

Summary Minutes
City of Sedona
Historic Preservation Commission Meeting
Vultee Conference Room, 102 Roadrunner Drive, Building 106, Sedona, Arizona
Monday, February 11, 2019 – 4:00 p.m.

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

Chair Unger called the meeting to order at 4:00 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 – arrived at 4:01 p.m., Kurt Gehlbach, Allyson Holmes and Derek Pfaff. Commissioner Steve Segner was unexcused.

Staff Members Present: Warren Campbell and Donna Puckett

Council Member(s) Present: Councilor Jablow

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

Donna Puckett announced that the Commissioners interested in attending the 2019 Historic Preservation Conference in June should have received an email with your confirmation, and you were registered today.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. January 14, 2019 (R)

Chair Unger requested a motion to approve the minutes of January 14th.

MOTION: *Commissioner Pfaff moved to approve the minutes of January 14, 2019. Commissioner Holmes seconded the motion. VOTE: Motion carried six (6) for and zero (0) opposed. Commissioner Segner was unexcused.*

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.

5. Discussion regarding the planning for the celebration of National Historic Preservation Month in May

Chair Unger indicated that she talked with Mr. Vince Fazio who is with the Sedona Arts Center, because we were considering having something there and talking about our new Historic Recognition Awards. He is very much in favor, but he has to bring it in front of his board; however, he indicated they would be happy to do something like that. He asked if it could be the first Friday, but then said he didn't want to do it on First Friday, and she didn't think we would want to intertwine two things like that. It would get too insane, plus the next day is Cinco de Mayo weekend. We don't want to try to do something then either. He did say that Fridays are great, and she told him that we would send a couple of people over to discuss it with him and get an idea of what we are doing. She also explained a little about the recognition award, and he was very excited about that, so that has been started.

The Chair then asked if Warren had gone any further with anything about that, and he stated no, he had just checked our budget, and we do have \$500.00 budgeted for the May event and \$200 for noticing the event, so a total of \$700.00 to advertise and hold the event, so whatever group works with him on a date and time, that will be in the budget.

Chair Unger indicated that she did mention that we would be doing that, and she also told him that it won't be something with a lot of speeches. We will talk about what we are doing, but it is more a community event to get people interested in the fact that we do historic preservation, and that we have done it every year. The add-on to what we are going to be talking about, that we might not have talked about in others, is the program that we are thinking about doing.

Warren stated that it kind of plays into this one, but it also has a little to do with agenda item 8, because not only do we have to pick a date, and he doubts that we could have a plaque made by then, but we at least need to get a plaque with something written up and determine how we want that plaque to look and what it should contain, so we need someone to start brainstorming on that.

Chair Unger indicated that she has done a little research and has something that she will send to Warren. When she talked with Mr. Fazio, she also told him that we won't have time to have a plaque done by then and that is probably going to have to go into our budget next year, but she told him we would probably have an idea of what it would look like. He was very excited, and she told him that we were thinking of putting an old photograph and a description, and he thought that was a great idea and would be something they would also be very interested in. Those are things we had already discussed, so she didn't feel that was something she couldn't discuss with him. She should probably be involved, because she started this, so she will be involved in whatever way you want to do it.

Commissioner Gehlbach asked where this celebration is going to be held, and Chair Unger stated at the Sedona Art Center, Vince Fazio is the Director of the Sedona Art Center, the Art Barn, so it would be at the Art Barn. Commissioner Gehlbach indicated that when Warren was segueing into number 8, he was also thinking of number 6, because wouldn't that be a good location to fundraise? Warren indicated that he will talk about fundraising in a minute.

The Chair agreed that we would be discussing that, but she didn't know if we want to segue into number 8. Donna Puckett indicated that, before leaving this item, the Chair mentioned something about the budget for next year, and if there are special items you need to have included, we need to know now. Chair Unger indicated that she was thinking of the plaque for next year, but she thinks that had already been discussed as part of what we would be spending next year. Warren explained that we would have until the end of June to get that plaque made, so he is hoping to get it done by then, so we can use this year's money for that plaque. The Chair then asked if the \$500.00 doesn't include the money for the plaque, and Warren indicated that there is \$400.00 budgeted for the plaque. The Chair explained that she thought there was only money for the party, so if there is money for the plaque, it would be good to get that figured out. Warren stressed that we should push to have it made before the end of June, so it comes out of this year's budget.

Commissioner Gehlbach stated that he was thinking of the budget and looking at some of the things we wanted to achieve. The next one in number 6 would be supporting the Ranger Station with a fundraiser. It sounds like we have no budget for that. The Chair stated that Warren has some things that he wants to talk about on that. She then asked if we should segue into agenda item 8, and Warren indicated that we can get there when we get there.

