



# Approved Minutes

## City of Flagstaff

### HERITAGE PRESERVATION COMMISSION

4:00 PM – Wednesday, June 17, 2015

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Flagstaff City Hall, **Council Chambers**, 211 W. Aspen Avenue



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#### CALL TO ORDER

Chair Zimmerman called the meeting to order at 4:00 pm.

#### COMMISSION MEMBERS:

David Zimmerman, Chair, *present*  
Jonathan Day, Vice Chair, *present*  
Phil Scandura, *excused*  
Laurel Dunn, *present*  
Josh Edwards, *present*  
Lynne Corbin, *present*  
Vacant

#### CITY STAFF:

Karl Eberhard, Staff Liaison, *present*  
Creag Znetko, Recording Secretary, *present*

#### Others in Attendance:

Annie Lutes, Aude Staur, John Myefski, Lindsay Schube, Nick Sobraske, Ben Angelo, Lynn Neal, Stewart Deats, Janet Hagopian, Duffie Westheimer, Ellen Ryan, Bruce Phillips, David McIntire, Brian Kulina, Mark Di Lucido

## 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)*

Mr. Eberhard announced the resignation of Commissioner Jean Hockman due to conflicting schedules with other boards. Commission was reminded that future meetings will be streamed live and to utilize the microphones to ensure the audience can hear and the remarks are recorded. HPO asked if Item 5, New Business, could be heard first due to a public meeting taking place regarding the same item.

### **3. APPROVAL of MINUTES**

Regular Meeting of May 20, 2015

Commissioner Dunn moved to approve the minutes with the following corrections: ....announced that Chair ~~Zimmerman~~Edwards is excused....on land in the ~~NRHP~~NHRP....Commissioner ~~Dunn~~Corbin asked....

Vice-Chair Day seconded the motion; the motion passed by unanimous consent.

## **II. OLD BUSINESS**

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

### **1. Historic Resource Study – 822 W. Route 66**

Address:	822 W. Route 66
Assessor's Parcel Number:	103-02-020
Property Owner:	Williams & Associates
Applicant:	Lynn Neal, EnviroSystems
City Staff:	Karl Eberhard, HPO
REQUESTED ACTION:	Accept Historic Resource Study

The applicant has provided a Phase II Historic Resource Study per the determination of the Commission on May 20, 2015.

RECOMMENDED ACTION: Accept Historic Resource Study

Commissioner Dunn moved to accept the Historic Resource Study, Phase I and Phase II. Vice-Chair Day seconded the motion; the motion passed by unanimous consent.

## **III. NEW BUSINESS**

### **1. Certificate of Appropriateness-Bernasconi Residence**

Address:	802 W Aspen Ave
Assessor's Parcel Number:	100-15-001
Property Owner:	Armando and Melissa Bernasconi
Applicant:	Aude Stang
City Staff:	Karl Eberhard, HPO
REQUESTED ACTION:	Accept Certificate of Appropriateness

This is a proposal to remove an addition and stucco siding, interior remodeling, installation of new foundations windows, fencing, and deck reconstruction. The property is located in the Townsite Overlay district and is a contributing structure in the Townsite National Register Historic District.

RECOMMENDED ACTION: Accept Certificate of Appropriateness

Applicant presented on topic and answered commissioner's questions regarding materials to be used for the siding, walkway, doors, windows and the installation of a new foundation. Commission conveyed concern regarding what design elements would be used for the replacement windows.

Commissioner Corbin moved to accept the Certificate of Appropriateness with the condition that the original window size proportions be replicated. Commissioner Edwards seconded the motion; the motion passed by unanimous consent.

## **2. Historic Facades and Signs Grant- Bernasconi Residence**

Address: 802 W Aspen Ave  
Assessor's Parcel Number: 100-15-001  
Property Owner: Armando and Melissa Bernasconi  
Applicant: Aude Stang  
City Staff: Karl Eberhard, HPO  
REQUESTED ACTION: Approve Historic Facades and Signs Grant

For the previous item, the applicant is seeking \$10,000 of Historic Facades and Signs Grant funding against a \$131,500 project budget.

RECOMMENDED ACTION: Approve Historic Facades and Signs Grant

HPO briefed commission on grant application and clarified which items for restoration would be approved for reimbursement by the grant money.

Commissioner Dunn moved to approve the Historic Facades and Signs Grant with the customary conditions for use. Vice-Chair Day seconded the motion; the motion passed by unanimous consent.

