

# MINUTES

## HISTORIC PRESERVATION COMMISSION

### April 19, 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 6:00 PM

#### **Present:**

#### **Staff:**

Kyle Woodson	Zachary Lechner, Historic Preservation Officer
Dave Fackler	Ambika Adhikari, Principal Planner, Com Dev
Erin Davis	Jennifer Daniels, Admirative Assistant II, Com Dev
Anders Engnell	
Jean Robinson	
Laurene Montero	
Kiyomi Kurooka	
Greg Larson	
Brenda Abney, <i>ex-officio</i> member	

- 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

**Motion** by Vice Chair Fackler to approve Meeting Minutes for March 8, 2023: second by Commissioner Montero. Motion passed on **6-0** vote.

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

**Nays:** None

**Abstain:** Commissioners Davis and Robinson

**Absent:** Commissioner Williams

- 3) Approval of Agenda

Approval of agenda by Chair Woodson.

- 4) Introduction of New At-Large Commissioners

- 5) Request for recommendation of approval of a Zoning Map Amendment from "R1-6, Single-Family Residential Zoning District" to "R1-6, Single-Family Residential with an Historic Overlay Designation" for the **McKemy-Riggs House** property, located at 135 East Bonita Way. The presenter is Mark Vinson, who is applying on behalf of property owner Patricia Riggs. (PL230011/HPO230001)

Presenter Mark Vinson, applying on behalf of the homeowner Patricia Riggs, was not initially present online. Historic Preservation Officer Dr. Zachary Lechner gave a presentation on the McKemy-Riggs House property. Dr. Lechner noted that Mr. Vinson gave a presentation at the neighborhood meeting for this request, which was held at the February Historic Preservation Commission meeting. If approved, this item would go to the Development Review Commission on May 9<sup>th</sup> for consideration of a recommendation of

approval, before moving on to City Council for two required Council meetings. The first meeting will be in early June and the second meeting will be in mid-June. If everything goes through as the applicant and homeowner desire, Council will approve the Zoning Map Amendment request, thereby designating this property in the Tempe Historic Property Register. Dr. Lechner stated that the Historic Preservation Office fully supports designation and the Zoning Map Amendment that will facilitate the Historic designation.

Chair Woodson called to the Commission for any questions.

Commissioner Engnell asked if there are certain signage requirements, plaques, or other features that must be added to the property if it is approved. Dr. Lechner stated that there are no specific requirements to add signs. In the past, the City has assisted with getting a plaque created, with funds provided by the property owner. The Tempe Historic Preservation Foundation has typically provided funds to install the signs. If the property is designated and the property owner is interested in having a sign, the City has a uniform sign design for all the properties in the Tempe Historic Property Register. The City can assist the property owner with facilitating that process. Dr. Lechner would then speak to the Foundation to see if they would cover the cost of installation.

Chair Woodson called for public comments.

Jon Austin, Tempe resident, stated he lives across the street from 135 East Bonita Way. Mr. Austin stated that he is against having this property designed as a historic property. Mr. Austin stated that there is a recent addition to the back of the house that is an eyesore. He would like future buyers of the property to have the flexibility to be able to change the addition in the back. If the front part of the house is the historic part, he asked, is there some way to isolate that part and have the back part of the home be open for development? The house is not historic the way it currently is, he said. He would like future owners to be able to do something with the property other than leave it the way it currently is. If it is designated as a historic property, it will have some impact on the property values of everyone living nearby.

Dr. Lechner stated that while the Zoning Map Amendment would cover the entire property, both the historic and non-historic portions of the home, if a future owner of the property were interested in removing the two-story addition, that would be considered increasing the home's historic integrity. From the Historic Preservation Office's perspective, it would not be an issue for the homeowner to do that. If you read the nomination closely, Dr. Lechner stated, Mr. Vinson notes the main basis for the home's designation is not because of the architecture; rather, it's the connection to the McKemy family and the home's association with postwar suburban-style residential development.

