



APPROVED MINUTES

City of Flagstaff

HERITAGE PRESERVATION COMMISSION

4:00 PM – Wednesday, February 15, 2017

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

CALL TO ORDER: Chair Scandura called the meeting to order at 4:01 pm.

COMMISSION MEMBERS: Phil Scandura, Chair, *present*
Jonathan Day, Vice Chair, *absent*
Josh Edwards, *present*
Kurt Brydenthal, *absent*
Charlie Webber, *present*
Jerry McLaughlin *present*,
Vacant

CITY STAFF: Karl Eberhard, Staff Liaison
Deborah Cargill, Recording Secretary

I. PRELIMINARY GENERAL BUSINESS

I. PUBLIC COMMENT

1. None

II. ANNOUNCEMENTS

- 1. Staff pulling Old Business, Item 1, Culture Resource study for 2310 Route 66 off the Agenda. Had agenized it to accommodate the applicants schedule. However, they did not provide application materials. Staff expects to see it next month.*
- 2. Under OLD BUSINESS, above item No. 2, write in New Business.*
- 3. Currently, the El Pueblo Motel People are not here. If they have not arrived by the time we get to them on the agenda, suggest skipping them as we did last month.*

II. APPROVAL of MINUTES. - Regular Meeting of December 21, 2016

MOTION: Commissioner McLaughlin *moved to approve the minutes with noted correction(s). Commissioner Webber seconded the motion; the motion passed unanimously.*

Correction: Under the Approval of Minutes, the second was Jerry McLaughlin and not Charlie Webber.

II. OLD BUSINESS

1. Phase 1 Cultural Resource Study – Fat Olive’s Parking Lot

Address:	2310 E. Route 66
Assessor’s Parcel Number:	107-04-004
Property Owner:	Conley Properties, LLC
Applicant:	John Conley
City Staff:	Karl Eberhard, HPO
REQUESTED ACTION:	Accept the Phase 1 Cultural Resource Study

The applicant is seeking to develop a small parcel into a parking lot. There is a small craftsman bungalow cottage on the property that is proposed to be demolished. The property is not located in a National Register historic district and is not located in a local historic overlay district.

ACTION TAKEN: *Was removed/skipped on the agenda due to the lack of an application.*

III. NEW BUSINESS

1. Landmark Designation – Our Lady of Guadalupe Church

Address:	224 South Kendrick Street
Assessor’s Parcel Number:	103-07-021B
Property Owner:	San Francisco de Asis Parish
Applicant:	Heritage Preservation Commission
City Staff:	Karl Eberhard, HPO

This is a request to rezone parcel 103-07-021B (Our Lady of Guadalupe Church) to the Landmarks Overlay Zone. This would make future development on the property subject to the Design Standards and Guidelines of the Landmarks Overlay Zone and subject to approval by the Heritage Preservation Commission. The recommendation of the Heritage Preservation Commission, along with a recommendation from the Planning and Zoning Commission, will be presented to the City Council for use in their review and consideration of the rezoning request. A Staff Report has been prepared for this item and was provided prior to the Commission meeting. The meeting of the Heritage Preservation Commission will serve as the required neighborhood meeting.

Staff Report

- a. Chair Scandura - Discussion Section/Background History, the reference to 1924 “Our lady of Guadalupe Church” He believes it should reference “Nativity” as the church because Guadalupe was not built until 1926. Staff concurred, but will verify.
- b. Is the local Parish interested in doing the same overlay for the Nativity church? Staff will ask them again, but does not think they are ready.
- c. Commissioner Webber – One correction under Designation Criteria. Should be National Register of Historic Places.
- d. Commissioner Webber – Under Community Involvement, it says Historic Preservation Commission. Should it be changed to Heritage Preservation Commission? Staff concurred.

MOTION: *Commissioner McLaughlin made a motion to recommend that the City Council apply the Landmarks Overlay Zone to parcel 103-07-021B. Commissioner Webber seconded the motion; the motion passed unanimously.*

2. Landmark Designation – Schultz Y

Address:	3620 North Schultz Pass Road
Assessor’s Parcel Number:	300-47-004
Property Owner:	City of Flagstaff
Applicant:	Heritage Preservation Commission
City Staff:	Karl Eberhard, HPO

This is a request to rezone parcel 300-47-004 (Schultz Y) to the Landmarks Overlay Zone. This would make future development on the property subject to the Design Standards and Guidelines of the Landmarks Overlay Zone and subject to approval by the Heritage Preservation Commission. The recommendation of the Heritage Preservation Commission, along with a recommendation from the Planning and Zoning Commission, will be presented to the City Council for use in their review and consideration of the rezoning request. A Staff Report has been prepared for this item and will be provided prior to the Commission meeting. A neighborhood meeting has already been conducted for this project and as a result the Planning and Development Services Director has determined that this meeting is not required to be the neighborhood meeting.

- a. The Commissioner’s would like to have an aerial map of this location.

