

ATTACHMENT C

PHOENIX HISTORIC PRESERVATION COMMISSION MONTHLY MEETING Final Meeting Minutes

Date: March 17, 2025
Time: 4:30 p.m.
Location: Hybrid: City Council Chambers and Virtual via Webex

Commission Members Present	Staff Present
Dan Garcia, Chair	Helana Ruter
Tricia Amato, Vice Chair	Kevin Weight
Dan Klocke	Maura Jackson (<i>virtual</i>)
Christina Noble	Cletus Montoya
Brenda Thomson (<i>virtual</i>)	Emma Collins
	Bridget Collins
	Danny Inglese
Commission Members Absent	Staff Absent
Keely Varvel Hartsell	Jodey Elsner
Francesca Miller	
Chad Gestson	

1.	Call meeting to order After technical/audio issues were resolved, Chair Garcia verified that a quorum was established and called the meeting to order at 4:43 p.m.	Dan Garcia, HP Commission Chair
2.	Introduction of Commission Members and Staff Chair Garcia asked the Commission members to introduce themselves followed by staff introductions. He then moved on to the next agenda item.	HP Commission and Staff
3.	Review of meeting minutes from the monthly meeting held on February 10, 2025. Action Requested: Approval of minutes. Chair Garcia asked the Commission for questions or comments about the draft minutes from the February 10th monthly meeting. None were posed. Chair Garcia asked the Commission for a motion on the minutes.	HP Commission

	<p>Vice Chair Amato made a motion to approve the minutes for the February 10th meeting.</p> <p>Commissioner Klocke seconded the motion.</p> <p>The Commission voted as follows: Chair Garcia – Yes Vice Chair Amato – Yes Commissioner Klocke – Yes Commissioner Noble – Yes Commissioner Thomson – Yes</p> <p>Approved 5 – 0.</p> <p>Chair Garcia then moved on to the next agenda item.</p>	
4.	<p>Public Hearing for Rezoning Application No. Z-175-24-6, Hansen Mortuary 8314 N 7th St</p> <p>Action Requested: Recommendation on Historic Preservation (HP) Overlay Zoning</p> <p>Chair Garcia invited Kevin Weight to present this item.</p> <p>Mr. Weight shared some background information on the subject property, as follows:</p> <ul style="list-style-type: none"> • 2011 – Subject property was one of 80 that were featured in Midcentury Marvels: Commercial Architecture of Phoenix 1945-1975, published by City of Phoenix Historic Preservation Office; <ul style="list-style-type: none"> ○ Subject property was also determined eligible for listing on the Phoenix Historic Property Register and the National Register for Historic Places • 2024 – Property owners expressed interest in historic designation on subject property <ul style="list-style-type: none"> ○ On behalf of property owners, Julia Taggart prepared an inventory form for the subject property and submitted it to the HP Office ○ HP staff edited/updated the inventory form and contacted property owner's representative to sign an Ownership Authorization Form and Waiver of Claims under Proposition 207 ○ HP Commission formally initiated the HP overlay zoning process on October 21, 2024; followed by HP staff filing this rezoning application • Eligibility criteria evaluation <ul style="list-style-type: none"> ○ Criterion A – Historic events/trends; Hansen Mortuary is significant under Criterion A at the local level in the area of Commerce. Continuously owned and operated by the 	<p>Kevin Weight, HP Staff</p>

