

**Draft Action/Summary Minutes**  
**City of Sedona**  
**Historic Preservation Commission Meeting**  
**Vultee Conference Room, Sedona City Hall, Sedona, AZ**  
**Monday, December 13, 2010 – 4:00 pm**

**1. Verification of notice, call to order, roll call and Pledge of Allegiance.**

Chairman Unger called the meeting to order at 4:01 p.m.

**Roll Call:**

**Commissioners:** Chairman Brynn Unger and Commissioners Michael Pierce, Charles Schudson, Helen Snyder, Stephen Thomiszer and Noreen Wienges. Commissioner Jane Grams was absent.

**Staff:** Kathy Levin, Donna Puckett and Michele Stover

**2. Public forum for items not on agenda. Limit of 3 minutes per presentation. (Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public).**

*The Chairman opened the public forum and having no requests to speak, closed the public forum.*

**3. Consent agenda:**

**Approval of minutes of November 15, 2010 site visit meeting.**

**Approval of minutes of November 15, 2010 meeting.**

**MOTION:** *Commissioner Pierce moved to approve those minutes. Commissioner Wienges seconded the motion. VOTE: Motion carried six (6) for and zero (0) opposed. (Grams absent)*

**4. Commission and staff announcements and summary of current matters.**

Kathy Levin indicated that the dedication of the Van Ess House is scheduled on Monday, January 10th at 2:30 p.m. and details will follow. Kathy then requested a volunteer to install the bronze plaque in advance.

Chairman Unger welcomed Charles Schudson to the Commission and asked him to introduce himself. Charles indicated that after visiting Sedona for about 17 years, he moved here a year ago and was looking for opportunities to help the community. He has always had a great interest in American history and preservation. Charles then provided a brief overview of his professional legal and teaching experience, and the other Commissioners introduced themselves to Charles.

Chairman Unger suggested moving up agenda items 6e, 7 and 8 to accommodate the guests; however, Kathy Levin added that the Commission should first go ahead with agenda #5. The consensus of the Commission was to move the agenda items as suggested.

**5. Election of Chairman and Vice-Chairman of the Historic Preservation Commission.**

Chairman Unger asked for nominations for the position of Chairman and Kathy Levin added that it is a one-year term and there is an election every December.

***NOMINATION FOR CHAIRMAN: Commissioner Wienges nominated Brynn Burkee Unger for Chair.***

Brynn Unger asked if there were any other nominations and received none, so nominations were closed.

**VOTE: Nomination carried six (6) for and zero (0) opposed. (Grams absent)**

***NOMINATIONS FOR VICE CHAIRMAN: Chairman Unger nominated Commissioner Wienges for Vice Chairman and Commissioner Snyder nominated Commissioner Thomiszer for Vice Chairman.***

Commissioner Thomiszer indicated he would be happy to acquiesce and Chairman Unger asked if he was declining the nomination. Commissioner Thomiszer explained that he hadn't even been apprised of the responsibilities, so it was hard for him to say. The Chairman explained that he would need to say whether or not he accepts or declines the nomination, and then the Commission would have to vote. Commissioner Thomiszer asked if anyone would be crest-fallen if he declined and Commissioner Snyder stated no, but she thought it would be refreshing to have him participate, because he has a lot to offer. Commissioner Thomiszer thanked Commissioner Helen Snyder for her vote of confidence.

Chairman Unger asked if there were any additional nominations and receiving none, the nominations were closed.

***VOTE BY SHOW OF HANDS: Commissioner Wienges two (2) for, (Chairman Unger and Commissioner Wienges), Commissioner Thomiszer three (3) for, (Commissioners Pierce, Snyder and Thomiszer) and one (1) abstention (Commissioner Schudson). (Grams absent)***

**6. Discussion/possible action on FY 2010-11 Commission Work Plan and commissioner involvement in Work Plan tasks:**  
**e. Arizona Centennial 2012 (February 14, 2012)**

Kathy Levin distributed copies of information on two centennial projects, which included a proposed budget and schedule for the Quilt Project. Kathy indicated that she and the Chairman went to Karin Scanlon's home studio on December 6th to see the proposed design and Lorrie Petersen was also present.

**Presentation, Karin Scanlon and Lorrie Petersen, Red Rock Quilters, Sedona, AZ:** Karin and Lorrie displayed the proposed design for the quilt and Karin explained that the overall concept would have Sedona Schnebly standing with her hand out holding a basket of apples and Cathedral Rock and Bell Rock would be behind her; the word "Sedona" also would be included. Karin indicated that she talked with Susan Kliewer about her statue and she said that they could use whatever they want from it. In one area, there would be some traditional quilt blocks, probably including the log cabin and images of Sedona's history, such as the wildlife, cattle ranching and orchards, filming, Tlaquepaque, an artist, a pink jeep, the Chapel, hiking and Midgely Bridge, etc. It would be done in panels, so people could appliqué different things on it and each panel would have some profile of the scenery. The creek and some of the plants also would be included.

Kathy Levin asked them to describe the approximate size and number of quilters they might be working with. Karin Scanlon indicated it would probably be about 4 ft. x 6 ft. with a border around it, and they would present it to the Red Rock Quilters and various other quilters. Lorrie added that they would be quilters they know are interested and talented in appliqués, because hand appliqués are a lot of work, since it means putting a fabric on top of another one, and for a nice look, the edges are turned under and stitched with tiny stitches. The estimated number of hours is in the proposal and all of that would be voluntary work.

Kathy read from the proposal that there would be 30 volunteers for the design of the quilt and creating the quilt top, primarily hand-appliquéd, would be 550, and then we don't know the number of hours involved in the hand quilting. Lorrie explained that all of the appliqué, piecework and binding would be donated, plus a label to acknowledge all of the people who worked on the quilt and helped, such as Patty Krause who will donate the fabric for the backing and the batting.

Lorrie explained that there are two things they are requesting financial support for and one is the purchase of fabric for the front of it, because they want good-looking fabric. They will choose the fabric and then hand it out to the people who will be doing the appliqué, and then it would be nice to have it hand-quilted, which is the old-time way. They know of one person who would do that and she would be paid, because it would take . . . Vice Chairman Thomiszer interrupted to ask if there are companies that specialize in the fabrics traditionally used and Lorrie indicated yes. The Vice Chairman then asked about approaching a company to become a sponsor and Karin Scanlon indicated no, because there would be so many different fabrics in it. Lorrie Petersen added that she doesn't know of a fabric company in Arizona.

