

**Summary Minutes**  
**City of Sedona**  
**Historic Preservation Commission Meeting**  
**Vultee Conference Room, 102 Roadrunner Drive, Building 106, Sedona, Arizona**  
**Monday, June 11, 2018 – 4:00 p.m.**

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL**

Chair Unger called the meeting to order at 4:02 p.m., led the Pledge of Allegiance and requested roll call.

**Roll Call:** Chair Brynn Burkee Unger, Vice Chair Jack Fiene and Commissioners James Curry, Kurt Gehlbach, Allyson Holmes, Derek Pfaff, and Steve Segner arrived at 4:11 p.m.

**Staff Members Present:** Warren Campbell, Audree Juhlin, Cynthia Lovely, Karen Osburn and Donna Puckett

**2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF**

Warren Campbell asked that the Commissioners speak up, so the public can hear them loudly and clearly. He got a call from the public saying that it is hard to hear some of you, so speak one at a time and as clearly as you can.

**3. APPROVAL OF THE FOLLOWING MINUTES:**

**a. March 12, 2018 (R)**

Chair Unger indicated that she would entertain a motion to approve the minutes of March 12, 2018.

**MOTION: Commissioner Holmes moved to approve the minutes. Commissioner Pfaff seconded the motion. VOTE: Motion carried seven (7) for and zero (0) opposed.**

**4. PUBLIC FORUM: (This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)**

*Chair Unger opened the public forum and, having no public present, closed the public forum.*

Note: The Chair introduced agenda item 5; however, Warren suggested skipping ahead to agenda items 7, 8 and 9 since copies for agenda item 5 were being printed, and there was no objection.

**7. Update/discussion regarding any Certificate of No Effect approvals**

Warren Campbell stated that, since the last meeting, he and Chair Unger approved one Certificate of No Effect at the Pushmataha building for Keep Sedona Beautiful. They are replacing 11 windows that will match the same configuration there today. They were trying to get it done when we did the grant program, but they couldn't and will be replacing them shortly. They got a grant from APS.

**8. Discussion regarding the nomination of a property for consideration of the Historic Resources Recognition Award**

Chair Unger indicated that the Commission hasn't talked too much about this, but we still have an idea of what we might consider. Warren Campbell agreed and indicated that at the last meeting, there was some discussion about the number we should look at and we kind of landed on the number one or

no more than two, and there was still some discussion about what kind of recognition that would take the form of, like a plaque, so the item was included on the agenda, so it could be discussed.

Chair Unger stated that at the Historic Preservation Conference they handed out some information about some new companies that are doing plaques, and it seems as though they would try to be helpful in terms of giving us a break on those plaques. She feels they will still be well outside of what we want to spend, but it was brought up at the conference, and we may want to keep that mostly for the landmarked properties.

Warren Campbell asked if there is a property that we have landed on. Vice Chair Fiene suggested, based upon what we discussed in March, including properties in Uptown that could be part of the History Walk. The property we know would like to receive this award and would probably be a great baptismal for this award would be the Art Barn, so that would be his suggestion.

Commissioner Gehlbach indicated that he wanted to object and said that we just went from [agenda item] eight to 10, but with that in mind, if we are going to look at the cost of plaques, then maybe we could take on a few more plaques and do a couple of each or whatever is budgeted. Chair Unger suggested staying on agenda item 8. At this stage and given the fact that we don't know the cost of that, her feeling is that we should start with the Art Barn, and it would be a good way to get started. If we find that we have monies outside of that and if we are going to look at another landmark, then we could consider it, but the Art Barn is a really good consideration, because they would like it and it could be a core spot too, looking at the Uptown walking tour.

Warren Campbell indicated that if that is the direction, he will start checking pricing, and we need to work on the verbiage on the plaque, so we could create a staff working group work to work on the verbiage and bring it to the Commission. It is a critical piece, because you will probably want to use the same language forever. Chair Unger added that the Commission would like for it to not be one of the bronze plaques, but a plaque where we could have a photograph of what the building looked like originally; she thinks they are less expensive. There is a company that Commissioner Segner has used, and they have been in touch with her about 15 times in the last year asking if there is anything we want to do. She will send that information to Warren, and then we might want to work with that.