Warren then noted that May will be here before we believe it, so he suggested that a smaller group start working with SAC and work out the details and dates. He hasn't been to the back patio in a while, so he doesn't know if they already have chairs and tables or if we will have to rent something. All those little details have to be figured out. The Chair noted that he is talking about probably giving us one of the rooms, so we would have an indoor room as well as an outdoor space, and she will see him tomorrow about something else, so she can ask for more information.

6. Discussion regarding the Commission's ability to fundraise to support the Ranger Station restoration

Warren Campbell reported that in speaking with the City Attorney, there would be some concern with a government-appointed body asking directly for funds for a project that could be funded through other funding mechanisms, but it could be done through another group that might already be a 501(c)3 like the Historic Society. The really good news is there is money to fund the Ranger Station specifically in some of the City's accounts. Last year, we put forward a CIP proposal to begin working on the historic structures, and largely as a result of the staffing issues that did not move forward, because of the Sedona in Motion projects with the ballot initiatives for budgeting and the traffic stuff that was coming online with the taxes passed for funding that, so there was more focus on those types of projects. Staff has put in for \$250,000 in the proposed CIP budget for the next fiscal year, starting in July of 2019, and then in the following year to do the interiors and exteriors of those buildings over the next two years. We think we have the staffing to manage those projects, and if you think that is a good idea, you can help with that by reaching out to any Council Members you know, and we have a Council Member here today. You also can always offer to take them on the site and show them the place. The money is there; we do have the money, so that is hurdle number one, and we have put in the budget a request for \$250,000 in July.

Chair Unger asked if there is anything the Commissioners can do to help staff make that happen, and Warren indicated not on the front-end, but there is always your role, because if we do get moving on it, we will have to provide information on exactly what we are going to do in scope, so like he and Brynn meet at sites quite a bit to discuss ideas that people want to do and how to do them, and there would be that role in terms of helping staff. For instance, one of the Rangers who came to the 100th anniversary said that they have a lot of that siding at the Beaver Creek Station, and he has called, but he never hears back. If we go gangbusters on this, we may need help to drive there and knock on some doors to ask about the siding that matches. The Chair indicated that they would be happy to do things like that, and Warren then added that if someone is a specialist in certain types of foundations, we might ask for some help.

Commissioner Gehlbach asked if Warren reached out to the person that told him that he had the siding, and Warren stated that he has made phone calls to the District, but gets no phone call back. Commissioner Gehlbach stated that if Warren provides his number, he will also call him, because we had that discussion with him, and he said it was available. Chair Unger added that we do want to help and advance that in any way we can.

Commissioner Curry asked, if it gets funded, when we would see some action, and Warren indicated that based on his knowledge of how long it takes to get bids, etc., he would guess maybe next spring before something is rolling. It takes a little longer than you would like, but maybe it would be as early as the fall. The Commissioner then asked if the park is moving ahead around the Ranger Station, and Warren stated that he didn't remember what was proposed this next fiscal year for the actual park, but his understanding is that if there is stuff, it is mainly rough grading at this point. They did all of the infrastructure last year, like the sewer, the power, etc., but he is not aware of what is coming up for the actual park in the next budget year, if anything.

Chair Unger noted that there is a lot of work that needs to be done on the buildings to save them, and Commissioner Holmes asked who the Project Manager would be for this, Cynthia or the Engineering Department, who manages the whole project? Warren stated that it would be a partnership, the Engineering Department would manage the contract and get the bids, but he and Cynthia would be really involved, like we are when we do the small projects. They know who to call and get bids from, and we go out and meet them to make sure they know what they are getting ready to do, but they have more expertise in managing the contract, etc.

Commissioner Holmes stated that she is worried that it is being used as a parking lot, because it will be considered a parking lot and depended upon as a parking lot. She said this to Warren, so it is no shock to him, but she wanted to officially announce that she worries about that. Warren

acknowledged that he has talked to Commissioner Holmes about this and understands her concern. You have seen it in other communities that when you use something long enough temporarily, pretty soon temporary becomes the norm, and we had that conversation when it started. It is fine from time to time, when it is used for overflow parking at the Tlaquepaque events, and so far, he hasn't seen an abuse of it, but it is noted.

Chair Unger added that there is a concern that if the school district decides to use their property for something else, it could create more use, because there is not a lot of parking there. Oftentimes, when she goes to things there, she can't park in that parking lot, so you are right to note it.