Vice Chairman Thomiszer indicated it would have a lot of notoriety and many times companies are happy to be involved. Karin explained that she possibly would want to use some hand-dyed fabric for the rocks, etc., but she doubts that they can ask for money. The Vice Chairman then indicated that Sedona has an international reputation for vortexes and he read that you could identify the location of a vortex by the spiraling of the Junipers, so he wondered if they had thought of incorporating that. Karin indicated they thought they would do that in the quilting and there is a lot more that could go in this.

Chairman Unger asked if the Commission would see the final sketch before it is handed out to everyone and Karin indicated no, not for volunteer work. She thought they might have some groups do hand appliqué, so people could come and see what is going on. Commissioner Schudson asked if it would include any Indian ruins and Karin indicated yes and pointed one out in the sketch. She also indicated there would be some petroglyphs.

Lorrie Petersen explained that the concept is that it would hang in the library show a year from now, which goes roughly from Christmas to Valentine's Day, and then during the centennial year it would perhaps travel to other public places and possibly end-up hanging in the historical museum or something like that. Vice Chairman Thomiszer asked about having it hanging in the Capitol and Karin explained that Arizona is making a centennial quilt, and they both worked on that, and it will hang in the Capitol.

Commissioner Snyder asked how many workers would work on the quilt and Lorrie estimated twenty. Karin then explained that, for example, the Ocotillo could be embroidered, so they will talk to the groups that do embroidery. Lorrie added that not everyone does appliqué, so those people may help with the blocks, etc.

The Chairman thanked Karin and Lorrie for the effort and energy they have put into the project so far and Commissioner Snyder complimented them on the design.

Kathy Levin referenced the proposal and pointed out that it would include two cost items; one would be underwriting the cost of the fabric and the other would be the hand quilting, and we would want to propose funding in the next fiscal year for the hand quilting, which would probably begin in June of 2011 and maybe go until the end of the year; however, what is less clear is how we would purchase the fabric, since it wasn't budgeted, so it is unknown as to if we would have the capability to do that.

Commissioner Snyder recalled that the Commission heard from the Council that they were willing to look at a proposal in January, and Kathy indicated yes, but that is for the next fiscal year. Commissioner Snyder wanted to ask the quilters if getting money next year in January is workable; however, Kathy explained that the current budget doesn't include any line item for centennial purchases in this fiscal year, which ends June 30th, but in January the Council starts meeting to set the budget for fiscal year 2011-2012, and in that budget, we can request this and other items. Unfortunately, they need to purchase this fabric now to get this project. . . Vice Chairman Thomiszer interrupted to ask Kathy if her premise is that they purchase it with the thought that they would be reimbursed and Kathy explained that they couldn't be reimbursed after. . . Vice Chairman Thomiszer again interrupted to ask about the logistics for this and Kathy explained that if they were to purchase it now, when it was not a budgeted item and not funded, we couldn't reimburse them in the next fiscal year, and they need to get the project going on a timetable, because there would be so many individuals involved.

Vice Chairman Thomiszer asked about a local business sponsoring this; it is not like they are asking for \$65,000. Kathy pointed out that it is a cost that has to be borne by someone, and. . . Commissioner Snyder interrupted to say that these are all estimates, so perhaps they could come back with a final proposal of what they would need. The hand quilting may cost more than \$400. Lorrie Peterson explained that in terms of the cost of hand quilting, she asked the person for an estimate, and she is the only person she knows who would be willing to quilt something like this; her name is Eunice Hill.

Chairman Unger asked if there is anything in the Commission's budget left and Kathy Levin indicated no; the only creative idea she has is that there will be a small balance in the Small Grant Assistance Program, and we may want to consider reallocating that to the centennial project, which would be enough to purchase the fabric. We would have \$800 if we fund the second grant that you will hear today. The consensus of the Commission was to do that.

Commissioner Schudson asked if the group had inquired of various businesses about being possible sponsors and Lorrie indicated no; they wrote the proposal after Commissioner Snyder and Kathy Levin indicated that there might be money available for fabric purchases, so they wouldn't have to pay for it out of pocket. Commissioner Schudson indicated that if the Commission would be the only option and \$800 would

be available, great, but to look at it more possibly, it would be ashamed if we denied some private enterprise the opportunity to sponsor it.

Chairman Unger explained that it shouldn't be their responsibility to do this; we asked them to do it, so if we are willing to go out and find. . . Vice Chairman Thomiszer interrupted to say that we would carry more weight. Chairman Unger then continued to explain that we have already asked them to donate something and for us to then ask them to find somebody to sponsor it is going a little bit too far. Commissioner Schudson clarified that he was asking if that was something they wanted to do and Lorrie Petersen explained that they didn't come up with this idea; they were approached by Commissioner Snyder and Kathy Levin asking if they could make a quilt, so no, she hasn't gone out.

The Recording Secretary pointed out that the small grant dollars were allocated by the City Council specifically for that purpose and asked if reallocating that money would have to be approved by the City Council. Chairman Unger indicated yes, we would have to go to the City Council and she is willing to write a proposal to some of the local businesses to ask if they would be willing to do this, as a second. . . Vice Chairman Thomiszer interrupted to say that he would be more than willing to take the proposal to some of the businesses and personally present it. Chairman Unger then explained that the first position should first be to hold ourselves responsible for this before going to somebody else -- we are talking about the City's centennial celebration. First, we should go to the City Council about that \$800 to see if we could reallocate that for centennial projects, and for our grant program in the future, we might want to start looking at some of the local lumber companies, etc., to ask them to contribute to keep that grant program going, because it does a lot for the community, which is a side issue. If the City Council says the \$800 cannot be reallocated, then that could be a back up.

