



CITY OF COTTONWOOD
CITY COUNCIL CHAMBERS
826 N. MAIN STREET

HISTORIC PRESERVATION COMMISSION

AGENDA

July 13, 2016 6:00 P.M.

1. CALL TO ORDER.
2. ROLL CALL.
3. APPROVAL OF MINUTES OF May 11, 2016 MEETING
4. INFORMATIONAL REPORTS AND UPDATES: *A brief summary of current events by Chairperson, Commission members, and/or staff. (The public body does not propose, discuss, deliberate, or take legal action on any matter brought up during this summary unless the matter is properly noticed for legal action.)*
5. CALL TO THE PUBLIC: *This is the time for the public to comment on any matter that does not appear on the agenda. Commission members may not discuss items not identified on the agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for consideration at a later date. Comments are limited to five minutes for each person*
6. OLD BUSINESS: The following items are for Discussion, Consideration and Possible Action by the Commission:
 - a. Historic Landmark Plaque Names for 3 Landmark Properties.
7. NEW BUSINESS: The following items are for Discussion, Consideration and Possible Action by the Commission:
 - a. Review of Contributing Property Status for the Cottonwood Commercial Historic District.
8. ADJOURNMENT.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Department at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.



MEMO

TO: Historic Preservation Commission
FROM: Charlie Scully, Planner
MEETING: July 13, 2016
SUBJECT: Local Landmark Plaque Names

Funding was secured for 3 bronze Landmark plaques. 11" x 8 ½" size.

In order to ensure funding source was accounted for in the required Fiscal Year 2015 time frame, we had to submit a proposal and obtain an invoice before June 30th. The price was assured for 30 days.

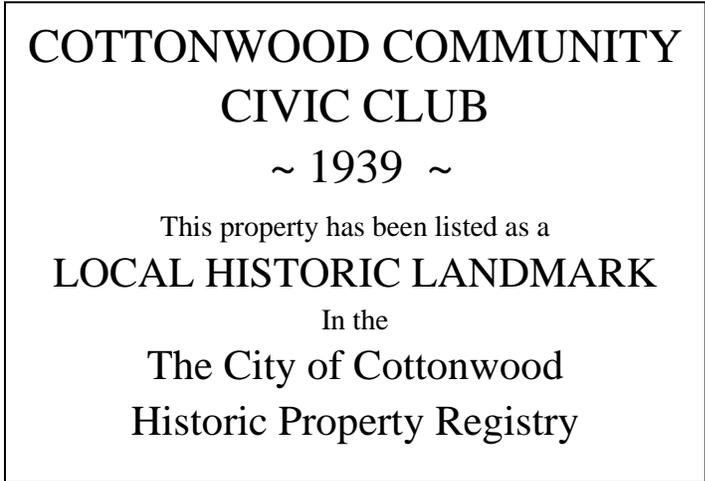
At this meeting, the Commission needs to finalize the Names and Dates to be added to the standard Local Landmark bronze plaque.

Limit 20 characters per line; 3 lines max.

Potential: (lines will be centered on plaque)

1. Cottonwood Community
Civic Club
1939
2. Old Cottonwood Jail
1929
3. Garrison's Liberty
Garage
1924

EXAMPLES: LOCAL HISTORIC LANDMARK BRONZE PLAQUE





STAFF MEMO

TO: Historic Preservation Commission
FROM: Charlie Scully, Planner
MEETING: July 13, 2016
SUBJECT: Review of Contributing Property Status to Historic District

Properties in the Cottonwood Commercial Historic District were reviewed in 1999 and the Historic District was approved in 2000. Map of historic district is attached (2000.) There were 37 Contributing Elements and 20 Non-Contributing Elements identified. Summary of issues related to status:

1. Properties are listed as either “eligible” or “not eligible” as a contributor to the historic district. The criteria is based on age, significance and integrity.
2. Review of contributing buildings for the Historic District shows a number of properties already had significant alterations to the original structures in 2000. Canopies, awnings and all kinds of changes were evident but the properties were eligible based on the underlying structure and form.
3. Several buildings and structures have clearly been significantly altered or removed in the past 16 years. There is no question that certain sites have lost their defining historic elements and essential character.
4. Numerous buildings have seen exterior changes through rehabilitation and although different, they still possess the essential defining characteristics of the historic structure.
5. A number of properties not eligible in 2000 due to age would now be eligible. A number of those properties clearly have maintained their essential historic character. Several age qualified properties have clearly lost their historic characteristics or at best are questionable in terms of historic integrity.
6. The process of considering contributing and non-contributing status is not binding. The process of removing or updating historic districts is defined in a lengthy NPS document. It rarely happens and requires a lengthy formal process. Based on possible net gain in potentially eligible properties due to age qualification, it is likely the Cottonwood Historic District would see a net gain in contributing properties.

