy of the treatment plan is available upon request.

Constraints in Landscape Options
The ditch and its banks are covered by a Federal land patent (dated 1894) and an irrigation easement in favor of Salt River Project (SRP). The Irrigation Easement states the following regarding allowed uses within the easement area:

Grantor shall not erect, construct or permit to be erected or constructed any building or other structure, plant any trees, drill any well, install any swimming pools, or alter the ground level by cut or fill, within the limits of said right of way

These restrictions are obviously imposed to maintain the integrity of the waterway and to facilitate ease of access for maintenance. SRP’s rights within the easement are as follows:

Grantee shall have the right to erect, maintain and use gates in all fences which now cross said right of way and trim, cut and clear away trees or brush whenever it its judgement the same shall be necessary for the convenient and safe exercise of the rights hereby granted

The practical implications of these two provisions are:
1. No new trees can be planted on the banks of the Ditch
2. SRP has approval rights over whatever landscaping is proposed within the easement area (as they are the designee of the Federal Government regarding the patent)
3. SRP will trim, cut, clear or drive over whatever is planted in the easement area in furtherance of their management of the Ditch.

Notwithstanding these points, discussions with SRP Staff have been very productive and demonstrate SRP’s pride and commitment to the preservation of the Ditch as well as their support for efforts to improve the area surrounding the Ditch. Unfortunately, what might be a “historically appropriate” landscape treatment for this area is counter to what is needed to effectively manage and maintain the structural integrity of the Ditch.

Proposed Landscape Treatment
A “historically appropriate” landscape treatment for the banks of the ditch would (arguably) be to plant with large Cottonwood, Desert Willow and Mesquite trees to create a lush canopy over the Ditch. However, as mentioned previously, trees are expressly prohibited in this area to maintain the structural integrity of the Ditch (while not mentioned in the easement, oleanders are also prohibited according to SRP staff).

In some respects, leaving the banks of the ditch in its current bare condition may be considered appropriate given it has been in that condition for several decades. However, with the development of the townhomes, the Ditch becomes a unique amenity for this project and
warrants a landscape treatment. The Moore/Swick Partnership was selected as the landscape design team for this project, their local knowledge and sensitivity to the historic significance of this place make them the ideal partners in this effort.

The attached landscape concept seeks to provide an appropriate landscape treatment for the ditch that blends in with the surrounding neighborhood and meets the operational requirements of SRP. The design employs a mix of arid-region, drought-tolerant shrubs, cacti and ground cover will be used to enhance the streetscape, as well as to provide texture and seasonal color (see attached plant list). The shrubs and ground cover plants that are being proposed for this project can almost be considered “annuals”, as they will undoubtedly be destroyed during maintenance operations and need to be replaced by the La Plaza association (whom will also maintain the Ditch landscaping). 1/4-minus decomposed granite will also be installed between the plantings.

An interpretive signage element will be installed at the western end of the Ditch along the 8th Street frontage to tell the story of the Ditch and the history of the surrounding area. Determining what will be placed on the signage will involve consultation with Tempe Staff, SRP, Tribal Entities and neighborhood stakeholders. The findings of the archeological investigation may also be incorporated into this feature. It is intended that this component will be brought back to the Historic Preservation Commission for its input as well.

The design of the signage feature invokes the form of the Ditch itself through a cast concrete base that is a cross-section of the Ditch, a portion of which will be coated with the same Gunite finish as was used to create the walls of the Ditch. The base will also include a cast concrete bench. A weathered steel panel will be etched with text and graphics, which should prove to be a durable element over time. This feature will be set back from the sidewalk and will create a unique place where someone can sit next to the water and appreciate the special history of the Ditch and surrounding area.
Landscape Concept Plan
Proposed Planting List

December 21, 2017

PROJECT NAME: La Plaza Townhomes

PROJECT NUMBER: 1728

PURPOSE: Proposed Plant List for Kirkland-McKinney Ditch

SUMMARY:
The following are representative of the types of plants that are proposed for planting along both the north and south sides of the Kirkland-McKinney Ditch, as well as vertical elements to be planted along the north side of the project perimeter wall:

1. **Drought-Tolerant Shrubs:**
   - Red Birds of Paradise (*Caesalpinia pulcherrima*)
   - Brittle Bush (*Encelia farinosa*)
   - Chuparosa (*Justicia californica*)
   - Texas Sage (*Leucophyllum spp.*)
   - Deer Grass (*Muhlenbergia spp.*)
   - Ruellia (*Ruellia spp.*)
   - Sage (*Salvia spp.*)

2. **Cacti:**
   - Agave (*Agave spp.*)
   - Aloe (*Aloe spp.*)

3. **Ground Cover:**
   - Trailing Acacia (*Acacia spp.*)
   - Indigo Bush (*Dalea spp.*)
   - Rain Lily (*Zehryanthes spp.*)