Vice Chairman Thomiszer indicated that he feels they can leave this meeting confident that we will get the funds for them. Commissioner Schudson asked if the \$800 wasn't reallocated what would happen to that money and Kathy Levin explained it would probably roll back into the General Fund, because reissuing an application process for such a small amount of money might not generate any interest. Commissioner Schudson then confirmed with Kathy that the \$800 wouldn't be left over to support grants in the future. Chairman Unger added that if the money was unused, it would go into the City funds, but it is up to the City, because the City might want it to rollover; however, since it is \$800 and the Council supports the centennial, she thinks that the Commission could make an argument that this would work.

Kathy Levin indicated that if there is consensus, she will pursue that and the consensus of the Commission was that Kathy should pursue it. Commissioner Snyder restated that when the centennial projects were discussed in the joint meeting with the Council, the Council was very supportive of trying to help and indicated the Commission could come to the Council in January.

Chairman Unger asked that Kathy Levin keep the Commission posted and if there is a need to go to a Council meeting to let the Commission know.

Regarding the centenarian project, Commissioner Wienges indicated that the material in the packet is what was reviewed in the previous meeting; the only difference is that

she talked with a volunteer in the community who would like to work on the project. Commissioner Wienges then explained that the budget provided reflects the idea of having a birthday cake for each person with \$100, and buying a plaque for about \$50, with the remainder to be used for a canvas, paints and brushes. It really comes down to how much money is available; if there is no money available, she doesn't have to do the cakes and the canvas -- she could just write the articles.

Kathy Levin indicated that she thinks it would be proposed with the items listed in the budget. Chairman Unger suggested that perhaps Commissioner Pierce could film some of the people and incorporate that; it would be very nice for the people Commissioner Wienges interviews. Commissioner Pierce indicated that he wouldn't have a problem with that.

Commissioner Wienges indicated that her plan was to start in January, to give herself a full year to do the interviews, write the articles and possibly do the filming, so it would be completed by December, but it comes back to the budget and she can't spend money until it is approved; however, once it is approved, she can spend money and be reimbursed; Kathy agreed.

Vice Chairman Thomiszer indicated that he couldn't believe that local businesses wouldn't be vying to back these projects; however, Commissioner Wienges pointed out that some local business owners are suffering and some are going out-of-business. Vice Chairman Thomiszer agreed, but indicated there are some that are still viable. Chairman Unger again explained that we are doing a City project, so we have to look to the City or . . . Vice Chairman Thomiszer interrupted to state that what you are basically saying is our approach is first to approach the City, and then look for other sources. Chairman Unger explained that we have to do it as the City and ask if the City Council is comfortable with that; she can't necessarily say that she wants to go out there and ask for things from the community without getting approval from the City Council to do that, although she thinks they probably would agree.

Commissioner Snyder asked Commissioner Wienges how many centenarians she estimates there are and Commissioner Wienges indicated ten, but she hasn't researched it yet, and it is a matter of getting to them while they are still living too. Vice Chairman Thomiszer asked what if she found out there were more and Commissioner Wienges indicated that she would try to reach all of them. Vice Chairman Thomiszer asked how many her estimate was based on and Commissioner Wienges stated about ten. Vice Chairman Thomiszer then stated that if there are more, Commissioner Wienges would have to come back for more funding; however, Commissioner Wienges explained that would really affect the cost of the cakes; she could buy smaller cakes.

Commissioner Snyder suggested inviting everybody to one party with one large cake; however, Commissioner Wienges pointed out that would affect her ability to interview them individually and some people that age can't get around very easily. Some of them may not even be in town; she will have to see as she goes along, because there may be some that she could interview by telephone and still include them. Her estimate is ten, but she doesn't plan to exclude anybody, so if necessary, she will do mini-cakes. Chairman Unger indicated it looks very good and she would like Commissioner Pierce to help with it; Commissioner Pierce stated sure.

Commissioner Schudson asked if the goal is to develop a permanent oral history from those who lived here 100 years ago and Commissioner Wienges explained that she plans to interview them to find out what Sedona was like in their different time periods, to report their memories of Sedona's history and to have their names on a plaque that she hopes to hang in City Hall. Vice Chairman Thomiszer indicated it is worthy of putting it in a time capsule.

Kathy Levin referenced the Mayor's encouragement for the Commission to do an historic tour and indicated that she and her husband attended FQ Story District tour. There were 11 homes on the tour and it started 26 years ago, when Phoenix was going to bisect the neighborhood, but with so many historic homes, they got together and had a portion of it rerouted. Kathy circulated brochures and indicated that she had the contact name and number. If any Commissioner is interested in working on a multi-day tour, we might want a Saturday and Sunday before February 14th, if it doesn't conflict with the Sedona Marathon, so if you are interested. . . Vice Chairman Thomiszer interrupted to ask how the weather typically is and Kathy indicated it would be cool in February. Kathy then added that they did a fabulous job and it was on Saturday night and Sunday from 11:00 a.m. to 5:00 p.m. with a street fair, vendors, various Christmas items, and a lot of food. She also saw Nancy Burgess there and Nancy mentioned that the Sunnyslope District has a tour that uses a van, which might be more suitable, because we don't have a concentration of historic structures, so there are good people in the Valley that we could get ideas from.

Commissioner Snyder suggested moving it into January, so the quilters might come. There are a lot of people in Phoenix who might come to see the quilt show and go to the historic homes tour, as opposed to having it with the run. Chairman Unger agreed that we wouldn't want to conflict with the run anyway.

Vice Chairman Thomiszer indicated they have a nice brochure and asked if Kathy is thinking of something like it. Chairman Unger explained that would have to be included in the budget and Kathy added that we would have to think about the scope, such as what kinds of publications and marketing support we might be able to get, and how extensive the tour might be. She just wanted to introduce the idea and. . . Vice Chairman Thomiszer interrupted to ask if there is someone down there in like a PR Department that you could talk to and Kathy explained they are volunteers and she has their contact. . . Vice Chairman Thomiszer then interrupted to indicate it would be interesting to find out how this brochure affects the kind of response they get.

Chairman Unger indicated that we have a little work to do on it, but that is great and it is going the way the City Council wanted the Commission to go. At this point, Kathy suggested proceeding to agenda item #7, while Michele Stover is present.

