

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

Friday, November 8, 2024

A. CALL TO ORDER PUBLIC SESSION / AND ROLL CALL

- 1. Chair, Majewski called the meeting to order at 9:38 AM**

B. ROLL CALL/INTRODUCTION OF MEMBERS AND STAFF

HSRC Committee Members Present

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

HSRC Committee Members Not Present

Taz Khatri
John Southard

SHPO Staff Members Present

Kathryn Leonard
William (Bill) Collins
Arianna Urban
Eric Vondy
Theresa Cano

Guests

Sara Dechter, City of Flagstaff
Duffie Westheimer, Director, Flagstaff Townsite Historic Properties Community Land Trust
B. Bates, Flagstaff Townsite
Michelle Notrica, Camelback 32 - preparer
Erik Ryden
Mike Weingaeten
Kit Gallup
Don Faulkner, Camelback 32 - resident
M.T. Baker

C. ELECTION OF COMMITTEE CHAIR AND VICE-CHAIR

MOTION TO VOTE: (00:12:01)

Kupel made a motion that Majewski be elected as Chair of HSRC and Ryden be elected Vice-Chair of HSRC. The motion was seconded by Hoerig, which passed unanimously, 7-0.

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

KEY

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

D. NEW BUSINESS

NEW NATIONAL REGISTER NOMINATIONS

1. Camelback 32, 3241 East Camelback Road, Phoenix, Maricopa County, Arizona

Collins provided an overview of Camelback 32.

MOTION TO OPEN DISCUSSION: - (00:16:27)

Kupal moved that the State Historic Preservation Officer place the **CAMELBACK 32** 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 Otwell.

Preparer, Notrica, was available for questions from the committee. Resident, Faulkner, was present to voice his objection to listing the property. Faulkner also submitted a letter of objection to the SHPO office.

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

- Use of the word “arched” versus “curved” in describing the bridges.
- Elimination of the quote, “Modernist in design, but not in style.”
- Treat this as a district rather than a collection of buildings.
- Clarification that the units are individually owned needs to be added to the nomination.
- The name of the property should be consistent throughout the nomination to avoid confusion. Camelback 32 is the historical name while Camelback Place is the name the property has been commonly known as for decades. The preparer should explain this in the introductory paragraph in Section 7 and choose which name to use throughout the nomination. It should be mentioned that when the property was originally designed it was called Camelback 32.

- Reference to the use of the term “horizontal massing” is problematic, Leonard recommends using the term, “vertical massing.” Ryden believes it’s an example of the two working harmoniously.
- Need to solidify argument that the significance of the property is a work of a master, representative of the style, or is it both? Revise summaries to strengthen argument for both.
- SHPO will provide the information to the preparer regarding Beadle being sued by Maricopa County so they can add it to the nomination.
- “Beams” needs to be the appropriate term for roof support, not “joists.”
- Clarify Executive Tower status as the tallest residential building.
- The committee had a lengthy assessment of the carports, Otwell suggested that language needs to be added to discuss the reversibility of the garage modification and the fact that these carports were built were to have two sides built already.
- Leonard would like the preparer to go through the integrity statement and provide more nuance statements for each of the various seven aspects. Also, clear up that there are no modifications to the opening of windows.
- Leonard would like Roman Roads to be added to the discussion of Beadle’s earlier multi-family work.
- Kupel would like to see a more forward, scholarly discussion of Beadle as a master, including testimonials.

The Chair called for a vote on the motion, which passed with vote of 7-0. - (00:58:58)

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	NP
Douglas Kupel	Y
Lucas Lindsey	Y
Terry Majewski	Y
Bill Otwell	Y
Don Ryden	Y
John Southard	NP

KEY

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

2. North End Historic Residential District (Additional Documentation), Reclassification of 12 North Hillside Street to Noncontributing, Flagstaff, Coconino County, Arizona

Collins provided an overview of the North End Historic Residential District (Additional Documentation).

MOTION TO OPEN DISCUSSION: - (01:12:10)

Kupel moved that the State Historic Preservation Officer accept the staff recommendation as outlined in the document and that the information be forwarded to the Keeper of the National Register of Historic Places for information and possible action. The motion was seconded by Hangan.

Dechter was available to answer questions.

The Chair called for a vote on the motion, which passed with vote of 7-0. - (01:23:56)

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

KEY

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

3. Flagstaff Townsite Residential Historic District (Additional Documentation), Reclassification of relocated property at 615 West Birch Avenue to Contributing, Flagstaff, Coconino County, Arizona

Collins provided an overview of the Flagstaff Townsite Residential Historic District (Additional Documentation).