## **3. Cultural Resource Study-1801 S Milton Rd**

Address: El Paso Flagstaff Road  
Assessor's Parcel Number: 103-21-001 and 103-21-002  
Property Owner: City of Flagstaff and ADOT  
Applicant: Duane Hunn, Vintage Partners, LLC  
City Staff: Karl Eberhard, HPO  
REQUESTED ACTION: Approve Cultural Resource Study

The cultural resources inventory of the project area resulted in the recording of one previously recorded prehistoric archaeological site, the identification of two historic properties (50 years or older), and the discovery of six isolated occurrences. Neither the site nor the isolated occurrences are considered eligible for listing on the National Register of Historic Properties. The historic properties older than 50

years old do not exhibit sufficient integrity to merit a recommendation of eligible. Recent in-use properties within the project area are less than 50 years old. Therefore, it is recommended that the proposed undertaking should receive a determination of no historic properties affected (No Major Impacts for Zoning Code purposes). The report is provided in NHPA Section 106 format. Electronic copy attached.

RECOMMENDED ACTION: Approve Cultural Resource Study

Applicant was not present; HPO stated he concurs with the report. Commission discussed findings in the study. Commissioner Edwards expressed concern regarding the records searched for this study. Commissioner Edwards does not feel all avenues of resource were utilized and would like the Commission to be more consistent when asking Applicants for more information. Commissioner Edwards also stated that he would like to table this item and let SHPO review first, then make a determination based on their input. He would like more exhaustive documentation on the Fresquez house.

HPO reminded Commission that Commission does not have purview over the Fresquez house located on the property. The only building the Commission has purview over would be the 1956 ADOT building.

Commission and HPO discussed the complexities of this project regarding different state and federal agencies. HPO indicated that the Commission needs to approve or reject the study for this project, considering only the properties to which the Commission has purview. HPO reminded Commission that the Commission acts on behalf of the City of Flagstaff Zoning Ordinances and has no bearing on what SHPO may say about the report. And similarly, SHPO comments have no weight under the Zoning Code. HPO and Commission discussed the Zoning Ordinance and how the City Council made the conscious decision for the "50 years old" cut-off for commercial and "1945" cut-off for residential properties and whether or not a different standard should be presented to City Council for requirements of future reports.

Vice-Chair Day moved to accept the Cultural Resource Study with conditions that the Applicant research archival resources including the County Assessors Records, Cline Library, Flagstaff Building Timeline, State records, ADOT Engineering Records Section, include any additional findings and resubmit to the HPO for consent, providing the research does not yield different results. Commissioner Dunn seconded the motion; the motion passed by majority rule.

**4. Discussion, Concept Design – Flagstaff Municipal Courts Building**

Address: 15 N Beaver St  
Assessor's Parcel Number: 100-15-001  
Property Owner: City of Flagstaff  
Applicant: Bret Peterson  
City Staff: Karl Eberhard, HPO  
REQUESTED ACTION: Review concept design and provide comment.

This is a proposal to construct 4,566 sq foot enclosed parking garage and 32,193 sq ft addition to existing 15,391 Municipal court building on .46 acres in the Downtown Overlay District. The property is located in the Downtown Overlay district and is not located in a National Register Historic District.

RECOMMENDED ACTION: Review concept design and provide comment.

[HPO requested this be tabled for a future agenda item.](#)

**5. Cultural Resource Study – Multiple Mike's Pike Properties**

Address: 213 W Phoenix Av  
13, 17, 17 ½, 25, 27, and 29 S Mikes Pike St  
18 S Milton Rd  
Assessor's Parcel Number: 100-39-001C, 100-39-001G, 100-39-002A,  
100-39-008, 100-39-009, 100-39-010, and  
100-39-011(C)  
Property Owner: Various  
Applicant: Josh Edwards,  
Cornerstone Environmental Consulting, LLC  
City Staff: Karl Eberhard, HPO  
REQUESTED ACTION: Accept Historic Resource Study

As a result of this study, two significant cultural resources were identified—the buildings at 17 and 17 ½ South Mikes Pike Street. The Hub on Campus Flagstaff project would result in major impacts to these two buildings. Relocation of the buildings, in lieu of demolition, is recommended and a Phase 2 CRS for 17 and 17 ½ South Mikes Pike Street is recommended if demolition or relocation cannot be avoided. Electronic copy attached.

RECOMMENDED ACTION: Accept Historic Resource Study and require a full or reduced scope Phase II Cultural Resource Study for 17 and 17½ South Mikes Pike Street.