*No legal action was taken.*

**7. Discussion/possible action on revisions to Historic Preservation Commission site on city website.**

Kathy Levin indicated that Commissioner Pierce suggested that we should be looking at our website and consider refreshing it with old and new photos of landmarks. Michele Stover introduced herself to the Commission and explained that she was part of the team that worked on rebuilding the website last year.

Kathy displayed the Commission's homepage on the website and noted that the list of Commissioners would be updated to reflect the new members and the newly elected Vice Chairman. Chairman Unger pointed out that the dash should be removed from Burkee Unger. Kathy then highlighted the areas on the homepage, including the Purpose Statement, Commission Members, etc., and pointed out the link to the Historic Landmark Application and reference to the Land Development Code, the Small Grant Program, Commission application, etc.

Kathy then explained that "About Sedona" lists 22 of the historic landmarks and that Commissioner Pierce has taken photos of each landmark, with the interest of finding an historic photo to be paired with a current photo. Kathy then scrolled through the individual landmarks identifying each one.

Vice Chairman Thomiszer asked about designing the pages so there would be a link to see additional photos for more of a real tour of the building. Taking the before and after photos is great, but there could be an additional page to view additional photos of each structure. Commissioner Pierce indicated that there is one disk with all photos he has taken, and there is another disk of one or two photos for each location that he selected, plus old photos that he found in the City files. He wanted some input, because the original idea was to have an old and new photograph, but most of the old photos are in color so they look like the new ones. He went to the historical museum and got a booklet and he has exchanged some emails with Janeen Trevillyan, and most of their old photos aren't of the City's landmarks.

Commissioner Pierce then referred to the 360°-view websites and indicated that would be cool, but it could be labor intensive. Michele Stover explained that costs money that the City doesn't have and it wasn't one of the features made available to the City with this website.

Chairman Unger explained that some of the homes also have interiors that have been maintained and we could also have original blueprints of the house, so we could do a page with the different items related to that house, instead of thinking only in one dimension. Commissioner Pierce suggested having a photo of the architect and a little bio of the architect associated with the house. Chairman Unger indicated that would be especially good for the mid-century homes and it would be interesting. Michele added that she could do as many still photos as you want and she could resize them, plus she has PhotoShop to make them web-friendly.

Vice Chairman Thomiszer pointed out that a lot of the PhotoShops have like sepia. . . (tape unclear with two Commissioners speaking simultaneously). Commissioner Pierce expressed concern about it being a little dishonest and Chairman Unger agreed; she would rather have other information added and perhaps discuss why it was landmarked. Kathy indicated that in the Commission's last discussion on this project, it had been pointed out that it would help if we added more history. The former Vice Chairman had suggested including the Staff Report for the designation; however, we perhaps could summarize the key points that led to the designation. Chairman Unger agreed that a summarization would be better, because they are lengthy documents. The Chairman then indicated that possibly could be something Commissioner Wienges could work on and the Commissioner indicated she would be happy to do that.

Commissioner Pierce asked how the photographs would be selected and Chairman Unger indicated they should probably come to the Commission, so the Commission knows what is going on. Kathy indicated that more time on the agenda could be devoted to that if it is lengthy; she has the CD of the photos he has already taken and we can review them today if the Commission wants.

Chairman Unger asked about circulating the disk among the Commissioners instead of taking so much meeting time. Vice Chairman Thomiszer asked if they could be emailed to the Commissioners. Chairman Unger indicated it would be easier to burn some CDs and suggested that if we are going to do more shots of the places, it might be good for Vice Chairman Thomiszer and Commissioner Pierce to go out together and take a few more shots of each. Vice Chairman Thomiszer indicated he would love to collaborate with Commissioner Pierce.

Chairman Unger explained that not always do you get a feel for the building in one shot and on the other side of some, they aren't going to be recognizable, but it is good to get a couple of different views. Michele Stover left the meeting at this time and the Chairman thanked her for attending.

Commissioner Snyder indicated that the first page is pretty dull and uninteresting, so she wants something on that page. The Commissioner then asked if there is a standard City logo that we put on the plaques that could be on the first page. Chairman Unger suggested that the Commissioners look at the City's website and each Commission's first page; they are all about the same and we probably should stay with that template. We can interest people in going further, but if we make ours a lot different, she doesn't know if that would be appropriate. Kathy Levin agreed the first page is definitely a template.

Commissioner Pierce indicated that he like the City of Jerome's website; it isn't in line with this, but he doesn't see that it would be a problem, and while we are waiting for the Commissioners to look at the CD individually, they could look at Jerome's Historic Preservation Commission's website. What they have done is very visually engaging.

Vice Chairman Thomiszer stated that we live in an information overload and he gravitates to sites that are a photo with a brief message, because there are so many other things he is dealing with; it is just on to the next one for most people. Commissioner Pierce indicated that he thought of that point and that is why he made two CDs -- one with all photographs and one with just one or two photos of each one, because the average person isn't going to want to go through a bunch of photographs. Vice Chairman Thomiszer suggested a flash presentation where the images start automatically coming forward, but he is sure there is no budget for it.

Commissioner Pierce indicated that Jerome's website has old sepia-tone photographs when it comes up and they have a detailed plan of what they want to do, plus a Vision Statement, etc. Vice Chairman Thomiszer asked if those photographs had been embellished or enhanced. Commissioner Pierce indicated that he didn't know, but the look is what he was advocating. He doesn't think we want to keep it like it is for the whole thing, because it is kind of boring.

Chairman Unger referenced the page where we have all of the names and indicated that is kind of boring and there are so many steps before getting to a photograph, so if it popped into historic landmarks with at least a small image by the title, it might get people

interested in wanting to see more. She also thinks we need to include the photos that Richard Mayer took; however, we are limited and can't ask the City to invest more in the website. We have to figure out the biggest bang for the buck and one of the things might be to do a sepia picture of something that is already there; basically, we aren't saying that is what it looked like. When we take a photo and say it is a landmark with its name and that this is what it looked like and what it looks like today, we can't doctor the photos, but the first one on the page could probably be doctored, like a photo of the Ranger Station or of Jordan Park.