7. Discussion regarding the involvement of the Commission in the Uptown Community Focus Area project.

Warren stated that the City has Community Focus Areas (CFAs) and explained that we have the Community Plan which speaks to the whole community, but then we identified a number of pocket areas where we wanted to more defined and detailed plans for the future, and in one of those areas that we have begun, it became clear that there are a number of historic aspects that could come into play, because this CFA will potentially go from Lomacasi to the Ranger Station. In the Community Plan that is identified as three separate CFAs, but we see them as being quite intertwined, so we are trying to take those as one while probably talking about them in separate pockets based on the interested groups, but by rolling them into one CFA, we will be able to speak more directly to their interdependency. A lot of things like the walking tour, the historic resource recognition, and Commissioner Segner's efforts on the walkway from Tlaquepaque up is not that far in distance, although there is quite a bit of elevation change, and the heat in certain times of the year can make it not a distance you want to travel, but this CFA will try to come up with ideas on how to strengthen the connections from multi-modal ideas, such as walking, a circulator bus, etc. There will be a great opportunity for the Commission to become involved in developing better mapping and marking for projects that have a historic nature, and he has some good news on agenda item 10 as well.

Vice Chair Fiene asked if any of the Sedona In Motion work plays into this as well, and Warren indicated yes, and SIM is a little bit ahead of us, but yes, we have been involved in those and trying to comment. We don't want something that would preclude something else if we can foresee it. The Commissioner stated that he thought of the underpass through the bridge and how that might affect what we are doing.

Warren explained that if you are not a big thinker, it may not be the type of thing for you to volunteer to be part of, because it will be a lot of broad concepts, but he knows if you don't raise your hand that doesn't mean you are not interested. If you are really interested, we will add you to an email group, especially if you live in that area and have a broader interest than just historic preservation, you might have thoughts or concepts on traffic at certain intersections, and you might use your time really wisely and speak not only as a Commissioner, but also as a citizen. Let him know if you are really interested, and he will make sure you get on an email list. He will probably try to do updates here to the best of his ability. It is going to be big in scope, so it will be hard to summarize things.

Chair Unger asked if it would include all the way to Tlaquepaque and beyond, and Warren stated that the boundaries aren't black and white yet; we are probably going to be discussing them. There are convincing arguments to go all the way down to capture Hillside, and then there are times we say stop at the roundabout at Tlaquepaque. It really could go either way.

Commissioner Fiene noted that the Commission mentioned at the last meeting going as far up as possibly the Jordan Ranch, and Warren agreed there have been talks about how far up Jordan it goes, but it depends on the concepts that we are trying to invoke. As you can imagine, it is at least probably going to go up to the intersection where the City's parking lot is and where the Chamber had that parcel, but will it go another two blocks – maybe. If it is not exactly in the border, it would probably be discussed as a destination, so it would probably be highlighted. Warren then asked if

there is someone who is extra interested in it, and Chair Unger and Commissioner Gehlbach stated that they were interested.

Commissioner Gehlbach asked if all of the Commissioners see the bigger picture, and Commissioner Curry stated that he is not clear on what the Focus Area project is. Chair Unger indicated that she thinks the Commissioner is asking how this works into the Land Development Code. She is sort of familiar with them, because you have talked about some of the others that have been sort of borderline to what we would be looking into; however, Commissioner Fiene stated that they were more micro.

Warren explained that this is a CFA as well, but it is a big one and we will get into more specifics than the Community Plan. We will be talking about concepts potentially as earthshattering as how tall buildings should be in Uptown when they redevelop, or should certain roads become one-way or should certain roads only be for pedestrian and local traffic. We just released an RFP request for helping the City identify what a broader parking network should look like with parking structures.

Commissioner Fiene noted that there is a segue into the Sedona in Motion; it all seems to run together, so you really need a macro focus, because it is dynamic. Commissioner Curry stated that was good; he got it, and Warren suggested that the Commissioner could attend one or two meetings and if he doesn't see the value of it, he could bow out, but he might have a unique perspective in that he lives there and travels through that area. There might be conversations where you would say you always see this happen and that would be a conflict or ask how would that be addressed.

Donna Puckett asked who was expressing interest, and Warren stated that Commissioner Gehlbach, Chair Unger and Commissioner Curry. Commissioner Fiene stated that he was interested as well; however, the Chair noted that there could not be a quorum, and the Chair stated that she could be sent the information; she would just like to be aware of it. She doesn't necessarily have to be there, but if you are going to be sending something out indicating what is going on, she would like to be aware of it. Warren added that there will be times when we bring in focus groups, like a couple of business owners in Uptown, and he can schedule Cynthia to be here, so everyone can participate and download everything you know about Uptown that you think we should know or help us understand the broader goal of the resource recognition and walking tour programs. He will do his best to keep you informed, but if you feel you are not, just let him know.

Chair Unger stated that oftentimes this is something that we are going to be there, but not necessarily for historic preservation, and the only thing that would be of concern would be if we brought that up in a particular meeting when we are all there, is that not correct? Warren indicated that there probably will be a couple of different types of gatherings – much larger open house types of meetings where we generally know multiple Council members may attend, so we try to be cognizant of those times when we are going to have quorums. Chair Unger noted that Commissioners could be there even if they didn't have a particular interest in something, and Warren again stated that staff tries to plan for it. Donna Puckett stated that anytime we know a quorum is going to be in attendance, we put a disclaimer on the notice, and Councilor Jablow added that the City Attorney has said even with Council that if we are at an event, we just all should keep separate, and that is really, really important so if the perception is there, people can't say they saw three or four Councilors or Commissioners setting together. Just separate and don't communicate at all; it is really important in this City.