Commissioner Holmes indicated that there are some really nice plaques at the Hyatt like that. There is an antique picture in a metal plaque in kind of a sepia tone, so it looks older. Chair Unger stated that it is probably going to take a group that gets together to look at the wording and what the visuals will be, because we will want consistency. The difference between this and what Commissioner Segner is doing is that those are individual and stand on their own, but we want to be sure that when people see them, they identify them with what we are doing. It shouldn't be just a general idea; it needs to be something that reads about us, but also reads like each other, so there is a consistency.

*Note: Chair Unger noted that Commissioner Segner joined the meeting at this time and Donna Puckett asked to return to agenda item 2 for a moment.*

Commissioner Holmes asked if as a focus point the Commission could award this in May as part of the celebration or is that waiting too long? Chair Unger stated that we are really talking about next year anyway, because we are at the end of this year, so we could announce it then, but let's see what it is going to cost and if we can squeeze in another one, maybe we could announce both of them and do it sort of spaced out, but we can discuss that later.

Vice Chair Fiene asked if the fiscal year ends the end of this month, and Chair Unger stated yes.

## **2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF (continued)**

Donna Puckett announced that she wanted to let the Commission know that Audree Juhlin who has been a long-time supporter of historic preservation from the very beginning, and in fact, wrote the

original Historic Preservation Ordinance, will be leaving us July 5<sup>th</sup>. She is moving to Montana to join her husband and already has a city waiting there with bated breath for her to start working with them, and Karen Osburn, who just on queue walked in the door, will be taking on two hats by continuing to work as the Assistant City Manager as well as the Director of Community Development, so Karen is being brought on board very quickly. I knew you would want to know about Audree, because she has been vested in historic preservation since day one.

Chair Unger thanked Audree and stated that the Commission really appreciate all the time, effort and energy she put in, even before the Commission was here, because Audree has been an incredible help with making sure that the Commission is where it needs to be, and we really appreciate it. The Commission gave Audree a unanimous thank you and round of applause. The Commission then welcomed Karen Osburn and asked Audree to stay in touch. The Chair asked Audree if she is going to be doing historic preservation there too, and Audree indicated yes, in a very historic town. The Chair then asked Audree to keep the Commission abreast of what she is doing there and of any new was she discovers that the Commission can do their job better.

**5. Discussion/possible direction regarding the draft Sedona Land Development Code, Article 8: Administration and Procedures, Section 8.7 Historic Preservation Procedures and Section 8.9 Review and Decision-Making Bodies, and Article 9: Rules of Construction and Definitions, Section 9.4 Historic Preservation Definitions**

Warren Campbell explained that we have undertaken a complete rewrite of the Land Development Code (LDC) which is a 600-plus page document and about 20-years-old. He then stated that as some of the background, the Commission was established in 1997 with the adoption of the Historic Preservation Ordinance and that included the adoption of Section 303 and Article 15, and when they were adopted, they were being adopted while there was an existing Code in place. The mindset was that we needed to create this new Historic Preservation Commission with rules, regulations, definitions and powers and duties, and it made sense to keep all of those elements together in Article 15 and Section 303 to minimize disruption to the entire Code. Twenty years later, this resulted in some inconsistencies in the Code, such as in the definitions. All of the definitions for the Historic Preservation Ordinance are included in Article 15 and it doesn't happen anywhere else in the Code. The definitions for the entire Code occur in Article 2 of the LDC. Again, there were some inconsistencies, but the goal of creating a Historic Preservation Commission was achieved.