Commissioner Pierce clarified that he didn't say there were no black and white photos; they are just very limited and we possibly could use some that aren't historic landmarks. Chairman Unger indicated that she spent a lot of time on the website, because she did the CD which she should have next time, but going through it, it really isn't exciting and we could up the ante, but we all have to look at it and it would be better to spend our own time doing that before the next meeting.

Vice Chairman Thomiszer suggested thinking about what towns in America stick out as being historic, such as Williamsburg, and check those websites. Chairman Unger also suggested the Bisbee and Jerome websites. Commissioner Pierce asked if he, Vice Chairman Thomiszer and maybe another member could make those decisions and bring them back to the Commission. Kathy Levin explained that they could assist staff in looking at the redesign of the website, so if there are volunteers, she will list the names. Vice Chairman Thomiszer indicated that he would be happy to do that with Commissioner Pierce. Commissioner Wienges volunteered to assist with the writing part of it, if needed, and Commissioner Snyder indicated that she is interested in the photo part of it and the general look and feel of it. Chairman Unger explained that it will be brought to the Commission so all Commissioners will be involved; it isn't excluding anybody's involvement, but she would like for everybody to review the website.

Commissioner Snyder referenced Christmas letters as an example and indicated that she was thinking of something like a picture across the background that you put your words over the top of. Chairman Unger explained that she does that all the time, but we need to get a better base for it, and then she would be happy to do that and talk to the City.

Kathy Levin summarized that we will do our homework and look at other historic sites, and then the volunteers might want to start working on a template redesign, such as if it would include blueprints, a summary of points in the Staff Report about the designation, an old and new photo, etc. It is not only the homepage that you want to add zest to, but also the historic photos page of the landmarks. Chairman Unger indicated that when they have something together, she would be happy to pitch-in. Kathy explained that the template isn't a webpage redesign; it is an overall design scheme.

Vice Chairman Thomiszer referenced Michele's earlier comment about not having the money in the budget and he again indicated that he advocates corporate sponsors. If we could get someone to do our page, so we could do the flash and have photos, etc. Chairman Unger explained that the concern is if someone gives you a donation, then would we be obligated to them -- we have to be careful with that. The Recording Secretary noted that before soliciting for funds in the community it should be checked with the City Council and the Commission's website is part of the City's website; it is not a separate system.

Vice Chairman Thomiszer indicated he would nominate that the Commission put that before the City Council and Commissioner Pierce indicated that his response to that is that we should have limited achievable goals. Chairman Unger suggested that Vice Chairman Thomiszer and Pierce do that and she will help with a template page and leave it at that for now. Commissioner Pierce indicated he would be willing to work on a brief bio for each architect and seeing if he can find blueprints, etc., for each house.

Chairman Unger indicated she would like to see a synopsis of what the City staff does and how we decide on the designation, so for now, let's start with the other part of that, and then to come to what you are suggesting. Commissioner Pierce stated that he should come into the City and go through the files again, like blueprints, and he will organize that with Kathy. Vice Chairman Thomiszer indicated that he would like to come in when Commissioner Pierce does that; a potential source was recently found that may be a wealth of information.

*No legal action was taken and the Chairman indicated that agenda item #8 would be addressed next.*

**8. Discussion/possible action on application received for the Historic Preservation Commission Small Grant Program.**

Chairman Unger explained that this is to bring back the repainting of the KSB landmark and Kathy added that on November 15th, HPC reviewed two applications. The Van Ess house was approved for \$1,375 for the 50-50 matching grant program. The Commission also reviewed the grant request for Pushmataha and the applicant requested a small grant of \$1,830 to paint the exterior and trim, and that application met all of the application requirements, but it was deferred to today. Staff sent the letter in the packet on November 16th to outline the concerns expressed at that meeting.

Kathy indicated the first concern was that the color scheme needed to be suitable both to the KSB board and be consistent with the City of Sedona's color standards and LRV requirements and be historically appropriate, and that was unresolved at the end of the meeting. The applicant also stated that "Fungus gets into the wood and they will have to make repairs, because some of the wood is completely destroyed", and that was not included in the scope of the work for the grant application, so we will want to discuss that. One Commissioner had requested the name of the contractor who did the last painting of the building and that was in 2004. The Commissioner also expressed a concern that the preferred bidder not be the same as the prior contractor given the condition of the building. Mr. Greenberg followed up with an email on December 3rd and said that what staff wants to do about the color is okay and that the applicant is not asking the City to pay for any work necessary to replace a few pieces of the trim material and the prior painting was done by Northland Painting, Kevin Fowler, who is the same contractor in this grant application. Subsequently on December 8th, Cole emailed the article that is included in the packet and it reads in part, "Darker colors absorb more heat and energy which causes substrate movement that can shatter the bond between previous coats and the substrate, especially wood." Also from the article, "Using lighter color is beneficial as they reflect more light and do not absorb as much heat and energy, thus improving film durability."

Kathy indicated that the Commission asked her to determine if Northland Painting had a Better Business rating and if the Arizona Registrar of Contractors had any information, and the Better Business Bureau indicated that it had no accreditation, but on another page it gave it a B+ rating and that rating means that the Better Business Bureau doesn't have

sufficient information to determine how long the business has been operating and does not have sufficient information on this business. There are no customer complaints on file with this company in its three-year reporting period. From the Registrar of Contractors, it says that there are no open or closed disciplined or other cases pending against this contractor. There bond and license are current and it has been renewed through July 31, 2011.

Kathy then indicated that to be able to vote on a small grant for this applicant, she asked the applicant to attend with a board member to meet with Vice Chairman Thomiszer and Chairman Unger to look through the color books on file to determine which colors might be suitable for the structure and what would be consistent with the LRV standards for Sedona.

Chairman Unger explained that the Light Reflectance Value goes from zero to 50 and the City requires an LRV of 38% and every paint chip has the LRV on it. The City wants the buildings to blend into the background and it is a requirement in a lot of different communities in the desert areas, etc., and 38% is fairly dark. Today, we went over a color combination that we thought would work with that building. Originally, they may not have painted the building and just applied Linseed Oil to spend as little money as they could, so we thought the best thing would be to paint it in two wood tones. The Chairman showed the two proposed colors which are lighter than the colors currently on the building, and we wanted to stay away from anything toward the red, because it turns pink in the light. The darker color would be the trim and the lighter color would be the field of the house.