Chair Unger stated that the reality is that there are circumstances when the same thing could be true even if it is not this one, and that is something Commissioners should be aware of and think about. Commissioner Fiene asked if there have been any changes to the Arizona Revised Statutes on those meeting rules, and Councilor Jablow stated that he was not aware of any. Donna Puckett added not in recent years, but the latest changes made them more strict where even your committees have to have minutes if they are appointed by the Commission or Chair. Commissioner Fiene then referenced the Commissioner training in June, and Donna Puckett stated there would be a public notice, and Warren added that it notices where you will be and that a quorum will be there.

Commissioner Gehlbach stated that he liked the idea, and one of the reasons he wanted to talk more about the rotation of the flow of pedestrians with respect to the historic preservation walk was what the plan was for the future. He is going to assume that with all of the parking and planning for the future, you would like for pedestrians to be able to fall into that map anywhere, and Warren stated yes, no matter where you land when you arrive in Sedona, we want to make it easy for you to find places you are looking for, and there are interesting ways like the plaques along Jordan Road or little signs, and at some point you would be able to download the walking brochure or whatever it is.

8. Discussion regarding the identification of possible future Historic Resource Recognition Award property(s)

Chair Unger referenced the plaque and stated that the one that looks least expensive is similar to the ones that Commissioner Segner has done on the walking tour, but on a smaller scale. Those people seem to have a range of those, and if we get a fairly compact one -- she doesn't think anybody wants a huge one. We want something fairly reasonable, and Vince Fazio stated that it would be great if there was a photograph with what the barn did or what it looked like initially, so those are the things we need to do. In terms of wording, she doesn't know if we should hire someone or ask Janeen to come up with that. Those are the things we have to think about, but she doesn't know that it needs to be put in front of the whole Commission. Warren stated that is absolutely something that can be going on between meeting dates, with someone preparing a draft of the language and layout. Then we can critique that layout here. Once we pick a layout, we want to stick with something and standardize it. Chair Unger agreed, because you want people to identify that as something we are doing. One of the things that can happen is if everything looks different, nobody realizes that is part of this pattern we are asking to build, so having a standard shape, maybe not the same color, but something standardized about it, so you identify it immediately as being one in this flow of things.

Warren noted that we are looking for someone who has a graphic kind of mind, and Chair Unger stated that she can do that. Warren added that at the last meeting, we agreed that the Sedona Arts Center was going to be the first one, so that hurdle has been crossed. We just need to work on the layout and specifically the text and photo for that plaque. For the actual event, we can print something and put it on some foam core and maybe do that bigger.

Chair Unger stated that she won't do the writing, because she is terrible at spelling, so somebody else will have to do that, but she can help with the layout, and she will send the information for the people she has been communicating with.

Commissioner Gehlbach asked if there is anyone at the Sedona Arts Center that would want to get involved in creating a layout, and Chair Unger stated that we could ask, but there is a big difference between somebody doing a creative painting versus a commercial thing.

Warren indicated that he would like to address agenda item 10 as well.

10. Discussion regarding an update of the Self-Guided Walking Tour of Historic Uptown Sedona pamphlet, with 8. Discussion regarding the identification of possible future Historic Resource Recognition Award property(s) (continued).

Chair Unger distributed a copy of the brochure that has been handed out forever, so Commissioners could see what it was, and she indicated that the Commission simplified it from that at one point and did a three-fold, because this is a four-fold thing.

Warren indicated that he talked with Cynthia, and he had a great idea. He reached out to Jennifer Wesselhoff who is always interested in knowing how they can be helpful, because they have some budgets we don't have access to, and she said that as long as we get the text and imagery pulled together, they have design people who can help with the layout, and Cynthia was excited to hear that, for some of the other projects, she wouldn't have to figure out who, and then they will print however many copies we want, so they are on board to do the design layout work and printing of

multiple thousands of them. His thought this morning was wondering if they had someone that could help with the plaque layout too. The Chair stated that she could send them the information that they are going to need in order to do it, because there are all sorts of hoops you have to jump through with some organizations that do those plaques. Just as a note in terms of the handout, there are some things you could keep on that, but she doesn't know that we need that many. It was all written by Janeen (Trevillyan), and we should be able to find all of the photographs at the Historical Society, but one of the things we are going to have to decide is whether we want a three-fold or four-fold brochure. The four-fold is a lot more expensive, and that is why at one point we made it a three-fold.

