

**Summary Minutes
City of Sedona
Historic Preservation Commission Special Meeting
Vultee Conference Room – 106 Roadrunner Drive, Sedona
Monday, August 12, 2013 – 4:00 p.m.**

NOTE: This meeting is a continuation of the Commission's August 5, 2013 meeting.

(15 minutes, 4:00 - 4:15 p.m. for items 1 - 3)

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

Chairman Unger called the meeting to order at 4:00 p.m.

Roll Call: Chairman Brynn Burkee Unger and Commissioners Catherine Coté, Ann Jarmusch, Charlie Schudson and Steve Segner (arrived at 4:03 p.m.). Vice Chairman Allyson Holmes and Commissioner Jane Grams were excused.

Staff Present: Audree Juhlin and Kevin Snyder

Councilor(s) Present: Dan McIlroy

2. Continuation of the Historic Preservation Commission's August 5, 2013 meeting related to consideration of the following request through public hearing procedures:

- A. Discussion/possible action regarding a request for a Certificate of Appropriateness to relocate a historic structure, the "Telegraph Station", from outside of the City limits to the Jordan Historical Park located at 735 Jordan Road, Sedona, Arizona 86336. A general description of the area affected includes but is not limited to Jordan Road between Orchard Lane and W. Park Ridge Drive. The subject property is approximately 3.598 acres, zoned CF (Community Facilities) and further identified as Assessor's Parcel 401-03-001F. Applicants: Sedona Historical Society/City of Sedona Property Address: 735 Jordan Road, Sedona, Arizona 86336 Property Owner: City of Sedona Case Number: CA 13-01**

Introduction by Chairman Unger, who also explained that the Commission would need to make a motion for the public comment period to be reopened from the last meeting.

MOTION: Commissioner Coté moved to allow the public to speak. Commissioner Jarmusch seconded the motion. VOTE: Motion passed five (5) for and zero (0) opposed. (Vice Chairman Allyson Holmes and Commissioner Jane Grams were excused.)

Chairman Unger opened the public comment period.

Beth Lanzoni, Vice President and Education Chair of the Sedona Historical Society, Village of Oak Creek, AZ: Spoke as an educator in favor of the relocation of the telegraph office.

Holly Epright, Sedona Main Street Program, Sedona, AZ: Spoke for their Board of Directors' support for placing the telegraph office at the Jordan Historical Park as an exhibit that will further attract visitors.

Kathy Levin, Sedona, AZ: Spoke in opposition of the placement of the old Telegraph Station at Jordan Historical Park, because it would bring new history to the site and it is not new construction. Telling the story of movie-making in Sedona should be supported as presented in the Park's 2006 Master Plan.

Kathy was asked if advocating placement of the Telegraph Station on this property, what statutory root would be used and Kathy indicated that she found no language in the Sedona Land Development Code or the U.S. Department of Interior Standards to support that placement.

Jim Eaton, Member of the Sedona Historical Society, Sedona, AZ: Spoke in favor of the relocation of the Telegraph Station, which included presenting history of the Jordan family and the City's acquisition of the property as an historical park. Mr. Eaton also read the proposed purpose, use and objectives of the Jordan Historical Park as stated in the Master Plan and provided an overview of the major changes that have been completed on the property, in addition to noting the broad range of history represented at the Sedona Heritage Museum and Jordan Historical Park.

Anthony Caetano, Sedona Historical Society Board Member, Sedona, AZ: Spoke in favor of the relocation of the Telegraph Station as a \$100,000 project of which the Board has already raised \$25,000. He will be writing grants for the additional funds for restoration as an historical replica.

Chairman Unger closed the public comment period, having no additional requests to speak.

Statement by Applicant's Representative of the Board of Directors and Members of the Sedona Historical Society, Janeen Trevillyan, Sedona Historical Society: Janeen provided additional examples of newly-constructed, reconstructed and/or relocated non-contributing buildings that have been added to sites and indicated that the Sedona Historical Society feels that the architectural style will minimize its potential for confusion of site-related history, in addition to signage and other interpretative materials. Additionally, Janeen indicated that Nancy Burgess stated that screening by the non-contributing orchard at Site 2 can protect such that the three historic structures shall be recognized as a physical record of their time, place and use. Janeen also indicated there are numerous references that speak to the intent of historic preservation to not prevent change, but to manage change, and there is precedence for change in the Jordan Historical Park. She then summarized those changes and acknowledged that opinions vary. They sought advice from SHPO and Nancy Burgess, and even they have different interpretations of the Standards. Janeen then summarized Nancy's interpretation and offered a suggested motion for the Commission to consider.