Commissioner Robinson asked Dr. Lechner to explain the impact this would have on the house in the future. How will it affect future architectural changes? Dr. Lechner stated that requests for changes to the home would still fall under the same requirements as any house that is designated. Any alterations to the home would have to go through the Historic Preservation Office for consideration for a Certificate of No Effect or would have to be forwarded to the HPC, if the changes are deemed more substantial and impactful to the historic character of the building, for a Certificate of Appropriateness.

Chair Woodson asked Mr. Austin if that answered his questions. Mr. Austin stated that, yes, that was new information for him. Mr. Austin asked, if this is mainly about the McKemys, is there another way to acknowledge the history with a plaque in front of the house or another way to show they lived there? Mr. Austin stated that the McKemys already have a school and a street named after them. There is not a lot of value in having a house designated a historic property if there is another way to honor the residents that would be better. If there is not going to be a plaque in front of the house, what is going to be the point?

Chair Woodson stated that this item will be voted on by the HPC tonight but that it will then ultimately go to City Council and there is no certainty that it will be approved. Mr. Austin asked if paint approval for the home would have to go through the HPC? Dr. Lechner stated that it would need to go through the HPO and not necessarily the HPC. Mr. Austin stated that it seems that the designation is a restrictive thing for future homeowners to have on the house. Dr. Lechner stated that designating any building would place restrictions

on the building. You would expect a future purchaser of the property to be interested in historic properties and they wouldn't find it burdensome to be required to maintain the historic integrity of the home. Mr. Austin stated that if a future homeowner would have to have interest in the historic aspect of the home, that would reduce the population of people that would be interested in the property. In response to a statement from Mr. Austin to the contrary, Dr. Lechner stated that property values typically go up in a neighborhood where there are historic-designated homes.

Mr. Vinson joined online. Mr. Vinson added that there is another property in the city comparable to this home: the Governor Howard Pyle house in the Maple-Ash Neighborhood. That home was designated primarily because of its association with Governor Pyle. The home was preserved and has a plaque placed outside of it.

**Motion** by Vice Chair Fackler to approve a Zoning Map Amendment from "R1-6, Single-Family Residential Zoning District" to "R1-6, Single-Family Residential with an Historic Overlay Designation" for the McKemy-Riggs House property; second by Commissioner Engnell. Motion passed on **8-0** vote.

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

**Nays:** None

**Abstain:** None

**Absent:** Commissioner Williams

- 6) Presentation on the City of Tempe Historic Properties Treatment Plan and Cultural Resource Inventory, completed by Logan Simpson. The presenter is Andrea Gregory.

Andrea Gregory gave a presentation on the City of Tempe Historic Properties Treatment Plan and Cultural Resources Inventory. Ms. Gregory works for Logan Simpson. Logan Simpson was contracted by the City to prepare a city-wide cultural resource inventory and a historic properties treatment plan. A consultation letter was sent to agencies and Tribes inviting them to consult on the plan. There were many responses. A kickoff meeting was held on March 16, 2021. The plan begins with information on regulatory contexts and permits, confidentiality, and consultation. The sections of the plan are as follows: plan components in detail, cultural resources/TCPs, research design, implementation, project types, technical approach, and confidential appendices. The next steps will be to have formal consultations with the parties, a presentation at the Four Southern Tribes Cultural Resource Working Group meeting, revisions based on comments, consultation on the revised plan, and final adoption and implementation. There will be future revisions and amendments to the plan.

Chair Woodson called for questions or comments from the Commission.

Commissioner Montero asked about the aforementioned requirements for Tribal consultation outside of the mandated requirements. Does that mean for every testing or monitoring project that might not have a burial agreement that there will be written consultation? Dr. Lechner stated that has not been determined yet. The City is still in the beginning stages of trying to figure out what would go into that policy. At this point, the Historic Preservation Office is thinking that it will be public, or City of Tempe-initiated, projects that are not covered under Section 106 of the National Historic Preservation Act. That is something that the HPO will be working on with the Community Development supervisory team. There will be more to come and to tell HPC later. Commissioner Montero stated that the City of Phoenix is working on their General Treatment Plan.