Warren indicated that staff spent a number of years revising and adopting verbiage for those particular Articles, and in January of 2017, the City Council adopted all of those amendments, and they are in the current Code. In the fall of 2016, just before the final adoption by City Council, we contracted with Clarion Associates to partner with staff in performing a complete update of the Land Development Code, which regulates development and construction in town, and that process has been going on for about 1½ years. In May, we issued the consolidated draft that was done in three parts and made into one comprehensive document, which is online and is about 300-plus pages. We met the goal of the LDC process which was to improve user-friendliness, implement the Community Plan, address goals adopted in the Community Focus Area Plan, and reflect current best practices. The result is that to achieve those goals, there were several changes made in the draft Land Development Code, including a complete document reformatting, a removal of duplicated processes, a consolidation of Zoning Districts which was a relic from two counties, so today we have single-family in each county even though they are very similar, but we have figured out ways to propose melding those two Zoning Districts into one, so we have tried very hard to streamline and simplify the document. A lot of places in the Code that were duplications of the processes, so we've created some common areas where there were common reviews, public hearing procedures, and processes. As you might imagine many of the things whether it be for the Planning & Zoning Commission, Historic Preservation Commission or Board of Appeals, etc., are very similar in the way we notice and how we post the property, etc., so instead of having those in multiple locations, we created kind of a consolidated process and procedure area. We also removed quite a bit of administrative tasks, and we are creating an Administrative Manual.

Warren Campbell stated that all of these changes have resulted in a complete reorganization of the LDC. As an element of that, he was tasked with making sure that the hard work we did the last two years was maintained in this new Code, so he worked tirelessly to ensure that language was included in this document.

Warren indicated that he was going to try to show the Commission those sections, and it is not important to know those numbers, because his goal is to show you that he was tracking these sections to ensure they ended up in the Code. In many cases, the language hasn't changed, and in some cases for things that went to an Administrative Manual Handbook, there were some changes to make it flow better and not make it sound so ordinance-like, but more like a procedures handbook.

Warren explained that elements of Section 303, which are the Powers and Duties for HPC and Article 15 were reformatted and relocated into several new places. The first being Section 8.7 in the new Code is included as Attachment A in the document. In that Attachment, we included Sections 1507-1512, and those particular Sections include the historic landmark designation process, historic district designation process, Certificates of Appropriateness and No Effect section, maintenance and repair, economic hardship, and the architectural documentation prior to demolition of historic structures. All of those Sections are combined and reformatted in this largely with no textual changes. Section 8.9, Review and Decision-Making Bodies, is Attachment B that lays out your responsibilities and roles along with all of the other Boards and Commissions. In Section 303, your duties were listed as A-W, and you will see how those ended up in the Handbook. You are enumerated along with the other Boards and Commissions as review and decision-making bodies, giving you your authority, and it does have 8.9.B(2) that will reference the adoption of the Handbook, when we get to that point in the process. It will site the Handbook as being a part of your powers and duties.

Warren indicated that in summary, we created this Historic Preservation Commission Handbook and it contains a large part of what was previously in Section 303, specifically Section 303.01 where we enumerated all of the powers and duties of the Commission. Also, some elements of Article 15 belonged in the new Handbook, so Article 1501, 1502, 1504, 1505 and 1506 are in the Handbook.

Chair Unger asked about Section 1503, and Warren indicated that is definitions that will be in the new Article 9.4 shown in Attachment C. Warren explained that today, we are asking for feedback regarding the LDC amendments, specifically Article 8, Sections 8.7 and 8.9, and Article 9, specifically Section 9.4, and the draft Handbook.

Commissioner Segner asked if there were any significant changes that the Commission should be aware of and Warren stated no; the whole point of this presentation was to assure you of that very fact. He worked with fellow staff members to ensure that information was not lost that we spent 1½ years working on. With the exception of the Handbook which might have had some grammatical changes and a little more elaborate language added, the concepts, ideas and thoughts were maintained.

Chair Unger asked if their reference would still be Article 15, and Warren stated that in the future, we will be citing these Articles when we have an application or we are adopting a new landmark. The Chair then stated that we are going to have to readjust our thinking in these discussions. We will be citing largely Article 8, so the Commission is going to have to be aware and relook at all of that stuff and readjust our thinking, when we have those discussions if we have a Certificate of Appropriateness and think about how we will refer them; we won't be referring to Article 15. Commissioner Holmes added, different numbers but the same information. Warren agreed and indicated that staff will do its best in any memorandums to cite these new Sections. The Chair indicated it is just a matter of adjusting, because she is used to knowing exactly where she is going. Warren indicated that there will be adjustments, but he believes it is all in there and we will be able to find the Sections.

