

HISTORIC SITES REVIEW COMMITTEE (HSRC)

**1110 West Washington Street, Suite 250,
Phoenix, Arizona
Friday, March 22nd, 2019**

A. CALL TO ORDER PUBLIC SESSION / AND ROLL CALL

- 1. Chair, Terry Majewski called the meeting to order at 9:33 AM**

B. INTRODUCTION OF MEMBERS AND STAFF - (00:24)

ROLL CALL

In lieu of roll call the Chair asked the staff to introduce themselves

HSRC Committee Members Present

Terry Majewski, Chair
Don Ryden, Vice Chair
Brooks Jeffery
John Jacquemart
Doug Kupel
Ann Woosley (via teleconference)
Karl Eberhard
John Southard

HSRC Committee Members Absent

Jan Balsom

SHPO Staff Members Present

Kathryn Leonard
William (Bill) Collins
Margy Parisella
Jim Cogswell
Joe Roth
Theresa Cano
Chris Cody

Guests (signed-in)

Peggy Davis, owner, Gentry House
Hugh Hallman, Former Mayor of Tempe
Korri Turner, Tempe Historic Preservation Foundation
Joe Nucci, Tempe Historic Preservation Foundation
Geoff Beer, Developer, Jefferson Hotel
Roger Brevoort, Jefferson Hotel
Mark Falconer, called in, Catalina Vista discussion

Elisabeth Ruffner remembered - (02:55)

Leonard spoke about the recent passing of Elisabeth Ruffner and her role in Arizona historic preservation.

C. NEW BUSINESS

1. NEW NATIONAL REGISTER NOMINATIONS

a. Sandra Day O’Connor House, Tempe, Maricopa County, Arizona - (05:40)

Collins provided an overview of the Sandra Day O’Connor House nomination.

MOTION TO OPEN DISCUSSION: (11:50)

Southard moved that the State Historic Preservation Officer place the **SANDRA DAY O’CONNOR HOUSE** on the Arizona Register of Historic Places at the **STATEWIDE** level of significance under **CRITERION B**, and that the nomination be forwarded to the Keeper of the National Register for placement on the National Register. The motion was seconded by Brooks.

Hugh Hallman was present to address questions, if necessary.

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

- Need to remove reference to criterion C in the nomination.
- Stronger statement that O’Connor’s selection of the site creates continuation of association.
- Question if the post and beam structure is non-contributing on page 9 needs to be clarified.
- Remove reference to “early phase,” throughout the nomination.
- Clarification that the suggestion of Criterion G applies to the period of significance, not what comes after the period of significance.
- Remove references to architectural values.
- Create a more explicit discussion of other properties including the ranch and D.C. properties that are not eligible for association with Justice O’Connor.
- Using the word “regard” vs “significance”
- Addressing the criterion considerations together in the summary statement.

The Chair called for a vote on the motion, which passed unanimously with a vote of 8-0. - (40:44)

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

ROLL CALL VOTE	
Jan Balsom	NP
Karl Eberhard	Y
John Jacquemart	Y
R. Brooks Jeffery	Y
Douglas Kupel	Y
Terry Majewski	Y
Don Ryden	Y
John Southard	Y
Anne Woosley	Y

KEY

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

b. Jefferson Hotel, Phoenix, Maricopa County, Arizona - (42:40)

Collins provided an overview of the Jefferson Hotel nomination.

Roger Brevoort (preparer) and Geoff Beer (owner) present to address Committee questions.

MOTION TO OPEN DISCUSSION: (43:50)

Kupel moved to recommend that the State Historic Preservation Officer place the **JEFFERSON HOTEL** on the Arizona Register of Historic Places under **CRITERION 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 Jacquemart.

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

- More discussion about the buildings use by the City of Phoenix and its Barrister Place Building history.
- The significance statement needs to shift its focus from engineering to architecture and method of construction.
- Better explain how the building fits in Downtown Phoenix’s early 19th century architectural traditions, which would be the rare, surviving example argument.
- The building’s location, at the core of Phoenix at Central Avenue and Washington Street, is a key aspect of its integrity.
- The building reads as historic in terms of location, feeling, and association.
- Keep the C Criterion, but focus more on architecture, rare, surviving example, and strengthen what was going on at the time in Phoenix and what’s remaining.
- The nomination would benefit from some additional information about the operation of the business that was there in the teens in Phoenix to include the fact that it was during a boom in construction of a particular type of material.
- Including images to express what was going on at the time the building was in its prime would be helpful.

The Chair called for a vote on the original motion, which was denied with a vote of 1-7. - (1:31:40)

Preparer needs to work with SHPO to bring the nomination back to the Committee for review.

ROLL CALL VOTE	
Jan Balsom	NP
Karl Eberhard	N
John Jacquemart	N
R. Brooks Jeffery	N
Douglas Kupel	Y
Terry Majewski	N
Don Ryden	N
John Southard	N
Anne Woosley	N

KEY

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

BREAK: (1:05:50)

The Committee took a break at 11:09 a.m., the meeting would reconvene at 11:23 a.m. Committee member Ryden recused himself as he is the preparer for the next item on the agenda.

