

**HISTORIC SITES REVIEW COMMITTEE MINUTES
ARIZONA STATE PARKS, PHOENIX, ARIZONA
November 14, 2014**

A. CALL TO ORDER

1. Don Ryden called the meeting to order 9:35 AM

B. CALL TO ORDER PUBLIC SESSION AND ROLL CALL

1. HSRC Committee Members present

- a. Jan Balsom
- b. John Jacquemart
- c. John Lacy
- d. Don Ryden
- e. Doug Kupel
- f. Patricia Olson

2. HSRC Committee Members Absent

- a. Terry Majewski
- b. Brooks Jeffery
- c. Kathryn Leonard

3. SHPO Staff Members Present

- a. Jim Garrison
- b. Alyssa Gerszewski
- c. Robert Frankeberger
- d. William Collins
- e. Vivia Strang
- f. Chris Cody

C. NEW BUSINESS

1. NATIONAL REGISTER NOMINATIONS

- a. Bowie School District No. 14, Cochise, Arizona

Strang provided overview of Bowie School District No. 14.

Motion: **Lacy** moved that the State Historic Preservation Officer place the **Bowie School District No. 14** on the Arizona Register of Historic Places under Criterion **“A” & “C”** at the **local level** of significance and recommended that the nomination be forwarded to the Keeper of the National Register for placement on National Register of Historic Places. Motioned seconded: **Balsom**.

SHPO Staff Comments: None

Discussion:

Balsom: The second version is improved from first version. There are still inconsistencies in the terminology and justifications of significance. We need more justification for calling this the finest example of educational architecture in the state. The buildings are inconsistently identified. For example, the auditorium is called the gymnasium. This nomination needs a map that identifies the buildings and shows the district boundary. The aerial photograph should have a key.

Collins: The boundary description is there.

Lacy: Question regarding existence of monument commemorating Apache tribe's return from Fort Sill.

Collins: We plan to make a trip down there to look at the area.

Public: I think the monument has been moved to a little park further east of I-10.

Kupel: Editorial comments are similar. Bill has done a great job editing and revising it. Need better explanation of the roof of 1912 and 1914 portions of the building. Clarify why it's an "endangered" resource. What does this mean? Be clearer about the names of the buildings and the people mentioned. For example, who is Mary Doyle? Theme of education is appropriate. Using the term "educational architecture" is confusing. Make a stronger case for this as the work of a prominent architect. Explore how this reflects the educational philosophy at the time. Clarify why this is the "finest example" in the state. This is obviously a significant building in the community. It could be a great nomination with some changes. Excellent job.

Olson: Mainly has editorial comments that she will give to Vivia Strang. Provide summary at end of section 8. Link it back to the school when you're talking about the architecture. Was it a Jaastad?

Collins: According to Brooks Jeffery, the high school could have been designed by Annie Rockfellow. She was Jaastad's employee at the time. She brought Mission Revival to his office. The high school was after she came to work at his office and the gymnasium was after she left. We have two Jaastad's and the high school may be partly Rockfellow's and partly Jaastad's.

Jacquemart: My sentiments have been echoed by the other members. Thank you for your nomination.

Ryden: My question is more procedural pertaining to Bulletin 16, especially with period of significance. The preparer used 1912 to 1964 so is 1964 the 50 year cut off? Can we make the period of significance end in 1970 when the railroad stopped, the I-10 bypassed town, and the population and the school enrollment really dropped?

Collins: Only if we used the Community Planning and Development area of significance. Education is the function. If you go with education, that carries on until today. But the guidelines there are just to cut it off at 50.

Ryden: Figure out exactly why these dates are significant. Explain why they are important. It makes it easier for the reviewer. The list of contributors and non-contributors in revised version is a huge improvement. This will help with management of property in the future. Provide a more thorough discussion of the character defining features of each buildings or each of the architectural styles. What are the important pieces of the buildings or the setting.

Evelyn Latham: Completed the research. Kristine Smedley and Dr. Collins prepared the nomination.

Ryden: Any additional comments? Do we need to see this again?

Kupel: Dr. Collins can work with the preparer?