Chair Unger noted that staff is trying to make it easier for the general public to find it too instead of digging through all sorts of things. Warren stated absolutely, one of the primary goals of the whole effort was to make it more user-friendly. The Chair added that we should be able to find it easier too,

and Warren indicated that he hopes so. Obviously, it still remains a thick document with lots of text and written in a specific format for legal purposes, but staff will remain familiar with it and the Commissioners will get familiar with it as well.

Vice Chair Fiene stated kudos to the Planning Department, because he has seen a lot of the document, and it is so much easier for him to read, let alone the public. It is such an improvement, so you are to be congratulated for that. Warren explained that there has been a lot of effort by a lot of people who have been attempting to do that very thing. There will be pieces that are a little more confusing, but our goal was to reduce that confusion. Chair Unger noted that the Commission should be able to direct anybody more easily to where they can find the things. Sometimes we are asked where to find the historic landmarks, so we should be able to, but it is going to take a little adjustment. Basically, you are saying it went from 600 pages to 300 pages, so that is huge. Warren indicated that he was aware of some duplication, but once you delved into the document, you became aware of how many times things were repeated probably because amendments were brought forward in pieces. Now, we have a chance to rewrite the whole thing. CBU noted that in the future, if you have something that is disjointed and it is in two places, if you don't correct it in both places, then you have two things that people are battling with and you run into many problems, so having it all consistent makes sense. She again commented that for her it will be a little harder to adjust, but she will just have to look at them. It is good.

Commissioner Segner asked if the Commission needs to do anything, and Warren stated no, and for the sake of the record, we have been discussing agenda items 5 and 6. He then asked for any specific comments.

**6. Discussion/possible direction regarding the creation of an administrative manual that incorporates provisions of the current Sedona Land Development Code, Article 3 (Decision Making and Administrative Bodies) Section 303 (Historic Preservation Commission) and Article 15 (Historic Preservation Ordinance) and other related administrative items**

Chair Unger referenced agenda item 6 and indicated that she has not had a chance to look at the Administrative Manual. It was sent to her this morning, and she has been working all day. Warren indicated he would highlight that a little more; however, Audree Juhlin apologized on behalf of staff, for whatever reason the emails are not coming through, and you did not have advance notice to be able to come prepared with a review of the two documents. It is a lot of information with the new proposed 8.7, 8.9 and 9.4. You need time to review those; we want your comments and input on the documents. Cynthia put the new Manual together, and it is pretty impressive, but we still want your input and it is rather lengthy too, and while Warren is going to give you an update on how that Manual came together and what it is comprised of, we want you to have time, so we can schedule this again for the next meeting, so you will have time to go through and look it and provide feedback at that time. Then, we can make adjustments accordingly.

Chair Unger indicated that she would appreciate that. She is sure that it is well done, but it is a good idea, because it would be so easy for the Commission to say okay, and then suddenly, we are having to fight our way through it again. We really need to look through it, not just for mistakes, but for our own good, so when we approach anything we know what is in there. She would like for Warren to talk a little more about the Handbook, but she would like for the Commission to have a chance to go over it this month, and then come back. She worries that the Commission can sort of push it aside and not ever look at it, and this gives us a chance. There have been times when people haven't even looked at Article 15, so it is a good thing for the Commission to actually do that and make it a task that we all should do. Audree Juhlin asked the Commission to see if we missed anything or if there is something else that should be included. We want your ideas, because we want it to be dynamic and informative at the same time, so keep that in mind as well.

Warren stated that he is thankful Cynthia is on our team and has a graphic layer to her skill set, so don't be afraid to comment on pictures selected. We tried to make the Handbook a little more lively

than just black and white text, so Cynthia grabbed a few photos to try to get the flavor of what the Commission does.

