

# MINUTES

## HISTORIC PRESERVATION COMMISSION

### JANUARY 13, 2021

Minutes of the regular hearing of the Historic Preservation commission, of the City of Tempe, which was held at the Hatton Hall, 34 East Seventh Street, Tempe, Arizona.

#### Regular Meeting 6:00 PM

<b>Present:</b>	<b>Staff:</b>
Chuck Buss, Chair	Steve Abrahamson, Principal Planner
Martin Ball, Vice-Chair	Erich Bonz, Sr. Civil Eng.
Chris Garraty	Brittainy Nelson, Administrative Assistant
Jim Garrison	Alex Smith, Dep Com Dev Dir – Spec Project
Elizabeth Gilbert	Jared Smith, Sr Curator
Gregory Larson	John Southard, Historic Preservation Officer
Laurence Montero	
Joe Nucci	

#### 1) Voting of the Meeting Minutes

**Motion** by Commissioner Montero to approve the Meeting Minutes of November 18, 2020; second by Commissioner Gilbert. Motion passed on 7-0 vote.

**Ayes:** Chris Garraty, Jim Garrison, Elizabeth Gilbert, Gregory Larson, Laurence Montero, Joe Nucci, Chuck Buss

**Nays:** None

**Abstain:** Martin Ball

**Absent:** Matthew Bilsbarrow

#### 2) Request for a Certificate of Appropriateness for Project 3203020D2 – Hayden Butte Tank Improvements at Tempe Butte, located northwest of the intersection of College Avenue and East 5<sup>th</sup> Street

Mr. Southard informed the commissioners that Commissioner Garraty has recused himself from this item on the agenda.

Presentation from Applicant: Jake Nelson, Chris Garraty, Erich Bonz

Mr. Nelson informed the Commissioners that he has been working with the City on some of the rehabilitations of the water storage tanks. The Butte Site was part of some of the rehabilitations from years back. In part of the two water storage tanks there was a water treatment system installed for TTHM removal. At the time it was a pilot program at Hayden Butte because there was not enough power supply. It was new technology to the City. Since the rehabilitation the treatment has been used on this site and has been successful. Currently, it was time to revisit the site and install a larger treatment system. The improvements to the site would be to install new electrical conductors to the police station down the hill; installing new larger motors to the treatment system. The larger motors

will be mounted on the ground. The area has a chain link type fence to keep the site secure. Part of the improvement was to install new electrical conductors up the hill which will be accomplished through existing infrastructure. There are conduits running up the hill with an existing at grade junction boxes. Plan to remove existing conductors and wires through those boxes install new conductors and wires. There is not any anticipation of any excavation. There is a junction box midway up the hill to pull the conductors and also one towards the bottom of the hill. Mr. Nelson showed the commissioners on the drawing the entrance to the site. The new improvements will consist of two concert pads adjacent to the tanks with a blower mounted on them. Also, some ductwork running up the tanks. This will be air changes in the tank. As part of the pads there will be a sound attenuation structure built along the edges to reduce any noise. There will be little to no disturbance to the soil when they are installing the concert pads. There will also be some electrical lines run from the center box to each of the pads. The plan is to use previous trenches that were dug for electrical equipment. All that would need to be done is scraping off the top and installing some new wires and then backfilling the area. As for the legation treatment is concerned there has been coordination with Mr. Southard and Mr. Garraty. The plan is to perform an ethnographic survey in the area.

Mr. Garraty informed the Commissioners that this will cause a minimum ground disturbance. Most of the ground disturbance would occur in or around the tanks. Which has been heavily blown out over the years. Consequently, in compliance with the Arizona Antiquities Act having some sort of architectural monitoring or testing would not be warranted. Looking for some sort of creative medication in turn it would be worthwhile to preserve an ethnographic outreach with the local tribes specifically the Gila Indian River Community and the Salt River Community of Maricopa. To get a better understanding of the traditional values. As well as the traditional importance of the cultural understanding of the butte. The ones who manages the Arizona Antiquities Act would be ok with doing the ethnographic work in lieu of archaeological excavation as long as the tribes are ok.

Mr. Southard stated that is correct that because this was received beyond the submittal deadline of this meeting. And this was not a project that the group was previously aware of and had not completed consultation with Salt River and Gila River which is why one of the suggested conditions of approval would make the approval contingent upon Salt River acceptance of the purposed mitigation treatment. However, as Mr. Garraty mentioned it is believed that first the tank area bedrock with imported gravel. Second because the junction boxes for the conduit are at grade. The conduit trench was excavated and monitored in 1992 by ARS. As part of the suggested condition of approval written notification of that concurrence would be provided to the project team prior to the commencement of work

Commissioner Montero asked for clarification that there has not been any discussion with the tribes yet.