COTTONWOOD COMMERCIAL HISTORIC DISTRICT

The Cottonwood Commercial Historic District was listed in the National Register of Historic Places by the National Park Service in 2000. The District is located along Main Street through "Old Town Cottonwood" in the area generally between the two stone bridges.

At the time it was designated, a total of 53 buildings and 4 structures were identified within the Historic District. 33 buildings and 3 structures (including the two stone bridges) were indicated as "contributing" historic properties; and 19 buildings and 1 structure were listed as "non-contributing."

The contributing and non-contributing buildings and structures, as described in the 2000 establishment of the Historic District, are listed in a table format. A review of current status is based on the Standards for Rehabilitation, as defined by the National Park Service.

Loss of Contributing Properties:

1. Tavern Hotel (Cut-rate Grocery). The building had retained its distinctive front elevation wall for decades with various uses. The current hotel use redesigned the front elevation in a substantial manner with a different shape, texture and design theme.
2. Ledbetter's Law (Braley's Auto Court). The original motel had distinctive brackets holding up a projecting short canopy that ran around the front and side elevations of each building. The canopies and brackets were removed and replaced with curved, half-circle canopies located at various units. The buildings and site lost the distinctive character of the mid-century motor court, which served a time when Main Street was part of the state highway connecting the Verde Valley to Prescott and Flagstaff.
3. Vacant Lot 922 N. Main St. (Requena Pool Hall, front wall structure.) The masonry front façade, in place since 1967, was removed and a new development is pending.

Potential Contributing Properties: (Properties not 50 years old in 2000)

1. "Welcome Old Town" Sign (Shep's Liquor Sign, c. 1960)
2. Yoga Studio (APS Building, 1960)
3. Red Rooster (Western Auto, 1959)
4. City Hall (Post Office, 1961)
5. City Finance (Bank of Arizona, 1954)
6. Bing's Burgers (Richfield Service Station, 1952)

Questions/Discussion

1. Bocce Pizza (Liberty Collision). Is the essence of the historic building there? What are the defining elements?
2. Methodist/Baptist Church/City Parks and Rec. Pending Redevelopment to become restaurant/brewery. Unknown future design changes?
3. Add: 1956 Chamber of Commerce Building - now used as City meeting room?
4. Add: Larry's Antiques (Feed Store). When was building remodeled?
5. Add: Former Redi-Help Building. Restaurant pending. Remodeled 1966?

2016 Review of Cottonwood Commercial Historic District

CONTRIBUTING PROPERTIES - LISTED 2000 Historic District						
N. Main Street						
	Address	Historic Name/Use	Current Name/Use	Date	Condition/Notes	Potential Eligibility Status
1.	1124	Kovacovich Mercantile	Retail	1917		YES
2.	1060	Liberty Collision Works	Bocce Pizza	c. 1921	Is the historic character still there?	?
3.	1040 - 1042	Garrison Ford Liberty Garage	Burning Tree Wine	1923-24		YES
4.	1034	Edens Auto Court Motel Sundial	Iron Horse Inn	1930-33		YES
5.	1028	Ersel Garrison Shell Station / Auto Sales	Bootlegger Bar Frame Shop	c. 1920	1973 exterior alterations 1999 was eligible. Recent split into 2 units	
6.	1020	Eden's Lumber Co.	Book Store /Retail	1929		YES
7.	1016-1018	Groves-Hansohn Bldg Barber Shop	Betty's Attic	1925		YES
8.	1010-1012	Charles Willard Building	Pillsbury, etc.	1925-26		YES
9.	1006-1008	Luna & Mac Willard Bldg	Retail	1925		YES
10.	1002	Eckert Drug Store	Olive Oil Retail & Rear residential 2-stry	c. 1918 & 1925	Alterations but Listed eligible 1999	YES
11.	930	Cottonwood Hotel	Cottonwood Hotel	1925		YES
12.	928	Lyson Building Confectionary/newsstand	Retail	1925	Distinctive stucco texture, Stepped parapet.	YES