Warren indicated that it gets into the purpose of the Commission, the program and program goals, and all of those duties that were in Section 303.01 are largely consolidated. They put a few together that were similar, but captured the essence of them, but you should find we kept the intent and ideas behind all of them. The Commission's duties are in there, and you can see pictures of Commissioners doing some of the work like at the Purtymun Cabin, and it talks about the record. There has been this discussion about the register, and we do have a register, but it is a document in a three-ring binder that is printed on pages that make it look like old scroll paper, and this will include that register. The register will be part of this document, and it will also be a good new Commissioner kind of document as well. It will include all of the current landmarks and a vicinity map showing where they are in town. We also went through the surveys and tried to synopsize the language to make it more like a book with pictures, including a story of each of the properties. He can send an email of where each Section landed, so if you want to break out a current copy, which is Attachment D, you too can go through that exercise of where each Section landed, and he would be happy to meet with anyone that needs help. Again, Cynthia had the great idea of including a reference section for the national, state and city websites for where to go to get started learning what you can do with your property, etc., as a resource.

Chair Unger asked if that Handbook would be available to the public, and Warren stated yes, it would be online. The Chair indicated that it would be such a benefit to the town. When they were at the Historic Preservation Conference, they talked about the cultural benefit of what we do, and if it is online that allows people to see it, and it will be a great way to present it. When she talked to people, she would have to dig through different things and put them together to show people. This will be all right there, and she won't have to have the spiral binder or figure out where her reference places are, It actually puts everything together in one spot and that's brilliant.

Commissioner Gehlbach asked how often it will be updated, and Warren Campbell stated as often as necessary, and Chair Unger noted that what is great about having it online is those changes can be done online, and even if we don't have it in the book, it will be there. Warren clarified that once staff has gotten the Commission's feedback, the Commission will formally adopt it and the Council will adopt it as well, so it would be an official document. When we want to amend it, we will go through that same process.

Chair Unger summarized that the Commission doesn't need to take action now, so we will do that in the next meeting on July 9<sup>th</sup>, when we come back with anything that needs to be changed. Warren added that the Commissioners can reach out to him with any questions.

## **9. Update/discussion on the Ranger Station Park Master Plan project**

Warren noted that this is a standing agenda item, and we discussed in March that the sewer and water had just been installed, and it is completed. Next, they will put in the electrical conduit, and lately, it looks like just piles of dirt, but the larger rocks will be hauled off in the near future, and a lot of that dirt will get pushed out across the site to begin the rough grading process to get it to the grades shown in the Master Plan and when that occurs, they will put the conduit in and bury the conduit, so that will give it a little more of a park-like appearance.

Warren stated that in the budget for the next fiscal year, the focus will be on transportation projects, so some of the work for the park will take a little hiatus, but hopefully in the next fiscal year, that will be . . . Commissioner Segner asked if anyone at the Council level is championing this, and Warren stated yes, there was a CIP item in the budget for it. They had some of the documentation on what it will cost to do certain work, and they were aware of how staff thought it should be phased, so it is in the pipeline with everything else that needs to get done. Commissioner Segner stated that he just doesn't want it to get dusty. When they are shelling out money, if we aren't there asking. . .

Vice Chair Fiene stated that we don't want to see it run over by Sedona in Motion. Warren indicated that in March, we announced that he and Brynn did a Certificate of No Effect there for repointing the grout work in the foundation, and that should be going on, and to reconstruct the front deck as shown in the photograph by replacing the rotten woodwork, and that work will be done before the end of this fiscal year. We found some money in the budget and by being ready with projects to go, we were able to get that done.

Chair Unger stated that after being at the Historic Preservation Conference, there are grants for some of these things. Is the City still looking into any of those or should another group be formed to think about how we might do that? There is a CLG grant and the state just sent out an application, so she would like to see if we can't find some money elsewhere, but she doesn't know if that is possible.