	<p>Hansen Family, the mortuary has been an integral part of the Sunnyslope community since its founding 75 years ago;</p> <ul style="list-style-type: none"> ○ Criterion C – Architecture; Hansen Mortuary building is significant under Criterion C at the local level in the area of Architecture. It is an excellent example of A-frame subtype of Expressionist Modern architecture, commonly seen in high-style religious buildings from the 1960s; and ○ Integrity – Subject building was expanded a couple of times after its construction; North addition was built in 1976; Rear addition was built in 1991. Despite these alterations and changes to the landscaping, the building still retains excellent integrity of design, materials, and workmanship. It remains in its original location and the setting is still generally intact. Integrity of feeling and association are also sufficient to convey the building's historic significance <ul style="list-style-type: none"> • Boundary justification – The proposed HP zoning boundary contains the documented historic resources and follows parcel lines and street monument lines. <p>Mr. Weight stated that staff recommended approval of the rezoning request Z-175-24-6 to establish Historic Preservation (HP) overlay zoning for the subject property for the following reasons:</p> <ol style="list-style-type: none"> 1. The property meets the significance, age, and integrity requirements for HP overlay zoning set forth in Section 807.D of the Zoning Ordinance; and 2. The proposed boundaries meet the eligibility criteria outlined in Section 807.E <p>In conclusion, Mr. Weight shared the subsequent hearing schedule for this case, as follows:</p> <ul style="list-style-type: none"> • April 9 – Case to be heard by North Mountain Village Planning Committee • May 1 – Case to be heard by Planning Commission • June 4 – Case to be heard by City Council for final decision <p>Chair Garcia verified that the owner of the property was present and in favor of the item but did not wish to speak.</p> <p>Next, Chair Garcia verified that there were a couple of requests for public comment on this item. He invited Julia Taggart to share her comments.</p> <p>Ms. Taggart shared some background information about Hansen Mortuary, as follows:</p> <ul style="list-style-type: none"> • 1950 – Robert Lundberg and Chester Hansen established Lundberg-Hansen Mortuaries in Glendale and Sunnyslope areas in Arizona • 1957 – Lundberg-Hansen partnership dissolved <ul style="list-style-type: none"> ○ Lundberg continued the Glendale location 	
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- Hansen continued the Sunnyslope location (NE Corner of Central and Dunlap Avenues)
- 1962 – Hansen Mortuary Chapel was built at 8314 North 7th Street
- 1986 – Chester Hansen retired
 - Ownership of Hansen Mortuary was transferred to his four children:
 - Rae Jeanne (Hansen) Repella
 - Bradley Hansen
 - Craig Hansen
 - Patricia (Hansen) Kerr
- 1992 – Chapel of Prayer Mortuary (Mesa, AZ) and Mercer Mortuary (Midtown Phoenix) were purchased by the Hansen Family
- 1993 – DECA Cremation was established
 - Hansen Family became sole owner in 2015
- 1995 – Hansen Planning Center was established
- 1997 – Hansen Desert Hills Mortuary and Cemetery was built at 6500 East Bell Road (Scottsdale, AZ)
- 2015 – Rae Jeanne Repella and Craig Hansen retired
 - Ownership of Hansen Mortuary remained with Brad Hansen and Patricia Kerr
- 2023 – Brad Hansen retired
 - Ownership remained with Patricia ‘Trish’ Kerr
 - Brad’s son Stuart and Trish’s son Tanner are the 3rd generation of Hansen’s working in the family business
- Current locations owned/operated by the Hansen Family include:
 - Hansen Chapel on 7th Street
 - Hansen Desert Hills Mortuary & Cemetery
 - DECA Cremation Services
 - Hansen Planning Center

In conclusion, Ms. Taggart said that the Hansen family and Hansen Mortuary have been part of Sunnyslope and have contributed greatly to the community. She is grateful for everything that the Hansen family has continued to do for the Sunnyslope community and that they are going through the process to get historic designation for the Hansen Mortuary property.

Chair Garcia thanked Ms. Taggart. Also, on behalf of the HP Commission, he expressed appreciation to the Hansen family for proactively coming forward to list their property on the city’s historic register.

Next, Chair Garica invited Andy Sobczak to the podium for public comment on this item.

Ms. Sobczak said she was representing the East Sunnyslope Neighborhood Association and Block Watch. They support this request

