

**HISTORIC PRESERVATION COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
DEVELOPMENT AND COMMUNITY SERVICES BUILDING
APRIL 17, 2019**

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 6:04 p.m.

Members Present: Chair Mike Heath, Secretary Mike Fusco, Commissioners Lauren Allsopp, and Mary Lou McNeill

Members Absent: Vice-Chair Shelby Duplessis, Commissioners Karen Garbe, and Linda Spencer

Staff Present: Chris Jacques – Planning Director, Scott Whyte – Real Estate Development Officer, Ed Striffler – Architectural Services Manager, Kathy Sponsel – Architect, Katie Gregory – Deputy City Manager, Lorie Dever – Principal Planner, David Benton – Assistant City Attorney, Amanda Beck – Planner 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.

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 **MINUTES:** Discussion and possible action to approve the minutes of the Historic Preservation Commission meeting held on January 9, 2019.

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

REGULAR AGENDA

NEW BUSINESS:

2R **Old Town Redevelopment Initiatives**

Mr. Chris Jacques spoke about previous downtown revitalization efforts before introducing Mr. Scott Whyte, Real Estate Development Officer.

Mr. Whyte presented to the Commission the Old Town Design which included concepts for:

- Interactive gateway signage;
- Activation of entertainment space;
- Street tree and pedestrian corridors;
- Enhanced performance pavilion/stage;
- Interactive water feature(s);
- Potential elements to be considered in Washington Street Improvements;
- Identification of potential new uses, including maker space/creative office;
- Gathering areas; and
- Potential for circulator bus from Old Town to Peoria Place/MIHS.

Mr. Whyte presented to the Commission Peoria Place Transformation concepts like:

- New conceptual land use plan;
- Reconfigured 83rd Avenue and associated street improvement including potential roundabout at Monroe and 83rd Avenue; and
- Discussion related to developing synergy between Peoria Place and MIHS.

Mr. Jacques introduced Mr. Ed Striffler to provide the Commission an update on the Kosier's building.

Mr. Striffler then introduced Ms. Kathy Sponsel who provided some background on the historical significance of the Kosier's building noting the following:

- Kosier's was an important commercial establishment in Peoria for the surrounding rural area.
- Typically hand-built buildings are prevalent in rural areas and some of the materials selected a rare example of the workmanship of the blacksmiths and carpenters.
- Recent additions cover up the historic features of the original building (e.g. slump block columns, Spanish tile mansard and rough stucco).
- Similar structures in more urban areas had more scrutiny from regulatory entities (e.g. building inspectors).

Mr. Striffler spoke on the structural integrity and adaptability of the Kosier's building noting the following:

- Not an engineered building (with regard to roof trusses, columns, and sizing for shear, wind, seismic, soil conditions).
- There are no footings under the majority of the building, and when there is a footing, it is undersized which causes a concern.
- New buildings with large open spaces in the interior require fire sprinkler systems, which add additional structural load on existing trusses.
- Foreseeable challenge utilizing the existing structure to support modern infrastructure (insulation, plumbing, wiring, lighting, ductwork, HVAC, fans, etc.) typically desired in new commercial buildings.
- Retrofitting the structure given the known structural and environmental conditions is a significant barrier to creating a cost effective "reuse" of the building.

Mr. Striffler spoke on the structural integrity and adaptability of the Old Dry Cleaner's buildings noting the following:

- Roofing structure has known deterioration. For example, rough estimate is 50% of roof may need to be re-framed.
- Storefront does not meet Energy Code and ADA requirements.
- Buildings systems need to be fully upgraded (e.g. HVAC, electrical, plumbing fixtures, etc.).
- Estimate from a general contractor to upgrade it to a usable shell is at least \$300,000.
- Future development requires a vapor release system due to prior contamination.
- Building has no definable or intrinsic historic or significant character.

COMMISSION COMMENTS:

Secretary Fusco commented that while he likes the direction of the concepts for Old Town and the progress that has been made; however, he feels there is a disconnect as you go north of Grand Avenue. Secretary Fusco stated that he'd like to see the character of Old Town really extend beyond Grand Avenue, and potentially connect up to Thunderbird Road.

Commissioner Allsopp asked if the city would still be using the integrity and character/heritage of Old Town for the design concept of the new buildings/redevelopment.

Mr. Jacques stated staff will work to blend the old with new designs.

Commissioner Allsopp asked if the street to the west of the Edwards Hotel would be closed as depicted on the concept ideas.

Mr. Whyte confirmed that the portion of 84th Avenue between Washington and Jefferson Street is proposed to be closed to make room for pedestrian walkway.

Commissioner McNeill stated her concern with the depicted water features when we are trying to conserve water. She asked for the characteristic of Old Town as there appears to be no definition.

Mr. Jacques stated that the new projects will mimic as much as possible, what is currently in place.

Mr. Whyte stated that trees and landscaping would be low maintenance.

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

UPDATES FROM STAFF:

Mr. Jacques informed the Commission that the May 8, 2019 meeting is cancelled.

Ms. Lorie Dever notified the Commission of the upcoming General Plan Open House on April 29th and 30th at the Development and Community Services Building and Sunrise Mountain Library respectively.

Mr. Striffler notified the Commission that the Smitty's building has been fenced for safety and a contract is being prepared for demolition.

REPORTS FROM HISTORIC PRESERVATION COMMISSION:

None

ADJOURNMENT: There being no further business to come before the Historic Preservation Commission, the meeting adjourned at 7:22 p.m.

Mike Heath, Chair

6/19/19

Date Signed