

MINUTES

HISTORIC PRESERVATION COMMISSION

November 8, 2023

Minutes of the regular hearing of the Historic Preservation commission, of the City of Tempe, which was held in hybrid format in person at City Council Chambers, 31 East 5th Street, Tempe, AZ, and virtually through WebEx.

Regular Meeting 6:02 PM

Present:

Staff:

Kyle Woodson	Zachary Lechner, Historic Preservation Officer
Dave Fackler	Ambika Adhikari, Principal Planner, Com Dev
Erin Davis	Jennifer Daniels, Administrative Assistant II, Com Dev
Anders Engnell	
Jean Robinson	
Greg Larson	
Kiyomi Kurooka	

- 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) **Voting of the Meeting Minutes for September 13, 2023**

Motion by Vice Chair Fackler to approve Meeting Minutes for September 13, 2023: second by Commissioner Robinson. Motion passed on **6-0** vote.

Ayes: Chair Woodson, Vice Chair Fackler, Commissioners Robinson, Larson, Kurooka and Engnell

Nays: None

Abstain: Commissioner Davis

Absent: Commissioner Montero and Williams

- 3) **Approval of Agenda**

Approval of Agenda by Chair Woodson.

- 4) **Presentation by Logan Simpson (David Case) on design plans for City of Tempe's 8th Street Streetscape project.**

Mr. David Case, of Logan Simpson gave a presentation on Tempe's 8th Street Streetscape project. This is a multi-use path on 8th Street from Rural Road to McClintock Drive. Dr. Chris Garraty of Logan Simpson presented on the archaeological feature identified as Feature 7. This is a massive structure with adobe walls known as a *va'aki*. Dr. Andrew Darling of Logan Simpson then presented on the specific aspects of Feature 7. Some experts would refer to this structure as an ancient ceremonial house. It includes features like a circular column post support. Footprints were identified in the smaller room. There was a good indication that the residents were storing saguaro fruit there and most likely using it for preparation of ceremonial wine for the rain-making ceremony. This structure is a very unique within the Tempe city limits. The structure itself was preserved in place.

Commissioner Robinson asked if the cut down the middle of the excavation was made by the archaeology team. Dr. Garraty stated it was made by the archaeology team. When the project was started, all they saw was the flat surface with the railroad tracks on top. A section of the railroad tracks was removed and is being stored. Then the team archaeologically tested and completed systematic trenching. The cut area is one trench that happened to run directly through the middle of the structure. Profiles of the floors were exposed by the trenching. Commissioner Robinson asked when something like this is discovered, do you stop the trenching and attempt to dig by hand? Dr. Garraty stated that the trenching is done first, then they clean the walls, since often it is not obvious what is being seen until the walls are cleaned. Once they knew they had something big, they consulted with the City and the Four Southern Tribes of Arizona to come up with a plan for excavation. Commissioner Robinson asked if the plan is to maintain it in place. Dr. Garraty stated yes, it has already been backfilled with clean fill and geo tech fabric. It is being protected from the elements.

Mr. Case explained the plant material list using a PowerPoint slide. All the trees have been approved by the City of Tempe and the Salt River Pima-Maricopa Indian Community. Each plant is listed with its name and cultural impact or importance to the Tribe. This is a deeply considered plan for where each plant can be placed. The multi-use path will have four key cultural features: a Vertical Spiral, Spiral Mound, Vato, and Spiral Basin.

Commissioner Robinson asked if the path will be located on the north side of 8th Street. Mr. Case stated yes, pretty much all of the development is being done on the north side of 8th Street between Rural and Dorsey Road.