4. **Vertical Elements:**
   - Queen’s Wreath (*Antigonon leptopus*)
   - Bougainvillea (*Bougainvillea spp.*)
   - Indian Fig Prickly Pear (*Opuntia ficus-indica*)
Attachment B
Attachment C
EXISTING CURB/GUTTER
EXISTING SIDEWALK
R.O.W. LINE
S89 29'08"E 121.17'
S89 29'08"E 43.85'
S84 47'25"E 76.47'
S84 47'25"E 100.50'
R=21.91'
D=84 47'38"
L=32.42'
S00 00'13"E 199.80'
PROPERTY LINE
8 T H      S T R E E T
G A R Y
ASPHALT DRIVE
35'-0" EASEMENT TO SALT RIVER VALLEY WATER USERS ASSOCIATION
16'-0" EASEMENT FOR IRRIGATION
33'-0"
R.O.W.
SIGHT DISTANCE
TRIANGLE
HISTORIC KIRKLAND-MCKINNEY DITCH
6' CMU SCREEN WALL
INTERPRETIVE EXHIBIT
1
D R I V E
Attachment D
STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS

That the Phoenix Title and Trust Company, as Trustee, has subdivided under the name of CARLSON PARK UNIT TWO that part of the NW 1/4 NE 1/4 SECTION 23, T 12N R 4E G & S R. & M. MARICOPA COUNTY, ARIZONA shown herein, and hereby presents this plat as and for the plat of said CARLSON PARK UNIT TWO and hereby declares that said plat sets forth the location and gives the measurements and dimensions of the lots, streets and alleys constituting same and that each lot and each street shall be shown by the number or name that is given respectively on said plat and the Phoenix Title and Trust Company as Trustee, hereby dedicate to the public for all such streets and alleys shown on said plat and included in the above described premises. These streets are dedicated as shown.

In witness whereof the Phoenix Title and Trust Company, as Trustee, has caused these presents to be signed by its corporate seal to be affixed by the undersigned officers, thereunto duly authorized this 15th day of March, 1940.

PHOENIX TITLE AND TRUST COMPANY AS TRUSTEE

Charles E. Owen
President

Marion J. Smith
Assistant Secretary

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 15th day of March, 1940 before me, the undersigned officer, personally appeared Charles E. Owen, President, and Marion J. Smith, Assistant Secretary, who acknowledged themselves to be Vice President and Assistant Secretary respectively of the Phoenix Title and Trust Company, a corporation, and that they as such officers respectively, being duly sworn, do solemnly swear to the foregoing instrument for the purposes therein contained by signing the name of the corporation, as Trustee, by themselves as such officers respectively.

In witness whereof I hereunto set my hand and official seal.

My Commission expires: January 8, 1946

By:

My Commissioner expires: January 8, 1946

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA

This 15th day of March, 1940

Walter E. Scott
Mayor

James H. Parker
City Clerk

CARLSON PARK
UNIT TWO

A SUBDIVISION OF PART OF THE NW 1/4 NE 1/4 SECTION 23
T 12 N R 4 E G & S R. & M.
MARICOPA COUNTY ARIZONA
SPARLING ENGINEERING CO.
SCALE 1: INCH = 60 FEET

This is to certify that the survey and subdivision of the premises described and platted hereon were made under my direction and on the 8th day of April 1940.

[Signature]
REGISTERED SURVEY ENGINEER

[Signature]

1-6-46
JOB NO. 455
MAP NO. 1319
Attachment E
IRRIGATION EASEMENT

Maricopa County
Parcel #132-59-21-22 & 23

R/W #1502 AGT. MAR
Work Order #RP-20022

KNOW ALL MEN BY THESE PRESENTS:

That

HERBERT C. TIFFANY and JANET L. TIFFANY, as Trustees of
the Tiffany Family Trust, dated October 11, 1988,

FOR AND IN CONSIDERATION OF THE SUM of One Dollar, and other valuable consideration,
receipt of which is hereby acknowledged, do hereby grant to the SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, a political subdivision of the State
of Arizona, its successors and assigns, the right, easement and privilege to construct, operate and
maintain an irrigation pipeline and irrigation turnout structure together with all the necessary and
appurtenant facilities through, over, under and across the following described property:

Portions of Lots 68, 69 and 70, CARLSON PARK UNIT TWO, a subdivision recorded
in Book 77 of Maps, Page 38, Office of the County Recorder, Maricopa County,
Arizona.

Said easement being 16.0 feet wide, the Northerly line is coincident with the
following described line:

BEGINNING at the Northeast corner of said Lot 70; thence South 89°29'30" West, a distance of 165.07 feet; thence South 84°50'00" West, a distance of
200.0 feet to a terminus;

EXCEPT that portion lying within existing road right of way.

Grantor shall not erect, construct or permit to be erected or constructed any building or other
structure, plant any trees, drill any well, install swimming pools, or alter ground level by cut or fill,
within the limits of said right of way.

