



# APPROVED MINUTES

## City of Flagstaff

### HERITAGE PRESERVATION COMMISSION

#### 4:00 PM – Wednesday, October 15, 2014

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Flagstaff City Hall, **Staff Conference Room**, 211 W. Aspen Avenue



In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Michelle Book 928-213-2906 (or 774-5281 TDD). Notification at least 48 hours in advance will enable the City to make reasonable arrangements.

#### CALL TO ORDER

Vice Chair Scandura called the meeting to order at 4:01 p.m.

#### COMMISSION MEMBERS:

Tom Paradis, Chair, *excused*  
Phil Scandura, Vice Chair, *present*  
Sean Berry, *absent*  
Lynne Corbin, *present*  
Laurel Dunn, *present*  
David Zimmerman, *present*  
Jonathan Day, *present*

#### CITY STAFF:

Karl Eberhard, Staff Liaison, *present*  
Carrie Nelson, Recording Secretary, *present*

#### *Others Present:*

*Annie Lutes, Patty Luttrell*

## I. PRELIMINARY GENERAL BUSINESS

### 1. PUBLIC COMMENT

- a. *(At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.)*

None

### 2. ANNOUNCEMENTS

- a. *(Reconsiderations, Changes to the Agenda, and other Preliminary Announcements)*

None

### 3. APPROVAL of MINUTES.

Regular Meeting of June 18, 2014

**MOTION:**

Commissioner Day made a motion to accept the minutes from the June 18, 2014 meeting; Commissioner Corbin seconded the motion, the motion passed unanimously.

**II. OLD BUSINESS**

*(Continued, postponed, and tabled items.)*

None

**III. NEW BUSINESS**

**1. Cultural Resource Study - Midgley Market Abatement / Demolition**

Address:	23 N. Beaver Street
Assessor's Parcel Number:	100-21-0009b
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff
City Staff:	Karl Eberhard, HPO

REQUESTED ACTION: Accept Cultural Resource Study

Review and consider acceptance of a Phase I Cultural Resource Study, and possibly a Phase II Cultural Resource Study. The work of the project includes remediation of asbestos, lead based paint, and mold. To accomplish the work, it is anticipated that no portion of the building will remain when complete.

RECOMMENDED ACTION: Accept Cultural Resource Study

Annie Lutes, Author of Study, reviewed her study and a HABS Plan with Commissioners and stated the building was very unsafe.

**MOTION:**

Commissioner Day made a motion to accept the two items submitted as written as phase I and phase II with adding additional mitigation a qualified cultural resource professional will monitor and document the demolition. Commissioner Dunn seconded the motion; the motion passed.

**2. Midgley Market Abatement / Demolition**

Address:	23 N. Beaver Street
Assessor's Parcel Number:	100-21-0009b
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff
City Staff:	Karl Eberhard, HPO

REQUESTED ACTION: Approve Certificate of No Effect

The building, also known as the Lion and Lamb Building, is not located in a national register historic district but is located in the local Downtown Historic Overlay District. The work of the project includes remediation of asbestos, lead based paint, and mold. To accomplish the work, it is anticipated that no portion of the building will remain when complete. In the short term, the site will serve as parking for the Municipal Court building and the public at night. In the long term, the site, combined

with other adjacent sites, will be redeveloped either as a municipal court facility or as a private development.

RECOMMENDED ACTION: Approve Certificate of No Effect

Commissioners agreed that the loss of this historic property is sad and inevitable.

**MOTION:**

Commissioner Zimmerman made a motion to accept the Certificate of No Effect. Commissioner Corbin seconded the motion; the motion passed.

**IV. CONCLUDING GENERAL BUSINESS**

**1. REPORTS**

- a. Staff Report – Review of projects approved by staff consent.
- 24 W. Route 66 - Former Century 21/Grand Canyon Tours – will become a Jimmy Johns
- 609 W. Birch – Remodel of Bungalows, Landscape plan includes a BBQ and new fence (Fencing will be wood not vinyl)
- 22 N. Leroux – New sign
- 10 E. Route 66 - State Bar has new sign
- 19 W. Phoenix - DuBeau Hostel – placing fence on back of property line
- 23 N. Leroux - Gopher Hole – New sign
- 2 W. Route 66 – The McMillan – New sign
- 121 W. Birch Avenue - Old Bank of America tower sign is being replaced by Sunwest Bank, will use old sign until new sign can be made.
- 3101 N. Fort Valley Road - Museum of Northern Arizona – Parking lot is being reconfigured. The circular well will stay.
- 202 E. Birch – Department of Economic Security – minor exterior changes
- Cultural Resource study for 37 acres by Woody Mountain Road was approved.

**2. ANNOUNCEMENTS**

*(Informal Announcements, Future Agenda Items, and Next Meeting Date)*

Announcements:

- June update on Grandma’s house – from request of owner a request for a phase II cultural resource study was approved.
- Statewide Historical Preservation Conference will be in May 2014, being held in Flagstaff. Register at [www.easypreservation.org](http://www.easypreservation.org)
  - a. Next Regularly Scheduled Meeting: November 19, 2014
  - b. Future Agenda Items
- Cultural Resource Study Phase II - Discussion

**V. ADJOURNMENT**

The meeting was adjourned at 5:20 by unanimous consent