Mr. Southard stated that this project was submitted beyond the deadline and he was not aware of the work prior to the submittal. At this point there is has not been any formal discussion with the tribes which is atypical.

Commissioner Montero confirmed that the next steps will be to consult with the tribes and hopefully get their approval and then talk to the ASM. Due to the fact that if this is within a site, they may want monitoring on site no matter what. So, having the tribes agree to the alternate mitigation will be important.

Mr. Southard stated that he is in agreement and has the purposed conditions of approval pulled up and the first condition of approval speaks to the tribal being in agreement. Work shall not commence until the Historic Preservation Officer provides the applicant written notice of Salt River Pima-Maricopa Indian Community Tribal Historic Preservation Office concurrence with the proposed mitigation treatment. If concurrence is not received, an alternative mitigation treatment must be approved by the Historic Preservation Commission. There is also a statement that says work shall not commence until a representative of the Four Southern Tribes completes a Traditional Religious Activity, should such activity be deemed necessary by the Four Southern Tribes. Mr. Southard also pointed out that in the conditions it says that should it be determined that ground disturbance within AZ U:9:165 (ASM) is necessary to complete this project, an archaeologist working under a project – specific Arizona Antiquities Act permit shall be on hand to monitor all ground-disturbing activity. Painted surfaces damaged or otherwise altered during project work, in addition to all new paintable surfaces installed during the course of the project, to be painted PPG Paint color Chinchilla to match tanks. And then finally if any changes to the plans submitted to the Tempe Historic Preservation Office on January 4<sup>th</sup>, 2021 must be reviewed and approved by the Tempe Historic Preservation Officer.

Mr. Garraty stated that the plan is to get the tribes to agree. At the next Tribes Cultural Resources Working Group they would be in attendance and once they have agreement from the tribes then they will go to ASM. If they can make a clear case that there is minimal or really no disturbance to the Native soil then they hope that the ASM would go along with the plan.

Vice Chair Ball asked if delaying or waiting for feedback from the tribe is problematic to the time frame or cost to the City.

Mr. Smith stated that if this could move forward it would be best for the City. He believes that Mr. Southard has worked on a creative solution and the engineers are ready to get this project completed. If the commissioners could move forward the suggested conditions would be the best outcome. The Butte has long needed an ethnographic study there was one recently completed for Bell View. This study would round out one of the prominent landforms in Tempe with ethnographic studies.

Chair Buss asked if the sound barrier wall will be painted the same as the tank.

Mr. Southard informed the commissioners that he spoke with Mr. Bondz that the sound walls can be painted which is why in the conditions there is language that suggest all newly installed surfaces would be matching.

Chair Buss asked if there is space in the existing conduit to accommodate new wiring.

Mr. Nelson stated the City Engineering department that he is working with to identify any breaks in the line. Also, the existing line conduit will be removed. Removing the existing and installing new has confirmed that there will be enough space and that there is a clear path to get the new conductor up the hill through the junction box.

Mr. Bonz stated that there is a two-stage method using chlorine as a disinfectant maybe ten years ago or, so it was not high on the list for EPA to regulate. However, in more recent years it has become more relevant. During the pilot program with the CPHM ligation measure they put the largest air reader and blower in the tanks that they could fit with the amount of power that was existing. Since then there has been a 10 – 15 percent reduction in methane which is very good news. The addition of the larger systems and the additional power has basically double back the removal rate. The intention is to have them installed by summer which is the heights generation rate that is seen. Mr. Bonz apologize for not bringing this to Mr. Southard attention more quickly and grateful that they were able to put this on the agenda.

Motion by Commissioner Nucci for conditional approval of a certificate of appropriateness for proposed alterations to Tempe (Hayden) butte for total tri halo methane removal systems upgrade – Tempe Butte East and West reservoirs – in accordance with the six conditions stipulated in the staff summary report to the HPC dated 01/13/2021. Second by Commissioner Larson. Motion passed on **7-0** vote.