Grantee shall have the right to erect, maintain and use gates in all fences which now cross said
right of way and to trim, cut and clear away trees or brush whenever in its judgment the same shall
be necessary for the convenient and safe exercise of the rights hereby granted.

The Grantee shall at all times have the right of full and free ingress and egress to said easement
for the purpose herefore specified.

In the event the right, privilege and easement herein granted shall be abandoned and
permanently cease to be used for the purpose herein granted, all rights herein granted shall cease and
revert to the Grantors, their heirs or assigns.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit
of and shall be binding on the heirs, successors in ownership and estate, assigns and lessees of the
respective parties hereto.
Dated this 26th day of December, 1993.

HERBERT C. TIFFANY and
JANET L. TIFFANY, as Trustees
of the Tiffany Family Trust,
dated October 11, 1988

By

HERBERT C. TIFFANY

By

JANET L. TIFFANY

STATE OF ARIZONA )
COUNTY OF MARICOPA ) ss.

On this 28 day of December, 1993, before me, the undersigned, personally appeared HERBERT C. TIFFANY and JANET L. TIFFANY, as Trustees of the Tiffany Family Trust, dated October 11, 1988, and acknowledged that this document was executed on behalf of the Trustees for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

__________________________

Official Seal
Mary J. Hargett
Notary Public State of Arizona
MARICOPA COUNTY

(Notary Stamp/Seal)
Attachment F
MEMORANDUM

TO: Historic Preservation Commission
FROM: John Southard, Historic Preservation Officer
DATE: January 4, 2018
SUBJECT: Kirkland-McKinney Ditch Certificate of Appropriateness Request

This request is associated with a proposal to redevelop the Tempe Manor apartment complex located at 1403 East 8th Street. The applicant has requested a continuance to the February 13th, 2018 Historic Preservation Commission meeting. Landscaping plans for the designated Kirkland-McKinney Ditch property north of the Tempe Manor parcel will be submitted to the Historic Preservation Office shortly and will be included in the February meeting packet for Historic Preservation Commission consideration.
This is the second public hearing for Kirkland-McKinney Ditch for the historic designation of the Kirkland-McKinney Ditch, located at 1403 East 8th Street and 902 South Una Avenue.

Hold the second public hearing for KIRKLAND-MC KINNEY DITCH (Tempe Historic Preservation Commission, applicant) Ordinance No. 2005.20 #HP-2006.31 for the historic designation of the Kirkland-McKinney Ditch, located at 1403 East 8th Street and 902 South Una Avenue.

REVIEWED UNDER: ZONING ORDINANCE 808

PREPARED BY: Ryan Levesque, Planner II (480-858-2393)

REVIEWED BY: Steve Verker, Planning and Zoning Manager (480-350-6920)

LEGAL REVIEW BY: N/A

RECOMMENDATION: Staff – Approval.

Historic Preservation Commission – Approval (6-0 vote).

Planning and Zoning Commission – Approval (7-0 vote).

ADDITIONAL INFO: This request is for the historic designation of the Kirkland-McKinney Ditch. Located on the south side of 8th Street between Gary Drive and Una Avenue, the area includes a northern portion of property on a single-family lot at the corner of Una Avenue and 8th Street, and the northern portion of an existing apartment complex at the corner of Gary Drive and 8th Street.

The Kirkland-McKinney Ditch is a man-made channel constructed for conveying and distributing water. The canal was built circa 1870 as one of the first organized attempts to irrigate lands south of the Salt River. In the mid-20th Century, Salt River Project began an extensive piping campaign placing most of the system underground. The subject section is one of only two small segments of the waterway remaining as open ditch. The Kirkland-McKinney Ditch is significant for its association with the earliest agricultural efforts undertaken in the Tempe irrigation district, and as the oldest remaining original man-made waterway still in use in the Salt River Valley.

Staff supports the request for the historic designation of the Kirkland-McKinney Ditch and recommends to the Planning and Zoning Commission and City Council that the property be designated as Tempe Historic Property. At a public hearing held Thursday, April 07, 2005, the Tempe Historic Preservation Commission approved a recommendation to the Planning and Zoning Commission for this request. At the April 26, 2005 public hearing, Planning Commission recommended approval of this request. City Council introduced and held the first public hearing on May 19, 2005.
ATTACHMENTS:
1. List of Attachments
2-4. Comments
4. Reason(s) for Approval
5. History & Facts Description

A. Ordinance No. 2005.20
B. Location Map
C. Aerial Photo
D. Letter of Explanation
E. References / Photos
F. Historic Preservation Commission recommendation

Attachment #1
COMMENTS:

Background + Status
On February 14, 2005, Barbara Worthington, Chair of the University Heights Neighborhood Association, submitted an application for designation of the historic 1871 Kirkland-McKinney Ditch on the Tempe Historic Property Register. This submittal was in response to a presentation by the Tempe Historic Preservation Commission to approximately 20 neighborhood association members on February 10, 2005, where the eligibility of the structure was communicated to property owners, who then reached consensus to bring forward an application.

