

HISTORIC SITES REVIEW COMMITTEE (HSRC)

**1110 West Washington Street, Suite 250,
Phoenix, Arizona
Friday, July 21, 2017**

A. CALL TO ORDER PUBLIC SESSION / AND ROLL CALL

1. Chair Terry Majewski called the meeting to order at 9:31 AM

ROLL CALL - (00:19)

HSRC Committee Members Present

Terry Majewski, Chair
Don Ryden, Vice Chair
John Jacquemart
Doug Kupel
Jan Balsom
Brooks Jeffery
Winston Thorne

HSRC Committee Members Absent

John Lacy
John Southard

2. ELECTION OF CHAIR AND VICE CHAIR - (00:49)

MOTION: Douglas Kupel made a motion that Terry Majewski be elected as Chair of HSRC. The motion was seconded by Brooks Jeffrey, which passed unanimously. - (01:15)

MOTION: Brooks Jeffrey made a motion to nominate that Don Ryden to continue in his roll as Committee Vice Chair. The motion was seconded by Douglas Kupel, which passed unanimously - (01:45)

B. INTRODUCTION OF MEMBERS AND STAFF - (2:19)

SHPO Staff Members Present

Kathryn Leonard
William (Bill) Collins
Eric Vondy
Joe Roth
Margy Parisella

Guests

Jonathan, Tucson Historic Preservation Office
Vince Murray, Consultant
Roger Brevoort, Consultant
Bob Vint, Architect
Donna Reiner, Consultant
Michelle Justice, Liberty Methodist Church
Jen Levstick, Consultant
Fred Ronstadt, 4th Avenue Foundation

Michelle Justice, Liberty Church
Alex Melman, Homeowner

C. NEW BUSINESS

1. NEW NATIONAL REGISTER NOMINATIONS

a. 4TH AVENUE COMMERCIAL HISTORIC DISTRICT, Tucson, Pima County, Arizona - (5:12)

Bill Collins provided an overview of the 4th Avenue Commercial Historic District nomination.

Corky Poster, Jen Levstik, & Fred Ronstadt were present to address Committee questions.

MOTION TO OPEN DISCUSSION: (06:33)

Brooks Jeffrey moved to recommend that the State Historic Preservation Officer place the **4TH AVENUE COMMERCIAL HISTORIC DISTRICT** on the Arizona Register of Historic Places under **CRITERION A & C** at the **LOCAL** level of significance and that the nomination be forwarded to the Keeper of the National Register for placement in the National Register. The motion was seconded by Jan Balsom.

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

- Suggested that methodology section be removed from front of document (SHPO suggested that the section was not necessary)
- More discussion / information of adjacent districts within the narrative
- Description of how boundary was established and why
- Update map so adjacent districts are clearly defined as “Historic Districts” as they currently appear like street names
- Include first names of architects and builders
- Section 7, page 6, under eligibility requirements - Better define “removal of windows” and “removal of doors,” change to infill.
- In eligibility table, add reasons for “non-contributing” properties, and omit the subdivision column.
- Addition of styles and character defining features of the district
- Reassessment of use of “Victorian” style
- Refinement how significance areas are described in relation to the National Register criteria
- Collins will provide boundary description used in legal ad

The Chair called for a vote on the original motion, which passed unanimously with a vote of 7-0. - (37:36)

Consultant instructed to work with SHPO to integrate Committee comments, and submission to Keeper of the National Register.

b. BAUDER HOUSE, Tucson, Pima County, Arizona - (38:05)

Bill Collins provided an overview of the Bauder House nomination.

Owner was not present to address Committee questions.

MOTION TO OPEN DISCUSSION: (39:53)

Brooks Jeffery moved to recommend that the State Historic Preservation Officer place the **BAUDER, JEAN AND PAUL, HOUSE** on the Arizona Register of Historic Places under **CRITERIA C** at the **LOCAL** level of significance and that the nomination be forwarded to the Keeper of the National Register for placement in the National Register. The motion was seconded by Winston Thorne.

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

- Clarification of contributing / non-contributing features / objects (per Margy Parisella)
- Clarification of house location on the historic plat map (per Margy Parisella)
- Verification on whether the building was actually a double-thick burnt adobe, since that was a not common building material for the architect
- Separation of current and historic photos
- Section 7, Page 22 – Mention of garden, but little about Harlow and landscaping plan, suggest bringing some of that information from appendices into the nomination.

The Chair called for a vote on the original motion, which passed unanimously with a vote of 7-0. - (47:48)

Consultant instructed to work with SHPO to integrate Committee comments, and submission to Keeper of the National Register.

c. **CONGDON HOUSE, Tucson, Pima County, Arizona** - (48:02)

Bill Collins provided an overview of the Congdon House nomination.