Warren said he did read the email from Eric Vondy, and that grant cannot be used for brick and mortar projects, so he read what we could do. If anything, we are at the point, we would like to do that. We've gotten the studies from Otwell that say in what order things should be done and how much each thing will cost. We are at the point that we just need the money. Chair Unger agreed that it would have to be a grant other than the CLG grant, but maybe we need to talk about this separately. The CLG grant could go toward looking for other grants, and if that is the case, we could hire someone to research grants that will do brick and mortar. She is just throwing some things out. . . Warren interjected that last time, we left it that if you become aware of something, we will look into them. There is a process to go to Council and see if they want us to apply for the grant because of the matching funds. Obviously, we wouldn't apply for it without a commitment.

Vice Chair Fiene stated last year at the conference, there was a talk about gathering money from various places, which is why the Painted Desert Visitors' Center is there. They were able to get additional funds from outside sources. He has that list someplace, but there are a number of financial resources listed that they used. Warren recalled that in the past Allyson put us onto a couple of leads, but those were not quite what would work for these projects.

Chair Unger stated that she may be able to talk with Eric Vondy about whether that CLG grant would pay for somebody that writes grants, because that is not brick and mortar. She is not sure about the restrictions, but she knows CLG will not do brick and mortar although they really want to, and Eric Vondy stopped her and personally asked if there was something they can do for Sedona, and she said we would have to look at it, because we really need brick and mortar stuff.

Commissioner Segner indicated that it appears that we aren't doing our job if we aren't looking for grants every year or using some money to look for grants. There are thousands of grants out there, and we could stumble onto something that is over the top. Maybe we need a process, whether we pay a firm or pay somebody to do a cursory review of grants every year. You don't have time and we aren't doing it, so we all sit here and nothing gets done. Nothing will happen until we make it a priority. Warren suggested leaving it with please feel free to look at it. Karen is here today as well, and she is hearing this, so we will pow wow about. . . Chair Unger interjected that she just wanted to make sure that if she approaches Eric, the City is behind her. She doesn't want to do it just blue sky. She would want to know you are comfortable with whatever she does.

Karen Osburn explained that right now funding is not the biggest obstacle; it is prioritization and transportation projects, so a lot of parks-related projects and other CIP projects did get bumped, so Engineering could focus on the implementation of the traffic mitigations projects. Right now, even if we had all the funding in the world to move forward with some of these things, we don't have the staff capacity from our Project Engineers to manage the construction design and construction of that entire process. While it is never a bad idea to identify possible funding sources for the future, we couldn't do it right now anyway.

Vice Chair Fiene asked if we had the funding source, would it be possible to include an allowance for a consultant who could bring the process along, and Karen explained that there is some of that, but there are definitely pieces even an outside consultant who does Project Management and

Engineering work would not be able to do -- the internal processes, etc., but yes, that would help, because we are even looking at how much outside project management could be integrated into some of the traffic projects as well, so if you had a Project Engineer who wasn't necessarily doing all of the direct project management, but was providing oversight and running it through our internal processes would have more potential.

Vice Chair Fiene stated that they were surprised at the conference. Sue Black from the state gave an address. We were talking about the House of Apache Fire, and she insisted that the state was going to have a roof on that thing this year. Of course, that remains to be seen, but she gave the impression that she had money to throw around, so he was wondering if there is more money out there than we think.

Chair Unger pointed out that the Commission also has to understand that if we are going to be looking at this, the City still has responsibility to manage it, so if there is a possibility, that is why we would have to coordinate and talk with the City about whether in some grant we could hire an Engineer to be responsible for it and be part of the City's staffing, but that is a layer that will take a lot of thinking, because we want to be sure that whatever is happening is within the cogs of the City. Karen Osburn stated that seeking outside funding sources is not something that is typically immediate. It does take some time, and if we were able to incorporate that into our planning, it is a matter of public prioritization too, so projects that have a lot of public support and leveraged dollars tend to get a little further up in the schedule.

Chair Unger noted that the Commission needs to make people aware of what we are doing. It is not just for the City to make the public aware, we need to and that is why we are talking about programs to recognize buildings that haven't been recognized before. For us to make it a priority for the City to think about these projects, we are going to have to be out there doing things. Karen Osburn stated that she wouldn't want to thwart efforts to find external funding; she just wanted to offer that.