The Kirkland-McKinney Ditch is identified in the Tempe Multiple Resource Area Update as eligible for designation as an historic property.

History + Context
In late 1867, J. W. "Jack" Swilling and several other men living in Wickenberg formed a canal company to build a channel on the north bank of the Salt River. These men would be the first to irrigate in the Valley during the historic period, and this project, along with a few others that followed the next year, helped precipitate the founding of the Phoenix townsite.

Approximately two years later, a pair of homesteaders, William H. Kirkland and James B. McKinney were directing the construction of the first irrigation ditch on the south side of the Salt River to irrigate their lands on the east side of Tempe Butte in Sections 15 and 22. Both men had been part of the original Swilling Company.

The success of the Swilling projects prompted other pioneers, including Charles Trumbull Hayden, to claim rights to lands along the Salt River and to begin construction of additional canals. On November 17, 1870, Hayden gave notice of the formation of the Hayden Milling and Farming Ditch Company, and recorded his claim to portions of Section 15, noting work had begun on the project. On December 6, 1870, the Hardy Irrigating Canal Company was formed by Swilling and others to provide water for other farming ventures south of the river, which by their prosperity would come to ensure the success of Hayden's flouring mill operation.

On January 28, 1871, the Tempe Irrigating Canal Company was formed to develop the Kirkland-McKinney Ditch into a network of canals to bring thousands of acres to the under cultivation. About the same time, Mexican farmers a few miles to the west completed the San Francisco Canal and began irrigating lands to the south and west, toward the Salt River Mountains (South Mountain). By 1871, this south-side area, which included several small settlements, was known as Tempe or Rio Salado.

On January 28, 1871, the Hardy Canal Company was reorganized as the Tempe Irrigating Canal Company, with Granville H. Gury, a territorial legislator and friend of Hayden's from Tucson, as its president. In the spring of 1871, the three separate ventures combined their efforts to construct canals to all of their lands and to the Hayden Mill site. This unincorporated association of irrigators would last more than fifty years. Both Hayden and the Kirkland-McKinney party abandoned their plans for separate canal heads on the river. Instead the Tempe Irrigating Canal Company built a canal head about five miles upstream from the butte, and the Kirkland-McKinney Ditch was made a private right-of-way branch of the Tempe Canal. Water supply to power the Hayden Flour Mill was provided by an extension of the Kirkland-McKinney Ditch west around the butte. These early agricultural improvements, together with the construction of Hayden's store on the west side of the butte in late 1871, constituted the beginning of the Tempe settlement.

Association with events significant to broad patterns of history
The Kirkland-McKinney Ditch is significant for its association with the earliest agricultural efforts undertaken in the Tempe vicinity, and as the oldest remaining original man-made waterway still in use in the Salt River Valley today. The canal was built circa 1870 as one of the first organized attempts to irrigate lands south of the Salt River.

In 1872, a new community was established just east of Hayden's Ferry by Mexican laborers who had worked on the Kirkland-McKinney Ditch. William Kirkland donated the 80-acre townsite. The Arizona Citizen reported: The Tempe people, not satisfied with Hayden's Ferry, have laid out a new town just along side named San Pablo and the proceeds of the sale of the town lots is to be devoted to the building of a Catholic church.

Attachment #2
By 1872, three branches had been extended off of the Kirkland-McKinney Ditch, the Hayden Ditch, which brought water to the site where Hayden's Flour Mill was being built; the Western Branch, which served the area to the southwest; and the Spanish Ditch, which started one and a half miles down the Western Branch and went to the settlement of San Pablo.

Association with lives of persons significant in our past
William H. Kirkland (1832-1910) was a well-known Arizona pioneer who played an important role in the founding of Tempe. He arrived in Tucson in January of 1856, just as the United States was taking possession of the area from Mexico after the Gadsden Purchase. Kirkland had a contract to supply army camps with lumber and provisions. He raised cattle in the Santa Cruz Valley for a few years, but often lost most of his herd to raiding Apachies. Kirkland left the Tucson area and traveled throughout the Southwest. He discovered gold in 1863 in the area now known as Kirkland Valley.

By 1870, he moved to Salt River Valley and joined with James B. McKinney to direct construction of the first irrigation ditch on the south side of the Salt River. He joined the original Hardy Irrigating Canal Company that was formed in 1870 to extend the Kirkland-McKinney Ditch, and then became a member of the Tempe Irrigating Canal Company, which eventually completed the job of developing a network of irrigation canals throughout the area. Kirkland built a home in the Tempe area, and started a farm just east of Tempe Butte. In 1872 he donated an 80-acre site on the south side of Tempe Butte for a new Hispanic settlement called San Pablo. He served as the local justice of the peace, and was elected to the Maricopa County Board of Supervisors, but two years later he resigned his posts and moved on to Silver City, New Mexico, and then on to Texas, where he went into the cattle business. Kirkland later returned to Tempe shortly before his death in 1910. He is buried in Double Butte Cemetery.