Bob Vint and Jonathan Mabry were present to address Committee questions.

MOTION TO OPEN DISCUSSION: (50:04)

Jan Balsom moved to recommend that the State Historic Preservation Officer place the **CONGDON HOUSE** on the Arizona Register of Historic Places under **CRITERIA C** at the **LOCAL** level of significance and that the nomination be forwarded to the Keeper of the National Register for placement in the National Register. The motion was seconded by John Jacquemart.

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

- Clarification of historic name / description of Stephen Congdon and Persis Hart Browne.
- Additional information on the Architect Arthur Brown
- Note in narrative that addition was also done by Arthur Brown (via Kathryn Leonard)

The Chair called for a vote on the original motion, which passed unanimously with a vote of 7-0. - (1:10:47)

Consultant instructed to work with SHPO to integrate Committee comments, and submission to Keeper of the National Register.

d. **BEADLE HOUSE #11, Phoenix, Maricopa County, Arizona** - (1:11:46)

Bill Collins provided an overview of the Beadle House #11 nomination.

Vince Murray was present to address Committee questions.

MOTION TO OPEN DISCUSSION: (1:13:37)

Brooks Jeffery moved to recommend that the State Historic Preservation Officer place the **BEADLE HOUSE #11** on the Arizona Register of Historic Places under **CRITERIA C** at the **LOCAL** level of significance and that the nomination be forwarded to the Keeper of the National Register for placement in the National Register. The motion was seconded by Jan Balsom.

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

- Clarification /consistency on grid measurements which should be measured center to center
- Under Statement of significance, change “historically significant” to “architecturally significant” since it is a criteria C nomination
- On Page 17, Reed Kroloff is referred to as an architect, however there are questions of whether he was and actually a registered architect, and whether he should be referred to as such.

The Chair called for a vote on the original motion, which passed unanimously with a vote of 7-0. - (1:31:33)

Consultant instructed to work with SHPO to integrate Committee comments, and submission to Keeper of the National Register.

e. CAMP VERDE GRAMMER SCHOOL, Camp Verde, Yavapai County, Arizona - (1:31:46)

Bill Collins provided an overview of the Camp Verde Grammer School nomination.

Vince Murray was present to address Committee questions.

MOTION TO OPEN DISCUSSION: (1:45:22)

Jan Balsom moved to recommend that the State Historic Preservation Officer place the **CAMP VERDE GRAMMER SCHOOL** on the Arizona Register of Historic Places under **CRITERION A** at the **LOCAL** level of significance and that the nomination be forwarded to the Keeper of the National Register for placement in the National Register. The motion was seconded by Don Ryden.

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

- Inclusion of character defining features of the two buildings
- Remove style “American Colonial Revival” and use No Style
- Include floor plan (original / current) of the two buildings
- Replacing / modification of dark photos
- Addition of statement of integrity for each building, addressing how the building evolved as a result of the transformation of rural education
- Recommend changing the end of period of significance to 1972 when the building ceased being a grammer school

The Chair called for a vote on the original motion, which passed unanimously with a vote of 7-0. - (1:56:11)

Consultant instructed to work with SHPO to integrate Committee comments, and submission to Keeper of the National Register.

(BREAK)

f. LIBERTY UNITED METHODIST CHURCH, Buckeye, Maricopa County, Arizona - (1:57:53)

Bill Collins provided an overview of the Liberty United Methodist Church nomination.

Roger Brevoort, Donna Reiner, Michelle Justice were present to address Committee questions.

MOTION TO OPEN DISCUSSION: (1:59:21)

Jan Balsom moved to recommend that the State Historic Preservation Officer place the **LIBERTY UNITED METHODIST CHURCH** on the Arizona Register of Historic Places under **CRITERION A & C** at the **LOCAL** level of significance and that the nomination be forwarded to the Keeper of the National Register for placement in the National Register. The motion was seconded by John Jacquemart.

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

- Addition of a floor plan/ sketch plan and site plan
- Clarify that addition and Memorial Hall are contributing
- More description of both the addition and the Memorial Hall
- Specific section to address integrity of building and all contributing elements
- Note association with adjacent school to strengthen significance
- Clearly show location of building on quad maps

The Chair called for a vote on the original motion, which passed unanimously with a vote of 7-0. - (2:19:28)

Consultant instructed to work with SHPO to integrate Committee comments, and submission to Keeper of the National Register.

g. TUCSON, CORNELIA AND GILA BEND RAILROAD CABOOSE #15, Chandler, Maricopa County, Arizona - (2:20:00)

Bill Collins provided an overview of the Tucson, Cornelia and Gila Bend Railroad Caboose #15 nomination.

