

## ATTACHMENT C

### PHOENIX HISTORIC PRESERVATION COMMISSION Final Meeting Minutes

Date: February 12, 2024  
Time: 4:30 p.m.  
Location: Hybrid Meeting: In-person at City Council Chambers & Virtual via Webex

<b>Commission Members Present</b>	<b>Staff Present</b>
Dan Garcia, Chair	Helana Ruter
Dan Klocke	Kevin Weight
Brenda Thomson	Desiree Aranda
Tricia Amato, Vice Chair (virtual)	Cletus Montoya
Christina Noble (virtual)	Emma Collins
Greta Rayle (virtual)	Bridget Collins
Keely Varvel Hartsell (virtual)	Paul Li
	Jodey Elsner (virtual)
	Crystal Carrancho (virtual)
	Maura Jackson (virtual)
<b>Commission Members Absent</b>	<b>Staff Absent</b>
Taz Khatri	

1.	<b>Call meeting to order</b>  Chair Garcia verified that a quorum was established and called the meeting to order at 4:32 p.m.	<b>Dan Garcia, HP Commission Chair</b>
2.	<b>Introduction of Commission Members and Staff</b>  The Commission members and HP staff made their introductions.	<b>HP Commission &amp; Staff</b>
3.	<b>Review of meeting minutes from the monthly meeting held on January 8, 2024.</b>  <b>Action Requested:</b> Approval of minutes  Chair Garcia asked the Commission for questions or comments about the draft minutes from the January 8 <sup>th</sup> meeting. None were posed.  Chair Garcia then asked the Commission for a motion on the draft minutes from the January 8 <sup>th</sup> monthly meeting.  Commissioner Thomson made a motion to approve the minutes as submitted for the January 8, 2024, HP Commission monthly meeting.  Commissioner Klocke seconded the motion.  The Commission voted, as follows:	<b>HP Commission</b>

	<p>existing conservation easement would be extended 25 years, expiring in 2096.</p> <p>Chair Garcia mentioned that the property owner, Terry Goddard, Former Phoenix Mayor was in attendance. He was available to answer questions from HP Commission and Staff.</p> <p>Chair Garcia asked the Commission for questions or comments on this item.</p> <p>Commissioner Klocke expressed his thanks to Mayor Goddard for continuing his efforts on the preservation of this historic church and said that it was greatly appreciated.</p> <p>Chair Garcia asked whether this conservation easement, if approved, would be the longest in the city's history.</p> <p>Mr. Weight said that the city has several perpetual conservation easements in place. However, this extension would become the city's longest non-perpetual conservation easement with a set expiration date.</p> <p>Chair Garcia verified there were no further discussions or comments, and he asked the Commission for a motion.</p> <p>Commissioner Klocke made a motion to recommend approval of the Phil Gordon Threatened Building grant request for the First Baptist Church at 302 West Monroe Street.</p> <p>Vice Chair Amato seconded the motion.</p> <p>The Commission voted, as follows:  Chair Garcia – Yes  Vice Chair Amato – Yes  Commissioner Klocke – Yes  Commissioner Noble – Yes  Commissioner Rayle – Yes  Commissioner Thomson – Yes  Commissioner Varvel Hartsell – Yes</p> <p>Approved 7 – 0.</p>	
5.	<p><b>Public Hearing for Application No. Z-116-23-8, Yaun Ah Gim Groceries at 1002 South 4<sup>th</sup> Avenue.</b></p> <p><b>Action Requested:</b> Recommendation on Historic Preservation (HP) Overlay Zoning</p> <p>Chair Garcia invited Kevin Weight to present this item.</p>	<p><b>Kevin Weight, HP Staff</b></p>

