

HISTORIC SITES REVIEW COMMITTEE (HSRC) – The meeting was conducted in person and via Google Meets.

Friday, July 12, 2024

(The meeting's agenda order was rearranged to allow for SHPO Leonard to leave early due to a prior engagement. Item F, Program Reports, 1. SHPO Report was moved before Items D, Old Business, 1. Approval of Minutes from the March 13, 2024 HSRC Meeting and Item E, Open Meeting Law Training)

Leonard left the meeting at 12:55 p.m.

Kupel left the meeting at 12:59 p.m.

A. CALL TO ORDER PUBLIC SESSION / AND ROLL CALL

1. Vice Chair, Ryden called the meeting to order at 9:35 AM

B. ROLL CALL/INTRODUCTION OF MEMBERS AND STAFF

HSRC Committee Members Present

Terry Majewski, Chair
Don Ryden, Vice Chair
Karl Hoerig
Taz Khatri
Bill Otwell
Margaret Hangan
Lucas Lindsey
Douglas Kupel
John Southard

SHPO Staff Members Present

Kathryn Leonard
William (Bill) Collins
Arianna Urban
Joseph Roth
Theresa Cano

Guests

Wendy Mattes, Carefree Park
John Mattes, Carefree Park
Jennifer Levstik, Westland Resources
Meredeth Stucky
Bob Field
Margaret Baker
Lorenzo Perez, Venue Projects
Janet Traylor, The Olympus resident / president, homeowners association board of directors
Roger Brevoort, consultant
John Jacquemart

Donna Reiner, consultant

C. NEW BUSINESS

Lindsey recused himself at 10:32 a.m. and returned at 11:52 a.m. He recused himself from item #2.

NEW NATIONAL REGISTER NOMINATIONS

1. The Olympus, 6502 North Central Avenue, Phoenix, Maricopa County, Arizona

Collins provided an overview of The Olympus.

MOTION TO OPEN DISCUSSION: - (00:18:09)

Khatri moved that the State Historic Preservation Officer place the **THE OLYMPUS** on the Arizona Register of Historic Places at the **LOCAL** level of significance under **CRITERION C** and that the nomination be forwarded to the Keeper of the National Register for placement in the National Register. The motion was seconded by Lindsey.

Preparers, Brevoort and Reiner, was available for questions from the committee. Traylor spoke as well.

After open discussion, the following recommendations were made by the Committee:

- Description of certain character defining features should be moved from Section 8 to Section 7 in the nomination including the barrel vault ceilings. Section 7 could use some work to strengthen up the section.
- Examples of New Formalism need to be matched up between Sections 7 and 8.
- The mechanical building and fence component need to be added to the nomination as contributing structures.
- The down short trend should be highlighted as a national trend not just a local one.
- Otwell suggested that the construction should be highlighted as something very different and neat. It was a major change for the neighborhood to take three city blocks and doing multifamily housing.
- Khatri asked for the nomination to be reviewed for exclusionary language, unless it is quoted.
- Discussion of the interior should be moved to Section 7 and should not be referred to as interior design as it more character defining features of the interior.

- The mechanical building and surrounding fence need to be added to the nomination as contributing structures.
- A map of all contributing structures should be included.

The Vice Chair called for a vote on the motion, which passed with vote of 9-0. - (00:55:41)

Consultant should revise nomination per comments and submit to SHPO for submission to the Keeper.

ROLL CALL VOTE	
Margaret Hangan	Y
Karl Hoerig	Y
Taz Khatri	Y
Douglas Kupel	Y
Lucas Lindsey	Y
Terry Majewski	Y
Bill Otwell	Y
Don Ryden	Y
John Southard	Y

KEY

- Y - For
- N - Against
- AB - Abstained
- NP - Not Present

2. Hayden Flour Mill, 119 South Mill Avenue, Tempe, Maricopa County, Arizona

Collins provided an overview of the Hayden Flour Mill nomination.

MOTION TO OPEN DISCUSSION: - (01:05:20)

Khatri moved that the State Historic Preservation Officer place the **HAYDEN FLOUR MILL** on the Arizona Register of Historic Places at the **STATE** level of significance under **CRITERION A** and **C** and that the nomination be forwarded to the Keeper of the National Register for placement in the National Register. The motion was seconded by Otwell.

Nomination preparer, Levstik was available for questions and made comments about the nomination.

After open discussion, the following recommendations were made by the Committee:

- Kupel questioned if this is a historic district or not. Kupel also raised questions about the boundary issue. Part One needs to be revisited to review how the boundary is characterized and if it's doing something different than in the Part One, that it is well justified.
- Kupel questioned if mechanical elements be identified as character defining within the mill.
- Ryden would like to see a map that shows the development of the site over time.
- Otwell noted that the tilt slab construction was made on-site, not off as stated in the nomination.