Lacy: HSRC does not need to see this nomination again.

Ryden: Called for the vote.
Motion Carried.

b. The Boardwalk, Phoenix, Maricopa, Arizona

Strang provided overview of nomination.

Motion: **Balsom** moved that the State Historic Preservation Officer place **The Boardwalk** on the Arizona Register of Historic Places under Criterion "**C**" at the **local level** of significance and recommended that the nomination be forwarded to the Keeper of the National Register for placement on the National Register of Historic Places. Motioned seconded: **Jacquemart**.

SHPO Staff Comments: None

Discussion:

Balsom: Expand the discussion on Al Beadle, the architect. The nomination does not clearly articulate why he is a master. More work should be devoted to explaining who he is. Otherwise, it's a good nomination.

Kupel: Main concerns are with level of detail in terms of the description and reworking the significance section. There are issues with number of contributing resources. Clarify the actual number of buildings within the nomination. Summary statement of significance in part 8 needs revision. Period of significance should be revised. 1965 to the present is inappropriate. Discuss only important alterations. Comments about the changes only point to lack of integrity. Are those Beadle Balls? He had to purchase them from a manufacturer. The summary statement of significance should be included in discussion in section 8 on page 24. Reorganize this discussion on page 28. Similarities between Beadle and Mies van der Rohe were probably more coincidental than significant. It should be stated that the Triad Apartments are not listed on the National Register. Beadle was great. Clarify why he is a master. Why is it called the Boardwalk? The map is confusing.

Ryden: With the level of attention given to the changes, the nomination is verging on a historic building condition assessment. Revise this section and generalize on alterations and the building's ability to convey its significance. This may be useful for managing the property in the future.

Olson: Focus on alterations to character defining features. Do we wait until 2015 to submit this nomination to avoid using Criterion G?

Strang: For Criterion C the period of significance is year of construction.

Ryden: No Criterion G discussion is necessary. The nomination can be submitted now.

Jacquemart: Supplies preparers with book titles that reference the property. Thanks the preparers for the detailed nomination.

Garrison: This was built as an apartment building? Should the title be Boardwalk Apartments?

Kupel: Title was not clear. Historic name should be Boardwalk Apartments.

Ryden: Called for the vote.

Motion Carried.

c. Luhrs Building, Phoenix, Maricopa, Arizona

Strang provided overview of Luhrs Building.

Motion: **Balsom** moved that the State Historic Preservation Officer place the **Luhrs Building** on the Arizona Register of Historic Places under Criterion "**C**" at the **local level** of significance and recommended that the nomination be forwarded to the Keeper of the National Register for placement on National Register of Historic Places. Motioned seconded: **Kupel**.

SHPO Staff Comments: None

Discussion:

Ryden: Building and Tower are separate? What about the arcade?

Debbie Abele, Preparer: There's only about 8 square feet of historic fabric left.

Olson: I was surprised these weren't already listed.

Abele: They were determined eligible but there was a lack of owner consent.

Kupel: Indicate that these buildings were surveyed and determined eligible in the nomination.

Olson: Jim Garrison completed the survey.

Abele: Adding information about previous surveys is not required as far as the National Register is concerned.

Olson: Survey in 1979?

Garrison: 1984.

Ryden: Mention it in the nomination.

Lacy: Mention some of the offices were located in these Luhrs buildings.

Abele: We very intentionally selected Criterion "C."

Kupel: In section 8 on page 10, develop the narrative statement of significance. Organize it by contexts. The first context is that the building is the best intact example of Second Renaissance Revival style. The second context is that it a local example of the work of Trost & Trost. Then discuss the developmental history of the property. Add some additional secondary references such as Philip VanderMeer's recent history on Phoenix.

Abele: We haven't sufficiently explained the significance of the property? Have we not made a case?

Kupel: You haven't made a case. Look at recent example nominations. Review the narrative of significance and examine how they handled the developmental history.

Kupel: Roosevelt Dam construction started in 1905.

Jacquemart: Thank you for the nominations.

Kupel: Did we receive the CLG comments for the Luhrs properties?