Mr. Klobas was present to address Committee questions.

MOTION TO OPEN DISCUSSION: (2:22:08)

Douglas Kupel moved to recommend that the State Historic Preservation Officer place the **TUCSON, CORNELIA AND GILA BEND RAILROAD CABOOSE #15** on the Arizona Register of Historic Places under **CRITERION A** at the **LOCAL** level of significance and that the nomination be forwarded to the Keeper of the National Register of Historic Places for placement in the National Register. The motion was seconded by Winston Thorne.

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

- Clarification on what elements were restored.
- Clarify the uniqueness / rarity of the caboose.
- Indicate that caboose was custom built, not “home-built”
- Revise summary statement of significance to indicate its contribution to transportation
- Addition of map of train route

The Chair called for a vote on the original motion, which passed unanimously with a vote of 7-0. - (2:41:20)

Consultant instructed to work with SHPO to integrate Committee comments, and submission to Keeper of the National Register.

F. PUBLIC COMMENT: (2:41:31)

(Note: To accommodate a homeowner whose was present for review of his property, and was unaware that the item had been removed from the agenda (in a posted revision), The Committee allowed him to state his case under Public Comment to be placed on the record for consideration at an upcoming meeting)

Alex Melman, owner of the property at 1838 Palmcroft Way NW, within the Encanto-Palmcroft Historic District which was listed as a contributor to the historic district in 1992. The City of Phoenix requested a reassessment of the property as a non-contributor due to extensive modifications of the home. The original period of significance for the district was 1920-1952. There were two major alterations to the home, the last was a second story addition done in 1953 by architect E. J. Wasielewski (Lescher & Mahoney). With the 2007 amendment of the historic district, the period of significance was extended to 1960, which made the addition a historic contributing component of the building. They are expending a considerable amount of effort to restore the home and restore the outside façade to the original components. Applied and accepted by the historic society with the support of several members of the historic society with their plans. So they are petitioning keep the home as a significant contributor.

Bill Collins & Eric Vondy reported that the City of Phoenix submitted a request to review the property, which they believe was incorrectly listed as a contributor due to extensive modifications. Unfortunately, the request was received too close to the deadline, that there was not enough information, nor sufficient time to properly notice the review which lead to its removal from the agenda.

2. PROPOSED RELOCATION OF HISTORIC PROPERTY

a. 413 EAST 4TH STREET, Tucson, West University Historic District, Tucson, Pima County, Arizona - (2:49:00)

Bill Collins reported that the current owners of the properties wish to relocate the current home to the adjacent parcel. Relocation of the property, was a condition of the rezoning of current parcel for redevelopment.

The Committee has been asked to make a determination that if the home would be relocated inside the historic district, that the home would retain its integrity and remain a contributor to the historic district.

MOTION: (3:01:29)

Douglas Kupel moved that the Arizona Historic Sites Review Committee, after review of materials believes the relocation of the property located at 413 East 4th Street in Tucson as part of the West University District, will remain a contributor in its new location. The motion was seconded by Brooks Jeffrey.

The chair called for a vote on the motion and was passed unanimously (7-0). - (3:07:12)

(Note: Brooks Jeffrey departed meeting, but they still maintained a quorum with six members)

3. STATE HISTORIC PRESERVATION OFFICE PROPOSED 2017-2018 (2018) WORK PROGRAM TASK LIST) - (3:07:34)

Bill Collins distributed to the Committee (prior to the meeting) the FY2018 SHPO work plan, which outlines what SHPO does / plans to do throughout the new fiscal year, for information purposes.

D. OLD BUSINESS

1. APPROVAL OF MINUTES FROM JUNE 15th, 2017 & MARCH 24, 2017 HSRC MEETINGS - (3:10:35)

Margy Parisella noted that Pierson Place Historic District was spelled incorrectly. Since there were no substantial comments, the Committee was asked to submit any typographical changes to SHPO for revision.