Mr. Case stated that the Vertical Spiral Element Concept will be the gateway to the project. This element is very iconic. It will be anchored to the ground with a 10-inch diameter pipe. The idea is to fabricate it out of Corten steel; it will be a hollow box. A clockwise spiral is a culturally significant element to the O'Odham people. This is an ancient symbol that holds considerable meaning. The Spiral Mound Concept is an idea to build something on top of the spiral mound. The proposal is for a 3-foot-high mound with a stone spiral with agave. The Creosote shrubs will sit on top of the mound and the agave will be set into the spiral pattern. For the Spiral Basin Concept, there will be four boulders set in the bottom of the basin. Flat boulders will be used for seating along the path. On the Vato Concept is an image intended to be the roof of the Vato, designed by Jacob Butler. The image would be a 16'x16'x10' perforated metal panel. There will be four interpretive signs along the path. A 12' pole instead of a 16' pole for lighting is being proposed to protect the views. As of today, this lighting fixture has been approved.

Commissioner Robinson stated that she noticed that in the design there are some trees hanging over the multi-use path. How tall will those trees be? Mr. Case stated that they are all desert trees. They will be at least 25' by 25'. The ironwoods will get bigger than that. The idea is they will be at least 5' from the path, and they will be trimmed so that if you are on a bike, you will not come into contact with the trees.

Vice Chair Fackler asked, who will do the maintenance? Will it be City of Tempe? Mr. Case stated that he believes that is correct. Vice Chair Fackler asked if there will be a maintenance manual as part of the deliverables on this project. Mr. Case stated that is not part of their scope, but Logan Simpson has done many of those booklets previously. If that is a concern, it is something that can be discussed. Vice Chair Fackler stated that this is not your typical neighborhood park. These plants need tender loving care, and a lot of that care is to leave the plant alone. Someone could do injury to the concept. Vice Chair Fackler addressed Dr. Lechner and stated that this would be a simple addition to the contract. Dr. Lechner stated the City is not looking to expand the budget at this point, but there are other ways to make sure that information is available to the City's maintenance team.

Chair Woodson stated that this is an excellent design and it's respectful and attentive to the concerns of the Salt River Pima-Maricopa Indian Community as well as the Gila River Indian Community. It blends well with the landscape elements.

Mr. Case stated that Logan Simpson is in design development and in review with the Arizona Department of Transportation and the Salt River Project. The plans will ultimately change. Logan Simpson will do

everything it can to keep the spirit of the design.

5) Presentation by Logan Simpson (Wayne Colebank and John Southard) on forthcoming Tempe Hayden Butte and Papago Park Preserves Management Plan.

Mr. Wayne Colebank, Principal/Landscape Architect for Logan Simpson, gave a presentation on the forthcoming Hayden Butte and Papago Park Preserves Management Plan. Logan Simpson's scope of work consists of four phases. Phase 1 is data gathering, including topography, geology, soils, drainage, flora, and fauna. There will be four workshops held during Phase 1.

Mr. John Southard, Chief Historian from Logan Simpson gave a presentation on the Cultural Resources component of Phase 1. There is a Class III survey slated for Tempe's portion of Papago Park; one has never been done. Phoenix has completed a Class III for its portion of the park. A Class I survey is a literature review, identifying what is known and what has been documented. A Class III involves going out into the field and identifying and documenting artifacts and features that are visible on the surface.

Dr. Andrew Darling, Ethnography Co-Lead from Logan Simpson gave a presentation on the Traditional Cultural Property (TCP) Study in Phase 1. Logan Simpson will be evaluating the findings of the Class III Survey as well as other aspects of the study area. This includes visits to archaeological sites, literature reviews, and interviews with Tribal members.

Dr. Garraty stated that the Class III Survey on the Tempe portion of the park was completed last week. There were some very surprising findings relating to the substantial preservation of some sites. These are very sensitive sites. Some are at risk due to visitor use of the park. When Logan Simpson has more information, its team will return to the Commission.

Commissioner Robinson asked, what is the boundary of the Class III survey? On the map shown earlier in the PowerPoint, it was the northern part, north of the 202 and the river. She was told the Hayden Butte portion has been thoroughly documented. Logan Simpson did not think it warranted a new Class III survey.

