

**HISTORIC PRESERVATION COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
POINT OF VIEW, DEVELOPMENT AND COMMUNITY SERVICES BUILDING
MAY 9, 2018**

A **Meeting** of the Historic Preservation Commission of the City of Peoria, Arizona, convened at 9875 N. 85th Avenue, Peoria, AZ in open and public session at 6:00 p.m.

Members Present: Chair Mike Heath, Vice-Chair Shelby Duplessis, Commissioners Lauren Allsopp, Karen Garbe and Linda Spencer

Members Absent: Commissioner Mike Fusco

Staff Present: Adam Pruettt – Planning Manager, Randy Proch – Planner, David Benton – Assistant City Attorney and Della Ernest – Executive Assistant.

Opening Statement: The Opening Statement was read by Vice-Chair Heath

Roll Call: Read by Della Ernest

Call for speaker request forms.

Audience: none

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

Commissioner Garbe and Vice-Chair Duplessis arrived prior to the Consent Agenda.

CONSENT AGENDA

All items listed with a “**C**” are considered to be routine by the Historic Preservation Commission, and were enacted by one motion.

1C **DISPOSITION OF ABSENCE:** Discussion and possible action to approve the absences of Commissioners Lauren Allsopp and Karen Garbe from the Historic Preservation Commission meeting held on March 14, 2018.

2C **MINUTES:** Discussion and possible action to approve the minutes of the Historic Preservation Commission meeting held on March 14, 2018.

COMMISSION ACTION: Commissioner Duplessis moved to approve the Consent Agenda items. The motion was seconded by Commissioner Garbe and upon vote, passed 4-0.

REGULAR AGENDA

NEW BUSINESS:

3R **EDWARDS HOTEL:**

Mr. Randy Proch provided the Commission with an update regarding the new owner of the Edwards Hotel and their plans for a reuse concept. Mr. Dan Halbert of Matrix Real Estate Investor Network anticipates a “themed hospitality” haunted hotel and is working with the city on process and required improvements.

Proposed improvements are add another stairwell on the west side of the building and an elevator shaft for the third floor. Site improvements would include lawn, BBQ area, fountain, and future pool.

The proposed elevations would require a design review application and since much of the structure will be preserved, Vince Murray with AZ Research Center recommended that a nomination for the National Register of Historic places could be submitted. Mr. Proch stated there is ongoing research to locate information on the name change from Peoria Hotel to Edwards Hotel.

Commissioner Garbe commented that fellow Commissioner Mike Fusco may have information on the history of the name change.

Commissioner Allsopp asks staff when records located in the Peoria Historical Society office would be available as it could contain helpful information about the name.

Mr. Adam Pruett stated that because the Peoria Historical Society is in litigation, no information is available.

Commissioner Spencer commented that depending on how far back the Peoria Times newspaper dates, it could also have helpful information.

Commissioner Garbe commented that the Peoria Historical Society has the past issues of the Peoria Times, unfortunately it is not accessible.

Commissioner Allsopp asked if Vince Murray could gain access to the Peoria Historical Society.

Mr. Pruett stated an attempt was made and access was denied.

Mr. Proch acknowledged that the arches are not part of the original building design.

Commissioner Allsopp stated if the arches are at least 50 years old, the nomination can still be made.

4R **CONSULTANT PROJECTS:**

Mr. Pruett provided the following updates on projects and activities in the Old Town area:

Old Main National Register Nomination – the nomination under category “C” was rejected due to building modifications. Under new management, the recommendation was made to refile under category “A”. The consultant, Vince Murray is now researching yearbooks and oral histories.

Weedville – Consultant Vince Murray will provide an estimate for time and cost to prepare the National Register nomination for Old Paths Schoolhouse and Chapel under categories A, B and C.

COMMISSION COMMENTS:

Commissioner Allsopp asked if all of the inventory forms are in order for submitting the nomination.

Mr. Pruett stated that the consultant would conduct a preliminary survey to determine what, if any, changes to the buildings have occurred since the 2012 and 2014 studies.

5R **OLD TOWN BLOCK STRATEGY – COMMUNITY MEETING RECAP:**

Mr. Pruett presented an update on the Old Town Block Strategy community meeting held on April 25, 2018. The meeting was held at Axiom Church and was attended by about 40 people.

Discussion at that meeting centered around logos, concepts based on visual preference survey responses and the consultant sought input on elements of each logo. Over 250 pieces of data was received and the consultant will work to get it categorized.

COMMISSION COMMENTS:

Commissioner Allsopp asked for an update on the buildings in old town.

Mr. Pruett confirmed that the Hood Building is not city owned. The beauty shop/salon and dry cleaners are city owned. The city now owns the Kosier's building and is hoping the Old Town Block Strategy will assist in determining the best use for the building. There are some ideas for the property between Lucidi Distillery and Edwards Hotel but nothing has transpired.

CALL TO THE PUBLIC (NON-AGENDA ITEMS):

None

UPDATES FROM STAFF:

Mr. Pruett notified the Commission of the next meeting on July 11, 2018.

Mr. Pruett also mentioned there will be a new employee on board by July. Staff completed a recruitment process to fill a Planner position and background checks are currently being conducted on the selected candidate.

Mr. Pruett stated a future study session can be scheduled and would like feedback from the Commission on topics for discussion.

Commissioner Allsopp noted that she would like to find a way to be proactive as opposed to reactive when it comes to properties in danger in order to avoid situations similar to that of the Edwards Hotel.

Commissioner Allsopp inquired that since the house on 85th Avenue and Madison was saved, could staff or the Commission look at whether or not an historic district can be created.

Mr. Pruett commented that we could include this in the work plan; however, it would be a heritage district instead of an historic district.

Commissioner Garbe commented that perhaps a working session could include exploring heritage district in certain areas of Peoria.

Mr. Pruett stated that a review of the work plan could include the addition of exploring heritage districts in the city and could pertain to Old Town Peoria and perhaps Varney District.

Chair Heath is in favor of having a work session on the July 11th agenda.

Commissioner Allsopp suggested that a vacant lots map and/or a listing of heritage districts requirements be included with the July 11th agenda.

Commissioner Duplessis stated she will not be at the July 11th meeting.

Commissioner Spencer mentioned an interest in knowing how many of the empty lots the city owns in Old Town and asked if Habitat for Humanity has any plans to build any new homes in Old Town.

Mr. Pruett stated that the city owns very few properties in old town, but a survey can be provided.

Mr. Proch informed the Commission that three members of the Planning Division will be attending the Arizona Historic Preservation Conference in June.

Commissioner Heath inquired about the potential for Peoria to present at one of the sessions and showcase the Palo Verde Ruins.

Mr. Proch stated that while it is too late at this year's conference, he will look into the opportunity for next year's conference.

REPORTS FROM HISTORIC PRESERVATION COMMISSION:

Commissioner Allsopp mentioned she will be presenting in Mesa a topic on keeping the momentum going after creating an historic district.

Chair Heath mentioned the Council Subcommittee on Boards and Commissions met last night and interviewed a candidate to fill the vacancy on the Historic Preservation Commission.

ADJOURNMENT: There being no further business to come before the Historic Preservation Commission, the meeting adjourned at 6:55 p.m.

Mike Heath, Chair

Date Signed