- Hangan and Hoerig would like to better describe the proximity of the mill to the TCP. Southard would like some recognition that the mill is actually constructed on top of what is most likely to be part of the TCP.
- Leonard would like to see more emphasis on the setting as character defining in terms of the butte and the crossing.
- Hoerig would like to see consideration for the Hohokam presence and importance there. Also, how the canal system that Jack Swilling used was based on an indigenous system.
- Southard noted that the railroad spur predates the period of significance. Should the period of significance be adjusted to 1903 to grab that railroad segment?
- Southard and Hangan would like better characterization that there is likely to be archaeology at the site.
- Khatri expressed that one of the great things about this building because it is of its time and expresses an “aged industrial path.” Leonard would like to see that phrase included in the nomination.
- Southard caught some errors in the nomination that need to be fact checked like the silo count. Also, he would like to see some documentation and photos of the top of the elevator and the basement.
- Leonard noted that the argument for statewide significance is in the nomination, but could be strengthened as it is a rare surviving example of this type of building.
- Otwell would like to see reference to other cast-in-place concrete buildings in the state that were built before the mill.

The Vice Chair called for a vote on the motion, which passed with vote of 7-1. - (02:01:07)

Consultant should revise nomination per comments and submit to SHPO for submission to the Keeper.

ROLL CALL VOTE	
Margaret Hangan	Y
Karl Hoerig	Y
Taz Khatri	Y
Douglas Kupel	Y
Lucas Lindsey	NP
Terry Majewski	Y
Bill Otwell	Y
Don Ryden	Y
John Southard	N

KEY
 Y - For
 N - Against
 AB - Abstained
 NP - Not Present

*The committee took a 10 minute break from 11:42 a.m. to 11:52 a.m.

3. Stoneman Road, Parcel bounded by East Cave Creek Road, North Windmill Road, East Stagecoach Pass, and Mule Train Road, Carefree, Maricopa County, Arizona

Collins provided an overview of the Stoneman Road nomination.

MOTION TO OPEN DISCUSSION: - (02:28:14)

Lindsey moved that the State Historic Preservation Officer place the **STONEMAN ROAD** on the Arizona Register of Historic Places at the **STATE** level of significance under **CRITERION A** and **B** and that the nomination be forwarded to the Keeper of the National Register for placement in the National Register. The motion was seconded by Otwell.

Mattes read comments in support of the nomination by Mayor John Crane of Carefree.

After open discussion, the following recommendations were made by the Committee:

- Kupel would like to see historical, aerial photos added.
- Hangan would like to see more discussion on the background of the trail and its connection to the segment on the McDowell Mountain Preserve.
- Khatri would like to see more discussion of the characters defining features as they relate to Native American use of the trail and add a Native American perspective.
- Include information from Pat Stein’s MPDF, “Historic Trails in Arizona from Coronado to 1940” to flush out the nomination.

MOTION TO MODIFY ORIGINAL MOTION: - (02:55:49)

Lindsey moved that the Historic Sites Review Committee modify his original motion to strike Criterion B from the nomination and list under only Criterion A. The motion to modify the original motion was seconded by Otwell.

The Vice Chair called for a vote on the modified motion, which passed with vote of 5-4. - (02:59:25)

Consultant should revise nomination per comments and submit to SHPO for submission to the Keeper.

ROLL CALL VOTE	
Margaret Hangan	N
Karl Hoerig	N
Taz Khatri	N
Douglas Kupel	Y
Lucas Lindsey	Y
Terry Majewski	Y
Bill Otwell	Y
Don Ryden	Y
John Southard	N

KEY

- Y - For
- N - Against
- AB - Abstained
- NP - Not Present

D. OLD BUSINESS:

1. APPROVAL OF MINUTES FROM MARCH 13, 2024 HSRC MEETING

MOTION: Majewski called for a motion to accept the minutes as submitted. The motion was seconded by Hangan. – (03:26:36)

The Vice Chair called for a vote on the motion, and it was passed by a vote of 6-0 with 3 who abstained. - (03:28:03)

ROLL CALL VOTE	
Margaret Hangan	Y
Karl Hoerig	Y
Taz Khatri	Y
Douglas Kupel	AB
Lucas Lindsey	AB
Terry Majewski	Y
Bill Otwell	Y
Don Ryden	Y
John Southard	AB

KEY

- Y - For
- N - Against
- AB - Abstained
- NP - Not Present

E. OPEN MEETING LAW TRAINING (no action)

Collins provided training on Open Meeting Law Training.

