

**City of Cottonwood**  
**Historic Preservation Commission Regular Meeting**  
**Minutes**  
January 23, 2019 6:00 P.M.  
Council Chambers 826 N. Main Street, Cottonwood, Arizona  
86326

**1. CALL TO ORDER**

Chairman Vernosky called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

**Historic Preservation Commission Members Present:**

Michael Mathews  
Jacob Mickle  
Kathryn Turney  
Marie Palowoda  
Christian Vernosky, Chairman

**Historic Preservation Commission Members Absent:**

Tim Elinski, Vice Chairman

**Staff Members Present:**

Berrin Nejad, Community Development Director  
Jim Padgett, Planner  
Christina Anderson, Planning Assistant/Code Enforcement Coordinator, Recorder

**3. APPROVAL OF MINUTES FOR NOVEMBER 28, 2018 REGULAR MEETING**

*Motion: To approve the minutes for November 28, 2018*

*Made by: Commissioner Palowoda*

*Second: Commissioner Matthews*

*Vote: Unanimous*

**4. ELECTION OF CHAIR AND VICE CHAIR**

*Motion: To keep the current chair and vice chair*

*Made by: Commissioner Palowoda*

*Second: Commissioner Mathews*

*Vote: Unanimous*

## 5. INFORMATIONAL REPORTS AND UPDATES

- a. Status of Vacancy for the Historic Preservation Commission for review by City Council on Feb. 5, 2019.
- b. New/Expiring seats for review by City Council on Feb. 19, 2019 for two terms set to expire on March 6, 2019.
- c. HPC Annual Conference.

## 6. CALL TO THE PUBLIC

Floor was open to the public for comment, there was no comments, floor was closed.

**New Business item 2 was moved up on the agenda**

## 7. NEW BUSINESS :

2. Discussion with Eric Vondy from the State Historic Preservation Office regarding processes, plans, trends and conferences.  
Eric Vondy spoke to the commission regarding the upcoming annual conference specifically he mentioned that at last years, there seem to not be enough time allocated to the archeologist that was there, so this year they have brought that back so that more questions can be answered. Commissioner Turney along with other commission members asked about the Jerome houses that were brought (moved) to Cottonwood, it seems that they are not listed on the property inventory that was just done, and the commission believes that those homes are historic and wondered if they should be in the survey. Eric Vondy mentioned that rules and reality don't always see eye to eye and that it is a grey area, those properties should be looked at to see if they do qualify. Chairman Vernosky mentioned that a couple of years ago when the State Historic Preservation Office (SHPO) had members come up to talk with the commission that there was a tutorial on the do's and do not's, wondering if they can come back up and do that presentation as there are new commissioners. Eric Vondy mentioned that they would have to get something together and come back up to do that, he too thought that was a good presentation. There was more discussion in regards to make properties that are historic structurally sound without damaging their historic status, along with what changes can make a property non-contributing, and what changes are acceptable. There also was a brief discussion regarding zoning overlays.

8. **OLD BUSINESS** : The following items are for Discussion, Consideration and Possible Action by the Commission:

- a. Historic & Prehistoric Properties- Continuation of Discussion- Commissioner Turney. This item to be brought back as changes need to be made due to the new information regarding zoning overlays.
- b. Final Review of Sign Topper. Staff gave a brief background of the sign topper program and the previously approved sign topper. Commissioner Palowoda asked that instead of the sign topper saying "Old Town Cottonwood" that it would say "Cottonwood Commercial". Commissioner Mathews stated that he did not have a problem with that. Overall the commission would like to see these signs be more distinctive in that different districts.

**Motion:** *To approve the change of "Old Town Cottonwood" to "Cottonwood Commercial"*

**Made by:** *Commissioner Palowoda*

**Second:** *Chairman Vernosky*

**Vote:** *Unanimous*

## 9. NEW BUSINESS :

### 1. Landmarking Applications

#### a. 744 N. Main St - Tovrea

Staff made a brief presentation regarding the landmarking of the property located at 744 N. Main St. The property owner was present and also summarized the property and the history that he knew regarding it. The Commission had a brief discussion on various parts of the home, especially in regards to the roof that the owner is looking to change.

**Motion:** *To approve this landmarking application with the roof and window replacements that the owner has presented.*

**Made by:** *Commissioner Turney*

**Second:** *Commissioner Palowoda*

**Vote:** *Unanimous*

#### b. 748 N. Main St. - Quackenbush

Staff made a brief presentation regarding the landmarking of the property located at 748 N. Main St. The property owner was not present to answer any questions. The commission had a brief discussion the historic integrity of the building as it was recently remodeled, Commissioner Turney mentioned that the architecture and bones keeps with the historic integrity.

**Motion:** *To accept 748 N. Main Street in Cottonwood for historic landmark status.*

**Made by:** *Commissioner Mathews*

**Second:** *Commissioner Mickle*

**Vote:** *Unanimous*

- c. 1428 E. Cochise - Turney  
Staff made a brief presentation regarding the landmarking of the property located at 1428 E. Cochise St. The property owner was present to answer any questions. The commission had a brief discussion the historic integrity of the building, there was talk about the BBQ pit in the rear of the property, and possibly restoring it, Commissioner Turney mentioned that it would not take much to do that, along with some other unique aspects. This property was on the Historic Home Tour and all commissioners were familiar with the home and its historic integrity.

**Motion:** *To accept 1428 E. Cochise Street in Cottonwood for historic landmark status.*

**Made by:** *Chairman Vernosky*

**Second:** *Commissioner Palowoda*

**Vote:** *Unanimous*

## 10. DISCUSSION ITEMS:

- a. February 27<sup>th</sup> Regular Meeting - Jennifer Levstik with Logan/Simpson. Request for questions, comments or clarification regarding Phase 1 of the Historic Resource Survey. Commissioner Turney along with other commissioners believe that the Jerome homes are historic and should be part of the survey.
- b. Informational update for the Bocce Expansion Plans - 1042 N. Main St. There was a discussion among the commissioners regarding this project, and why properties that are located within an existing district do not come to them for Design Review. Staff explained that the code is not written that way, and until they have approved historic districts (which the district the property is in is not a "historic district" it is the Cottonwood Commercial District) they are not subject to design review by this commission.
- c. Informational update for the Van Horn Expansion Plans - 1037 N. Main St. There was a small presentation by Staff and Chairman Vernosky on this project in old town.

## 11. ADJOURNMENT

*Motion:*        *To adjourn*

*Made by:*      *Commissioner Mathews*

*Second:*      *Chairman Vernosky*

*Vote:*         *Unanimous*

The meeting was adjourned at 8:26 p.m.

APPROVED