Commissioner Engnell asked if there is anything in the implementation section that upon adoption could change the way Tempe currently handles the stewardship of sacred lands or water resources or canals in a meaningful way. Ms. Gregory stated that this is a way to formalize the process but also make sure there is consistency in the approach. In terms of how cultural resources are treated generally, the HP Plan has components that speak to that. That includes meaningful Tribal engagement and consideration of other less tangible considerations that can also affect cultural resources. Dr. Lechner stated his agreement with Ms. Gregory.

Commissioner Davis asked about the confidential appendices. Will they be provided to consultants? How much distribution will this have? Dr. Lechner stated that on-call archeological firms, particularly if it's relevant and they desire it, may receive the appendices. He said the City wants to make sure that it providing the appendices to people that need it and know how to use it. Ms. Gregory stated that the TCP inventory would not be distributed outside of HPO. It will stay within the City.

Commissioner Robinson asked, regarding Tribal consultation, will the HPC be privy to the information coming forward from those discussions? Will they be open meetings? Dr. Lechner stated that it depends on what the project is. HPC input is appreciated. As things begin to take shape these are conversations that will take place with the HPC. The focus would be major projects that have an archaeological connection.

Chair Woodson asked about curation discussed on page 89. All the recommended repositories are in Tempe, and the Arizona State Museum (ASM) is not mentioned. Why is that, he asked? Ms. Gregory stated that the Tempe History Museum is the official repository for the City of Tempe. The goal of curating at the Tempe History Museum for Arizona Antiquities Act (AAA)-permitted projects is to ensure that the materials recovered from Tempe are kept close to Tempe. The rates for the Tempe History Museum are also better than ASM's rates. That is a consideration on City-funded projects. Chair Woodson asked if the HPTP and CRI would come back to the HPC for final approval. Ms. Gregory stated that it will come back to the HPC for recommendation of approval to City Council.

Commissioner Robinson asked what the timeframe is for completion of the project. Ms. Gregory stated that Logan Simpson does not want to rush the project. They do expect to have a few more rounds of consultations. It is hard to give an exact time frame for completion.

- 7) Update on 1<sup>st</sup> and Farmer LLC's proposed redevelopment project involving the **Gonzales-Martinez House** parcel, located near the corner of 1<sup>st</sup> Street and Farmer Avenue. The presenter is Charles Huellmantel.

Charles Huellmantel gave a presentation on the project involving the Gonzales-Martinez House. Mr. Huellmantel and Todd Marshall have developed much of what is seen on Farmer Avenue today. The goal is to preserve the historic property in place on 1<sup>st</sup> and Farmer. There are no plans for the house yet due to the developer not having access to the building yet. Mr. Huellmantel and Mr. Marshall have hired Robert Graham, who the City hired in 2017 to write a Building Condition Assessment Report for the Gonzales-Martinez House. Professionals are being brought in to help 1<sup>st</sup> and Farmer LLC figure out what to do with the structure and how to preserve it in place.

Chair Woodson asked Mr. Huellmantel about a meeting with City Council on Thursday, April 20, 2023, regarding the development agreement and starting the process. Chair Woodson asked Mr. Huellmantel if they are already involved in that process. Mr. Huellmantel declined to discuss anything about a development agreement. Dr. Lechner stated that City Council agenda item, if approved by Council, it would be authorizing the City Manager to begin negotiations with 1st and Farmer LLC for a development agreement. It is not a Council vote on the terms of the negotiated development agreement itself.

Chair Woodson asked the Commissioners if they have any questions or comments.

Vice Chair Fackler stated this site has very valuable historic archaeological resources on the south end of the property and a high-pressure water line on the north end of the property. He asked Mr. Huellmantel, Why this property? Why did he spend the money he did to buy half of the property from the state with those kinds of challenges? Mr. Huellmantel stated that if you look at the Farmer Arts District, which people think favorably of today, almost every building on that property has won some type of award. When the process for the Farmer Arts District was started, he said, there were lots of issues with it. Tighter restraints and challenges can help create better places. This Gonzales-Martinez property is the entrance way to Tempe, and something has to change. It is currently a bad entryway. Mr. Huellmantel stated that Mr. Marshall and he know better than anyone all the challenges and can make this property great.