MOTION: *Commissioner Webber made a motion to recommend that the City Council apply the Landmarks Overlay Zone to parcel 300-47-004. Commissioner McLaughlin seconded the motion; the motion passed unanimously.*

IV. DISCUSSION ITEMS

1. Regional Transportation Plan Update

Applicant:	David Wessel, FMPO Manger
City Staff:	Karl Eberhard, HPO

The Flagstaff Metropolitan Planning Organization will provide a brief overview of the regional transportation plan and an update on the ongoing process. Commission input is sought on broad issues being addressed through the planning process.

- a. Chair Scandura - Any widening on the west side would need an impact study from the intersection of Milton and Barnes & Noble west.
- b. David Wessel will sit down with Karl and look through the table of mitigations on the various projects and go back through it from west 66 from its extents and make sure that the table is comprehensive in recognizing the resources there.
- c. Chair Scandura Summary – From the Commission’s point of view, the #1 concern would be impacts to Route 66, properties along Route 66, and properties along the downtown Historic District.

ACTION TAKEN: *Heard an overview of the regional Transportation Plan and provided comments.*

2. Old Town Springs Interpretive Signage

Address: 907 Lower Coconino Avenue
Assessor's Parcel Number: 100-31-007, 100-31-008A, and
100-32-020C
Applicant: Mark DiLucido, CD&R Administrator
City Staff: Karl Eberhard, HPO

The Beautification and Public Art Commission, working with the La Plaza Vieja Neighborhood Association, is developing interpretive signs for the Old Town Springs. The comments and suggestions of the Heritage Preservation Commission regarding the project design and sign content are sought

Comments

- a. Consider different photos for the bronze plaque and the interpretive sign.
- b. Consider Historic photos from La Plaza Vieja or progressive photos that are still historic. Maybe some of original houses in their original state on bronze plaque. Talk to families in these houses to possibly acquire old photos.
- c. In the photo say this is the spot (the Spring) to orient people.
- d. On the Interpretive sign, there is too much space between the title and the photos.
- e. Map in background is too big.
- f. Larger font.
- g. Right side of map has little detail.
- h. Do not like the yellow font.
- i. Seraphs are ok , but light color text looks like NAU colors.
- j. Large T in the center is too large.
- k. Antelope Springs may be more appropriate for the sign.
- l. Two interesting periods of significance with this neighborhood.
 - i. Old Town Spring – Bronze Plaque
 - ii. Old Town of Flagstaff / La Plaza Vieja – Denotes the change and diversity of the neighborhood.
- m. Laura Bustamante Myers, representing the La Plaza Vieja Neighborhood spoke. Suggested maybe revamp a little. If we had to push back the date a little, it would be fine. As a neighborhood they did not want to act as the founders. The neighborhood wants to give the settlers their due recognition.
- n. Staff – Would like the HPC Commission to support the text, the photos, the layout, Materials, etc. because of their expertise.

ACTION TAKEN: *Heard an overview of the signage as well as viewed sign concepts and provided comments on design specifics and direction.*

3. Discussion: El Pueblo Motel

Address: 3120 E Route 66
Assessor's Parcel Number: 108-08-002
Property Owner: Thurcor Inns LLC
(a) City Staff: Karl Eberhard, HPO

The El Pueblo Motel is the oldest motel remaining along Route 66 outside of the downtown area. It was built in 1936 as the El Pueblo Motor Court by owner Philip Johnston and the contractor was R.E. Goble. The idea to use Navajo (Wind Talkers) for secure communications during World War II came from Philip Johnston. The property itself is eligible for listing on the National Register of Historic Places as a national landmark. This is a discussion of the current status, the owner's efforts to save the motel, and possibilities for moving forward. The Commission may form an ad hoc committee to work with the owner.

ACTION TAKEN: *Was removed/skipped on the agenda as there wasn't anybody from El Pueblo present.*

IV. CONCLUDING GENERAL BUSINESS g

1. REPORTS

a. Consent Calendar Approvals

- i) 109 North Leroux Street – Naked Mobile store is up. Signage was approved.
- ii) CRS – 950 South Fourth Street – A Letter Report Cultural Resource Study was approved. An archeologist walked the surface and nothing came back on the report.
- iii) 100 North Humphreys Street – Signs approved for the Marriot.
- iv) Overall Report – Monthly report on Cultural Resource Study activities was provided to the Commission.

V. ANNOUNCEMENTS

1. Next Regularly Scheduled Meeting: [March 15, 2017](#)
2. Future Agenda Items
 - a. Commissioners asked about the Fat Olives demolition: Fat Olives has reached out and offered the building to a number of entities. There have been no takers to date. The Historic Preservation Officer's understanding is they continue to plan to demolish the building. They cannot get their permits for demolition until the Cultural Resource Study is completed. The Historic Preservation Officer's understanding is that they are coming back with their Phase I Cultural Resource Study. If this is on next month's agenda. Chair Scandura wants to ensure the commission gets the CRS with enough information and time to look at it before the next commission meeting.
 - b. Commissioner Edwards would like to hear an update from Code Enforcement regarding the painting of the restaurant (Swadee Thai) on Aspen. The stone is still painted and have not done anything.

II. ADJOURNMENT – at 6:01 pm by unanimous consent.