Warren asked if anyone is super interested in this and wants to work on a staff working group to figure it out. Once we get the text and imagery done, we will run with it. Chair Unger suggested contacting Janeen, as she might be really interested in helping with it; this was her baby a long, long time ago; however, Warren again asked if any Commissioner had an interest. Commissioner Gehlbach indicated that he might be and asked who he would be working with. Warren indicated probably Cynthia and him, and the Commissioner then stated that he is open to it.

Commissioner Gehlbach then asked if we have a historic preservation logo. If people are walking around, especially for those who are much older, we might also want something to match it up to a plaque. Chair Unger indicated that we could use the City logo, because that reads immediately. She doesn't know that the Commission has a logo, but the City's logo is historically driven, so that could be part of that, and we do need to do that, but she doesn't know that we need anything beyond that.

Warren stated that when we did the banner for the main event, we attempted to have some conceptual logos drawn up, but it is harder than you think to really brand yourself. Commissioner Fiene added that it was even harder to attach to the awning. Warren explained that we were trying to think of a distinguishing logo, but at the end of the day, we went with the Sedona logo. That is something we can talk with Jennifer's team about, there are people who do that marketing stuff and they know if it is better to stick with the City's logo, so people know we are affiliated with the City, but maybe it is the City's logo with just a tagline underneath. Chair Unger suggested just taking the center of the City's logo out and using that too; it would be very simple. Her concern would be that the Commission doesn't want to divorce itself from the City, because we have the Historical Society and we don't want to divorce ourselves from the City, so we look like another entity.

Commissioner Curry stated that the handout has to become a phone-friendly website, given the nature of the demography that visits and people's familiarity with that. It probably needs to be a map-driven concept, so they can go on their phone and see where they are; he is sure that is a money issue though in terms hiring someone who can pull that off. Warren Campbell indicated if we enter into the design and layout with that as a goal, it might not happen initially, but. . . The Commissioner repeated that it is a demography issue with the use of these things, because the older you are, the less likely you are to find that of interest, but the younger you are, that is the only way you go about dealing with spaces. Warren agreed and referenced the plaques indicating that OCR codes are passé, but is there something that on a little sign you do this, and it will tell you more, etc.

Chair Unger indicated that at the HP Conference, they talked about that, and you just scan a thing on the bottom and it gives you more information, and a map will pop up and show you where you are on that map. When talking with Vince Fazio at SAC, he was asking if there is a way we could do that and saying that the Chamber of Commerce may be very interested in that, so that is one thing we do need to be considering. Commissioner Gehlbach stated that he promoted that to the Chamber last year by his website which is SedonaTouristCenter.com and to do a webpage GPS system. It would cut cost on all of our EMS services, etc., but they could also know where they are in Uptown, and they could tap into the whole tour and know right where they are and every location. Chair Unger indicated that it was fascinating when the young couple discussed that at the Historic Preservation Conference, but instead of putting it on the shoulders of the City, this is really the Chamber of Commerce's bailiwick. Warren Campbell indicated that they know how to build the platform, as long as we tell them that we would ultimately like to be somewhere in that digital platform. Commissioner Gehlbach agreed and added that we just need to offer some camera system, so they can tune in.

Vice Chair Fiene indicated that they used those codes in Alaska last summer, and you enter it in your phone and the audio recording tells you exactly what is there and why. Chair Unger indicated that older people are starting to use it too; they are realizing the potential it has for them. Commissioner Pfaff asked if the codes are at the locations or on the map, and Chair Unger explained that the code goes on the plaque. It was in the very bottom corner of the plaque, and it doesn't take up a lot of room, and you can have the audio and visual, etc. Commissioner Pfaff asked if that is going to be obsolete in five years, and the Chair stated that it probably will, but you can put something else over it. The Commissioner stated that you could put them in a map, then you just have to print a new map when new technology comes along; however, Chair Unger stated that sometimes people may not have the map. Commissioner Curry pointed out that if it is GPS-driven, you don't need the scan. You just show up and a little balloon pops up in your phone on the map and tells you where you are, and it does fit the Chamber of Commerce's mission, because it is a good thing to get people to know the businesses around the area.

Commissioner Gehlbach noted that you can plug it into the audio system in your car too, and the Chair stated that she has done that in England. Warren stated that we are open to redoing the map and think about those future things. Chair Unger interrupted to say the first thing is the map and what you want on the map, because this is a very complicated map.

Warren stated that he will reach out to Janeen, but he doesn't know what should be removed from the map or stay on it. We want to give it new life, clarity and new resolution; what is being handed out in Uptown is an embarrassment, because it a photocopy of a photocopy of the 10th photocopy. He doesn't know where Chair Unger got such a clean copy, and the Chair explained that she put it on photoshop and pulled it all back up where it needed to be, because that was the only way you could really see it. Janeen made it a little bit more complicated, but she doesn't know we want every little thing on it, because people get bored. We want the important things that are really going to drive somebody to something. Some people love all of the little details, but most people only have so much time and don't want all of the little details; they want to be driven to the specific things, but it is fascinating stuff, and she did a great job with it.