	<p>and want to see Sunnyslope thrive. They want to see businesses, such as Hansen Mortuary, that have invested in Sunnyslope remain in Sunnyslope. They also feel that the uniqueness of the Hansen Chapel building deserves recognition and designation.</p> <p>Chair Garcia thanked Ms. Sobczak for attending the meeting and sharing her comments.</p> <p>Chair Garcia asked the Commission for any questions or comments on this item.</p> <p>Vice Chair Amato thanked Ms. Taggart for doing research on the subject property. Also, she thanked the Hansen family for their willingness to present their property for HP zoning. She thinks the Hansen Mortuary property is very interesting. She also appreciates that the property and the family has meant so much to the Sunnyslope community.</p> <p>Chair Garcia asked the Commission for a motion on this item.</p> <p>Vice Chair Amato made a motion to recommend approval of the application for HP overlay zoning for Hansen Mortuary located at 8314 North 7th Street.</p> <p>Commissioner Noble seconded the motion.</p> <p>The Commission voted as follows: Chair Garcia – Yes Vice Chair Amato – Yes Commissioner Klocke – Yes Commissioner Noble – Yes Commissioner Thomson – Yes</p> <p>Approved 5 – 0.</p> <p>Chair Garcia then moved on to the next agenda item.</p>	
5.	<p>Demonstration Project Grant request – 412 W Roosevelt St</p> <p>Action Requested: Recommend approval of grant funding</p> <p>Chair Garcia invited Kevin Weight to present this item.</p> <p>Mr. Weight presented some background information on the subject property, as follows:</p> <ul style="list-style-type: none"> • Built circa 1918, per the historic property inventory form and in response to the need for apartments in Phoenix following WWI <ul style="list-style-type: none"> ○ Considered as an excellent example of Prairie School architecture, which is rare in Phoenix 	Kevin Weight, HP Staff

	<ul style="list-style-type: none"> ○ Continues to be used as an apartment complex • Current owner, Prairie School Apartments, LLC, acquired subject property in 2017 <ul style="list-style-type: none"> ○ Property owner's representative, Chip Halquist, has owned the subject property since the early 1990s • Per application, the following changes have been made to the property: <ul style="list-style-type: none"> ○ East side sun patios were enclosed with framing and windows prior to 1980; ○ 1994 – Interior work was done (plaster/doors/baths/kitchen) to make the apartments habitable; roof repairs to main building and garage; ○ 2015 – Garage was demolished and replaced with a 2-story structure with four garages at ground level and two apartments on the second level; and ○ 2016 – Rear stairs of main structure were reconfigured and replaced for access and safety ○ Subject property still retains good integrity and is classified as a contributor to Roosevelt Historic District, which was listed on the National Register of Historic Places (1983) and on the Phoenix Historic Property Register (1986) <p>Mr. Weight stated that in 2019 Mr. Halquist received grant funding from the City of Phoenix HP Office to rehabilitate the apartment building to the east at 402 West Roosevelt Street. In exchange for grant funds, the city received a 20-year conservation easement on the property, which will expire in 2039. The current application submitted by Mr. Halquist requests funding assistance for the following items:</p> <ul style="list-style-type: none"> – Historic window rehabilitation – Stucco repairs – Wood fascia & soffit repair – Door repair – Interior/exterior stairway repair – Attic and crawl space venting – Repainting <p>Mr. Weight said that a total of \$2,500 in eligible engineering costs is also included. The grand total of the eligible work items is \$133,176. Although the application shows that the City's share would be 50 percent of the cost of the eligible work, at its last meeting on February 10, 2025, the HP Commission revised the Demonstration Project grant program so that the City will now pay 100 percent, provided that the owner provides a match using other items. The application indicates that there will be \$747,000 worth of additional work, so the match requirement has been met. The city will disburse the funds on a reimbursement basis, as the eligible work items are completed. In exchange for the grant funds, the city will receive a 30-year conservation easement on the property. The easement will require preservation of the property and that it be insured and maintained</p>	
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	<p>in good repair. He said that Mr. Halquist intends to pursue state and federal tax incentives to rehabilitate the property.</p> <p>In conclusion, Mr. Weight stated that staff recommends approval of a Demonstration Project grant of up to \$133,176 to assist with rehabilitation of the historic apartment building at the subject property.</p> <p>Chair Garcia thanked Mr. Weight for the presentation. He then invited Mr. Halquist to share any additional comments.</p> <p>Mr. Halquist did not wish to share any comments and said that Mr. Weight did a fantastic job presenting the grant request.</p> <p>Chair Garcia thanked Mr. Halquist for attending today's meeting.</p> <p>Next, Chair Garcia asked the Commission for any questions or comments on this item. None were posed. He then asked the Commission for a motion on this item.</p> <p>Commissioner Noble made a motion to recommend approval of grant funding for the property at 412 West Roosevelt Street.</p> <p>Commissioner Klocke seconded the motion.</p> <p>The Commission voted as follows: Chair Garcia – Yes Vice Chair Amato – Yes Commissioner Klocke – Yes Commissioner Noble – Yes Commissioner Thomson – Yes</p> <p>Approved 5 – 0.</p> <p>Chair Garcia then moved on to the next agenda item.</p>	
6.	<p>Tovrea Castle updates</p> <p>Action Requested: Information and possible discussion</p> <p>Chair Garcia invited Tamera Zivic to share updates about Tovrea Castle.</p> <p>Ms. Zivic said she is the President of Board of Directors for the Tovrea Carraro Society. She said that the Tovrea Carraro Society, in partnership with the City of Phoenix, provides a unique experience for visitors to Tovrea Castle at Carraro Heights. In 2010, the City of Phoenix Parks and Recreation Board approved a Management & Operating Agreement with Tovrea Carraro Society. The Society is responsible for handling all aspects of the daily operations of the Castle including fundraising efforts, volunteer recruitment and training, scheduling and hosting public tours,</p>	<p>Tamera Zivic, Tovrea Carraro Society</p>