MOTION: The Chair called for a motion to accept the minutes with (typo) revisions, Doug Kupel made the motion, which was seconded by Jan Balsom. - (3:11:36)

The chair called for a vote on the motion and it was passed unanimously (7-0). - (3:11:52)

E. STAFF REPORTS - (3:12:02)

1. SHPO REPORTS

a. SHPO National Register Update - Bill Collins reported that two Joesler properties were listed (Drexel and Craig Houses), in addition to the Hilgeman House and 1838 North 12th Street as a contributor to the Coronado Neighborhood Historic District. Still pending is the Pemberton House in Phoenix, and status changes to four properties in the Evergreen Addition (2), Campus Vista and Blenman-Elm Historic Districts. The Keeper returned the Miracle Mile Historic District Warren, with comments that it should be resubmitted as a dis-contiguous district. Also returned was the nomination for the Bisbee Bus #8, which is a rejection with extensive comments. Kathryn Leonard voiced her disappointment with this decision, and noted that this was indicative of issues they have been having with the National Register office, and requested guidance from the Committee.

b. SHPO Staffing and Program News -

Kathryn Leonard reported that Will Russell was been hired as the new Parks Archaeologist / Site Steward Coordinator approximately 3 weeks ago.

Kathryn Leonard reported she has been working on the issue of finding a way to fund SHPO in the absence of our carry-forward which is almost depleted. SHPO has an operating budget of approximately \$1.1 Million, and receives approximately \$730K from the Federal Historic Preservation Fund. The federal grant requires a match, which in recent years has been from in-kind match of volunteer hours from the Site Steward Program. During the recession, three state funded positions were moved to federal funding. She has working with State Parks and planting the seeds within other State agencies to initiate a “fee for service” for guidance in compliance with the State Historic Preservation Act. Kathryn is looking for support from the preservation community to lobby State Parks and should be elevated to the Governor’s office, that the work SHPO does is a benefit to other State Agencies.

The ASM fee increase has become an issue to the archaeological community, and cultural resources management community, and SHPO had been attending the listening session meetings. The new plan could escalate data recovery fees, and could impact how sampling plans are developed. SHPO is working with the preservation community and ASM to ensure that data recovery plans are still robust and exploring possible other avenues of mitigation rather than just data recovery to resolve adverse effects.

Kathryn Leonard reported that SHPO is working the ASM and the AZSite Consortium over the vacancy of the AZSite coordinator position and the lack of funding for AZSite and finding ways of making the program sustainable.

c. Review and Compliance -

Kathryn Leonard reported that SHPO has been working intensely with NRCS and the State Land department to develop a very robust Programmatic Agreement which will streamline the two processes Section 106 and State Act compliance process for conservation projects on state and

federal lands under the EQIP grant provided by NRCS. The ranching lobby had issue the process of compliance and the was a high priority of the Governor's office to resolve the issue. After a series of listening sessions over the last month, SHPO is very close to completing that PA. SHPO is also working on a Programmatic Agreement for herbicide use by APS & SRP within Forest Service and BLM lands across Arizona.

She has made a concerted effort to have the Staff to work with other agencies and the consultants to develop agreements in real time, where all parties will meet and agree to terms, so there is no review time.

SHPO attended a meeting last week with the Forest Service regarding the Resolution Copper project, and discussed the need for a Programmatic Agreement.

d. Survey and Inventory -

Nothing reported.

e. Grants -

Eric Vondy reported that SHPO has still not received their federal funding for the current fiscal year (10 month in), although it was approved, it has not been allocated by NPS to states.

Kathryn Leonard reported that there is another grant available through NPS for National Register nominations and planning activities for under-represented communities which is due at the end of month.

Another grant is available through NPS for border cultural resource surveys, for which they are encouraging partnership with the bordering National Parks.

f. Legislative Issues - (3:42:13)

Kathryn Leonard report on a subcommittee meeting of the Natural Resources Committee which was having a hearing on several groups that are trying to streamline environmental reviews. Under their proposal Section 106 would only apply to just listed properties and not eligible properties. Working with preservation advocates to gear up for the next legislative session to support the creation of a State Tax Credits program to leverage the Federal Tax Credits. She feels it is a good time for this now that the economy has rebounded and the Governor's Office is strongly in support of economic development.

g. HP 2017 Conference –

Kathryn Leonard reported that the 2017 conference is was successful, and thanked those attended and presented. We did not have the registrations that we typically have, and are looking into the reasoning behind it. One reason was with the federal funding situation, which means those from federal agencies may not have had the funding available to cover registration. There has been indication that the content is not as fresh as it could be, and we will be re-evaluating programming and content. We are currently in the site selection process for the 2018, although there are two sites being consider, Kathryn is pushing for a local venue, since we may be in a better location to reach out and recruit fresh blood for the preservation community. In addition to the reduce registration, the Conference was also down on sponsorship dollars compared to previous years.

G. AGENDA ITEMS:

No Additional

H. DATES FOR UPCOMING HSRC MEETINGS:

The following dates have been proposed for meetings in the 2017.

March 24, 2017 - July 21, 2017 - November 3rd, 2017

I. ADJOURNED: (3:51:18)

The Chair called the meeting adjourned at 1:30 PM

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