Commission Present: Chuck Buss, Chair
Marty Ball, Vice-Chair
Matthew Bilsbarrow
Jim Garrison
Andrea Gregory
Joe Nucci
Scott Solliday

Commission Absent: Sara Ferland
Chris Garraty

City Staff Present: John Larsen Southard, Historic Preservation Officer
Robbie Aaron
Brenda Abney, Museum Manager
Kris Baxter

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 information 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
   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
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