	<p>special event bookings, promotional efforts, and community outreach programs. Currently, she said that they are very excited about some of the projects going on now. Conversely, they are not very excited about other happenings, such as vandalism. They had even discussed turning off the lights on the buildings so as not to draw attention to the site. However, not having the lights turned on might even worsen the vandalism of the site. She attended today's meeting to be available to answer the Commission's questions.</p> <p>Chair Garcia said he hopes the vandalism issues at the site are being resolved. He also mentioned that the lights on Tovrea Castle are one of the highlights of the site, and he hopes that the light will remain on. He then asked the Commission for any questions about Tovrea Castle.</p> <p>Commissioner Klocke said that Tovrea Castle is such a wonderful beacon and a gem for the city. He said that the city has invested a lot of funding into the site. He also knows that the Board and volunteers have put a lot of work into the historic site. He then asked for clarification on the number of visitors that come to Tovrea Castle each year, and whether it would be possible to increase the number of annual visitors. He knows that it is very challenging for the public to get tickets to visit the site. He also knows that the site tours are managed by volunteers. He wondered how the HP Commission could support efforts to get more people to visit this historic site each year. He asked for some background and what the goals are for the site.</p> <p>Ms. Zivic said that after 13 years, the Board and volunteers are happy that people still continue to want to see the Tovrea Castle site. She stated that there is an average of 60,000 visitors each year, which is approximately 5,000 visitors each month. The site is visited by locals and people from around the country as well as international visitors. She mentioned that a ticket lottery had to be established and it is offered every six months so that they could better manage the six million entries for each lottery round. Once a person has toured the site, they must wait two years before they can submit another entry to the ticket lottery. In addition, groups that have toured the site must wait three years before they can submit another entry for the ticket lottery. She reviewed the site's schedule of operations, as follows:</p> <ul style="list-style-type: none"> • Mondays & Tuesdays – The site is closed to the public; Vendors and contractors are scheduled in take care of any maintenance needs on site • Wednesdays – Limited opening for special events/VIP tours • Thursdays – Docent-led group tours (rotating 24-48 visitors every hour) • Friday, Saturday & Sunday – Regular tours (rotating 12-24 visitors every hour) approximately 10 tours on each of these days • Provides accessibility, as needed, and maintains occupancy limits each day of operations 	
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	<p>In the event that a person or group does not secure tickets through the lottery, the team lets them know of other interesting things to see and do in the area. Over the past few years, Tovrea Castle has posted a button on its website to purchase tickets for last minute tours, with a purchase limit of four tickets.</p> <p>Commissioner Klocke referenced the current rate of ten tours per day. He asked whether adding more help and more funding would it be possible to increase the number of visitors and number of tours per day.</p> <p>Ms. Zivic responded that the site is currently maxed out with occupancy level compliance and hours available to conduct site tours. However, they always welcome additional help and funding.</p> <p>Chair Garcia expressed his surprise at the number of visitors at the site each year. He asked for clarification about when a person wins lottery to purchase a tour ticket, what is the price per ticket.</p> <p>Ms. Zivic responded that the lottery winners can purchase their tickets at \$22 per ticket. There are no discounts offered. For those who purchase 'last minute tour' tickets, each ticket costs \$25.</p> <p>Chair Garcia also asked Ms. Zivic to share about the new developments or improvements that are happening at Tovrea Castle.</p> <p>Ms. Zivic said that as of last year, Tovrea Castle is now being managed by the city's Arts & Culture Department. Previously, the site was managed by the city's Parks & Recreation Department. During that time, Tovrea Castle was given the opportunity to work with the city's Historic Preservation Office along with the Parks Department and the Planning Commission to recreate the Caretaker's House and Carraro Cabin on site. These two structures are significant to the overall property and are important components to the site tours.</p> <p>Vice Chair Amato asked for clarification on what seasons Tovrea Castle is open for site tours.</p> <p>Ms. Zivic responded that the site is closed to the public every July and August since these are the two hottest months of the year. It is also a good time for major projects and maintenance to be completed and it is less expensive during the summer.</p> <p>Vice Chair Amato mentioned that she previously had an opportunity to tour Tovrea Castle, not via lottery ticket, but as part of a volunteer docent exchange. She said that she had never been to the site before and it was a wonderful and rare way to get to tour the site.</p> <p>Ms. Zivic said that she was glad Vice Chair Amato was able to participate in the docent exchange. She said that it is common for Tovrea Castle to</p>	
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	<p>offer decent exchange opportunities because it is an important part of the education piece to share about what is happening at this historic site. She also mentioned that the city has internships at Tovrea Castle so that the interns can see how the site fits in no matter in which city department they are based.</p> <p>Chair Garcia referenced the comments made by Preserve Phoenix regarding the Tovrea Castle site. He said that Preserve Phoenix was inquiring about specific timelines from some of the ongoing restoration work at the site. He asked whether Ms. Zivic would reach out to Preserve Phoenix to share available updates with them.</p> <p>Commissioner Klocke asked for more clarification whether all 60,000 annual visitors get to tour inside the castle or just on the grounds.</p> <p>Ms. Zivic confirmed that every visitor gets to tour inside the castle.</p> <p>Chair Garcia said that the Tovrea Castle organization is well organized and well managed. He wondered whether Ms. Zivic would be open to reaching out to Julia Taggart to discuss options for setting up a similar organization to manage another of the city's remaining castles.</p> <p>Ms. Zivic responded that the Tovrea team is in regular talks with Ms. Taggart.</p> <p>Commissioner Thomson expressed her surprise with the high volume of visitors, around 1,500 per week, to tour the Tovrea Castle property. She said that it seems amazing to be able to coordinate that many people each season.</p> <p>Ms. Zivic said that they are very organized but the tour trams take a beating every year.</p> <p>Chair Garcia expressed thanks on behalf of the Commission for the presentation. He then moved on to the next agenda item.</p>	
7.	<p>PreserveHistoricPhoenix2025 Draft Plan</p> <p>Action Requested: Information and possible discussion</p> <p>Chair Garcia invited Helana Ruter to present this item.</p> <p>Ms. Ruter reiterated that she had sent the Commission members a link to the shared file of the graphically designed version of the updated draft plan. She encouraged Commission members to review the report and send their respective comments, questions, and suggestions to her. She mentioned that this updated version of the draft plan, which also includes the PlaceEconomics original study and recommendations, will be posted online in April for public review and feedback. Then the draft will come</p>	Helana Ruter, HP Staff