William Kirkland married Missouri Ann Bacon in 1862. He was the father of three sons and four daughters. His first daughter, Lizzie Kirkland Sivele, was always considered to be the first white child born in Arizona.

Distinctive characteristics of a type, period, or method of construction
The Kirkland-McKinney Ditch is a man-made channel constructed for conveying and distributing water. The original earth structure varied in depth from 6 feet to 15 feet, and was approximately 20 feet wide. The length of the original canal was about 2071 feet and extended from the culvert mouth on the west side of McClintock Road westward along the south side of the Bankhead Highway (HFS-239). In the mid-20th Century, Salt River Project began an extensive piping campaign placing most of the system underground. The subject section is one of only two small segments of the waterway remaining as open ditch.

The water in the open ditch was diverted into culverts below two road crossings, one at Una Avenue, and one at Gary Drive. Adjacent canal segments have been placed underground, however, the integrity of the open canal location and setting, including extant flora, fauna, and related structures, still conveys its historic associations as the oldest man-made waterway in the Salt River Valley.

Several of the approximately 30 to 40 mature cottonwood trees that originally lined the banks of the canal survive and are significant character defining features of the property. Additional vegetation, sometimes growing in dense clusters, provides the setting for a small riparian community at portions of the ditch.

Significant structures appurtenant to the canal included the original concrete bridge for the Bankhead Highway crossing (near McClintock Road), two additional concrete slab bridges, two wood plank bridges approximately 6 feet in width, the ruins of the concrete and cobble butkeheads of a third wood plank bridge, and a concrete lock with two steel gates.

Likely to yield, information important in prehistory or history
The ditch exists in an area known to be archaeologically sensitive to the City of Tempe. This site occurs within the boundaries of a large, previously recorded prehistoric habitation site called La Plaza (AZ U:9:165 [ASM]), portions of which are known to contain buried cultural remains associated with the Hohokam culture. Additionally, the continued presence of the historic structures in situ and relatively undisturbed indicates potential to provide additional information about this brief period in Arizona settlement history, the historic establishing of the earliest communities on the south banks of the Salt River.

Kirkland-McKinney Ditch, #HPO-2005.31 Ordinance No. 2005.20 Attachment #5
Summary

The Kirkland-McKinney Ditch is significant for its association with the earliest agricultural efforts undertaken in the Tempe district, and as the oldest remaining original man-made waterway still in use in the Salt River Valley. The ditch was built by Tempe Pioneers concurrent with a series of events which marked the beginning of the first organized attempts to irrigate lands south of the Salt River. This ditch, which represents a unique and rare example of early waterway construction, is both important and highly significant and should be protected and preserved.

Recommendations

Staff recommends to the Planning and Zoning Commission and City Council that the Kirkland-McKinney Ditch be designated as a Tempe Historic Property (#25) and Historic Overlay Zoning be applied to the properties.

REASON(S) FOR APPROVAL:

1. The subject property meets the following criteria for designation, as found in section 14A-4 of the Tempe City Code.

   (a) The following criteria are established for designation of an individual property, building, structure or archeological site:

       (1) It meets the criteria for listing on the Arizona or national register of historic places;

       (2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:

           a. A significant portion of it is at least fifty (50) years old, is reflective of the city’s cultural, social, political or economic past, and is associated with a person or event significant to local, state or national history; and

           b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature.

2. The Historic Preservation Commission recommends approval for the nomination that the Kirkland-McKinney Ditch be designated as a historic property and listed on the Tempe Historic Property Register.

3. A portion of this area is identified on the General Plan 2030 Projected Residential Density map as a Cultural Resource Area, which are considered culturally significant to the character of Tempe, based on the 2001 Post World War II Subdivision Study.

Attachment #4
HISTORY & FACTS:

December 6, 1870  The Hardy Irrigating Canal Company was formed.
January 26, 1871  The Hardy Canal Company was reorganized as the Tempe-Irrigating Canal Company, formed to develop the Kirkland-McKinney Ditch into a network of canals to bring thousands of acres to the south under cultivation.
April 26, 2005  Planning and Zoning Commission recommended approval the request for Kirkland-McKinney Ditch for the historic designation of the Kirkland-McKinney Ditch.
May 19, 2006  City Council introduced and held the first public hearing for the historic designation of the Kirkland-McKinney Ditch.

DESCRIPTION:

Owners –  John Kobierowski, 1403 East 9th Street
           David Anderson, 902 South Una Avenue
Applicant –  Historic Preservation Commission
Existing zoning –  R-4 and R1-6

Kirkland-McKinney Ditch
Total site area –  0.19 net acres
Total Lots –  portion of 4 lots
ORDINANCE NO. 2005.20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by historic designation on 0.19 acres.