Warren indicated that maybe Cheers doesn't need to be on there. He knows it used to be the bank and Elvis shot a movie in front of it, but maybe that doesn't need to be in the pamphlet. Chair Unger pointed out that if we do the little balloon popping up, you don't want them popping up every two seconds, because then you will end up shutting it down; it would just be too much.

Warren asked if anyone is interested in those kinds of conversations, and Commissioner Gehlbach stated that we would be working with the Chamber, and he would like to work with the Chamber. Commissioner Curry stated that he didn't know how successful this would be in the analog form like this. This is kind of the past, but the digital thing is complicated and requires money and time while this is easier to do. Warren indicated that the hope is that with the Chamber, it would not be complicated, and they know the people. Now, these are great, but it is overwhelming to him; he wouldn't know where to begin.

Chair Unger stated that the beginning is really putting this together. Then, that becomes the basis to do the digital part. Warren interjected that what they are really wanting to know is what we want, so they can put it into their budget for next year, so it would start in July, but these initial meetings would be what we think we want and would you be able to fund it. If so, we would provide the guts of it. The Chair then stated that as this team comes up with what we want to recognize that will make it possible for them to do the rest.

Commissioner Gehlbach stated that he would like all of the above – the brochure and the . . . Warren interjected that the first meeting will be Michele (Conway) at the Chamber who has been assigned to help us with this, and we start by saying this is what we want, and then she can say they are only prepared to help with this during this year and set it up to do that piece next year. They may know what the new technology is, but you are right, even though they are on the sign, you just cover them up later. Chair Unger stated that it is up to the Commission to determine what places we want

included; that is our role. Warren agreed and indicated that he wanted it to be a group decision. Chair Unger added that in England, if you drive past it, it pops up with something, and you don't want six popping up, because then you won't look at anything.

Commissioner Curry pointed out that the digital part of this is totally dynamic, so you can change it on the fly, so as you learn things and we understand where people go and don't go, we could make adjustments, whereas, the analog version is there. Warren asked if Commissioner Curry would like to assist in some of the initial conversations, and the Commissioner stated sure. Warren stated that he would invite him. Commissioner Curry explained that both of his children are interface designers, Software Engineers, and do this all the time, but they are not available. Warren indicated that while having his taxes done, they asked him a question and he didn't know, but he logged into the Assessor's website on his phone.

Commissioner Curry indicated that we need some public communication or signage around some of the areas in Sedona that tourists will see, then they just logon to the website with their phone and go on the tour. The Chair added that it also should go on the City's website, because a lot of people are driven to that.

Commissioner Gehlbach indicated that another question for the Chamber could be if they could create a website for it. Warren explained that we would have to be careful that we don't divorce ourselves too much. HPC has a webpage, and if there is something the Commission feels we need to put on that page. . . Commissioner Curry stated that the app would be a website; it would just be friendly to iPhones, android phones and tablets, but it would be a website and could come from the City's root. It could be an adjunct part of the website, and that is why it would be dynamic, because you would be able to change it all the time. If you ask somebody to download an app, they would have to do the additional step of actually downloading the app and getting rid of it later, because they are only in Sedona for a week or something, but with a website, they don't have to download anything, they just have to go there.

9. Discussion regarding the identification of possible future Landmark property(s)

Commissioner Gehlbach indicated that the people he is talking to are not coming back yet because of allergies, but to be able to send them something with a description, criteria, etc. of what the recognition is all about, so they can read it and know something about it would help. Chair Unger stated that she sent that; there was a brochure on that too. She tried to upgrade it but had more difficulty with that. It is a tri-fold brochure that talks about what landmarking is, what happens when it is landmarked, but some of that probably has to be changed. She will send that to Warren again, then he can send it to everybody to review, because we haven't asked anyone to landmark for quite a while. We slowed that down to more than a crawl, but we used to hand it out all the time, although it probably needs a little wording change.

Commissioner Curry indicated that regarding the Van Deren property, he talked to Walter Van Deren, who is the son of Earl Van Deren. Walter was very sharp and maybe in his 80s, but he has a great memory. The property where the barn is located was the original Van Deren ranch, so the area facing northwest into the mountainous area was the Van Deren ranch, and the house that was substantially renovated over the years is the original Van Deren ranch house. Walter lived there as a child and went to school in Flagstaff up the dirt road. Before they had that house, they lived closer to SR 89A and Jordan, and they moved there after their father built the house. The barn had preceded the house in 1950. They built the barn at that point and had cattle, horses and livestock in that area in a bunch of corrals on the property, and they used to feed the livestock with the barn. The barn had a machine in it that would grind up the hay bales and shoot it out the side part of the building, so the cows and horses would go over and eat it. The building originally was all out of metal; now it is wood, which was a question in his mind. He read the ordinance about the issue of integrity as a historic place or not. He doesn't know when the wood part was done, all he knows is the metal part was done in 1950. The roof and some exterior siding was replaced in 1991, and he got that from Marc Avery, who owned the property in the 90s, and he had the wood used to replace the siding specially

made in Flagstaff to make it look like the original wood used on the barn sometime between 1950 and who knows when, when it was converted from metal to wood. The property changed hands, and the barn was known as the Kachina Stables at one point and was operated as a horse rental business in the 1960s. In 1958, the Van Deren's moved to Montana, which is where they operate their ranch now.