	<p>back to the HP Commission for the full recommendation and ultimately presented to City Council in the Fall for ratification.</p> <p>Chair Garcia said that he really liked the logo and images in the draft report and said that it was a very easy and engaging read. He encouraged Commission members to read through the report if they have not yet done so. He mentioned that he would share his few comments offline with Ms. Ruter. He then asked the Commission for any questions or comments on the updated draft report.</p> <p>Commissioner Thomson asked for clarification about which villages have been selected as audiences for the public presentations of the revised draft plan.</p> <p>Ms. Ruter said that the revised draft plan would be presented, as information only, at all the villages at their respective planning meetings, followed by the Planning Commission. Then the revised draft plan would go back to each of the Village Committees for formal recommendations, and then it would come before the HP Commission for its formal recommendation. She is hopeful that there will be some good engagement by the public at these upcoming presentations.</p> <p>Chair Garcia referenced letters received from Preserve Phoenix, which is advocating stronger protection measures in historic districts. He asked Ms. Ruter for clarification on those comments.</p> <p>Ms. Ruter said that she had sent a follow up email to Preserve Phoenix to get some clarification on the letter. She mentioned that the HP Office has larger plan goals or action items to change the Ordinance to allow for greater protection for designated properties. She said that the updated draft plan represents the basic protection goals. In addition, she said that a lot of public engagement and discussions would be required to determine which elements to focus on to meet those goals.</p> <p>Next, Chair Garcia moved on to the next agenda item.</p>	
8.	<p>Update on requests for demolition</p> <ul style="list-style-type: none"> • 30-day demolition holds • Properties on the Phoenix Register <p>Action Requested: Information and possible discussion</p> <p>Chair Garcia invited Cletus Montoya to present the update.</p> <p>Mr. Montoya referenced the 30-day hold report that was provided to the HP Commission and briefly reviewed the DAPPs that were submitted since the last meeting, as follows:</p>	<p>Cletus Montoya, HP Staff</p>