Warren indicated that the last thing he wanted to say on the Ranger Station Park Master Plan is that in March when we discussed the Certificate of No Effect on the reconstruction of the deck, we left the deck surface off, because we couldn't find any photos, but Cynthia found a picture of the deck surface. There is a picture of a child in a highchair and you see the flooring in the background, so now we know what the flooring looked like in black and white. It looks like that tongue and groove decking and was probably painted white, so we have some indication of what that surface was, and the orientation ran from the front door to the outside, so we have to talk with the contractor about how to run the rafters or stringers underneath. Chair Unger stated that you will need a lot more stringers; however, Warren indicated that he suspects that there may have been some dimensional lumber underneath it to create a subfloor.

#### **10. Discussion regarding the identification of possible future Landmark property(s)**

Regarding the Babbitt property, Commissioner Gehlbach indicated that Chair Unger should talk with the mother; she seemed to be excited about it, and just the two of you, because the rest of the family doesn't seem to be involved with that. Chair Unger indicated that the Babbitt property is where Poco Diablo is; you take the next exit and it is right on the river. There is a stone pumphouse below the building, and the building has had a couple of modifications, but it has been in this state for about 50 years. Commissioner Segner asked if it is Bruce Babbitt's old house, and the Chair stated yes. Commissioner Segner indicated that he can ask him, because he is doing a plaque on him. Chair Unger indicated that this is a different branch of the family, and Commissioner Gehlbach stated it would be his niece; Bruce was the Senator's family. Commissioner Segner stated that the one he knows was the Governor; however, Chair Unger stated that the Governor was Bruce Babbitt and the Senator was his uncle, but it is a nice property to have as a landmark property, not only for the property itself, but the people and history it represents in the whole area. Commissioner Gehlbach added that they have a lot of old photos.



Warren Campbell asked if Commissioner Gehlbach had contact information, and the Commissioner indicated he would make sure the Chair has it. Cynthia pointed out that there are two Babbitt properties on Oak Creek Cliffs Drive and asked if the Chair knew the address. One is the James Babbitt House and the other is John George Babbitt. Chair Unger stated that one has a wheel in front. Cynthia explained that she mentioned that to ensure you know that Nancy Burgess surveyed those houses in 2014. Chair Unger indicated that she didn't know Nancy had done those two, so we will look at those. Warren indicated that Commissioner Gehlbach is saying that it is at 270 Oak Creek Cliffs Drive, and Cynthia stated that Nancy thought both of them were eligible for landmarking.

**2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF (continued)**

Commissioner Holmes announced that she learned that Crescent Moon has been landmarked.

**11. FUTURE MEETING DATES AND AGENDA ITEMS**

**a. Monday, July 9, 2018; 4:00 pm**

Chair Unger indicated that on July 9<sup>th</sup>, the Commission will go back over the Land Development Code changes, and those who attended the Historic Preservation Conference should share the ideas. There were some very interesting things that the rest of the Commission would be interested in knowing. We should also include the Route 66 Historic Trails; the National Historic Trust is trying to get everyone involved. Vice Chair Fiene stated that they got a bi-partisan bill in the House passed. The Chair stated that we will also agendize the U.S.F.S. buildings and the recognition awards.

**12. EXECUTIVE SESSION**

**If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:**

- a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).**
- b. Return to open session. Discussion/possible action on executive session items.**

*No Executive Session was held.*

**13. ADJOURNMENT**

***Motion: Commissioner Gehlbach moved to close the meeting at 5:05 p.m. Commissioner Pfaff seconded the motion. VOTE: Motion carried seven (7) for and zero (0) opposed.***

Chair Unger called for adjournment at 5:05 p.m.

*I certify that the above is a true and correct summary of the meeting of the Historic Preservation Commission held on June 11, 2018.*

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Donna A. S. Puckett, *Administrative Assistant*

\_\_\_\_\_  
Date