	<p>Mr. Weight gave some background information on the subject property, as follows:</p> <ul style="list-style-type: none"> <li>• Recommended eligible in 1984 in <i>Historic Phoenix Commercial Properties Survey</i></li> <li>• Listed on the National Register of Historic Places in 1986 as part of a thematic nomination of commercial properties</li> <li>• Recommended eligible in 2007 in <i>Asian American Historic Property Survey</i></li> <li>• Property featured in Asian American heritage story map on City of Phoenix HPO website</li> <li>• On September 8, 2023, Omar Fabian and Sherry Rampy met with HP staff to request historic designation</li> <li>• HP Commission formally initiated HP zoning on September 18, 2023</li> <li>• On November 15, 2023, Mr. Fabian signed Ownership Authorization Form and Proposition 207 Waiver</li> <li>• Z-116-23-9 filed by HP staff on December 29, 2023</li> </ul> <p>Next, Mr. Weight reviewed the HP overlay zoning eligibility criteria, as follows:</p> <ol style="list-style-type: none"> <li>1. Age (at least 50 years old or exceptionally significant)</li> <li>2. Integrity (location, setting, design, materials, workmanship, feeling, association)</li> <li>3. Significance <ol style="list-style-type: none"> <li>A. Associated with events or patterns of events significant in Phoenix history</li> <li>B. Associated with persons significant in Phoenix history</li> <li>C. Represents a type, period, or method of construction; represents the work of a master; or has high artistic values</li> <li>D. Has yielded or has the potential to yield information about Phoenix history or prehistory</li> </ol> </li> </ol> <p>Then Mr. Weight shared the findings from the evaluation of the Yaun Ah Gim Groceries, as follows:</p> <ul style="list-style-type: none"> <li>• Meets age requirement (over 100 years old)</li> <li>• Meets integrity requirement (although in poor condition)</li> <li>• Meets significance requirement under Criterion A for association with Asian American heritage <ul style="list-style-type: none"> <li>○ “Rare Chinese-owned commercial and multi-unit residential complex”</li> <li>○ Ah Gim Yaun opened the grocery store ca. 1920</li> <li>○ He added a duplex and a fourplex, where he lived until he died in 1959</li> <li>○ The family sold the store in 1997</li> </ul> </li> </ul> <p>Mr. Weight gave an overview of the grocery store as well as the duplex and fourplex, as follows:</p> <ul style="list-style-type: none"> <li>• Grocery Store <ul style="list-style-type: none"> <li>○ Brick construction</li> </ul> </li> </ul>	
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	<ul style="list-style-type: none"> <li>○ Built ca. 1920</li> <li>○ Typical of early 20<sup>th</sup> century neighborhood markets</li> <li>○ Single corner entry</li> <li>○ Three small windows and display window on east side</li> <li>○ Openings with segmental brick arch lintels</li> <li>○ Vacant for several decades</li> <li>• Duplex &amp; Fourplex <ul style="list-style-type: none"> <li>○ Concrete block construction</li> <li>○ Built ca. 1925</li> <li>○ Large apartment at east end of duplex occupied by Ah Gim Yaun and family</li> <li>○ Very rare property type</li> <li>○ Vacant and in poor condition</li> </ul> </li> </ul> <p>Mr. Weight displayed an image of the proposed boundary and reviewed, as follows:</p> <ul style="list-style-type: none"> <li>• 0.32 gross acres</li> <li>• Includes entire subject parcel as well as the adjacent portion of the right of way</li> <li>• Contains the documented historic resources</li> <li>• Follows parcel lines and street monument lines as much as possible</li> </ul> <p>In conclusion, Mr. Weight said that staff was recommending approval of the rezoning application for the subject property. He also mentioned that this case will go to the Central City VPC meeting on March 11<sup>th</sup>, followed by the Planning Commission meeting on April 4<sup>th</sup>, and finally go before City Council for a final decision on May 1<sup>st</sup>.</p> <p>Chair Garcia thanked the property owner for voluntarily requesting HP overlay zoning on their property as well as listing it on the Phoenix Register of Historic Properties.</p> <p>Chair Garcia verified that there were no public comments for this item.</p> <p>Chair Garcia asked the Commission for any questions or comments on this item.</p> <p>Vice Chair Amato asked staff whether Mr. Fabian had mentioned what he plans to do with the subject property.</p> <p>Mr. Weight responded that Mr. Fabian is reviewing a few possible options for the property. He said that the zoning was historically commercial, but it is now R-4, which limits the options to residential/multifamily. There is a possibility to change the zoning to re-establish commercial use. Also, he mentioned that the HP Office has hired Ryden Architects to do a building condition assessment of the subject property. The report is anticipated to be received in the next few weeks, which could serve as a roadmap for rehabilitation of the property</p>	
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	<p>as well as prioritization of projects, cost estimates, and possible grant funding opportunity.</p> <p>Vice Chair Amato thanked Mr. Weight. She said that she was the real estate agent for the previous property owners and that they had ideas for various community uses of the site. However, due to the pandemic and other issues, the previous owners needed to sell the property. She mentioned that this property was special to her and that she was very happy that Mr. Fabian has plans to rehabilitate the property and restore it to a much more usable state.</p> <p>Ms. Ruter mentioned that the property owner, Mr. Fabian, was attending the meeting via phone and he was available for questions from the Commission.</p> <p>Chair Garcia asked the Commission for any questions for Mr. Fabian. None were posed.</p> <p>Chair Garcia verified there were no further discussions or comments, and he asked the Commission for a motion.</p> <p>Vice Chair Amato made a motion to approve staff's recommendation for HP overlay zoning (Application Number Z-116-23-8) for Yaun Ah Gim Groceries at 1002 South 4<sup>th</sup> Avenue.</p> <p>Commissioner Thomson seconded the motion.</p> <p>The Commission voted, as follows:  Chair Garcia – Yes  Vice Chair Amato – Yes  Commissioner Klocke – Yes  Commissioner Noble – Yes  Commissioner Rayle – Yes  Commissioner Thomson – Yes  Commissioner Varvel Hartsell – Yes</p> <p>Approved 7 – 0.</p>	
6.	<p><b>Public Hearing for Application No. Z-117-23-7, Phoenix Laundry &amp; Dry Cleaning (Milum Textile Services) at 333-337 North 7<sup>th</sup> Avenue, a.k.a. 332-334 North 6<sup>th</sup> Avenue.</b></p> <p><b>Action Requested:</b> Recommendation on Historic Preservation (HP) Overlay Zoning</p> <p>Chair Garcia introduced this agenda item and said that this property has come before the HP Commission at the two previous meetings. He said that this would be the third case for this property to be presented to the HP Commission. He then invited Kevin Weight to give a summary of the reason for this case today.</p>	Kevin Weight, HP Staff