	<p><u>DAPPs:</u> There have been no new applications since the last report. However, there are several applications that are still open, which include:</p> <ul style="list-style-type: none"> ○ (4) CPLC properties on Central Avenue <ul style="list-style-type: none"> ▪ 2 eligible and 2 not eligible ○ (1) UMOM property at 3832 Grand Avenue - eligible <p><u>Demolition requests approved for listed properties:</u> There have been no approvals since the last report.</p> <p><u>HPDEs permits denied:</u> There have been no new applications denied since last month's report.</p> <p>Chair Garcia referenced the properties owned by CPLC and UMOM and asked for clarification as to whether federal funds would be used for any of these demolitions. He also asked whether there would be a separate historic preservation process outside of this HP Commission; if so, it is important for the Commission to be involved in that process before forwarding on to the State Historic Preservation Office.</p> <p>Ms. Ruter said that the owners of the Grand Avenue property are consulting with the State HP Office as they anticipate applying for federal funding for the low income housing project there. She mentioned that she had informed the property owners that they would need to verify compliance.</p> <p>Chair Garcia asked the Commission for any questions or comments from the Commission. No questions were posed. He then moved on to the next agenda item.</p>	
9.	<p>Advocacy and outreach update</p> <p>Chair Garcia asked the Commission for any advocacy and outreach updates.</p> <p>Commissioner Thomson asked Ms. Ruter to share information about the scheduled tours at the upcoming HP Conference in Phoenix.</p> <p>Ms. Ruter had reached out to Commissioner Thomson, who is also the Executive Director of Arizona Humanities Council, which is housed in the historic Ellis-Shackelford House. They coordinated some opportunities for HP Conference participants to tour inside this historic property, which will also be the starting point for tours through the Roosevelt Historic District as well as a tour of the Masonic Temple in downtown Phoenix. She mentioned that conference participants can register online for the tours.</p> <p>Next, Chair Garcia moved on to the next agenda item.</p>	HP Commission