Warren commented that he didn't realize the Van Deren's were here such a short time, and Commissioner Curry stated that they may have been here at the turn of the 1900s or early 1900s, left in 1958 and went to Montana. Walter comes here every now and again, and the Commissioner invited him to come and see them, and he said he would. The woman that lives in Cottonwood is Mary Wyatt, his cousin, and he sometimes comes to visit her. That is a historic area if you feel the Van Deren's are historic to the area, but the barn has been substantially altered, since it was originally built. Whether that is an issue from an integrity standpoint, it was not totally clear in the ordinance, but it is in there.

Warren asked if the Commissioner had reached out to all of the sources and none of them knew when the siding was changed, and Commissioner Curry concurred that none of them knew for sure. Walter knows the most, because he was there at the time. It was his family's property, and he came here off and on over the years. He remembers seeing it as a wood building at some point, but he doesn't remember exactly when that occurred. Chair Unger asked if the roofing was replaced with the same thing that was on there before, and Commissioner Curry stated that he didn't know. He didn't know if the roof was originally metal too.

Chair Unger pointed out that we went that with the Jordan Ranch, because it originally had a metal roof, and we went through the whole thing as to whether we were going to make them replace it with metal or what had been there for a number of years, and the Commission decided that, because we landmarked it with the other roof, we would let them go ahead and do the asphalt roofing. Commissioner Curry indicated that the barn has wood shake shingles on it now that are probably illegal given the fire concerns, but they are still there.

Warren asked if we should continue to pursue more information, and Commissioner Curry said the question is, based on the information we have, if we think it could qualify as a historic place or if because of the significant alteration, it can't.

Chair Unger explained that within what we allow is if something historically, for a long period of time, meant something to the community. It is interesting as to if the Kachina Stables is also part of the history we would want to recognize, and recognize them as part of it, because you can come closer than the 50 years if you think that it has historical significance and there is not so much change that you would never recognize it. If they put the wood on it, they probably did it more than 50 years ago, because the 70s would be 50 years ago, and basically if it is not too much different visually, like Relics with a whole new front or the Art Barn where they tore off the whole front, so if you walked up to it, you wouldn't know it was the same building. At the conferences, they always talk about if you walked up to it, would you recognize it? Commissioner Curry suggested that the Commissioners might like to see it and go inside to see what it looks like. The current property owner told him that when he originally acquired the property, he is not in the HOA, but the adjacent HOA wanted him to tear it down, because they thought it was an eyesore. We think it is charming as you drive up the road and see it amongst all of the modern buildings. Chair Unger stated that it might be worth taking a look at it; she doesn't know that she would want to pull it off right now.

Commissioner Gehlbach referenced a website called Historical Marker Projects and indicated that the Van Deren ranch is on there. They map it and have the Jordan farm house, fruit packing house, Jordan tractor shed, Jordan sales building, etc., so we may want to consider it.

Chair Unger noted that maybe for the other reasons, certainly it has historical significance in terms of what they used it for and it was part of a ranch that was here for a long time. Commissioner Holmes agreed that we should look at it, and Commissioner Pfaff asked if we have anyone that could say this

is 50-year old work, etc. Commissioner Curry stated that he didn't think so, although he could probably go back to Marc; however, Commissioner Pfaff explained that he meant someone who would be familiar with the construction. Warren Campbell referenced Nancy Burgess out of Prescott Valley, but indicated that he didn't know what we have in the budget for her. Commissioner Pfaff stated that someone might just look at it and say it is more than 50 years old. Chair Unger noted that Nancy did a brilliant job, but it didn't help with the stone building that was torn down on the Biddle property. Warren added that she determined it wasn't even a Cook house, and Chair Unger noted that the Commissioner has already established what this was, so she doesn't know how much more Nancy could do. If you look at the condition of the wood, it is going to be hard to tell how old it is.

Donna Puckett asked if the Commission knows what the Historical Society has on the Van Deren ranch, and Warren stated that we reached out to Janeen, and she said they looked at it before. Commissioner Holmes then asked if we talked to Mary Wyatt, and Commissioner Curry indicated no, because he talked with Walter who is the son of the man that built it, and he didn't want to bother Ms. Wyatt, because she is handicapped, and he didn't want to intrude on her space if he didn't have to.