Michelle Dodds, Phoenix Historic Preservation Officer: The Phoenix Historic Preservation Commission reviewed it in October, and they were supportive of all three nominations. That information was sent over to SHPO shortly after the PHPC meeting.

Strang: CLG information on the table with agendas.

Ryden: Called for the vote.

Motion Carried.

d. Luhrs Tower, Phoenix, Maricopa, Arizona

Strang provided overview of Luhrs Tower.

Motion: **Lacy** moved that the State Historic Preservation Officer place the **Luhrs Tower** on the Arizona Register of Historic Places under Criterion "**C**" at the **local level** of significance and recommended that the nomination be forwarded to the Keeper of the National Register for placement on National Register of Historic Places. Motioned seconded: **Kupel**.

SHPO Staff Comments: None

Discussion:

Kupel: Incorporate information about previous survey. Rework the narrative statement of significance to include the architectural context and the information on the building as a work of Trost & Trost. Brad Luckingham discusses the 1920s in Phoenix. Add his work to the nomination.

John Southard, Preparer: We submitted an initial draft, and then a second revised draft. I want to make sure HSRC has the correct version. Summary statement is in section 7 on page 4.

Kupel: This should be moved to section 8. Part 7 is usually the description of the building.

Southard: We are happy to make any necessary revisions.

Ryden: We are anticipating what the Keeper will be reacting to. We want to make it easier for the Keeper to review.

Garrison: It's technically a modern building with Spanish Colonial Revival detail, as opposed to an Art Deco building. The lobby is heavily Spanish Colonial.

Ryden: Called for the vote.

Motion Carried.

2. UPDATE ON JOESLER MPDF

Discussion:

Collins: Do you have the memos that Janet and I wrote? We have been able to make a breakthrough. No one challenged the 1991 survey and the old text. We started from scratch and began reinterpreting Joesler.

Ryden: New primary research presented on Joesler.

Janet Parkhurst and Linda Weed: Found a collection at the Arizona Historical Society (AHS). There's also a 1981 master's thesis on Joesler written by Brian Rumsey. He was the first person to access the Murphey files, which are located at AHS. Rumsey loaned the material to us. There is a great deal of correspondence to go through as well as other primary records at AHS. This includes information on trips to Mexico. Joesler designed a house for the Governor of Sonora. We're keeping the focus very narrow. Can Bill's MPDF stand on its own like a grandmother document? We believe Joesler completed 57% of his work was on his own without Murphey. The other portion was a collaborative effort. There may be a connection between Joesler, Murphey, and Del Webb.

Ryden: Were the smaller buildings practice for the larger buildings?

Weed: We are investigating it. I have an interest in vernacular architecture. Joesler came here highly skilled.

Ryden: Are these Joeslette's in Tucson? Or in another location?

Weed: We're afraid there are several.

Jacquemart: Do they all have addresses?

Parkhurst: Yes.

Ryden: There may be many more than we know. We attribute to Brian Rumsey for his work and assistance.

Parkhurst: I want to thank Bill Collins for his work on this MPDF as well.

Lacy: Questions a source that mentions the Murphey's lived in a tent on Campbell Avenue. The Murphey homestead was located a half-mile east.

Ryden: Thank you to Linda Weed and Janet Parkhurst.

Weed: With the committee and Bill's permission, can we narrow the focus of Joesler's architecture?

Ryden: It becomes too problematic to separate Joesler and Murphey.

Parkhurst: We found documentation on craftspeople. We need to incorporate Mrs. Murphey and Mrs. Joesler too.

Weed: Brian found 405 Joesler buildings.

Ryden: Should we focus on the residential architecture of Josias Joesler in Bill's framework? That is a doable task.

3. DELISTING OF NATIONAL REGISTER PROPERTIES

Strang: Delisting of Tourist Home in Flagstaff was postponed.

Ryden: The Tourist Home was postponed because of contention over whether it should be delisted. We don't need to vote on the properties individually. Properties A through C, D, and E through L can be grouped together.

Motion: **Kupel** moved that the State Historic Preservation Officer recommend to the Keeper of the National Register that the properties identified in the November 14, 2014 revised HSRC agenda as items 3 A. through 3 L. be delisted from the National Register of Historic Places.