13.	924-926	Becchetti Bldg/ Boston Store	Single retail	1926	Had 2 storefronts. Now altered	?
14.	918	MacIntyre Hardware/ Furniture	Split into 3 shops	1923	Review recent changes	YES
15.	904	Siler's Cut-Rate Grocery	Tavern Hotel	1925	Loss of Historic Integrity.	NO
16.	826	Buick Dealer 1925 Italian Café 1936	Council Chambers	1924	Mariani Brothers	YES
17.	824	Pool Hall/ Retail	City Clerk office	1925	Mariani Brothers	YES
18.	724 Balboa	Price Auto Parts	Barter Inn - Retail	1947	Arched parapet original	YES
19.	720 Balboa	Emil's Garage/Buick	Art Glitter Institute	1947	Quonset Hut	YES
20.	1101	Cottonwood Jail	Café/Retail	1929	Addition and Rehabilitation	YES
21.	1035	Hudson-Essex 1939: Gas Station	New Retail shop; Little Moos	c. 1926		YES
22.	1033	Commercial uses	Chocolate Blonde Salon	1926 & 1937		YES
23.	1025	Alonzo Mason Grocery	Old Town Café	1925- 1926		YES
24.	1021- 1023	H.A. Arnold Service Station	Arizona Stronghold	1925		YES
25.	1019	Jim Haskins Motors Lindner Motors	Jim & Ellen's	c. 1928 & c. 1936		YES
26.	1003- 1007	Braley's Auto Court Motel	Ledbetter Law Office	1932	Defining elements removed.	NO
27.	1001	Twins Café - 1944 Cottonwood Café -1950s	Pending new Restaurant/Wine	1924- 1925	Pending Rehabilitation	YES
28.	921	Progressive Market 1930s	Coombs Cabinets	c. 1924	Spanish tile roof 1953	YES
29.	913	Verde Valley Distributing	Retail/ Jewelry	c. 1935	Curved parapet restored	YES

30.	909-911	Carlson's 5 & 10 3 shops	Retail	c. 1939	Early Rehab	YES
31.	907	Commercial/Shoe Store	Retail	c. 1940		YES
32.	805	Community Civic Club	Civic Center	1939		YES
33.	791	Methodist Church Verde Baptist Church	Pending Restaurant	1927- 1928	Pending Remodel	YES
34.	14 W. Pinal	Commercial/Retail Store	Residential	Pre-1939		YES

Structures

1.	X	Del Monte Wash Bridge		1935	WPA Project	YES
2.	X	Cottonwood Bridge		c. 1934	CWA Project	YES
4.	922	Requena Pool Hall Tumbleweed Bar	Vacant Lot Pending Development	1925	Façade structure removed	NO

2016 Review of Cottonwood Commercial Historic District

NON-CONTRIBUTING PROPERTIES - IDENTIFIED 2000 Historic District N. Main Street						
	Address	Historic Name/Use	Current Name/Use	Date	Condition	Potential Eligibility Status
1.	1045	APS Building	Yoga Studio	1960	Was not 50 Windows added	YES
2.	1037- 1039	1950s Post Office Retail Uses	Vacant Retail	c. 1926 c. 1960	Front collapsed Modern alterations	NO
3.	1027- 1029	Karl Norton Law Office	Magenta Retail & Cafe	c. 1937 c. 1945	Modern treatments, windows, doors	NO
4.	1017	Braley's Auto Parts	Fisher Retail Store	c. 1936	Loss of historic Integrity.	NO
5.	929	Originally a Bar. Buckaroo Buffet: 1952	Kactus Kates	1923 1947	Altered. Loss of Integrity	NO
6.	925	Henry Silver Bldg. 1926: Pontiac Car Dealer	Nic's Restaurant	1924	Loss of historic Integrity	NO
7.	917	Valley Café/ Chapo's Restaurant early 30s	Recently Crema Restaurant	c. 1923	Loss of historic Integrity	NO
8.	903	Western Auto Parts	Red Rooster Restaurant	c. 1959	Was not 50.	?
9.	827	Post Office	City Hall	1961	Was not 50.	YES
10.	821	Fire/Police Dept	City / BAC Offices	c. 1945	Modern front Addition	NO
11.	817	Chamber of Commerce Office	City Meeting Room	c. 1956	Significance? Simple Block Bldg.	?
12.	1014	GM Willard Building Barber Shop / Cafe	Retail	1925	Loss of historic integrity	NO