Mr. Colebank gave a presentation on Phase 2, Phase 3 and Phase 4 of the project. Phase 2 will involve developing preserve management goals and metrics. Phase 3 will be to develop best management practices. Phase 4 will devise near-, medium- and long-term actions.

Vice Chair Fackler asked about the anticipated timeline for the project. Mr. Colebank stated that Logan Simpson received a notice-to-proceed in September. Logan Simpson is about two to three months in. It may take another two to three months to gather all the data. It will then be four to six months of working on the management plan. Further into the project, Logan Simpson will return to an HPC meeting to give another presentation.

Commissioner Robinson asked about the upcoming workshops. Are the other workshops scheduled after the first one? How are you advertising those? Mr. Colebank stated that the second, third, and fourth workshops are not scheduled yet. His team has been working with the City of Tempe's Community Development, especially its Neighborhood Services Division, to schedule the workshops. After the first workshop, Logan Simpson will lock into a timeframe for the second workshop, probably in February or March. All meetings will be advertised through the City's network and on the City's website. Mr. Ambika Adhikari, Principal Planner, stated that advertisements will go out via social media, email, and the City website. Commissioner Robinson asked if the advertisements go out to the neighborhoods or all of Tempe? Mr. Southard stated that Neighborhood Services will promote this in conjunction with the City Public Information Office. Logan Simpson has confirmed with Ms. Shauna Warner, Neighborhood Services, that postcards were mailed out within a certain distance. Advertisements were also sent out with the City of Tempe's water bills. Furthermore, there are groups that are interested in the Preserve that have publicized the information. Dr. Lechner has sent notices to the Salt River Pima-Maricopa Indian Community and the Gila River Indian Community.

Commissioner Kurooka stated that she is unsure of where the boundary for the Hayden Butte study area is and asked, how would the pending Hayden Flour Mill development be integrated? Mr. Colebank stated that he is personally unsure of how the boundary works for that development. He did not have that information. The Logan Simpson's mapping shows the very northwest corner of Tempe Butte being blocked out. That, he said he believes, is the boundary line between the two projects. Dr. Lechner stated that a trailhead concept plan will eventually be carried out by the joint development team of Venue Projects and Sunbelt Technologies. They are just concepts at this point. That is something that will have to be coordinated later.

Commissioner Robinson referred to the north side of the river: Is the survey just between the blue lines depicted on the map being shown? Mr. Colebank stated that the Class III survey will occur between the blue lines. As part of the preparation for the survey, there is an investigation of the land areas around it. But, physically, it will be between the blue lines.

Commissioner Larson stated that it appears there were some previous investigations or research into this area, and some sites were identified, including in the area south of Curry Road and north of the river. He asked, did you identify other sites in other portions of the boundary of the survey? Dr. Garraty stated yes, that is the major area of sites. They have been recorded and documented there for centuries. After it found those sites, Logan Simpson determined that they were very well preserved. It was never systematically recorded using modern archeological techniques. The area north of Curry has never been surveyed and Logan Simpson did survey that. Commissioner Larson asked if they found some archeologically significant findings in the area north of Curry Road. Dr. Garraty confirmed that there were a few sites but that they are not nearly as dense as you see south of Curry Road. Commissioner Larson stated that over the years in this area the location of trails seems to have changed. The nature of the ground surface makes it difficult to determine where the trail is, and it makes it susceptible to movement in the locations of paths. He asked, have you explored how to keep trails in one designated spot? Mr. Colebank stated that one of things they have discussed with Parks management is the idea of prioritizing trails, and some of the trails that are out may go away. The plan is to reduce the trails down to what can be best managed. That may be a concept here that comes into play because there are so many trails. Commissioner Larson stated he'd like to see travel management in the Management Plan.

Chair Woodson asked, beyond the Class III Survey, are there any other field data collection components that you are still working on? Mr. Colebank stated that all of the fieldwork for biology and vegetation has been completed. The documentation of all of the various things that are out there in the preserve has not been completed; for example, telephone boxes, poles, site walls, and some of the drainage areas. Dr. Garraty added that there is more research documentation to be completed. The Class III survey was designed to be preliminary to the TCP Study so that it's information could inform the TCP Study.