MOTION TO OPEN DISCUSSION: - (01:25:20)

Kupel moved that the State Historic Preservation Officer accept the staff recommendation to classify a property moved into the **FLAGSTAFF TOWNSITE RESIDENTIAL HISTORIC DISTRICT** at 615 West Birch Avenue be accepted as a contributing property within the district and that this information be forwarded to the Keeper of the National Register. The motion was seconded by Hangan.

Westheimer was on hand to answer any questions.

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

- Better photos of the streetscape and of the rear addition were recommended.

The Chair called for a vote on the motion, which passed with vote of 7-0. - (01:39:21)

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

KEY

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

4. Broadmoor Historic District (Additional Documentation), Revision of district integrity guidelines regarding Metal Roofs and Reclassification of resources, Tucson, Pima County, Arizona

Collins provided an overview of the Broadmoor Historic District (Additional Documentation).

MOTION TO OPEN DISCUSSION: - (01:41:56)

Kupel moved that the State Historic Preservation Officer accept the staff’s recommendation to reclassify six homes in the Broadmoor Historic District of Tucson to contributing status in recognition of the minor impact of the roofing material on their eligibility and to forward that recommendation to the Keeper of the National Register of Historic Places. The motion was seconded by Hoerig.

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

- The committee questioned whether the verticality of the standing seam metal roof was not actually an issue. They reluctantly decided not.

The Chair called for a vote on the motion, which passed with vote of 6-1. - (02:04:00)

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

KEY

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

E. OLD BUSINESS:

1. APPROVAL OF MINUTES FROM July 12, 2024 HSRC MEETING

MOTION: Kupel called for a motion to accept the minutes with minor corrections. The motion was seconded by Otwell. – (03:26:36)

The Chair called for a vote on the motion, and it was passed by a vote of 7-0. - (02:09:59)

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

KEY

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

F. PROGRAM REPORTS

1. SHPO REPORT

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

Collins reported that since the July 12, 2024 HSRC meeting Properties Listed in National Register include: Hayden Flour Mill, Tempe, Maricopa County; Grand Avenue Commercial Historic District, Phoenix, Maricopa County; and The Olympus Condominiums, Phoenix, Maricopa County.

b. SHPO Staffing and Program News -

Leonard reported that Brian Forkum, who is with Public Allies, has returned to do another term as an intern with SHPO. He will be working with Mary-Ellen Walsh on the Tribal Consultation Toolkit and will also work again with Sean Hammond with the administration of the Site Steward Program. Leonard reported that the rights of entry and volunteer agreements for stewards with State Land has expired. Leonard noted that SHPO has pulled back all stewards from monitoring archaeological sites on State Land. Leonard reported that she is working with the State Land Department to recodify the Site Steward Program and get new rights of entry established. Leonard reported that SHPO is working on its first comprehensive State Historic Preservation Plan since 1996. SHPO has identified various new priorities that will serve as a guide over the next 10 years in preservation. SHPO is taking a collaborative approach in putting the plan together. Teams of people representing various stakeholders in preservation are working to help write the plan which will help the output to be more inclusive.

c. Review and Compliance -

Leonard reported that SHPO signed and executed a MOU with State Parks and Trails which provides the people on the development and operations team guidance on what types of projects

they can do without consultation and what types of projects will require consultation. Leonard reported that SHPO is trying to renew an expired agreement with State Lands. State Lands has done work on an appendix so that there will be a similar list of activities that will be exempted versus a list of activities that will be consulted on which will be rolled into the new version of the MOU. Leonard reported work that the SHPO team accomplished in regards to an affordable housing project with the Veterans Administration at Fort Whipple at the Prescott VA. Leonard noted that the project is complex due to a public/private partnership between the VA and an affordable housing developer to essentially do an extended lease agreement on six officer's quarters that overlook Granite Creek that will be rehabbed into affordable housing. There will also be new construction closer to the creek that will be affordable housing for veterans. That portion of the project had some archaeological concerns that needed to be addressed and tribal consultation that needed to be accomplished. The private partner was about to lose their funding because of critical funding deadlines and the SHPO team, recognizing that the project was good both from a preservation and social point of view, stepped up to wrap up Section 106 and make sure that the tribal consultation was adequate. The agreement document was prepared and executed within approximately 40 days. Leonard reported that SHPO is back to square one in regards to the Mountain View Officers Club of Fort Huachuca. SHPO had been working under an agreement document for the military to rehabilitate the building for military use, but it appears that the budget is not going to happen for that. There is a possibility that the city of Sierra Vista will assist in moving the building outside of the base, but not outside of the gate for use as a social hall and supporting the adjacent golf course that's outside the gate. Consulting parties are continuing to meet. SHPO is dealing with the possible demolition of the historic Douglas Port of Entry which is owned by the GSA. Leonard noted that Customs and Border Protection are in the driver's seat in terms of identifying critical needs for the port of entry and it's looking like retaining the building is not a possibility. Leonard reported that there is a site visit scheduled for consulting parties. SHPO worked on and executed a programmatic agreement with Grand Canyon National Park which addresses very specific concerns and processes at the Grand Canyon. Leonard reported the Walupai tribe filed an injunction against further drilling in the Sandy Valley drilling project which is in an area that is within the boundaries of a TCP. The tribe maintained that there were not adequately consulted during the identification phase of the project and the Ninth Circuit ruled in agreement. There is an injunction now and the BLM has to do additional consultation.