LEGAL DESCRIPTION

That portion of the Kirkland-McKinney Ditch lying east of Gary Drive and its northerly prolongation as shown on the plat of Carlson Park Unit Two according to Book 77 of Maps, Page 38, Maricopa County Recorder, and lying west of Luna Avenue and its northerly prolongation as shown on the plat of B – H Homes according to Book 76 of Maps, Page 2, Maricopa County Recorder.

TOTAL AREA IS 0.19 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case #HPO-2005.31 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, the ______ day of ________________________, 2005.

____________________________
Mayor

ATTEST:

____________________________
City Clerk

APPROVED AS TO FORM:

____________________________
City Attorney
February 11, 2005

Historic Preservation Officer
City of Tempe
Development Services Department
P.O. Box 5002
Tempe, Arizona 85280

Dear Mr. Nucci:

The North boundary of University Heights Neighborhood is 8th Street, West, Dorsey, South, Apache Boulevard and East is McClintock. This area is also comprised of the Borden Homes Subdivision of which historic designation is being also requested. 8th Street is where the last remaining above ground irrigation ditch that contributes to our neighborhoods irrigation history is located. Along side the Old Bankhead Highway, aka 8th Street which was built in 1919 is the Kirkland-McKinney ditch. A delivery system that contributed to our mature landscaping that gives our homes that warm welcome sense of wanting to live on each street.

The stretch of the ditch, West of Gary Street and East of Una Street has been enjoyed by neighbors and passers-by for many years. People have been able to enjoy the wildlife, under and on top of the water, that frequent this open ditch. This is a water source for the birds who inhabit our neighborhood trees. Yearly water fowl have been found returning to nests along the shaded bank area.

Please consider this request for this last remaining open water source to have a historic recognition. Preserve the visual history that exists thru the construction contribution of members of early Latino families. This is documented in our area's Latino History.

The ditch was once lined with cottonwood trees and the last remaining one is at Una Street and 8th Street.

Thank you for your consideration.

Sincerely,

Barbara L. Worthington, Chairperson
University Heights Neighborhood Association
1634 East 12th Street
Tempe, Arizona 85281-4359
Telephone: 480-966-1834
Tempe Historic Preservation Commission (Tempe HPC)
Tempe Historic Preservation Office

Friday, April 8, 2005

Barbra Worthington
University Heights Neighborhood Assoc
1634 East 12th Street
Tempe, Arizona 85281

Re: Kirkland McKinney Ditch historic designation HPO-2005.31

At a public hearing held Thursday, April 7, 2005, the Tempe Historic Preservation Commission approved a recommendation to the Tempe Planning and Zoning Commission that the historic Kirkland McKinney Ditch be designated an historic property and listed on the Tempe Historic Property Register.

In accordance with the provisions of the Tempe Zoning & Development Code, the Tempe Planning and Zoning Commission will hold a public hearing on Tuesday, April 26, 2005, to take input and formulate a recommendation to Mayor and Council for historic designation. Tempe Planning and Zoning Commission meetings are held at 7:00 p.m. at the Harry E. Mitchell Government Center Tempe City Hall - City Council Chambers 31 East Fifth Street. The outcome of the P&Z hearing will form the basis for a Tempe P&Z recommendation to the Tempe City Council.

The Council will hold two additional public hearings after which they will either approve or deny this designation. Kirkland McKinney Ditch historic designation has been scheduled for public hearings at Council on May 19, and June 2, 2005. Tempe City Council meetings are held at 7:30 p.m. at the Harry E. Mitchell Government Center Tempe City Hall - City Council Chambers 31 East Fifth Street. No action will be taken at the initial public hearing as Council’s purpose is simply to afford an additional opportunity for public comment. You do not need to attend the initial public hearing at Council, however, HPO respectfully requests your representation at the final step in the public process.

We realize the value of your time and energy in support of the Tempe Historic Preservation program. Please be encouraged that your efforts can make the difference in substantial and sustained benefits to our community. Staff join with the Commission in thanking you for your participation in the conservation and enhancement of our community identity.

Respectfully,

Joseph G. Nucci
Joseph G. Nucci, Historic Preservation Officer

Cc: Tempe Planning & Zoning Commission c/o Ryan Levesque, Current & Advanced Planning
Agenda Item 4
MEMORANDUM

TO: Historic Preservation Commission
FROM: John Southard, Historic Preservation Officer
DATE: February 13th, 2018
SUBJECT: Agenda Item 4 - Hayden House BCAR Follow-up and Security Update

Harmon Anderson will provide an update on the status of building condition assessment report-related repairs and recent security upgrades at the 1873-1924 Charles T. Hayden House (Monti’s La Casa Vieja).

ATTACHMENTS:

A) January 2018 Hayden House Update with Tempe Fire Medical Rescue Report
B) February 8th, 2018 Synopsis of Interior Assessment Work
John,

I wanted to give you our update for the Month of January. Some of the information I know you are aware of based on visits to the property over the last month but feel it would be good to recap the progress. Probably the most important milestone is the sign off from Tempe Fire Department regarding the inspection and subsequent repairs to the Fire Alarm and Fire Sprinkler System. I have attached the report for your records.