6) Presentation by Logan Simpson (Wayne Colebank and John Southard) on Double Butte Cemetery Needs Assessment.

Mr. Colebank gave a presentation on the Double Butte Cemetery needs assessment. The Historic Preservation Foundation hired Logan Simpson to complete the needs assessment. The cemetery is 17 acres. The yellow area on the PowerPoint map (shown during the presentation) is the Pioneer Section, composed of a little under 2.5 acres. This section has about 160 20x20 plots, with multiple interred family members. The grave markers are in every state of disrepair. Logan Simpson noticed at least 50 that need repair or replacement. The 20x20 plots are bordered by concrete or brick. Many of them are in disrepair. Some plots have fencing falling down. Some trees are blocking the narrow roads. The trees that are there are watered by flood irrigation through the ditches that run parallel to the roads, so the water is disintegrating the pavement. In addition, the ditches are filling up with sediment, causing a drainage problem. Logan Simpson developed a tree master plan that can be used to restore the cemetery with a similar pattern as you would have seen several decades ago. The question is who is responsible for repairs to the grave sites. Is it the owner of the grave site? Research into the purchase agreement with each owner would need to be done. They may not all be the same. The Historic Preservation Foundation has put together a list of recommendations for a consultant to identify costs, approvals, and a timeline.

Chair Woodson asked Mr. Colebank to clarify that the Historic Preservation Foundation hired Logan Simpson to do the study and that this is not a City-funded study. Mr. Colebank stated that is correct. Chair Woodson asked if the property is City property. Mr. Colebank confirmed it is. Mr. Southard stated that the Tempe Historic Preservation Foundation is a non-City, nonprofit preservation advocacy group. They were approached by a donor that has chosen not to be publicly acknowledged at this point, who had an interest in the cemetery and provided funding that the Foundation used to engage Logan Simpson in this needs assessment. Ultimately, should there be work done as a result of the assessment's recommendations. Depending on the nature of the work, a Certificate of No Effect or Certificate of Appropriateness would require approval by the HPO or HPC, respectively.

Commissioner Larson asked if the cemetery is currently managed by Parks and Recreation or another division in the City of Tempe. Mr. Colebank stated that the maintenance is provided by Parks. The maintenance staff splits their time between the cemetery and Diablo Stadium; a majority of their responsibility is Diablo Stadium. Mr. Alex Jovanovic, Deputy Community Services Director for Parks and Recreation, stated that the actual maintenance of the cemetery is done through Parks, so it is a City-coordinated effort. The record keeping and the selling of plots happens through Recreation. Previously the cemetery was managed as an enterprise fund; the money came in and paid for its operation. Several years ago, it transitioned out of an enterprise fund and was absorbed into the City's General Fund. When that happened, there wasn't money allocated for the maintenance of the cemetery, because it was absorbed into an existing budget. The maintenance team headquartered at Diablo Stadium took on the responsibility for burials at the cemetery and maintaining the entire area, mostly focusing on the turf area and irrigation. Chair Woodson asked if Diablo Stadium is part of City infrastructure? Mr. Jovanovic stated, yes. Chair Woodson asked if the stadium is also serviced by Parks? Mr. Jovanovic stated yes. Chair Woodson asked if there is a section of the Parks team that is tasked with maintaining the cemetery areas? Mr. Jovanovic stated that is correct; the Diablo team has absorbed maintenance responsibilities for the cemetery.