10.	<p>Staff updates and requests for information from staff</p> <ul style="list-style-type: none"> • Chambers Transfer & Storage (OIC Building) – 39 E Jackson St • Palo Verde Library – 4380 N 51st Ave <p>Ms. Ruter referenced a public comment made at last month’s meeting that asked for a status update on the Chambers Transfer & Storage (OIC Building). She stated that the OIC Building had gone through the zoning process in 2020. There were actually three companion cases that happened for this property, in which there was a proposal to remove the HP overlay. She also mentioned that there was an existing conservation easement in place as the property had received grant funds. Additionally, based on the area in the Downtown Code, there was a specific height maximum that was allowable on the property. She said that the applicant was looking to remove the HP overlay, extinguish the easement, and increase the height so that they could create a multistory, mixed-use property on top of the OIC Building. None of it was recommended by staff for approval, but ultimately the overlay was removed as part of the City Council’s decision. The funds have been repaid for the easement. However, there are stipulations that still need to be addressed to release the existing easement. Also, there are stipulations in the zoning case, which require an approved building permit in advance of being able to receive a demolition permit. She had reviewed the system files for this case and found that there was a pre-application meeting held in May 2023 and then nothing progressed from there. She also understood that the property had been foreclosed. Regarding the prior zoning case, there are few outstanding items that will need to be taken care of in order to move forward. She had reached out to Christine Mackay, Director of Community Economic Development Department, for available contact information for the property owner since they have not yet contacted the HP Office.</p> <p>Chair Garcia asked for clarification on the situation where the funds have been repaid for the easement but the easement has not yet been removed.</p> <p>Mr. Inglese responded that it is an odd situation but it is certainly possible. However, he said that the city would have a difficult time enforcing the conservation easement, if the benefit that the city received in exchange for that easement had been returned to the city. He said that even if all the paperwork was not finalized, he thinks it would not be wise for the HP Commission or for the city to treat that conservation easement as a going concern, even though it may be reflected on paper.</p> <p>Chair Garcia thanked Mr. Inglese for clarifying.</p> <p>Mr. Weight agreed with Mr. Inglese’s comments but added that the HP Office was in no rush to remove the easement or to place the easement on just the three remaining walls. He said that the ball was left in the property owner’s court to repay the easement funds and drop off the</p>	<p>HP Commission and Staff</p>
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	<p>documents that would need to be executed by the city. He said that the owner has not yet done so.</p> <p>Commissioner Klocke asked for clarification on the status of the subject building, whether it was still with the lender or has it been transferred to a new ownership.</p> <p>Ms. Ruter said that she was not certain, but recent newspaper articles had suggested that the property was foreclosed upon and that the lender was holding the property.</p> <p>Mr. Inglese said that the situation is a bit murky and he could not state with certainty, but his recollection was that the subject property was sold at a trustee sale and that it is currently held by a private owner.</p> <p>Chair Garcia asked staff for an update on the Palo Verde Library.</p> <p>Ms. Ruter said that the Palo Verde Library property had gone through and completed the 30-day hold process on the demolition application for the newer portion of the library. The Parks Department has a broader vision to develop additional recreational amenities versus continuing to keep the building. She understood that the local constituency was excited about having additional recreational opportunities on site. The Parks Department has long-term plans for the site and are set up to engage with the community to redesign the western portion of the Maryvale Park and integrate additional park amenities and features that will benefit the local area residents. The demolition permit has been pulled and the demolition is expected in the not too distant future.</p> <p>Chair Garcia asked for clarification on the permitted entity, whether it was the city or a contractor.</p> <p>Ms. Ruter said that the city owns the property but it does not have a license for demolition, so instead, it uses an on-call licensed contractor.</p> <p>Next, Chair Garcia invited Ms. Ruter to share an additional staff update.</p> <p>Ms. Ruter mentioned that HP staff member Desiree Aranda had the opportunity to accept a new position as the HP Officer for the City of Tucson. It is bittersweet for our office but we are excited for Desiree and she will be amazing in her new role. Our office will be working on opening up a recruitment to fill the vacant position.</p> <p>Chair Garcia verified that there were no requests for public comments on this item. He then moved on to the next item.</p>	
11.	<p>Future agenda items</p> <ul style="list-style-type: none"> • HB2721 Missing Middle Housing 	HP Commission and Staff