Vice Chairman Thomiszer indicated there were two species of wood used in the building and the thought was to go with brown tones to evoke the feeling of wood and use two tones to replicate the thought of two species of wood. Commissioner Snyder noted that the position of the darker color was reversed to be on the trim, and we feel that would be more beneficial for the maintenance aspects. Chairman Unger clarified it is not for the maintenance aspects, it is really a visual call. Commissioner Snyder stated that the lighter color will have fewer problems for future maintenance, so it is a maintenance issue as well.

Chairman Unger indicated that there isn't a large LRV difference between the two colors and Cole will take those back to the Board. We are also suggesting that they test these on the building and once we see the colors on the building, we may be able to actually let them go lighter on the colors, so she would suggest they do that. It is always harder to tell what something looks like until seeing a bigger patch of it, and the Commission may be able to encourage the use of a lighter color. Vice Chairman Thomiszer specified it would be a 3 ft. square. Kathy added they can get a pint of the colors and paint a 3 ft. square. The Chairman indicated some of them carry samples to do 3 ft. squares and Dunn & Edwards may do that.

Kathy added that the Commission did this with the Unity Church and she and the Chairman checked the colors and approved them the same day, so we don't mean to extend this unnecessarily, but it helps to see the paint in the different light. The Chairman agreed that the Commission will be receptive to being there and making a decision on the spot so they won't have to struggle with that.

Kathy indicated that the second item was the replacement of any rotted members and Chairman Unger explained that Cole had explained that it is only trim, not any field or part of the building, and given the fact that it is the trim, we want him to tell us before they start

that and let us know what they are going to replace and what they are going to replace it with, which is standard for landmarked buildings. There isn't as much concern with trim, because they will use solid wood.

Kathy stated that the third item was the contractor, Northland Painting, and the records replaced and its standing with the Registrar of Contractors, so based on the information we have, the Commission can make a decision regarding the funding of the small grant for \$1,830 with any conditions or clarifications needed.

Commissioner Snyder stated that she still has a concern about the contractor; that building shouldn't look like what we saw in six years. There may be no official complaints, but to get only 5½ years and see the chipping, etc., she would say the prep work wasn't extremely good or we wouldn't see those results. Vice Chairman Thomiszer indicated that the big concern is that because of the dark color selected, that compromised the integrity, because of the sun conditions here. Cole's strategy is to go with a lighter color to gain greater longevity. There could also have been some residue from termite colonies found under the porch, so he shares the concern, but he also understands the limitations with the dark color, etc.

Chairman Unger explained that it is hard to determine that the prep work caused this to happen and for the Commission to decide that is what happened is very difficult, and she isn't willing to do that. Commissioner Snyder asked if the applicant could share her concern with the contractor and that we are going to be looking at the longevity of this job. Chairman Unger indicated that we could ask that the contractor be told that the Commission will be interested in whether or not this is going to happen again, but to accuse the contractor of having done something wrong is very hard to do. It is always important for us to be wary of those doing the work and ensure we have all the information, but she is hesitant to make any determination about the capabilities of a contractor without a direct understanding of what might have happened.

Commissioner Snyder stated that we are the judicious stewards of a fund and we have the right to say we want the best contractor we can get. Commissioner Pierce then asked Commissioner Snyder what she thinks about the prep work; however, Vice Chairman Thomiszer responded that it is hard to say. Commissioner Pierce then asked if we can't make a determination one way or the other and Vice Chairman Thomiszer explained that to make a definitive response, someone should be present when the work is in progress, to know the limitations that the contractor is facing.

Commissioner Pierce indicated that if we are providing the funds, it would seem that we should have some say. The Chairman agreed, but explained that the Commission has to make sure that we know what we are saying and she is not going to say that the contractor did a lousy job the first time, because she doesn't know and she is not willing to condemn something without. . . Commissioner Pierce interrupted to say that was the purpose of his question to Vice Chairman Thomiszer. Vice Chairman Thomiszer then indicated that we did do some due diligence by contacting both the Better Business Bureau and the Registrar of Contractors and from his experience if there are no queries, it usually says they are pretty good.

Chairman Unger indicated that we have to do the due diligence every time to ensure there is nothing standing against them with the Registrar of Contractors and that is more important than even the Better Business Bureau. Vice Chairman Thomiszer indicated that

contractors are also to be registered in the town where they work, so the Building Department could have information. Chairman Unger explained that the Building Department might be hesitant to comment, because that is a form of attack on a local business, but the ROC is a good way of checking.

**Applicant, Cole Greenberg, Trustee of the Board of KSB, Past President of KSB and former builder, Sedona, AZ:** Indicated that he knows what he is doing and there are prep specifications in the proposal, which he helped develop with this contractor. They are careful specifications, based on the fact that we did have a failure with regard to the paint currently on this building. He was there when the last job was done and the contractor did prepare the building extensively and caulked all of the openings, etc., and it didn't work. Cole indicated that he also talked with paint companies and he was previously a coatings contractor and distributor, so he knows what happens to dark colors when they are put over several previous layers of paint -- they shrink.

Commissioner Pierce asked why he put the dark color on there if he knew all of that already and Cole explained it was the same color that it was before. There was no conversation about changing the color the last time it was painted. He brought up changing the color with this Commission, because of what he has learned about new coatings and they will shrink if they are dark.

Cole repeated that the specifications are in the application; they will get two complete coats with extensive preparation and as a result of that preparation, they know they will find some trim material that has deteriorated, but they aren't asking the Commission to fund any repairs; they will do those themselves in a manner with the way the building was put together in the first place, which was with the cheapest method possible. They aren't going to go to better materials, because it would be inconsistent with the building, so they have to do a very good job of prepping, and they are going to prime any replacement material on all edges, the back and the face before it is installed.

Vice Chairman Thomiszer asked if Cole is of the understanding that the Commission is to be apprised of those repairs and Cole indicated yes, they will tell the Commission what they are doing, but to be clear, they have put together a proposal that addresses the issue with the condition of the building now. He hasn't been involved in doing any painting in Sedona, except that his own house was painted a relatively dark color ten years ago.