Mr. Southard stated that the homestead paperwork for the cemetery was filed in 1888. It was acquired by an individual in 1893. It was later portioned to the Twin Butte Association. When they sold the membership in their association, there was not a fund to maintain the plots. In 1958, it was determined it was no longer feasible for the association to maintain the cemetery. It was then turned over to the City. The City next turned it over to a private group. When the arrangement proved economically infeasible for the group, the cemetery went back under City control. There was no maintenance fund established at the time, so there are questions relating to who is responsible and able to access the cemetery. Chair Woodson asked if the association still exists. Mr. Southard stated, no, that entity has not existed since 1958. Chair Woodson asked if he heard someone say plots are still being sold. Commissioner Larson stated that you can go to City Recreation and buy a plot. There is still burial space in the cemetery. A current deed issued for a plot there has no terms; you simply get a space, and it is in your name. Along with that comes responsibility to maintain the roads and trees. That is not written down anywhere, though. That would be a surprise to people who have purchased plots there. Commissioner Larson asked about the purchase agreement for the plots. Mr. Jovanovic stated that it is a deed, and the language indicates that involves an easement and right of use. Even on the original deeds, it was listed as a right of use, not actual property ownership. The City maintains the entire parcel as property and whoever buys a plot has an easement and right of use. A majority of the curbs and fencing were installed many years ago by families that owned plots.

Vice Chair Fackler asked when the last time was that Parks Department put in a Capital Improvement Project (CIP) request specifically for this? Mr. Jovanovic stated that this year Parks and Recreation are funded to conduct a study. The City has money allocated in the 5-year CIP cycle, starting next year, if approved by Mayor and Council. Vice Chair Fackler asked, in addition to capital improvements, are there additional maintenance funds being asked for as part of the CIP? Mr. Jovanovic stated there have not been recently. Vice Chair Fackler stated this is a nightmare, both legally and in terms of maintenance, that the city is responsible for. Looking at the recommendations from the Logan Simpson study, the top line says hire a consultant. He said it sounds like the City is in the process of hiring a consultant to do a lot of what is included here. There is money in the pipeline through the CIP, but what good does it do to redo all of this, rehab all of this, and plant new plants if we are not going to put any maintenance behind it? Mr. Jovanovic

stated that some of it will be based on infrastructure. Making some assumptions, he said, a lot of the lost vegetation over 10, 20, 30, 40, or 50 years is because of the canal system not functioning correctly and the area not having traditional irrigation. So, any infrastructure improvements through CIP would potentially make improvements there. Mr. Jovanovic said that long term the City cannot continue to throw CIP money on top of it for infrastructure for improvements. There are some CIP operating impacts that staff can submit for as well. Vice Chair Fackler asked Mr. Jovanovic if he has been looking to put anything specifically related to this cemetery in the 2024 bond election? Mr. Jovanovic stated he has not yet, but he heard there is some bonding capacity. In the Parks-specific area, there is a large amount requested through the bond for Tempe Diablo Stadium. That is part of an agreement the City has with the Los Angeles Angels. Vice Chair Fackler asked Dr. Lechner what discussions are being had about the HP bond? Dr. Lechner stated he is not aware of any discussions, besides one recent executive session at which he was not present. Dr. Lechner said he will inquire about the status of an historic preservation bond item. There has been some discussion and encouragement for this measure by the Tempe Historic Preservation Foundation. Dr. Lechner said he will find out more information and let the Commission know. Vice Chair Fackler stated that he knows the Mayor has expressed considerable interest in seeing that there is a significant amount of historic preservation funding being asked for in the bond. Let's skip ahead a couple of years, Vice Chair Fackler said, and assume that a bond was approved by the voters and is in place. Because this cemetery is on both the local register and National Register, what type of grant opportunities are there for cemeteries? Do they exist at the federal level? Dr. Lechner stated he was unsure. From the state side of things, a Heritage Fund Historic Preservation Grant could be a possibility. It can be used for improvements. He said he is not aware of other grants for historic cemeteries, not to say they don't exist. Vice Chair Fackler stated the City is always in a back seat position because of a lack of dedicated funding. He said he is glad to hear that it is in the works. I don't know if this is going to be presented to Council, he said, but this is very eye-opening information about the current condition of the cemetery. He urged the Foundation to present it to the Council in the interest of locating opportunities for funding. Something desperately needs to be done. Mr. Jovanovic stated that the Parks, Recreation, Golf, and Double Butte Cemetery Advisory Board has recently asked that, in addition, Logan Simpson provide this presentation to them as well, and they have asked to set up some tours. At least one board member has been advocating for some improvements to the cemetery as part of the ADOT Broadway Curve Project. There is some traction being gained.