2. NATIONAL REGISTER MULTIPLE PROPERTY DOCUMENTATION FORM

a. Benson Multiple Property Documentation Form - (1:50:10)

Collins gave Ryden the floor to discuss updates to the existing Benson MPDF nomination.

Ryden (Preparer) was present to address questions

MOTION TO OPEN DISCUSSION: (1:56:36)

Kupel moved to recommend that the preparer revises the amended submission for the **BENSON MULTIPLE PROPERTY DOCUMENTATION FORM** according to the recommendations of the State Historic Preservation Office and the comments that they received today from the Historic Sites Review Committee and return it for review once those changes have been made. The motion was seconded by Eberhard.

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

- Check to see if there is an existing inventory.
- The preparer should work with SHPO staff regarding edits from Collins per his memo.
- The MPDF would benefit from additional photographs.
- Strategize how to work these updates with the earlier MPDF.
- More references to specific properties and a consideration of what is actually worthy of preservation under the MPDF.

The Chair called for a vote on the motion, which passed unanimously with a vote of 7-0. - (2:20:25)

ROLL CALL VOTE	
Jan Balsom	NP
Karl Eberhard	Y
John Jacquemart	Y
R. Brooks Jeffery	Y
Douglas Kupel	Y
Terry Majewski	Y
Don Ryden	AB
John Southard	Y
Anne Woosley	Y

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

Committee member Ryden rejoins the Committee.

3. NATIONAL REGISTER DETERMINATION OF ELIGIBILITY

a. Gentry House, 527 W. Gurley Street, Prescott, Yavapai County, Arizona - (2:22:46)

Collins provided an overview of the Gentry House.

Peggy Davis (Owner) was present to address questions

MOTION TO OPEN DISCUSSION: (2:26:24)

Kupel moved to recommend to the State Historic Preservation Officer that the **GENTRY HOUSE** appears eligible for listing on the National Register of Historic Places and requests that the applicant works with SHPO to have a more robust documentation of the reasons for eligibility. The motion was seconded by Jacquemart.

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

- HSRC recommends that the Gentry House is eligible.
- SHPO should continue working with the owner/applicant to determine the criteria of eligibility and its area of significance.
- Collins asked if HSRC meant to direct the preparer to focus on Criterion C, which they agreed.

The Chair called for a vote on the original motion forward the, which passed unanimously with a vote of 8-0. (01:57:48)

ROLL CALL VOTE	
Jan Balsom	NP
Karl Eberhard	Y
John Jacquemart	Y
R. Brooks Jeffery	Y
Douglas Kupel	Y
Terry Majewski	Y
Don Ryden	Y
John Southard	Y
Anne Woosley	Y

KEY

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

4. NATIONAL REGISTER DELISTING

a. Catalina Vista Historic District, 2245 East Seneca Street, Tucson, Pima County, Arizona - (2:39:27)

Collins provided an overview of the Catalina Vista Historic District delisting.

Falconer (Owner) was available via teleconference to make a statement

MOTION TO TABLE DISCUSSION: (2:46:57)

Kupel moved to table consideration of the property in Tucson at such time that SHPO can conduct additional research on the issue and consult with the City of Tucson on the local level and bring it back to the Historic Sites Committee when that has occurred. The motion was seconded by Southard.

The Chair called for a vote on the motion, which passed unanimously with a vote of 8-0. - (2:47:35)

Collins noted that in the interim, the property will remain classified as a contributor and will remain so while the issue of integrity is investigated, and the owner; property tax reclassification renewal has been approved.

ROLL CALL VOTE	
Jan Balsom	NP
Karl Eberhard	Y
John Jacquemart	Y
R. Brooks Jeffery	Y
Douglas Kupel	Y
Terry Majewski	Y
Don Ryden	Y
John Southard	Y
Anne Woosley	Y

KEY

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

5. HSRC SESSION AT THE HISTORIC PRESERVATION CONFERENCE, JUNE 12-14, 2019 – (2:48:32)

- a. Collins informs the committee that there is a 50-minute session slotted for the HSRC to meet. The committee agrees to have a panel discussion at the 2019 HPC to discuss what has happened in the past year in historic preservation and issues of concern, committee updates.

D. OLD BUSINESS:

1. APPROVAL OF MINUTES FROM NOVEMBER 2nd, 2018 HSRC MEETING - (2:59:35)

MOTION: The Chair called for a motion to accept the minutes with minor corrections, Eberhard made the motion, which was seconded by Jacquemart. - (3:01:00)

Committee member Ryden leaves the meeting at 12:34 p.m.