13.	1004	Joe Hall Pool Hall	Papillion II Retail	1925-26	Loss of historic integrity	NO
14.	914	Rialto Movie Theater	Tavern Restaurant	1923	Altered. Loss of Historic Integrity	NO
15.	816	Bank of Arizona	City Finance	1954	Was not 50.	YES
16.	804	Ice Cream Shop Commercial Uses	Old Redi-Help Bldg. Pending Restaurant	1923 1938	Remodel Date 1966 Questions?	ADD if 50?
17.	796	Gas Station & Feed Store	Larry's Antique Store	1928	Remodel date unknown	?
18.	794	Richfield Service Station	Bings Burgers	1952	Was not 50. Rehabilitation	YES
19.	712 Balboa	Verde Food Lockers	Art Glitter.	1947 1961	Addition 1961 Remodel 1985	NO

NON-CONTRIBUTING STRUCTURE - IDENTIFIED 2000 Historic District
N. Main Street

1.	1003 N. Main	Shep's Liquor Sign	Ledbetter Law Rehab "Welcome Old Town"	c. 1960	Example of Mid-Century design. Rehabilitation	YES
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Cash for Local Change recently awarded Grant Recipients \$33,500.00! Visit fullcircletrade.net to see the full **Expand**

http://azdailysun.com/news/local/govt-and-politics/flagstaff-historic-preservation-ordinance-gets-mixed-reviews/article_948e051e-60ed-5798-8c31-86a142fdc36f.html

FEATURED

Flagstaff historic preservation ordinance gets mixed reviews

SUZANNE ADAMS-OCKRASSA Sun Staff Reporter Updated 5 hrs ago



Taylor Mahoney

The newly renovated Tourist Home.

Buy I

Flagstaff City Council got an earful from several members of the public about the city's Historic Preservation Ordinance Tuesday night.

John Conley from Salsa Brava said there's no way that a developer or business owner can estimate how much it will cost them to go through the ordinance process.

Conley is looking to remove a home from a property he bought next to one of his restaurants on Route 66, Fat Olives, to make room for more parking. He wasn't expecting the process of determining if the home had historic significance to take eight months and cost him about \$15,000 for a \$3,000 project.

City Historic Preservation Officer Karl Eberhard said the city asks developers who are looking to renovate or tear down a building that may have historic value to complete a letter report to determine if there might be any historic or cultural significance to a site. That report goes to the city's Historic Preservation officer. If the officer determines there is a historical or cultural significance to the site, the developer may be asked to complete a detailed study of the building before renovating it or tearing it down. Approximately, 85 percent of letter reports do not generate a cultural resources study, he said.

The developer can appeal a decision by the officer to the Historic Preservation Commission. A developer could also skip all of those steps and submit a phase II cultural study, which includes photos and architectural renderings of the building to the city, he said.

Eberhard said, developers are not required to submit a cultural resources study if a property is not on the historic registry or is less than 50 years old.

The ordinance also does not prevent a property owner from demolishing a building or renovating it to their needs, it just asks that property owner record the details of the building for posterity, Eberhard said.

Conley said what makes the financial cost of the process so slippery is that a developer doesn't know if they will be required to do a historical study or not and how in-depth that study will have to be. A letter report can cost about \$500, he said, but a level one or two cultural resources study can cost \$5,000 to \$7,000. And the decision on whether a cultural resource study is needed depends on a ruling from the Preservation Commission, a board made of volunteers that changes.

Conley suggested making the property owner responsible for the cost of a letter report and have the city pick up the cost of any further historic studies.

Patty Lutrell said she is still fighting, seven months later, to get a building permit to repair the top edge of the Basque handball court on South San Francisco Street. The city's Historic Preservation officer is grabbing bits of code from all over the city's books including the Preservation Ordinance order to avoid giving her a permit, she said.

Several spoke in favor of the ordinance, Jonathan Day, said that the ordinance protects the historic value of the city, which is a big draw to tourists.



Advertisement (1 of 1): 0:11

"People don't make sure they have time to stop in strip-mall city on the way to the Grand Canyon," he said. "Cinder blocks don't evoke feelings."

Dawn Tucker, who is restoring two historic homes on Agassiz Street, said the ordinance is no more or less clear than any of the other development regulations in the city's code. She and her husband have spent nearly \$4,000 in order to comply with the ordinance.

A good restoration expert can help a developer determine the history of a building and the financial rewards from restoring it, including tax breaks and grants, she said.

Because the meeting was a work session, Council did not make any decisions on the ordinance or preservation officer's duties.