Commissioner Pfaff asked if the shake shingle roof looked contemporaneous with the wood, and Commissioner Curry indicated yes; it looks old. Commissioner Pfaff then asked how far back aerial photography goes in this area; you can sometimes find aerials from the 50s, and you might be able to see what the roof looked like at least. Commissioner Fiene indicated that he suspects that it is corrugated steel underneath. Chair Unger noted that the Jordan Ranch was corrugated steel and repeated that it is worth looking at. The Commission does have to be careful about what we recognize, but with so little history here sometimes you want to make sure the history is recognized.

Commissioner Fiene indicated that it sounds like its eligibility could be more oriented toward a Historic Recognition Award as opposed to landmarking. Chair Unger agreed, but again stated it is worth looking at. Commissioner Holmes asked if the recognition awards are just for commercial buildings, and Chair Unger stated no; we started with commercial buildings to get more publicity on them plus the thought of having the walking tour.

Commissioner Curry said he will check with the owner for a time for us to look at it. Warren indicated that it could be more impromptu with three or could be scheduled with an agenda, and the Chair noted that the Commission hasn't done that in a while.

Commissioner Curry stated that he would let the Commission know, and he added that Walter went on at length about the Van Deren cabin off of Dry Creek Trail. That is how far the ranch extended from Jordan Road. They had this old cabin up there that is on Forest Service land. It is still there and you can hike or jeep up to it, and Walter started talking about all of this bizarre history about the cabin. Apparently, they had an employee that lived at the cabin for years to handle the cattle up and back, and he was murdered in that place. They used to pay him in cash, and he would keep the money in the cabin, so apparently someone decided to rob him and killed him there. They never found out who did it, so it was a long story like a John Wayne movie. Commissioner Gehlbach stated that behind it now is the driving range for Seven Canyons, and Commissioner Curry agreed and restated that the cabin is on Forest Service property and asked if that is something we would want to look at. Chair Unger explained that she doesn't know that we can, because it is not within the city limits. Commissioner Gehlbach added that Red Rock Jeep Tours used to take tours up there.

Commissioner Curry then asked if the Schuerman homestead is a landmark opportunity, and Warren stated that it is not in the City. The Commissioner then noted that the Sedona Historical Society just got the deed, and the Chair stated that it might end up on the Commission's plate if they decide to move it onto their property, but one of these days they are going to have a whole city there. Commissioner Holmes stated that she is very interested in the development of that area, because that little community is older than Sedona with the graveyard and all of that, and the state park is next door. Chair Unger noted that unless that building is moved into the city limits, it is outside of the City, and Commissioner Curry added unless the City decides to incorporate that area; however, Commissioner Holmes noted that the neighbors wanted no part of that.

11. FUTURE MEETING DATES AND AGENDA ITEMS

a. Monday, March 11, 2019; 4:00 pm

Chair Unger indicated that the Commission will be keeping up on the celebration and asked if there should be a meeting in March. Warren stated that he would not be available on March 11th, but you could pick a different meeting date, although you can be working on the plaque and details with SAC. Three of you could discuss what needs to be done, and he can coordinate that with the working groups, Chair Unger indicated that there should be a meeting in April then, and somebody needs to determine what dates the City would like to have the event. Warren stated that he didn't think that the City had a preference, but we don't want to compete with Tlaquepaque events, etc.

Donna Puckett asked about the community calendar, and the Chair noted that we don't want to get close to Memorial Day weekend. Commissioner Gehlbach asked about partnering with someone, and the Chair explained that we are partnering with the Sedona Arts Center, and we will send letters to all of the Landmark property owners.

Commissioner Holmes suggested asking them what their schedule might look like, and Warren agreed that it might be more in SAC's lap to say when the venue is available. The Chair then indicated that she doesn't know if we necessarily need for the Sedona Historical Society to be involved, and Warren stated that currently there is nothing on Saturdays and Sundays, but some "Music in the House" performance series and Red Dirt Concerts on Friday evenings.

Chair Unger summarized that she will pull the stuff together and find the email from the people who are interested in doing the plaque, and Warren stated that he will roll it all together to discuss the brochure, plaque, etc. with the Chamber and invite those who were interested. Vice Chair Fiene asked if March 11th is off the table, and Chair Unger stated yes. Warren added that we will be doing lots of work between now and then, but we will skip March for a formal meeting.

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

Chair Unger requested a motion to adjourn.

MOTION: Vice Chair Fiene so moved. Commissioner Pfaff seconded the motion. VOTE: Motion carried six (6) for and zero (0) opposed. Commissioner Segner was unexcused.

The meeting adjourned at 5:20 p.m.

I certify that the above is a true and correct summary of the meeting of the Historic Preservation Commission held on February 11, 2019.

Donna A. S. Puckett, *Administrative Assistant*

Date