Commissioner Larson asked Mr. Huellmantel if he can share any thoughts or ideas on the ultimate use of the Gonzales-Martinez House after it has been restored and preserved and 1<sup>st</sup> and Farmer LLC has developed the other purchased land. Mr. Huellmantel stated that it is a very small building and most of what you see is not the historic portion. In the end, you are left with a very small historic building. He and his colleagues expect it to be an active-use building. They will try to find something creative. Commissioner Larson asked if Mr. Huellmantel has a time frame of when the land that was purchased will be completely developed and the Gonzales-Martinez House restored. Mr. Huellmantel stated that they are anxious to move forward and get to a point where they understand the home better and what it will take to restore it. He is unsure of what will be found in the process. His team's first priority will be to demolish the portions of the Gonzales-Martinez House that are not historic and start addressing the sections that are. That will guide the timeline to everything else. Commissioner Larson stated that in some of the documents that the Commission have received in the past there has been suggestion of residential units (possibly 400 or 700 units) that would be built on the land, possibly with mixed use on the 1<sup>st</sup> floor. That would necessitate building tall steel and concrete structures. Commissioner Larson asked Mr. Huellmantel to reflect on what might be on the property. Mr. Huellmantel stated that he is not able to answer that question at this time.

Chair Woodson stated that the Commission has already seen an initial assessment of the building's condition. Chair Woodson asked Mr. Huellmantel how he is planning on coordinating the stages of the work with the HPO. Dr. Lechner stated that will have to be worked out as the process moves forward; it is too early to say. Dr. Lechner said he scheduled a meeting in a week on site with Mr. Huellmantel and Mr. Marshall, along with representatives from Builders Guild (a contractor that has worked on numerous historic properties in the City) and Robert Graham. After that meeting, a plan for moving forward with preserving the historic house can proceed. Stabilizing the adobe is the most important task at this point. Builders Guild can subcontract with Reggie McKay, who is an adobe expert. Chair Woodson asked if the restoration is going to move forward as a parallel project so that it does not have to wait for the development plans to get to a certain stage. Will it be proceeding on its own path, at least initially? Mr. Huellmantel stated that initially it will be, but they are still in the beginning of the process, though in a hurry to get the process going because the house rehabilitation will only become more expensive and more challenging as time goes on. Chair Woodson asked if the building is still on the City parcel? Mr. Huellmantel stated that is correct; the building is still on the parcel owned by the City. Chair Woodson asked Mr. Huellmantel if he is in discussion with the City for acquiring the City-owned parcel? Mr. Huellmantel stated he was unable to answer. Chair Woodson stated that the Commission does not have a strong vision on what they would like to see with the house, but all feel very strongly that the building not only needs rehabilitation and preservation but also to be showcased in some way to highlight that at this point it is the 2<sup>nd</sup> oldest standing building in the city. The Commission would like to see the building integrated in some way that it is not just a side bar part of the property. Hopefully, the home be seen and visited by members of the public. Mr. Huellmantel stated that he agrees the building is special and hopes to come back with an idea that the Commission sees as special.

Commissioner Kurooka seconds Chair Woodson's thoughts. Commissioner Kurooka hopes the City has something they would like to see done with the building since the City still owns the property on which the building sits. She said, in reference to the possibility of high rises being built on the other parts of the site, that she hopes that they will not overshadow the Gonzales-Martinez House.

- 8) Request for a Certificate of Appropriateness for carport demolition and garage and bedroom additions to the **Rice-Barnard House**, located at 103 West Palmcroft Drive, a contributing property in the Tempe Historic Property Register-designated Date Palm Manor Historic District. The applicant and presenter is Nicholas Tsontakis. (PL230079/HPO230002)

Nicholas Tsontakis, the architect on the proposed project, gave a presentation. The current homeowners would like to get rid of the current carport to build a bedroom and single-car garage that will face the street. All suggestions from staff were reviewed. The homeowners explored the possibility of having a parking spot in the rear yard. That was not possible due to the size. The new addition will balance out the street-facing façade. There is a hip roof on one end, and the new side will also have a hip roof. Mr. Tsontakis stated that he is sensitive to the fact that this home is in a historic district and understands that while his submitted

plans show some elevations that feature an all-brick façade on the additions, he understands that this is possibly not the best approach and is open to changing it to something more compatible but not the same as the existing home. This will allow the historic part of the home to stand out and the addition to stand out on its own without being overbearing.