- a. Bisbee Residential Historic District, 702 Tombstone Canyon, Bisbee, Cochise, Arizona.
- b. Bisbee Residential Historic District, 706 Tombstone Canyon, Bisbee, Cochise, Arizona.
- c. Jerome Historic District, 231 Allen Springs Road, Jerome, Yavapai, Arizona.
- d. AZ Citrus Growers Association Warehouse, 601 E. Jackson Street, Phoenix, Maricopa, Arizona.
- e. Campbell, Clinton, House, 361 N. 4th Street, Phoenix, Maricopa, Arizona.
- f. Cisney, C.W., House, 2011 W. Madison Street, Phoenix, Maricopa, Arizona.
- g. Concrete Block House, 618-620 N. 4th Avenue, Phoenix, Maricopa, Arizona.
- h. Higuera Grocery, 923 S. Second Avenue, Phoenix, Maricopa, Arizona.
- i. Hotel St. James, 21 E. Madison, Phoenix, Maricopa, Arizona.
- j. Lightning Delivery Co. Warehouse, 425 E. Jackson Street, Phoenix, Maricopa, Arizona.
- k. Overland Arizona Co., 12 N. 4th Avenue, Phoenix, Maricopa, Arizona.
- l. Stillwell, Judge W. H., House, 2039 W. Monroe Street, Phoenix, Maricopa, Arizona.

Motion Seconded: **Jacquemart**.

Discussion:

Lacy: Are there any concerns about the two properties in Bisbee, and one in Jerome because of the alterations?

Strang: Bisbee properties were considered ineligible by the CLG Design Review Board. SHPO staff also evaluated the properties and determined they lost integrity. SHPO and the CLG recommended and determined the property in Jerome was no longer a contributor to the historic district.

Ryden: Called for the vote.
Motion Carried.

D. OLD BUSINESS

1. APPROVAL MINUTES FROM JULY 25, 2014 HSRC MEETING

Ryden: Called for a vote.
Motion Carried.

E. STAFF REPORTS

1. SHPO REPORTS

- a. **National Register Update** – Negrette House in Williams was listed on October 8th, 2014. The Tucson Community Center nomination was returned from the Keeper of the National Register for substantive revisions. Trying to nominate at the national level of significance is problematic. This is the same issue with the nomination for the Officer’s Club at Fort Huachuca.
- b. **SHPO Staffing and Program News** – **Garrison:** Introduces Chris Cody, SHPO intern. Discusses intern Paula Scott and Coronado Historic District update project. **Strang:** Chris Cody worked on Clifton inventory forms. **Garrison:** John Southard replaced Joe Nucci as the new Tempe Historic Preservation Officer.
- c. **Review and Compliance** – Eligibility of Oak Flat as a Traditional Cultural Place in the Tonto National Forest near Superior discussed.
- d. **Survey and Inventory** – Collins speaks on electronic inventory forms and database.
- e. **Grants** – None at this time.
- f. **Legislative Issues** – None at this time.
- g. **HP 2015 Conference** – Takes place in Flagstaff on May 13-15th. Paths to Preservation is new theme. Archaeology Expo will take place in Yuma.
- h. **HSRC Membership** – None at this time.

F. PUBLIC COMMENT: None

G. AGENDA ITEMS:

Kupel: HSRC requested to agendize listing the WPA Administration Building at the State Fairgrounds on the Arizona Register of Historic Places. Is there an update?

Garrison: City of Phoenix is paying for a building assessment that will be completed by Jeff Swan. There’s still a huge uphill battle in terms of finding a use for the building. We need a significant amount of money to rehab the building. All stakeholders have agreed to a one-year delay on demolition.

Southard: There will be a spring 2015 ASU class that will complete a laser scan of the grand stand on the fairgrounds. Arizona Preservation Foundation is working to raise \$3,200 to pay for the laser scan. ASU professor, Lauren Allsop, may apply for an Arizona Humanities Council grant.

H. DATE FOR UPCOMING HSRC MEETING: March 20, 2015.

ADJOURNED: 11:43 A.M.