Chairman Unger indicated that she has the scope of work and it says, "Entire exterior of main building, Pushmataha, including all existing painted surfaces, to be very carefully prepared in accordance with accepted professional painting standards and practices, including scraping and sanding with 120-grit paper to remove any loose materials. Caulking at the vertical battens to be removed, where loose and as necessary, and renewed using Big Stretch or equal caulking compound in a brown color applied in accord with the manufacturer's specifications", so obviously in terms of the prep work, that is what they are expecting, but she has no objection to a Commissioner going by to look at this in progress, and that wouldn't be a bad idea on a regular basis with the grants that we give. She wouldn't expect Commissioners, who haven't done this kind of thing to do it, but she and Vice Chairman Thomiszer have been involved and either one of us could go there, in addition to anyone who has any concerns. The Chairman added that Commissioner Snyder could also go by, because it is something that. . . Commissioner Snyder interrupted to say that she trusts Vice Chairman Thomiszer's knowledge and expertise to see it for himself, but it is great to have him take a look at it.

Chairman Unger indicated it is a good idea to do that on all of the grants in the future and that isn't to reflect that Cole isn't going to do a good job; it just reflects that we are being responsible for the monies given to someone . . . Commissioner Snyder interrupted to add that we did fund the previous job. Kathy and the Chairman clarified no, we didn't. The Chairman explained that we have funded other things for Pushmataha, but not a painting job. It wasn't landmarked and we didn't have a grant program at the time it was painted.

Cole agreed and stated that they paid for it and he failed to mention that he is also the Chairman of the Facilities Committee, which is responsible for the whole property and the buildings on it, and he knows what he is doing. Chairman Unger indicated that she has no doubt, but explained that it is more for our own edification, so we don't have a problem in the future, and we should be doing this when anybody is doing work on a historic landmark, because it is our responsibility to ensure the landmark remain a landmark.

The Recording Secretary asked for clarification as to whether or not the proposal indicates that when they are doing the repairs, they will get approval of the materials used and the Chairman indicated yes. Kathy indicated it could also be included in the Letter of Notice to Proceed.

Cole Greenberg asked if there is agreement on what the criteria might be for approval of the materials and Chairman Unger indicated that we sort of had that agreement this afternoon, when Cole stated that the only thing was going to be trim and we agreed that is probably not going to be a problem, but the Commission still needs to know, even if it is the same as you stated this afternoon.

***MOTION: Vice Chairman Thomiszer moved to approve it with the conditions we have discussed. Commissioner Wienges seconded the motion.***

Commissioner Pierce asked Commissioner Snyder what she thinks of that and what her final thoughts are; Commissioner Snyder stated, "It is okay, we did our homework".

The Recording Secretary asked if everyone is clear on what the "conditions" are and the Chairman indicated that probably should be clarified.

Vice Chairman Thomiszer stated that the conditions are that as the work proceeds that we are called and apprised of what is happening, so we can go out there and see for ourselves the scope of the prep work. When they run into situations where trim, etc., needs to be replaced, that we are apprised of the species of wood that they are using for our input and ultimate approval. Chairman Unger added that we also need to see the colors on the wall before they start painting and Vice Chairman Thomiszer added that the Commission is requesting a 3 ft. square of the color so we can see it at different times of day and in the light, etc.

Cole Greenberg asked if the darker color is for the trim and the lighter color is for the. . . Vice Chairman Thomiszer interrupted to say correct and it is written on the back. The Chairman repeated that we also may be willing to go lighter than that, and that is why we want to see it on the wall. Cole expressed concern about having a custom color made for a 3 ft. square and the Chairman explained that is not a custom color. Vice Chairman Thomiszer also mentioned that they could go back to the Dunn & Edwards book and give him the next shade down.

Cole reminded the Commission that the last time he was here, he told the Commission he was colorblind and didn't want to have a color conversation and he has had nothing else.

**VOTE: Motion carried six (6) for and zero (0) opposed. (Grams absent)**

Cole expressed his appreciation for the Commission's work.

**6. Discussion/possible action on FY 2010-11 Commission Work Plan and commissioner involvement in Work Plan tasks:**

**e. Arizona Centennial 2012 (February 14, 2012) (continued)**

Chairman Unger referenced the Calendar of Events in the packet and asked the Commissioners to become familiar with it. She will be going to the school system and we have already talked with the high school, but keep her apprised of where you are on your projects and she would like to have a conversation with Commissioner Pierce.

Commissioner Pierce indicated he had a brief one-page memo to discuss with the Chairman after the meeting in relation to his project. Chairman Unger indicated it would be better to discuss it in the meeting.

Commissioner Pierce indicated that he wanted to ask if the City Attorney could address the issue of public domain, ascertaining copyright ownership, motion pictures in the City of Sedona, etc.

Commissioner Pierce then explained that Joe McNeill backed out of the film project and one of his concerns was to protect his intellectual property, so it will be much more difficult. One difficulty with this project is that it is not what you say, it is what people hear and nobody seems to be hearing that he is saying that his proposal is to pick only one or two motion pictures per decade, not all of the entire motion picture history or all films -- that is what Joe McNeill heard; for example, he is not interested in covering a motion picture the Nazis made here, but Joe thought it was essential, because he thought any history had to cover all aspects and that is not what he is proposing.

The Commissioner indicated that even Joe McNeill thought "Angel and the Bad Man" was one of the most recognizable films made in Sedona, because it is passed in the public domain and that is why he would like to meet with the City Attorney to find out more about that, and then figure out which of the movies made in Sedona are in the public domain. His primary guide to determine which movies should detail the history should be those pictures we can most easily get the rights to reproduction to, and the other thing is if non-profits and local government are exempt from paying for the rights to reproduction for copyright, so that is another reason he wants to meet with the City Attorney to determine how he can track down these copyright ownerships.