Dr. Lechner gave a presentation. Dr. Lechner stated that staff is recommending approval with conditions stated in the staff report. The Date Palm Manor neighborhood is designated in the Tempe Historic Property Register and is also listed in the National Register of Historic Places. The neighborhood is a very interesting postwar neighborhood. It is comprised of custom-built homes. Preferably, from a historic preservation standpoint, the additions would be placed in the rear of the property, but as the Mr. Tsontakis stated, due to limited space, he ruled out this option. Dr. Lechner stated that the demolition of the carport is not a huge concern since the historic district's carports can't be called character-defining, as some homes were originally built with garages and some carports were converted into garages during the period of significance (1954-1962). The Secretary of the Interior's Standards call for additions to be secondary in size. The proposed additions are compatible in massing and building material. Dr. Lechner did discourage the architect from using brick on the addition for fear of the additions blending in and creating a false sense of history by suggesting that the new garage and bedroom were part of the original historic home. The applicant had then suggested using the same type of material that the original carport was made out of. That same material was proposed for the bedroom addition as well. Dr. Lechner said that would set off the addition while still being compatible. Dr. Lechner also noted that the addition would be visible from the street. The proposed carriage style garage door is not the best option, said Dr. Lechner. It is not associated with the postwar suburban style that the neighborhood embodies. This is noted in the staff report as one of four conditions of approval.

Chair Woodson called for questions from the Commission.

Commissioner Robinson asked Dr. Lechner if the roof is intended to be distinguished from the original part of the house. Do the standards cover the roof? Dr. Lechner stated that it makes sense to use the same roof material for the addition. It would look odd if different materials were used. Commissioner Robinson asked Mr. Tsontakis if the entire roof must be replaced so that it is uniform or if there will be a clear distinction between the two. Mr. Tsontakis stated that it depends on when the homeowner last replaced their roof. If the roof was not replaced recently, he would suggest they replace the entire roof to make it more uniform and not have some faded shingles.

Vice Chair Fackler asked Dr. Lechner if the Use Permit for parking requires a public hearing. Dr. Lechner stated, yes, with notifications going out within 600 feet of the property, per the Zoning Development Code. Vice Chair Fackler asked if there has been any neighborhood input into this proposal at all. Dr. Lechner said he has not received any comments in the HPO office. Vice Chair Fackler stated that there was an experience within the last 6-8 months in this same neighborhood in which a public hearing was held, building plans were approved, and the owner came back, after realizing they could not build the addition due to expenses, with a much-changed design, far from what HPC originally approved. Vice Chair Fackler stated that he has no problem with what is being proposed this evening and wants to make sure the neighbors will be the same way. It is almost impossible to come up with a new procedure for the neighborhood, but there has to be some type of public input on this. If this neighborhood is going to be preserved, it needs to be protected from alterations that do not add to the community. Dr. Lechner stated that he understands Vice Chair Fackler's point. The prior Certificate of Appropriateness for the other home from several months ago did come back to the Commission because the changes were so different. HPC did approve the new Certificate of Appropriateness. The process in that case did work for the Commission. If another big change like that was made in the case of 103 W. Palmcroft or another similar situation, the request would come back to the HPC for consideration of another Certificate of Appropriateness. Vice Chair Fackler stated that his issue was not with the Commission having a second chance at approving it but with the neighbors being aware of any changes.

Commissioner Engnell asked Dr. Lechner if the conditions of approval in the Certificate of Appropriateness would be sent to the Planning Division to confirm that conditions are being met. Will Planning see the final

color, garage door, and everything else? Dr. Lechner stated yes, before the building permit would be issued, the Historic Preservation Office would have a chance to review the building material, paint color, and weigh in. Commissioner Engnell asked Dr. Lechner if he could forward the final designs to the Commission for viewing. Dr. Lechner stated yes. Commissioner Engnell asked if there are any historical standards in this neighborhood related to the landscaping, trees in particular? Dr. Lechner stated that there are not any specific guidelines for the neighborhood. Mr. Ambika Adhikari stated that while not specific to the Date Palm Manor Historic District, the city's Character Areas have a general list of the plans and typical types of plants that are acceptable, which provides some type of reference. Commissioner Engnell said he was a little worried that the plans didn't give a clear indication that a ficus tree on the property would be preserved. Dr. Lechner stated that if the ficus were there historically, the HPO would request preserving it. The landscape plays into setting, feeling, and the association of a historic property like this one.