F. PROGRAM REPORTS

1. SHPO REPORT

a. National Register update, listings, property status, workflow -

Collins reported that since the March 13, 2024 HSRC meeting Properties Listed in National Register include: Randolph Historic District, Pinal County; Barrio San Antonio, Tucson; Dr. Bertram Synder House, Phoenix; St. Michael’s and All Angels Episcopal Church, Tucson; Gordon Residence, Tucson vicinity; Winterhaven Historic District (Additional Documentation), Tucson; Broadmoor Historic District (Additional Documentation), Tucson; Blenman-Elm Historic District (Additional Documentation), Tucson; and Fraser Fields Historic District (Additional Documentation), Tucson.

Properties pending: Sunshine Mile & Rincon Heights (Additions Documentation), Tucson; Grand Avenue Commercial Historic District, Phoenix (returned); Gist MPDF.

b. SHPO Staffing and Program News -

Leonard reported that SHPO’s current intern, Brian Forkum who is with Public Allies, will wrap up his first stint at the end of July and will start a second year of service in October. Forkum spent his first year working with the Site Steward Program and in his second year will work with the compliance team at SHPO. Leonard noted that SHPO is working on a new State Plan which will be

in place for the next 10 years. She also read SHPO's new vision statement that was presented at the HPC conference in Prescott.

c. Review and Compliance -

Leonard reported that SHPO is very busy with renewable energy projects as is the case across the Western deserts. Leonard noted that these projects often have complex issues pertaining to indirect effects and visual effects as they pertain to Tribal Cultural Landscapes and Traditional Cultural Properties. SHPO is finishing up the effort to save the NHPA consultation at Ft. Whipple. The VA is working with the Gorman Company to do a historic rehab of six officers' quarters and construct another 70 units of affordable housing for veterans. It is a tax credit project. A Memorandum of Agreement was executed by the Forest Service for Snowbowl. SHPO is deploying almost a billion dollars' worth of work fiber optics and Broadband infrastructure as provided under the Broadband Equity Access and Deployment Project which will bring broadband to rural and tribal communities. Leonard noted that it will be a lot of work for SHPO and that SHPO is working with the Department of Commerce and the Governor's Office on how to handle that work. Each contract will be with a different provider which will be responsible for doing the Section 106. SHPO is working with the School Facilities Board on how to help them develop a protocol for how to comply with the State Historic Preservation Act. Leonard discussed a number of well-trained and experienced personnel at various federal and in state agencies who have or will be retiring soon and noted that there will be a need to provide Section 106 training for those recruits coming into the state.

d. Survey and Inventory -

Leonard reported that SHPO has a potential collaboration with Latinos and Heritage Conservation. SHPO is potentially engaging in a partnership with Habitat for Humanity who is going to be kicking off a multi-year program of assisting homeowners in Randolph with making improvements to their houses which include repairs, major demolition in some cases and other cases potentially helping finance new construction.

e. Grants -

Leonard reported that the final Heritage Fund grantees were awarded their funds. Grants went to the Taawaki Sun Clan House at Oraibi Village on Third Mesa at Hopi, Taliesin West, Kerr Cultural Center, Cartwright House, 1908 Fair Store Building sidewalk in Bisbee, Proctor-Lieber House in Oro Valley, and Monroe Abbey.

f. Legislative Issues –

Federal level – Nothing new to report.

State level – Leonard reported that SHPO did not get a bill to reappropriate the Heritage Fund for 2025. Leonard reported that she has been receiving emails and phone calls regarding two bills that were signed by Governor Hobbs, one pertains to limiting municipality's ability to do design review on Accessory Dwelling Units. The second is regarding design review for property within one mile of what's defined as a central business district.

g. HP 2023 Conference update –

Leonard reported the Arizona Historic Preservation Conference held in Prescott from June 25-27 was very successful. Attendance has not really recovered since pre-Covid, but it was strong at 280. The 2025 HPC will be in the Phoenix Metro Area.

2. AHAC REPORT

Majewski reported that AHAC met on June 6th and the committee is trying to meet quarterly. They are working on approving with some questions, the Daughters of the American Revolution Wesley Bowlen Plaza marker proposal for the 250th anniversary. AHAC also reviewed the Heritage Fund grants.

G. PUBLIC COMMENT:

None to report.

H. CALL FOR AGENDA ITEMS FOR NEXT COMMITTEE MEETING:

Collins reported that he has multiple nominations ready for the next meeting. HSRC elections will be held at the next meeting.

I. ADJOURNED:

The Vice Chair called the meeting adjourned at 1:17 p.m.

Minutes prepared by: Theresa Cano, State Historic Preservation Office
and was posted on Tuesday, July 23, 2024.

Minutes are considered draft until official approved by the Committee at the next scheduled meeting