Commissioner Pierce added that Joe did say that we would have to show original research, so he thought if he picked seven decades and just one motion picture per decade, he should be able to prove original research on just seven motion pictures. The Commissioner then indicated that his last idea is in the credits where the actual photographs can turn to a sepia-looking drawing, and in terms of the rights to reproduction, when does a photograph stop being a photograph and become something else, and how much can he mess with it before it becomes our photograph or if he can get an artist to draw those, etc. He then referenced the recent film donation to the Library of Congress by the Boris Yelsin Presidential Library and

indicated that one of those films is called "The Canyon" and that was the first film made in Oak Creek Canyon.

Vice Chairman Thomiszer indicated that the library has some of the DVDs of those movies; however, Commissioner Pierce indicated he didn't find these particular movies and his question is if local governments can get the rights to reproduction for either still images or limited moving images from this movie that the Library of Congress now has. Chairman Unger asked Commissioner Schudson if he had knowledge of copyright law and he indicated he did not. Commissioner Pierce stated that he would think the Library of Congress would be happy to collaborate with us in the context of Centennial 2012, in regards to the first film made in Oak Creek Canyon. Commissioner Pierce then added that he has already contacted the Library of Congress.

Vice Chairman Thomiszer suggested instead of just looking at the Sedona Library, go to the Yavapai County Library online system. Chairman Unger pointed out that even if the library has it, we couldn't reproduce it without having the rights to reproduction. Chairman Unger then indicated that Commissioner Pierce could talk with the City Attorney, but he probably won't have much knowledge about that and as a City body we want to be very careful. The Chairman added that she talked with Joe McNeill and he indicated a good idea would be to talk to some of the actors in those movies and film them.

Commissioner Pierce asked who that would be, because he was told there weren't any of them alive. Chairman Unger stated that Joe had indicated he would be more than happy to provide names of the people, but you can certainly find out more information on this track too; however, before we go in any direction, we need to know if this is going to be a problem for us.

Commissioner Snyder commended Commissioner Pierce for his energy and for doing as much as he has already done. Commissioner Schudson indicated he may have a resource; there is a scholar of western films who is still teaching and he takes his one week seminar on the road, bringing his films to show his classes, so he may have encountered some of these issues. Commissioner Pierce indicated that if he is showing the films in a public forum that could be helpful. Chairman Unger suggested that the information be routed through Kathy Levin.

Kathy Levin indicated that Commissioner Pierce's original proposal was to document Joe McNeill in front of a screen with some clips behind him as he was talking about those films, and now you want these legal questions researched, but she doesn't know what product we are now talking about. Commissioner Pierce indicated there are seven decades that he wants to cover, selecting one film a decade and doing approximate three minutes per decade, and he is shooting for a total of 24 minutes, which leaves a little leeway for beginning and ending credits. Kathy asked if he is narrating that these films were shot in Sedona and/or the greater Verde Valley and you are showing a little of each one with narration over it.

Commissioner Pierce indicated that he didn't know; if he films somebody that is so gripping, then maybe he wouldn't need his own narration, but he has questioned if there are people alive to interview. Chairman Unger stressed that if you are telling stories, etc., we have to have them verified, so we can ensure it is the correct story.

Commissioner Pierce stated that documentaries aren't history books with footnotes; we want everything to be accurate, but we don't have to footnote everything and we might want to list sources at the end to validate what we are doing. Commissioner Wienges asked if he had talked to the Bradshaws and Commissioner Pierce indicated no. Commissioner Wienges pointed out that a lot of things were shot at the Bradshaw Ranch and they may know someone who is alive; however, the Chairman noted that Joe McNeill indicated that the Bradshaw's don't know anything. Commissioner Pierce added that there is also a dispute with the Sedona Historical Society and he doesn't want to get involved in any of that.

Vice Chairman Thomiszer indicated that what Chairman Unger was saying is that she needs to be apprised of the script and Chairman Unger clarified that the Commission needs to be apprised of it. Kathy Levin indicated it would ideally be ready for the Film Festival in February of 2012.

*No legal action was taken and Commissioner Snyder announced that she had to leave the meeting at this time. (Commissioner Snyder left at 6:10 p.m.)*

**6. Discussion/possible action on FY 2010-11 Commission Work Plan and commissioner involvement in Work Plan tasks:**

**a. Education and Public Outreach**

This item was deferred to the next meeting.

**b. Survey Field Work**

This item was deferred to the next meeting.

**c. Madole Home landmark prospects**

This item was deferred to the next meeting.

**d. Early Don Woods-designed homes**

This item was deferred to the next meeting.

**9. Discussion/possible action on:**

**a. Prospects for designation of landmarks or historic districts**

Kathy Levin indicated that she went to the Forest Service buildings a couple of months ago and she found that eleven windows on the barn were missing, broken or boarded up. We were finally able to track down the legal counsel for the purchasers of what will be a foreclosed on property on just the eastern portion, where the historic properties are located. He will get back to her on their game plan to protect that building once they acquire it in February.

*No legal action was taken.*

**b. Certificates of Appropriateness**

Kathy Levin reported that the rehabilitation work was completed at the Jordan Historical Park on time and on budget. Vice Chairman Thomiszer accompanied her on the final inspection with the City of Sedona inspector and the contractor. Vice Chairman Thomiszer pointed out a few maintenance items that were outside of the contract, but the City will follow-up on them. Vice Chairman Thomiszer indicated he sent his slide show on Jordan Historical Park to everyone.

*No legal action was taken.*

**c. Updates to Historic Resource Survey**

There was no discussion on this item.

**d. Condition of Landmarks or other historic properties**

There was no discussion on this item.

**10. Discussion/possible action regarding future meeting dates and future agenda items.**

Chairman Unger indicated that the next meeting would be on January 10th and we will meet first at the Van Ess House for the dedication, and if anyone can install the plaque before then, please let Kathy know. Vice Chairman Thomiszer asked if anyone in the City could install it and Kathy recalled that a City employee did one in the past, so she would ask him.

Chairman Unger indicated that hopefully we might have a discussion about our meeting with the high school next time, and she asked the Commissioners to look through the website in the interim.

**11. Adjournment.**

The Chairman called for adjournment at 6:20 p.m., without objection.

I certify that the above is a true and correct summary of the meeting of the Historic Preservation Commission held on December 13, 2010.

\_\_\_\_\_  
Donna A. S. Puckett, *Recording Secretary*

\_\_\_\_\_  
Date