Security has been an ongoing pursuit for the last several months but we are starting to see some progress. The greatest contribution has been the addition of Trident Security patrols twice nightly at random times. Their continued visits make for uncomfortable capers around the property. We have secured our property with additional fencing and gate along the west side of the building. We will monitor the trash around those areas to determine if progress is being made. The exterior lighting system proved to be troublesome with many parts needing replacement but feel we have the system operational for the parking areas to the west of the building.

We are approximately 65% complete with the removal of wainscot and wall framing to expose the historic Adobe wall sections. I am trying to schedule more craft labor for next week but will keep you posted as we make progress. I have spoken with Reggie and scheduled him for Wednesday the 7th at 9:00 am to look at our progress to date. I will be inviting Robert Graham as well to keep him in the loop and follow our progress as well. If you are available to come by the building at the same time it would be appreciated; it’s time to start phasing the repairs to the wall sections we have exposed.

I feel our efforts to clean and preserve the Hayden House are progressing and look forward to the next phase as they evolve over the next few months.

Thank you,

Harmon Anderson  
Development Manager  
Development Group  
420 Sixth Avenue  
Greeley, CO 80631  
970.346.7225 (O)  
970.396.1587 (M)  
HAnderson@henselphelps.com
An inspection of your facility on 02/01/2018 revealed the Fire Code violation(s) listed below.

Violation(s) Should Be Corrected By the Scheduled Re-inspection date

A re-inspection for listed violation(s) is scheduled for:

Violation Code:

506.1 Where required.

Violation Remarks:

Violation carried over from inspection on 01/16/2018
Violation carried over from inspection on 01/11/2018
Violation carried over from inspection on 12/06/2017

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

---------------------------------------------------------------------------------------------------

12/06/2017 11:25:03 BrandonSi

FIRE DEPARTMENT LOCK BOX REQUIRED. CURRENTLY, THE APPROVED LOCATION IS AT OR IMMEDIATELY NEAR THE FRONT/MAIN DOOR ON THE EAST SIDE OF THE BUILDING FACING MILL AVE. SEE ATTACHED PDF DOCUMENT FOR INSTRUCTIONS ON HOW TO ORDER A LOCK BOX FROM THE KNOX COMPANY.

Repaired 02/01/2018

506.2 Key box maintenance.

Violation Remarks:

Violation carried over from inspection on 01/16/2018
Violation carried over from inspection on 01/11/2018
Violation carried over from inspection on 12/06/2017

The operator of the building shall immediately notify the fire code official and provide the new key when a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

---------------------------------------------------------------------------------------------------

This inspection is intended for your safety and the safety of the citizens of Tempe.

ORDER TO COMPLY: The items listed are in violation of the Tempe Fire Code. This is an official notice of ordinance violation requiring correction within the specified time. Failure to comply may lead to legal action.
ONCE FIRE DEPARTMENT LOCK BOX IS INSTALLED, CONTACT FIRE INSPECTOR TO PLACE APPROPRIATE KEYS IN THE BOX. KEYS SHALL INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FRONT/MAIN DOOR AND THE DOOR TO THE FIRE RISER EQUIPMENT.

Repaired 02/01/2018

311.3 Removal of combustibles.

Violation Remarks: Violation carried over from inspection on 01/16/2018
Violation carried over from inspection on 01/11/2018
Violation carried over from inspection on 12/06/2017
Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials. Exceptions: 1. Buildings or portions of buildings undergoing additions, alterations, repairs or change of occupancy in accordance with the International Building Code, where waste is controlled and removed as required by Section 304. 2. Seasonally occupied buildings.

Repaired 02/01/2018

901.6.2 Records.

Violation Remarks: Violation carried over from inspection on 01/16/2018
Violation carried over from inspection on 01/11/2018
Violation carried over from inspection on 12/06/2017
Violation carried over from inspection on 10/19/2017
Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be copied to the fire code official upon request.

PROVIDE COPIES OF MOST RECENT FIRE SPRINKLER AND FIRE ALARM INSPECTION, TESTING, AND MAINTENANCE REPORTS. THESE ARE COMMONLY REFERRED TO AS THE "ANNUAL" REPORTS FROM YOUR PREFERRED THIRD PARTY FIRE PROTECTION PROVIDER. NOTE: ANY DEFICIENCIES LISTED ON THESE REPORTS MUST BE REPAIRED.

This inspection is intended for your safety and the safety of the citizens of Tempe

ORDER TO COMPLY: The items listed are in violation of the Tempe Fire Code. This is an official notice of ordinance violation requiring correction within the specified time. Failure to comply may lead to legal action.
VN-01 Inspection Report

Repaired 02/01/2018

Inspection Comments: 02/01/2018 10:26:18 BrandonSi

All violations repaired. No pending requirements at this time.
Placed keys with labels in Knox box.