**Ayes:** Martin Ball, Jim Garrison, Elizabeth Gilbert, Gregory Larson, Laurence Montero, Joe Nucci, Chuck Buss

**Nays:** None

**Abstain:** Chris Garraty

**Absent:** Matthew Bilsbarrow

3) Discuss and consider Historic Preservation Plan update progress and priorities

Presentation by Staff, John Southard

Mr. Southard informed the Commissioners that they were able to get funding for the Historic Preservation Plan update and a survey of inventory of City wide properties from 1961 to 1965 that was submitted by funds for a survey and inventory of pre 1961 properties and what was to be the Urban Core. In association with the Urban Core Master Plan. Archaeological consultants were selected to carry out the work in 2020 the pandemic

and concerns to public gathering has led to sufficient delay. The survey and inventory are complete, and the office is looking toward the development of a Historic Preservation Plan update. There are three tasks associated with it. Task 1 being the Urban Core Pre – 1961 Inventory. Value with this is not only having a record but eligibility to determinations that could be used as purposed projects arise or submitted. This will help by not rushing to attempt to make an eligibility determination. Task 2 is a survey and inventory of properties throughout the city constructed between 1961 and 1965. This will catch it up to the 50-year eligibility through 2025 and hope that survey and inventory will be completed regularly so the information is always available. This is by large complete and the information will be brought to the HPC and others in the very near future for discussion. Task 3 is the section of the Historic Preservation Plan. As the pandemic caused sufficient delays. At this point they will need to look at the Regulatory Contexts, summary of the prehistoric and historic contexts and Tempe resources this will incorporate tribal perspectives. There will be a section on the preservation program. As well as planning considerations how management cultivation resources can be completely integrated to the operations of other divisions and departments in the City. Hoping to have the first virtual public meeting at the end of March.

### **Commission Discussion**

Vice Chair Ball stated he would very much like to gain perspective from ACHS on best practices in terms of balancing the needs of preservation and new construction in proximity. How it might better advise on incorporating practices to help provide value to Historic Properties to offset the pressure of development. There was an example that was being considered in the Urban Core Master Plan regarding selling off air rights in order to try and give value to the building owners to maintain the properties in the face of pressure. Also, the effects that a new development in proximity to the historic properties.

Commissioner Montero asked as part of the preservation program will there be talk about things such as city-wide treatment plans and Monitoring plan.

Mr. Southard stated they are incorporating the Tribal perspectives in the overall preservation plan. There is understand that just because they are looking at the built environment primarily there are considerations that need to be taken into account and want it to be very inclusive so that it will have a significant impact on landmarks. There is also a Logan Simpson project underway with cultural resources inventory. To include ethnographic work to be completed by Andy Darwin. A blanket monitoring discovery treatment plan for archaeological resources. City has addressed the fact that many of the policies and preservation plan will relate to the built environment does not exclude the need to bring in the Tribal perspective. There will be an archaeological review. Logan Simpson and Staff with complying a local resource inventory there is an ethnographic component to that as well.

Mr. Smith stated there was a lot of the City Leaders and Council behind this. Mr. Southard and Mr. Smith continue to appreciate their support.

Vice Chair Ball stated that he would like to see representation or presentation on cultural sensitivity training from the neighbors from the Four Tribes.

Commissioner Garrison stated this is a good outline and that some of the points are going to need to be extended to include more detail.

#### 4) Chair and staff updates

Mr. Southard informed the commissioners that the Tempe City Council will be considering a resolution that will memorialize a land acknowledgement with the partners with Salt Pima Maricopa Indian Community to craft a landing acknowledgement statement that will be read at City Events this will be on the January 14, 2021 Agenda. The Tempe Depot project that was brought to the Commissioners will also be on the January 14, 2021 Council Agenda.

As the Commissioners are aware, they are still hoping to begin work on the Gonzalez Martinez House. With the pandemic they had to delay.

The final version of the Streetcar History sign will be on the SE corner of Mill Ave and Rio Salado. Will be presented to the Four Tribes January 15, 2021 at 9 am. There are talks to bring the final product to the commissioners next month.

5) Announcements

- Staff Announcements – Chad Weaver the Director of the community development department has stepped down. In the role is the Interim Director Shelly Seyler.
- Member Announcements - Mr. Jared smith informed the Commissioners that they are having the sesquicentennial Anniversary 150<sup>th</sup> anniversary for Tempe. Tempe History Museum is partnering with the Tempe History Society to kick off the anniversary. The information campaign will be through social media and website at minimum. In addition, the Museum is presenting three exhibits; a futered exhibit in the main gallery, perspective exhibits from community members in the community room, and a pop-up exhibit that can be placed throughout Tempe during the year. The date for the festival if possible, will be Sunday November 7, 2021 at Tempe Town Lake. Check out the History.org/shop to check out the custom 150<sup>th</sup> items.

Hearing adjourned at 6:57pm

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Prepared by: Brittainy Nelson, Administrative Assistant  
Reviewed by:

Steve Abrahamson, Principal Planner

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