Commissioner Robinson asked if Logan Simpson's scope just dealt with the Pioneer Section or the larger cemetery as a whole? The preservation of the Pioneer Section is dependent on the whole, she said. She asked: "Are you looking to increase the aesthetic value of entire cemetery or just focus on the Pioneer portion?" Mr. Colebank stated that it is his belief that the focus is the Pioneer portion of the cemetery. But when you look at it, you must consider the cemetery as a whole. Improving the trees and drainage would help the entire cemetery. Commissioner Robinson stated that historic preservation grants might only be available for the Pioneer portion, but at the same time, grant administrators will probably be interested in whether there is any financial backing from the City, within the context of the entire cemetery.

Commissioner Larson asked when the report will be available. Mr. Colebank stated that the report was given to the Foundation about two weeks ago. Mr. Southard stated that it is his understanding that the intent is to provide the report to the City. He said he assumes that this will be discussed at the next board meeting for the Historic Preservation Foundation. If all goes well it would then be cleared for release. Commissioner Larson stated that he strongly supports this effort.

Commissioner Kurooka stated that she went on a tour of the cemetery a few years ago. She said it is a large area and she saw the disrepair, but at the same time, she saw opportunity. It is a very large open space and it's different than an East Coast cemetery. She said she can see people coming and walking around if it was park-like. Since that would cost money, maybe grants and fundraising could be secured. I know it is very challenging, she stated, but there is opportunity there. The study should include how to fund improvements.

Chair Woodson asked Dr. Lechner if he perceives any future role for the Commission on this project. Dr. Lechner stated that future consultation with the Commission might occur down the road if and when changes to the cemetery are proposed.

7) Request for recommendation of adoption of proposed amendments to City Code, Ch. 14A (Historic Preservation Ordinance)

Dr. Lechner stated that he gave a presentation on proposed updates at the HPC Meeting in September. The Commissioners have received a report with a staff recommendation to recommend adoption of these proposed amendments. City Council ultimately has the authority to decide whether to adopt these amendments. Dr. Lechner presented the revisions at a couple of public meetings in September. As a courtesy, Dr. Lechner also presented at the October meeting of the Neighborhood Advisory Commission. A public survey was made available by the City from late September through early October. The Commissioners received a copy of the results in the packet. There were 17 responses. There were some positive and some negative comments. Based on the results, the Historic Preservation Office did decide to adjust one proposed change, which was the proposed maximum stay period for a demolition permit for any property that is 50 years or older that is not classified as Historic Eligible (HE) or designated by City Council as Historic. The HPO decided to reduce the recommendation for a maximum stay from 60 days to 30 days. Some other minor changes were made based on public feedback. Commissioner Larson helped provide additional input, including helping clarify definitions. HPO is recommending the Commission recommend adoption.

Commissioner Robinson asked Dr. Lechner to clarify if the 60-day maximum stay recommendation had been changed to 30 days. Dr. Lechner stated yes. This is pertaining to the new provision for properties that are 50 years or older, he said, and for demolition permits request only. The HPO would have up to 30 days to consult with the HPC and the property owner regarding possible non-demo alternatives. Commissioner Robinson stated she is not familiar with SHPO's role in such a process. She asked if SHPO evaluates the property once the permit request is submitted to determine whether it is eligible or should be considered eligible. Dr. Lechner stated, no, SHPO would not. There are instances in which you can request a voluntary review by SHPO. The HPO would not do that often. The HPO would be doing the evaluation themselves. Commissioner Robinson asked, in regard to submittals to the HPO, what type of evaluation is typical? Dr. Lechner stated that in the case of a HE property, currently, the HPO has 30 days to review an alteration, removal, or demo request. The proposal is to increase that to 60 days. The review can occur in different ways, through research in HP files, or consultation with the Tempe History Museum, for example. It's a different situation if it is a property that is 50 years or older because if it's HE, we know the HPC has determined that it has some type of historic value by classifying it as eligible for the Tempe Historic Property Register. If it's just a property over 50 years old, it may have no historic integrity nor historic value. Those cases could be reviewed much more quickly.

