

**HISTORIC PRESERVATION COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
JANUARY 9, 2019**

A **Meeting** of the Historic Preservation Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:00 p.m.

Members Present: Chair Mike Heath, Vice-Chair Shelby Duplessis, Secretary Mike Fusco, Commissioners Lauren Allsopp, Karen Garbe, Linda Spencer and Mary Lou McNeill

Members Absent: None

Staff Present: Chris Jacques – Planning Director, Lorie Dever – Principal Planner, Randy Proch – Senior Planner, David Benton – Assistant City Attorney and Della Ernest – Executive Assistant.

Opening Statement: The Opening Statement was dispensed with by 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 absence of Secretary Mike Fusco from the Historic Preservation Commission meeting held on July 11, 2018.
- 2C **MINUTES:** Discussion and possible action to approve the minutes of the Historic Preservation Commission meeting held on July 11, 2018.

COMMISSION ACTION: Commissioner Garbe moved to approve the Consent Agenda items. The motion was seconded by Commissioner Allsopp and upon vote, passed 7-0.

REGULAR AGENDA

NEW BUSINESS:

- 3R **Historic District Update:**

Mr. Randy Proch provided the Commission an update on the inventory efforts in Old Town Peoria, heritage vs historic districts.

COMMISSION COMMENTS:

Commissioner Allsopp asked what tools does the city have to protect buildings in a heritage versus historic district.

Mr. Proch stated the Design Review Manual has a section that is specific to Old Town which addresses storefronts, maintaining integrity of the building like materials used, lighting and landscaping of how the area should be to preserve and keep its integrity for historic significance.

Mr. Jacques clarified that the Design Review Manual does not apply to single-family homes.

Commissioner Allsopp asked what would stop potential demolitions of private homes within a district, particularly historic vs heritage.

Mr. Jacques stated if the property is not on the National Register of Historic Places, the homeowner could demolish his/her home.

Commissioner Fusco asked staff for an update at the next meeting on the Smitty's building, as well as an economic development update and what opportunities are there.

Mr. Jacques stated there are a number of departments that are working on these efforts including Economic Development and staff will be talking about some of those efforts tonight. One of those efforts is the Old Town Block Strategy and a component of that is the economic analysis. Staff will bring a summary of that report to the next meeting.

4R Old Town Projects Update:

Mr. Randy Proch presented to the Commission, updates on Old Town Projects including:

Placemaking – a new outdoor seating area will be located adjacent to Driftwood Coffee

Osuna Park - interactive musical instruments within Osuna Park

Commercial Façade Update - discussions are underway for a façade update to Washington Block.

COMMISSION COMMENTS:

Commissioner McNeill asked staff what the city was doing to energize Washington Street block owners to update/refresh their storefronts.

Mr. Jacques stated the city has met with all business owners and they are agreeable to the changes, including new paint on the façade to refresh the building. The city is financing this project and will place a facade easement over the property.

Chair Heath asked if the outdoor seating at Driftwood Coffee will take up sidewalk space.

Mr. Proch stated the outdoor seating will take up two parking spaces and no sidewalk.

5R **Edwards Hotel Update:**

Mr. Randy Proch provided an update to the Edwards Hotel purchased by Matrix Real Estate Investor Network. The owners are working with City staff regarding the requested architectural improvements for the "themed hospitality" hotel. The Design Review application was submitted, and the first review of the application is complete. Those comments would need to be addressed prior to the project moving forward. A Structural Analysis was submitted to staff for initial review in December. In addition to obtaining building permits, further testing and review of the existing foundation is necessary prior to construction occurring.

COMMISSION COMMENTS:

Commissioner Allsopp commented that she was pleased with the forward progress being made on the project.

6R **Old Main National Register Listing:**

Mr. Proch updated the Commission on the nomination of Old Main. The city received notification around Thanksgiving that Old Main at Peoria High School has been placed on the National Registry. The building now joins Palo Verde Ruin, Peoria Presbyterian Church, and the Peoria Central School on the National Registry. Today the building is home to the PUSD Medical, Engineering and Technology (MET) Academy.

COMMISSION COMMENTS:

Chair Heath asked if a plaque has been installed.

Mr. Proch stated that staff will reach out to the school district to determine the language for that plaque.

Mr. Jacques stated that the city will finance the cost of the plaque and will bring language back to the Commission for their approval. Staff will then work with the school district on placement of the plaque.

7R **Election of Officers:**

Commissioner Garbe moved to nominate Chair Heath for another term as Chair. The motion was seconded by Commissioner Fusco and upon vote, passes 7-0.

Commissioner Fusco moved to nominate Commissioner Shelby for another term as Vice-Chair. The motion was made by Commissioner Fusco and seconded by Commissioner Garbe. Upon vote, the motion passed 7-0.

Commissioner Garbe moved to nominate Commissioner Fusco for another term as Secretary. The motion was seconded by Chair Heath. Upon vote, the motion passed 7-0.

CALL TO THE PUBLIC (NON-AGENDA ITEMS): None

UPDATES FROM STAFF:

Mr. Jacques notified the Commission of the next meeting on March 13, 2019.

Ms. Dever updated the Commission on the departure of Adam Pruett and to expect some new faces in the coming months.

REPORTS FROM HISTORIC PRESERVATION COMMISSION:

None

ADJOURNMENT: There being no further business to come before the Historic Preservation Commission, the meeting adjourned at 6:57 p.m.

Mike Heath, Chair

Date Signed