**Motion** by Commissioner Robinson to approve request for a Certificate of Appropriateness for carport demolition at and garage and bedroom additions to the Rice-Barnard House with conditions listed in the staff report: second by Vice Chair Fackler. Motion passed on **8-0** vote.

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

**Nays:** None

**Abstain:** None

**Absent:** Commissioner Williams

## 9) Chair / Staff Updates

Chair Woodson stated that he does not have any updates.

Dr. Lechner gave an update on Watson's Flowers. He had provided the Commission with an updated report and historic properties inventory form prepared by Mark Vinson. Tempe Community Action Agency (TCAA) is in the process of purchasing the property from the Tempe Coalition of Affordable Housing. TCAA will be putting together a design team for a redevelopment project on the site in the coming months. Once they have a design team in place and plans, they would like to present to the HPC for feedback. This is a Historic Eligible property. The HPC does not have approval or denial power over alterations to the building. TCAA's acceptance of the HPO's invitation to present to the HPC is a courtesy. The HPC May Meeting has been canceled. Once TCAA provides more information about their plans for Watson's Flowers, it will be added to the HPC agenda within the next 2-3 months. Vice Chair Fackler asked Dr. Lechner, based on his meeting with the potential builders and given the revised reports on the building, is it your anticipation that they seek to demolish the building? Dr. Lechner stated, yes, that is his impression. SHPO had recommended that the building is National Register-eligible. In his updated report, Mr. Vinson isn't necessarily recommending retention of the Watson's Flowers building for various reasons. Dr. Lechner said TCAA could potentially use the report as support if they are committed to demolishing the building. It would be hard to retain just the adobe section of the building. Vice Chair Fackler asked Dr. Lechner, as far as he knows, are their architects not going to be approaching the project to see if the historic building can be blended with the larger project? Dr. Lechner stated no. Vice Chair Fackler referenced the Tempe Historic Preservation Foundation's previous discussion of giving \$50,000 to help further identify all possibilities by funding a possible engineering assessment. Is that no longer the case, Chair Fackler asked? Dr. Lechner stated that he has heard nothing more about that offer since that meeting. Chair Woodson stated that he and Dr. Lechner have had many conversations on what the City may be able to do to help the new developer preserve the building, and, unfortunately, there is very little that can be done. Chair Woodson stated that the Foundation does still have an interest in it and, based on a conversation with one of their representatives, he knows the Foundation has attempted to reach out to TCAA. Not much progress has been made, though, because TCAA is not willing to talk, possibly because they do not have a contract yet. It has probably already been decided that they are not going to preserve the building. Chair Woodson stated that there was a news article about the project about a month ago. It made a vague statement about that parcel being a lower density proposed development. Vice Chair Fackler stated, if all indications are that the building is going to come down to make room for the larger project, he is not interested in listening to or having a conversation with someone who already has their mind made up. Dr. Lechner stated that if this view is shared by the rest of

the Commission—that it is not worthwhile for TCAA to come before HPC—then he will not have a related presentation placed on a future meeting agenda. Commissioner Larson stated that he echoes the sentiment of Vice Chair Fackler.

Dr. Lechner updated the commission on the ongoing Moeur Park historic rehabilitation. In April 2022, the Commission approved a Certificate of Appropriateness request for the rehabilitation of two 1930s WPA stone ramadas and benches, as well as preservation of 1950s steel ramadas. Dr. Lechner has been meeting with the construction team and City staff at the park to ensure that things are going smoothly. The WPA ramadas and benches have been mostly rehabbed, including replacement of missing stone and filling of cracks. The steel ramadas are still being worked on.