d. Survey and Inventory -

e. Grants -

There will not be a call for grants for fiscal year 25 since there was not an appropriation into the Heritage Fund. SHPO did finish up grant allocations for fiscal year 24 which include a grant to Archaeology Southwest for stabilization and rehabilitation of Tawa House which is the Sun Clan House at the Old Oraibi Village. There was a grant to the Arizona Board of Regents for rehabilitation or restoration of the ASU Kerr Cultural Center in Phoenix. Cartwright School District in the Phoenix area also received a grant for the rehabilitation of the Heritage House, an older building on their campus. The city of Bisbee received a grant to restore a glass sidewalk in the downtown area. The Town of Oro Valley received a grant for a historic building assessment for the Proctor-Lieber House. The Monroe Street Abbey received a grant for window fenestration.

f. Legislative Issues –

Federal level – SHPO is operating under a continuing resolution. SHPO has level funding for the Historic Preservation Fund moving forward in federal fiscal year 25 unless we see some sort of spending bill passed.

State level – SHPO is currently not tracking any legislative issues at the state level. Looking ahead, SHPO is looking ahead to at the possibility an appropriation happens for the Heritage Fund Grant for fiscal year 26. Leonard noted that it would be great to see legislation for permanent funding coming from the Arizona Lottery. Leonard reported that last year a similar bill went through committee and died on the floor of the senate. Leonard reported that legislation that did pass were a series of bills related to local control of design review and more specifically the review of ADUs

(accessory dwelling unit). Leonard stated that many CLGs have zoning overlays that have a setup where you have to receive design review on the construction of a new ADU to ensure that it meets the standards. With this new legislation, which takes effect right about now, because it's 100 days after passage, would essentially commit municipalities to allow for the construction of ADUs without design review. Leonard spoke about another piece of legislation established which requires cities to identify commercial zones or commercial districts that are one mile from what's considered a commercial core and have special planning considerations to promote infill and density within that one mile of the urban core. Leonard noted that in many cities in Arizona, there are residential historic districts that are within that one mile radius. And there are some obvious concerns about infill in those historic districts. Leonard reported that there is a lot of concern and that SHPO has received people reaching out to our office to see what we can do. Leonard noted that this is state statute and it involves local zoning. So, there's really not much SHPO can do other than continue to monitor what goes on with properties that are currently registered in our reclassification program.

g. HP 2023 Conference update –

Leonard reported the Arizona Historic Preservation Conference will be held from May 14-17, 2025 in the Phoenix Area. The theme is "Preservation, Education, Innovation." In recognition of education being the theme, we are partnering not only with the city of Phoenix as our CLG partner, but also Arizona State University who are generously providing conference facilities. The conference will be on the ASU downtown campus and SHPO will also have a track of presentations that will be from ASU professors that are working in the field of preservation adjacent.

2. AHAC REPORT

Majewski reported that AHAC is having issues not being able to get anyone to agree to be Vice Chair which has resulted in the meetings getting canceled or changed around quite a bit. AHAC did weigh in on the Heritage Fund Grants.

G. SET DATES FOR 2025 HSRC MEETINGS:

Collins requested that committee members send SHPO dates that will work, not work for the 2025 meeting dates.

H. PUBLIC COMMENT:

None to report.

I. CALL FOR AGENDA ITEMS FOR NEXT COMMITTEE MEETING:

Otwell would be interested in having a discussion about how historic buildings can be improved from an energy efficiency standpoint without losing integrity

J. ADJOURNED:

The Chair called the meeting adjourned at 12:14 p.m.

Minutes prepared by: Theresa Cano, State Historic Preservation Office
and was posted on Wednesday, November 20, 2024.

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