

**HISTORIC PRESERVATION COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
CITY HALL, COUNCIL CHAMBERS
MARCH 19, 2008**

A **Regular Meeting** of the Historic Preservation Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 6:13 p.m.

Members Present: Chairman Priscilla Cook, Vice Chairman Mark Hackbarth, Secretary Jodey Elsner, and Commissioner Harold McKisson.

Members Absent: Commissioners Gary Nelson and Ken Feldman.

Others Present: Steve Kemp, City Attorney, Glen Van Nimwegen, Community Development Director, Chris Jacques, Acting Planning Manager, Melissa Zechiel, Planning Technician, and Bev Parcels, Planning Assistant.

Opening Statement: None.

Final 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 DISPOSITION OF ABSENCE: Commissioners Elsner and Feldman from the August 29, 2007 meeting.

2C MINUTES: Minutes of the Regular Meeting held August 29, 2007.
A discussion followed regarding action being taken from previous meeting minutes and Steve Kemp commented on the fact the vote was not on any action but that the minutes were accurate and complete.

Commission Action: Commissioner McKisson moved to approve the Consent Agenda items. The motion was seconded by Commissioner Elsner and upon vote, carried unanimously.

REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

3R ELECTION OF OFFICERS: Discussion and possible action to elect officers for 2008 including Chairman, Vice-Chairman, and Secretary.

Commission Action: Commissioner Hackbarth moved to elect Jodey Elsner as Chairman, and upon vote, the motion carried unanimously. Commissioner McKisson moved to elect Priscilla Cook as Vice Chairman, and upon vote, the motion carried unanimously. Commissioner McKisson moved to elect Mark Hackbarth as Secretary, and upon vote, the motion carried unanimously.

4R Certified Local Government Historic Preservation Grant: A request to apply for a grant to contract services to create a Design Concept Report for the Hood Building, located at 8301 W. Washington Street.

STAFF REPORT: presented by Melissa Zechiel, Planning Technician addressed the proposed application as outlined in the commissions' staff report.

PUBLIC HEARING:

Commissioner McKisson brought up the question as to the owner of the building giving their approval for the renovations. Melissa Zechiel stated that the owner was in support.

Commissioner Hackbarth inquired as to the eligibility of the building being designated a historical one and what criteria were used to determine this. Melissa stated that because of the changes to the building it does not qualify. Commissioner Hackbarth stated that it only applies to the architectural conditions.

A discussion continued regarding the eligibility of the building and whether it had been properly evaluated. Commissioner Hackbarth stated that any evaluation was only a recommendation and the Historic Preservation Commission along with the City Register can determine the eligibility of a building. Commissioner Hackbarth recommended that the wording on the grant be changed to not be eligible under the criteria of architecture and that the building has not been evaluated in order to give the best possibility for the grant to be approved.

Chair Cook brought up a similar incident with the local Presbyterian Church. The building was not able to be evaluated due to damage that occurred when materials from the base of the building were being removed. She is concerned what will happen when materials are removed from the Hood building and whether it will pass.

Commissioner McKisson stated that it is important for the Commission to do whatever they can to encourage preservation of the building and feels a motion should be brought forth to approve the grant application with the stipulations recommended by Commissioner Hackbarth.

Commissioner Elsner stated that due to a report on file with SHPO that the building may be ineligible for historical consideration. Commissioner Hackbarth replied by saying that the information was only a report and was never voted on by the Commission and did not follow the correct steps in order to make it an official recommendation. An evaluation by a professional would be needed and then voted on by the Commission.

Commissioner McKisson asked why this building was chosen as the first one.

Glen Van Nimwegen answered that the Edwards Hotel building was considered but that the owner was not receptive to the idea. The Hood building was chosen because the location and visibility. A time element was also in play to secure the grant to move forward with the additional funds that would be requested from the City as required by the SHPO organization.

Commissioner Hackbarth made a comment regarding private property benefiting from public money. He recommended that a general statement be made instead of specifically naming the Hood building. Steve Kemp stated that the City has the legal right to give funds to a historical building owner willing to cooperate in the restoration.

Commissioner Hackbarth asked about broadening the scope to include other buildings for future restoration by changing the wording and using it as a model for future restorations. Steve Kemp replied that the City would be using this study as a basis for regulations to use in the future for other façade restoration projects. Glen Van Nimwegen explained the process of applying for the grant and the time frame that was needed for the submission of the grant.

Commission Action: Commissioner Hackbarth made a motion to recommend to City Council that the request for the grant proposal be made with the amendments that other buildings be included. The motion was seconded by Commissioner McKisson and upon vote, motion was carried.

CALL TO THE PUBLIC FOR NON-AGENDA ITEMS: NONE

REPORT FROM STAFF:

Glen Van Nimwegen discussed with Commission the need to meet to discuss a work plan for the coming year. Regular meetings were also discussed for the coming year that would involve meeting every 3 months.

Steve Kemp further discussed the history of previous work plan sessions and gave an overview of how they are scheduled and proceed.

Discussion continued and Commissioners recommended various projects that they would like to see included in future considerations to be discussed at the work plan session. A tentative time was suggested for a Friday morning to meet and staff stated that they would set up a meeting and contact Commissioners with the date and time.

REPORT FROM THE HISTORIC PRESERVATION COMMISSION: NONE

ADJOURNMENT: There being no further business to come before the Historic Preservation Commission, the meeting adjourned at 7:20 p.m.

Jodey Elsner, Chair

Date Signed