Commissioner Larson stated that he looked at the revisions and supports them. There was a lot of language in there that needed to be clarified and the revisions have achieved that. It brings the HP Ordinance in line with the Zoning Ordinance. He said he supported recommending the amendments to the HP code to City Council for approval.

Chair Woodson stated that he doesn't see any of the proposed amendments slowing down development or progress in Tempe. This is a timely measure to pass.

Motion by Commissioner Larson to approve recommendation of adoption of the proposed amendments to City Code, Ch. 14A: second by Commissioner Robinson. Motion passed on **5-0** vote.

Ayes: Chair Woodson, Vice Chair Fackler, Commissioners Robinson, Larson and Kurooka

Nays: None

Abstain: None

Absent: Commissioner Montero, Williams, Davis and Engnell

8) Chair/Staff Updates and Announcements

Chair Woodson stated he has no updates or announcements.

Dr. Lechner stated at this time there is a plan to hold a December HPC Meeting. Logan Simpson has requested to make a presentation to HPC on a Tempe Butte Ethnographic Study. There is also a request for the approval of the HPC Yearly Report.

Chair Woodson asked if there are any updates on the Watson's Flowers Building. Dr. Lechner said Robert ("Bob") Graham of Motley Design Group was hired by the City to complete a building condition assessment report. He is currently working on that project at this time. He does not have any formal recommendations to make yet.

Vice Chair Fackler stated that he understands that the TCAA's portion of the project has been significantly reduced and disconnected from the larger housing development project. TCAA is going to be pursuing a dozen units for the housing of battered women and children and other short term stays for up to two years, he said. That would create a lot more opportunity for reuse of the historic building. To me that was good news. Dr. Lechner stated he does not know the extent of the project at this point. There are conversations happening with the groups and teams involved. Dr. Lechner said he agreed with Vice Chair Fackler on the potential for adaptive reuse of the entire building. The HPC has done everything they can do at this point. The HPO will continue to monitor the progress. Vice Chair Fackler stated that TCAA's architect reached out and seemed to be very receptive to alternate uses. Vice Chair Fackler said he was very encouraged by that. Dr. Lechner stated that at this early stage the architect isn't tied to any particular design. The architect has said that if there can be preservation involved, why not?

Chair Woodson stated he is very pleased to hear that and that this is a very positive development. He asked if TCAA owns the parcel now. Dr. Lechner stated not yet. Chair Woodson asked why they are pursuing all the plans and development ideas if they do not own the property yet. Dr. Lechner said it was his understanding they completed an intent to purchase agreement. The acquisition is more of a formality at this point. Dr. Lechner said he couldn't speak to the specifics at that.

Dr. Lechner stated that the Hayden Flour Mill development agreement was approved by City Council last month. Phase II of the Environmental Site Assessment, which will include asbestos and lead-paint testing is pending. A sampling and analysis plan has just been approved by the Historic Preservation Office. Construction is expected to begin on the site in 2025. There are a lot of HP-related plans for the site. HPC will be called on to weigh in and approve certain elements of the plans.

Dr. Lechner stated that the partial demolition of the Gonzales Martinez House is still pending. A demolition permit for the non-historic elements has been submitted to the Planning Department.

Meeting Adjourned by Chair Woodson.

Hearing adjourned at 8:38 PM

Prepared by: Jennifer Daniels, Administrative Assistant
Reviewed by: Zachary Lechner, Historic Preservation Officer

jd:zl