Dr. Lechner gave an update on Double Butte Cemetery. Logan Simpson is working on a landscape plan to rehabilitate the 1888 Double Butte Cemetery. The cemetery is listed in the Tempe Historic Property Register and the National Register of Historic Places. Logan Simpson did an assessment of the existing landscape and documented it, with special emphasis on the pioneer section. Overall, the goal would be to return the cemetery to a more pleasing condition. Some headstone restoration is needed. There are extensive drainage issues that will need to be resolved. The irrigation ditches are full of sediment and will need to be cleaned. The borders around the plots will need to be repaired. The plan is to plant 280 trees throughout the cemetery, and the addition of some type of berm for mitigation of noise from the I-10 Broadway Curve is a possibility. The goal is to plant trees that are appropriate for the landscape and climate. Once the plan is finalized, Logan Simpson will present to the HPC. There is no specific timeline on when Logan Simpson will be finished with the draft.

Mr. Adhikari gave the Commission an update on General Plan 2050. Eighteen meetings have been completed by the Technical Advisory Group over the last 14 months. The Community Working Group has held 14 meetings. Using the information from public meetings, surveys, and focus group meetings, a revised plan has been drafted. The plan will be going to City Council for the Work Study Session on April 27. On Friday, April 28, a preliminary draft will be uploaded as part of the Council agenda. Officially, the public version of the plan will be released on May 5. After the plan is released, an online survey will be made available. On May 17, there will be in-person and Zoom meetings for any public feedback or comments on the draft. The next step in the plan will be taking the draft to the Development Review Commission Study Session on May 23. June 27 will be the first hearing at the Tempe History Museum with the DRC and the next hearing will occur on July 25 at the City Council Chambers. If all goes well, the plan will go before City Council on August 10 for the first hearing and August 24 for the second hearing.

Vice Chair Fackler asked Dr. Lechner to give an update on the Asian American context study being completed for the City. Dr. Lechner stated that last year the City of Tempe, as a Certified Local Government (CLG), received a CLG Pass-Through Grant from the Federal Historic Preservation Fund via the State Historic Preservation Office. The successful application was for the completion of an Asian American context study for the City of Tempe. Chronicle Heritage (aka, Commonwealth/PaleoWest) is now completing this study on the City's behalf. They have been doing interviews with Asian American residents of the City of Tempe, and they have been providing the HPO with updates. The plan is to have the context study completed by September. When it is finished, it will go on an HPC agenda for review.

## **10) Current Events / Announcements / Future Agenda Items**

### **Member Announcements**

### **Staff Announcements**

Dr. Lechner updated the Commission on the Boards and Commission Appreciation Celebration, which will be held at the Omni Tempe Hotel on May 19 from 5-7 pm.

Commissioner Kurooka suggested, since the May HPC Meeting is canceled, is there a way that the commission could promote the historic preservation plan. Chair Woodson stated that when the Commission was involved in Hayden's Ferry Days, that was useful.



Commissioner Robinson asked if the City offers any historic tours on a regular basis? Neighborhood tours or historic tours? It would be a great educational opportunity. Dr. Lechner stated that is something he can look into. The Historic Preservation Office is working with Neighborhood Services to send out notifications to property owners of Historic Eligible properties to encourage them to designate those properties in the Tempe Historic Property Register. Also, a separate mailing will go out to property owners in historic districts.

Dr. Lechner stated that on May 1 from 11 am-11:30 am on the patio at Hayden House, the City will hold a public celebration of the 90<sup>th</sup> anniversary of the dedication of Tempe Bridge (aka, the Old Mill Avenue Bridge). The City will be dedicating a new plaque in honor of former state bridge engineer Ralph Hoffman. Two of Hoffman's granddaughters, the Mayor, members of Council, and City staff will be in attendance.

Brenda Abney, Tempe History Museum Manager and HPC *ex-officio* member, posted in the chat that there is a Historic House Tour at the Petersen House on April 22 from 11 am-2 pm. More information at [www.tempe.gov/museumhistorichouses](http://www.tempe.gov/museumhistorichouses).

Meeting Adjourned by Chair Woodson.

Hearing adjourned at 8:15PM

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

jd:zl