X Brandon Siebert
Inspector
Siebert, Brandon
Tempe Fire Medical Rescue Department

X
Harmon Anderson
Responsible Party

This inspection is intended for your safety and the safety of the citizens of Tempe.

ORDER TO COMPLY: The items listed are in violation of the Tempe Fire Code.
This is an official notice of ordinance violation requiring correction within the specified time. Failure to comply may lead to legal action.
Attachment B
Southard, John

From: Anderson, Harmon C. <HAnderson@henselphelps.com>
Sent: Thursday, February 08, 2018 11:30 AM
To: Southard, John
Cc: 'Manjula M. Vaz' (mvaz@gblaw.com)
Subject: Hayden House Adobe Progress

John,

Thank you for taking the time to walk the Hayden House yesterday with Reggie Mackay, Robert Graham, Alex Smith and myself to review the progress of exposing the original adobe walls and assessing their condition. We have exposed approximately 65-70 percent of the mapped adobe walls that have been covered or overlaid with wainscot trim and plywood paneling. The good news is nothing is in dire condition based on the feedback from both Reggie and Robert. Reggie has indicated it would be best to expose the balance of the adobe walls so an accurate proposal can be submitted based upon square footage of walls requiring new adobe bricks and adobe tuckpointing.

We will be removing additional surface coverings and non-historic ceilings to allow clear access so that the adobe walls can be maintained and repaired to an authentic condition as described by Reggie Mackay. This work will continue through the month of February and subsequent adobe work will proceed during the month of March. This first phase of work is being done by our craftsmen in a protective fashion with the preservation of the adobe and historic period portals our utmost priority. All of this work is being completed now in advance of repurposing the Hayden House to properly protect and maintain the historic adobe walls.

As always, please feel free to contact me if you have any questions.

Thank you,

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Agenda Item 5
MEMORANDUM

TO: Historic Preservation Commission
FROM: John Southard, Historic Preservation Officer
DATE: February 13th, 2018

SUBJECT: Agenda Item 5 - “Relocating the Platform Mound at La Plaza: Recent Archaeological Investigations on ASU’s Tempe Campus” – Commissioner Garraty

Commissioner Chris Garraty, Ph.D., Assistant Director of Cultural Resources for Logan Simpson, will be presenting a lecture entitled “Relocating the Platform Mound at La Plaza: Recent Archaeological Investigations on ASU’s Tempe Campus.” Commissioner Garraty recently delivered this lecture at the Pueblo Grande Museum.

ATTACHMENT:

A) “Archaeological Investigations on ASU's Tempe Campus” – Logan Simpson Website
Did you know that Arizona State University’s Tempe campus sits on top of ancient Hohokam ruins? We did!

If you’d like to learn more, Logan Simpson’s Assistant Director of Cultural Resources Dr. Christopher Garraty will be delivering a lecture on the topic at the January meeting of the Phoenix Chapter of the Arizona Archaeological
Society today, January 9. Dr. Garraty is speaking on “Relocating the Platform Mound at La Plaza: Recent Archaeological Investigations on ASU’s Tempe Campus.” The lecture will examine the evidence presented for the location of one of three platform mounds believed to have been located at the La Plaza Hohokam archaeological site. Analysis of ancillary features beneath and adjacent to the inferred mound footprint provides new insights concerning the organization of public space in La Plaza and, more broadly, the mobilization of labor for communal construction projects in Hohokam society.

The lecture takes place today, January 9th, at 7:30pm, and is totally FREE. See you there!
Utilities APS and SRP must manage vegetation within their utility corridors in Arizona. To more effectively manage vegetation, the BLM, USFS, APS, and SRP have agreed to consider using herbicide treatments alongside existing treatment methods. Two EAs are being prepared to analyze the potential impacts of using herbicides within the electrical distribution and transmission line corridors on BLM- and USFS-administered lands in Arizona.

**FEATURED PROJECT: APS TRANSMISSION LINE HERBICIDE EAS**

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**GSA CONTRACT HOLDER**

Logan Simpson is a GSA contract holder (GS-10F-0063P) and is a federal small, woman-owned business for environmental services.
LATEST NEWS

Promoting Health and Wellness in a World-Class Facility Logan Simpson worked closely with the City of Goodyear, Arizona and Goodyear residents to develop a master plan for a landmark park…

EXPLORE OUR PORTFOLIO

To see current work check out our Portfolio. Upcoming and recent projects can be found on the “Recent and Upcoming Projects” page.
Agenda Item 6
MEMORANDUM

TO: Historic Preservation Commission
FROM: John Southard, Historic Preservation Officer
DATE: February 13th, 2018
SUBJECT: Agenda Item 6 – Introduction of Dr. Alex Smith, Deputy Community Development Department Director – Special Projects

The Tempe Historic Preservation Officer now reports directly to Dr. Alex Smith, Deputy Community Development Department Director - Special Projects. HPO Southard will introduce Dr. Smith, who will then discuss his background and vision.