Chair Buss called the meeting to order at 6:03 p.m.

1. Call to Audience: No response

2. Approval of March 13th, 2018 Meeting Minutes

   Commissioner Nucci moved the Commission approve the March 13th, 2018 minutes as amended. The motion was seconded by Commissioner Bilsbarrow and passed with a vote of 9-0.

3. Introduction of New Members
   a. Staff welcomes and introduces new commission members Laurene Montero, Gregory Larson, and Elizabeth Gilbert and asks them to provide a little bit about themselves.
   b. Ms. Montero provides a brief introduction including her education and experience to the commission
   c. Mr. Larson provides a brief introduction including his experience and interests to the commission
   d. Ms. Gilbert provides a brief introduction including her experience and interests to the commission

4. Discussion of Potential Tempe National Bank Reuse Concept
   a. Chair Buss announces that there will be no discussion as the applicant has changed the scope of work for the project

5. Charles T. Hayden House (Monti’s La Casa Vieja) / One Hundred Mill Update
   a. Staff provides an introduction of the project team, a brief synopsis of the project for new members, and clarifies what the project team is asking of the Commission regarding the period of significance
   b. Harmon Anderson provides a brief update about the project, the work that has been done to date, and the work that needs to be done in the future
   c. Mr. Anderson states that he would like to begin conversation and research regarding the period of significance in order to properly be able to move forward with repairs of the building
   d. Question about what type of investigation will need to be done in order to draw up proper details for the repairs?
      i. Mr. Anderson states that his process would be to measure the window openings in an effort to
recreate the historic windows and openings with the help of Reggie McKay
ii. Reggie McKay speaks to the state of the adobe after inspections in the building and that they
would do work in order to stabilize the building prior to construction starting rather than after
construction of the rest of the site
iii. Mr. McKay state that in order to recreate the windows and openings they would take a look at
the original lintels and determine what condition they are in and what their original size was
and what size window will fit in each one
e. Question about the windows being installed with a Heritage Fund Grant and whether there would be
documentation?
   i. Staff believes there is documentation of the grant application and potentially additional
documentation which staff would be happy share with the project team
   ii. Comment made about the decision to make the windows rehabilitation windows as opposed to
restoration windows with the grant funding
f. Comment made about the period of significance and attaching that to the development of the
restoration / rehabilitation needs to be decided
g. Comment about setting the boundaries and establishing the period of significance in order to prevent a
moving target with regard to restoration / rehabilitation and that a recommendation from staff or the
consulting architect would be appropriate
h. Comment about Robert Evans being an important figure in architectural history and that the 1924
Robert Evans restoration is a good target
i. Staff offers to create a formal recommendation regarding the period of significance if that is what the
Commission desires
j. Mr. Anderson states that the Evans period is supportable for a number of reasons including operable
windows that can be used during different times of the year

**Commission directs staff to create a formal recommendation regarding the period of
significance for the Hayden House**

k. Mr. Anderson states that Hensel-Phelps is contemplating how to make the project move faster and the
potential of including the Hines-Cousins partnership
l. Brandon of the Hine-Cousins partnership give a brief background of the two companies, the projects
they have partnered on, and why they are considering partnering on this project
m. Question about any specific partnering ideas and plans
   i. It is in the process of being worked out and will be debuted once all the components are in
place
n. Manjula Vaz states that the project team will return next month to provide another update and preview
of where the project is going
o. Question about when the plans for the Hayden House will be executed

6. Peterson Park Plan Update / Request for Recommendation of Approval
   a. Staff introduces Dave McClure and clarifies that the project team is not seeking a recommendation at
this time but will do so at a later date
   b. Dave McClure provides a presentation and update of the Peterson Park Planning process
   c. Clarification about the whether there is a wall on the Peterson House side of the alley
      i. There is no wall, instead there is a row of oleanders which the wrought iron fence will tie
into.
   d. Comment about the archaeological component and potentially integrating found artifacts in to the
project.
e. Mr. McClure asks who they would see to determine what to do with any artifacts that are found
   i. Staff states that the museum or HP staff will be happy to help
ii. Clarification is made about at what point artifacts would be incorporated into the project
   f. Comment about a preference for chosen concept
   g. Comment about the view of the house from the corner and the possibility to reopen the viewshed
   h. Comment about the possibility of viewing the original landscape plan and other documentation the City may have on file

7. Chair / Staff Updates
   a. Hayden Flour Mill team will potentially be at the Commission in June to present their Butte Trailhead design and interpretive element and an introduction to their Phase 2 plans
   b. Part Two of the tax act application is still under consideration by the Park Service after revisions were submitted
   c. Hayden House team will return in June or July to introduce their plans moving forward
   d. Staff will reach out to the Commission about the June meeting date
   e. All Commission members are welcome to attend the CLG training at the Preservation Conference
   f. Rio Salado Plan team will be holding public workshops on May 9th, one in the afternoon and one in the evening
   g. The Hayden Flour Mill team will provide a Phase 2 update to the Tempe Historic Preservation Foundation, as well as, the Four Southern Tribes in the coming week

8. Current Events / Announcements / Future Agenda Items
   a. The 8th Street Streetscape project is making progress and looks to be moving forward in the near future
   b. Update on the Tempe Manor apartments and what was found during archaeological testing

Meeting adjourned at 7:00pm

Prepared by: Robbie Aaron