The chair called for a vote on the motion, and it was passed by a vote of 7-0. - (3:08:30)

ROLL CALL VOTE	
Jan Balsom	NP
Karl Eberhard	Y
John Jacquemart	Y
R. Brooks Jeffery	Y
Douglas Kupel	Y
Terry Majewski	Y
Don Ryden	NP
John Southard	Y
Anne Woosley	Y

KEY

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

E. STAFF REPORTS - (3:02:55)**1. SHPO REPORTS****a. National Register update, listings, property status, workflow -**

Collins reported on recently approved and pending nominations at the Keeper's office. Deputy SHPO Cody discussed possible regulation changes.

b. SHPO Staffing and Program News -

Leonard reported that there is no new staffing news.

Leonard reported that there have been leadership changes at Arizona State Parks and with those changes there have been concerns with how cultural resources are managed by state agencies. SHPO has been working with the governor's office to look at our State Historic Preservation Act and our Antiquities Act to come up with some best practices. We are currently working with the governor's Transformation Office to do a Kaizen Process of how are records are managed, specifically our records for archaeological properties and inventory.

c. Review and Compliance -

Leonard reported that mining is a large part of SHPOs current workload in relation to Section 106, including The Resolution Copper and The Rosemont Copper projects. There is also a new expansion of a copper mine at Pinto Creek. Ft. Huachuca, Section 106, at the Mountain View Officer's Club is still occurring. There is new leadership at the fort and some of the commitments that were articulated through the Section 106 process for preserving and doing an adaptive reuse of that property are now in question. State Parks and SHPO applied for a civil rights grant for \$500,000 from NPS and there are issues with DOD being able to accept the grant monies because of a gift clause. We are working with the highest levels of the DOD and our congressional delegation to see if we can continue to move that forward.

SHPO is also working on a large-scale Conservation PA project with BLM for range improvement projects, similar to the existing NRCS PA, for project with little or no ground disturbance, which can be used by any of the other land management agencies.

d. Survey and Inventory -

Leonard relayed that there is nothing new to report.

e. Grants -

Leonard reported that the Mountain View Officer's Club grant SHPO applied for is stalled for the time being. Chris Cody is working with SHPO's partners at the Arizona Preservation Foundation and the Vail Preservation Society for rural community revitalization grant in hopes to save and rehabilitate the Vail Post Office.

f. Legislative Issues -

Leonard reported that two bills are moving through the Arizona State House and Senate, HB2701 and SB124, both bills would reestablish in statute the historic preservation focus of the Heritage Fund, which was lost previously. The House bill includes funding with the Arizona Lottery, but we would need to get in line behind everyone else in a nine-year cycle before that funding would be available. But, it does establish that the Arizona Lottery would be the source of funding for the Heritage Fund. The Senate bill is vague. It adds the fund back into statute, but doesn't provide for any funding. Jim McPherson reported to Leonard that the bills have come out of committee into rules. One of which will have to move appropriations. Then both bills will move to general caucus soon. The Heritage Alliance is asking of committee and any interested members of the public, to register at the automated system at azleg.gov to take a position on both of these bills.

SHPO is still working with ADEQ with their proposed assumption of the Section 404 Clean Water Act Permitting.

Leonard reported that a bipartisan public lands bill was passed and signed by President Trump. The

bill permanently reauthorized the LWCF (Land and Water Conservation Fund). Leonard notes that she is well now and has been elected to the NSHPO board.

Cody discusses his recent trip to the NSHPO conference in Washington, D.C. He notes that AZ Rep. Raul Grijalva, who is the Chairman of the Natural Resources Committee, was the keynote speaker at the National Conference of SHPOs. Cody met with several members of Arizona's delegation including Senator Sinema, Representative Grijalva, Gallego, Gosar, Kirkpatrick and other staff members. He noted that there was a broad feeling of support with the people he met with at the conference. The two main requests raised at the conference were to increase Historic Preservation funding from \$49 million to \$60 million and to increase THPO funding from \$11 million to \$20 million. There was some discussion of new Historic Tax Credit Improvement Act that would look to undo the changes that were made to the tax credit. SHPO is in the process of a replacement for Arizona Archaeology Awareness month that would focus on K-12 educational programming. The possibility of permanently reauthorizing the Historic Preservation Fund was presented to Rep. Grijalva and he said he would support the move.

g. HP 2019 Conference –

Leonard reported that the HSRC has a session slotted for the conference. SHPO predicts that the conference will draw record attendance based on the number of people who have signed up so far. The Hassayampa Inn in Prescott, the location of the conference, has sold-out of rooms. There are plenty of other places to stay within walking distance of the hotel. The deadline is closed for receiving nominations for the Governor's Awards. We are currently looking for venues for the 2020 conference and a promising location could be Sierra Vista.

F. PUBLIC COMMENT: - (3:36:02)

None

G. CALL FOR AGENDA ITEMS FOR NEXT COMMITTEE MEETING: (3:36:02)

None

H. HISTORIC SITES REVIEW COMMITTEE (HSRC) MEETING DATES: (3:37:57)

July 26, 2019 November 15, 2019

I. ADJOURNED: (3:38:10)

The Chair called the meeting adjourned at 1:11 PM

Minutes prepared by: Theresa Cano, State Historic Preservation Office
and was posted on Wednesday, March 27th, 2019

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