[Commissioner Edwards recused himself from this item due to conflict of interest. Applicant presented on topic, describing each property that would be affected by this project. Applicant recommends Phase II for documentation if](#)

building at 17 S Mikes Pike is moved. Consultant reminded commission that there is a public meeting at 6:00 at Our Lady of Guadalupe Church.

Public Comment:

Duffy Westheimer, 720 W Aspen Ave, commented that Route 66 may have been overlooked as a possible location and the fact that this property was part of the original alignment of Route 66, other historic properties located in close proximity to the project, concerned about the density of how many students may be living in the area, traffic, impacts the view of others in the neighborhood, the lights may affect Lowell Observatory, and even though the zoning code will allow for a 60' building, it would break the current ceiling that has been established in that neighborhood. Ms. Westheimer feels this is the wrong location for student housing, there are other areas to consider that should not impact historic areas. She would like the commission to ask the question "Is this appropriate for historic downtown?" Ms. Westheimer also commented that she feels that since Commissioner Edwards was hired for the Historic Resource Study, his recusal is detrimental by not being able to challenge or vote on this project.

HPO reminded commission that scale, design, and appropriateness to the setting of the project is the jurisdiction of the Planning and Zoning Commission and City Council. The only aspect the HPC should be concerned with is the resource study and whether or not it is sufficient or are more reports necessary.

Chair Zimmerman spoke of direct and indirect effects and commented that he would like to see a formal document for consideration on those direct and indirect effects, citing the National Register, Article 15. Original alignment of Route 66 should be considered.

HPO agreed that addressing the effects on the original Route 66 is reasonable and noted that this concept had been previously discussed with the Applicant.

Commission discussed acceptance of current study and what could be asked for in a Phase II.

HPO asked the Commission to provide the Applicant with specific direction-such as to do an analysis of Mikes Pike as a resource for Route 66 and modify the Phase I and resubmit.

Commission and HPO discussed what criteria should be utilized for either a resubmittal of a Phase I or requiring a Phase II.

Chair Zimmerman reopened public comments.

Public Comment:

Annie Lutes, 3631 N Chevene Blvd, asked the Commission about boundaries for indirect effects, for example, it's a half mile for an FCC tower that is under a hundred feet.

Commission responded by stating agencies usually define specifics by project and the indirect effects being referred to are not geographically bound, but more about the auditory, atmospheric, and visual.

Ms. Lutes stated that an agency should provide these requirements and asked if there would be definitions or clarification for future studies.

Commission and citizen discussed their respective points of view concerning the indirect effects of noise/air pollution. Chair Zimmerman did state that this is not the appropriate time to define the requirements for indirect effects because that would include incorporation to the city code.

Public Comment:

Lindsay Schube, 2 N Central Ave, 15<sup>th</sup> Floor, asked staff if other Applicants have been asked to provide reports containing indirect effects.

HPO responded by stating he was not entirely sure, but would need to consult minutes from past meetings. Although, staff believes other cultural resource studies have not been adjacent to other resources, it does seem reasonable that this projects adjacency to historic resources should allow the report to show a perspective from the outside in, instead of the inside out. HPO reported that comments made by the HPO reflected this early on in the review of the project, but was not taken into consideration in this study.

Vice-Chair Day moved that the commission request the Applicant to resubmit a Phase I that includes possible adverse short and long term effects on the historic landmarks, historic districts and other historic properties surrounding the project area and resubmit their findings. Commissioner Corbin seconded the motion; the motion passed by unanimous consent, with one recusal.

#### **IV. CONCLUDING GENERAL BUSINESS**

##### **1. REPORTS**

- a. Staff Report – Review of projects approved by staff consent.

Staff reported the following items as approved by consent:

- a. Office remodel at 120 N Beaver St.
- b. Letter Report for 1576 N Fort Valley Rd.
- c. Letter Report for 803 W Aspen.
- d. Cultural Resource Study for 107 W Aspen, courts building project.
- e. Letter Report for the Municipal Courts Building, 15 S Beaver.

##### **2. ANNOUNCEMENTS**

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

- Information Announcements: Mr. Eberhard announced he will not be able to attend the next HPC meeting, but Mark Di Lucido will act as the

liaison for the City. At this time he does not anticipate any agenda items.

- a. Next Regularly Scheduled Meeting: July 15, 2015
- b. Future Agenda Items

**ADJOURNMENT**

Chair Zimmerman adjourned the meeting at 6:15 pm by unanimous consent.