<p>Chair Garcia asked staff for any comments.</p> <p>Ms. Ruter said that this item would be presented at a future meeting. In the interim, staff continue to work with the Law Department to review the proposed House Bill (HB2721) that addresses middle housing within a mile radius of downtown, which would allow up to fourplexes on single-family properties and determine its impact on the historic preservation review process. She reminded the Commission that the separate ADU Bill was passed and it allows up to three units on single family properties.</p> <p>Mr. Inglese reiterated that the law has passed, and the city has until the end of the year to adopt a text amendment for the ADU Bill.</p> <p>Chair Garcia verified that there were several requests for public comments on this item. He invited the following attendees to the podium for comments:</p> <p>Bradley Brauer – Mr. Brauer was representing the Willo Neighborhood Association. Last summer, they reached out to their Representative and Senator to discuss HB2721 and how this might impact all the historic districts located within and outside the mile radius of downtown. He mentioned that their Representative did write up HB2719 to amend/supersede HB2721 to exempt historic districts. Unfortunately, the proposed bill was not brought forward for a vote. Now, their goal is to collect enough signatures to make the State Legislature realize the importance of protecting our history and our historic districts. He urged the HP Commission to share with their respective connections in the various cities in the valley and around the state.</p> <p>Chair Garcia thanked Mr. Brauer. He also mentioned that this year’s Historic Preservation Conference will be held in Phoenix, which would be a good opportunity for Mr. Brauer to attend and connect with a wide audience of historic preservation advocates and gain some additional support.</p> <p>Tom Doescher – Mr. Doescher has been residing in Willo for 23 years. He lives across from a vacant lot, which is just outside the Willo Historic District. He is concerned about potential infill projects and the possibility of neighboring properties being sold to developers who would demolish them and build something else. He urged the HP Commission to discuss HB2721 to determine a response to the State regarding an exemption for historic districts.</p> <p>Opal Wagner – Ms. Wagner resides in the Willo neighborhood. She is serving on the Save Historic Willo Committee, which Brad Brauer created. She also serves on the Encanto Village Planning Committee. She clarified that HB2721 was passed into law on May 21, 2024, and it is now known as A.R.S. 9-462.13. This law states that on any single-family owned lot, within a one-mile radius of a municipality’s central business</p>	
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	<p>district, that up to fourplexes is a permitted use. She understands this to mean there will be no hearings regarding the development of duplexes, triplexes, fourplexes, and townhouses. She wondered whether a single-family property could be divided into four lots, redeveloped into four little houses with a minimum of two stories each, and then sold off as four. She wondered what this would mean for historic preservation districts. She said that there have been many investments made in the Willo neighborhood through rehabilitation grants. She is concerned about the potential of developers buying properties and tearing them down for redevelopment, which could begin dismantling existing historic districts that have been preserved for decades. She mentioned that 22 of the existing 36 Phoenix historic districts are located within a one-mile radius of the city's central business district and are at risk for demolition and redevelopment. She said that this law is the biggest to impact properties since so many properties were torn down to build Interstate 10. She urged the HP Commission to bring this item forward for further discussion as well as public information and education to prevent further demolition and redevelopment in the city's historic districts.</p> <p>Chair Garcia thanked Ms. Wagner. He reiterated that Ms. Ruter stated that there will be presentations on this issue at upcoming meetings. He encouraged Ms. Wagner and others to attend and participate at those meetings.</p> <p>Chair Garcia verified there were no further requests for public comment on this item. He then moved on to the next agenda item.</p>	
12.	<p>Public Comment and Communication</p> <p>Chair Garcia verified that there was one request for public comment. He invited Julia Taggart to the podium.</p> <p>Ms. Taggart referenced the flyer she provided to the HP Commission. She said that there will be an agenda item at next Wednesday's City Council meeting to request approval for a "Wallace & Ladmo Way" sign to be displayed near First Studio Gallery (formerly KPHO Studio) as a way to remember the Wallace and Ladmo show being a part of the city's history. She also mentioned that "Slope Fest" is scheduled for April 5th in Sunnyslope, and she invited everyone to come be a part of this event. In addition, she thanked Mr. Weight for his wonderful presentation on the Hansen Mortuary request for designation. She also thanked Ms. Ruter for sharing the revised draft PreserveHistoricPHX plan and said it was beautifully done.</p> <p>Chair Garcia verified that there were no further public comments. He then moved on to the next agenda item.</p>	Public

13.	Adjournment	HP Commission
	Chair Garcia adjourned the meeting at 6:28 p.m.	

For further information, please call the Historic Preservation Office at 602-261-8699.

For reasonable accommodation, call Elaine Noble at Voice 602-495-0256 or the City TTY Relay (602) 534-5500 as early as possible to coordinate the necessary arrangements.

Si necesita asistencia o traducción en español, favor de llamar lo más pronto posible a la Oficina de Preservación Histórica de la ciudad de Phoenix al 602-261-8699.