Commission's Discussion:

Regarding the Historical Society's preferred site, Janeen indicated they are happy with either site proposed; however, that isn't their determination to make, although Site 1 has some benefits, because visitors already go into that area behind the tractor shed. It was noted that the Commission had voted against the placement of the "cowboy" sculpture; however, Janeen indicated that it was taken to the City Council and the Historical Society did not do that. The Commission also noted that there was no recollection of the Commission making a decision on the tent house.

There was a concern about calling it a telegraph shed rather than a prop, because then it would be more in context, and a concern that we are mixing messages. The concern is to ensure that the Commission is only looking at it as an historic preservationist. The removable-reversible approach is a shift from new construction, and one question is whether or not that undermines their goals. Janeen explained it is an additional way to address the concerns and it is a small one-room structure that has been moved twice.

Additional Commission concerns included the requirement for reconstruction to be clearly identified as a contemporary re-creation and for each property to be recognized as a physical record of its time, place and use. The preservation of the building itself is another thing the Commission has to look at when moving a building onto the site. People may think other buildings were also moved to the site. SHPO's three points provided by Vivia Strang were then read and it was acknowledged that SHPO also acknowledged that this was a difficult situation.

It was noted that there is a need to distinguish the Museum from the Historical Park; the Museum could be relocated and its three areas of concentration would go with it, so it wouldn't impact the history of the Jordan homestead. Nancy Burgess indicated that the railroad station has lost its integrity, because it has been moved several times, but the integrity of the Jordan Ranch is the issue and that would be diluted to have that building added.

It was pointed out that in the purest sense, no, we shouldn't do it, but it is the buildings that were designated, not the site, so it is too restrictive to not allow something that is part of the Sedona history to

be placed there; however, the approval should be with conditions. One important thing in the SHPO letter is when it talks about the feeling, and when touring the buildings you still get the sense of place and that can be preserved with screening, etc.; however, one concern is if the building is relocated and the money is not raised, it has then degraded the experience, so there should be a deadline. There really is no other place to locate it, and it is something to support.

Janeen Trevillyan was asked if there was any consideration of putting it far enough away so it wouldn't interfere, and Janeen explained that is about as far east as they can go without being up against the new building shown in the Master Plan. It will be removable and reversible, so when that new building is designed, it may be possible that this building could be moved again.

It was noted that Site 2 creates discomfort, because that structure would be the first thing seen. One suggestion was to move it to the designated location for the new building on the Master Plan and designate that area as a movie history area. Janeen Trevillyan explained they would not be able to finance that in the future, plus they know there will be a building there someday.

Kevin Snyder explained that regarding the suggestion of a time limit, the current City Code specifies that if you issue a Certificate of Appropriateness, it expires in six months if no work has been initiated. Janeen Trevillyan explained that they have raised enough money to move the building onto the site; the balance of the restoration and the interpretation is what they have yet to do. If there is some concern that within 12 months of relocating to the site, it doesn't reach some standard, they can consider a condition.

Commissioner Schudson stated for the record that he had received both telephonic and email communications. He did not respond to the emails and abruptly ended telephone conversations, because the Commission was in a deliberative phase, and there should be no ex parte communications that everybody does not hear. Therefore, as a matter of preparatory record, nothing came to him except what he solicited, which was to ask Audree Juhlin to email him specific portions of what was referenced last week, because he had previously deleted it.

If approved, the hope expressed was that the Sedona Historical Society will consider a footnote to say that this building still has a growing history and it isn't even singularly identifiable. The Commission is a body that operates with guidelines that have some elasticity. The fact that it might not be new construction doesn't mean the guidelines are irrelevant. The statement that it is an artifact, not a building, is the essence, so if it is movable, then the Historical Society doesn't lock itself into anything and it perhaps could be movable in the future. With the elasticity under the guidelines, it seems to be an exhibit that didn't fit inside a building, or an artifact, or a prop, or a building, or all of the above.

As far as concerns about confusing history, if we say yes, we aren't entrusting the placement of the building to some other sponsor whose interests don't coincide with the Commission's mission statement. They will make sure that history doesn't get confused. As a former colleague stated, "A dissenting opinion helps us feel where the shoe pinches and helps us get a better fit later on", so those who might ultimately vote in the minority have contributed as much to the dialogue as those who vote in the majority.

The impulse is to vote yes, but leave the Historical Society with as much flexibility as possible to find the right spot, design the right signage and make sure the confusion doesn't occur. By making this a more attractive historic site overall, we not only preserve and protect an important prop that introduces the cinematic history of the community, but also create more opportunities for people to learn about the homestead itself. John Wayne and the Jordan family would be celebrating and the hope is that it is approved without specifying where it has to be.

It was pointed out that no one wants the telegraph office to not find a home. The concern is if that property will not be recognized as the Jordan Historical Park in the future, but as a movie set with these buildings on it, and 90% of the people in this town will think of it that way. It would be up to the Historical Society to make sure that doesn't happen, so the Commission is implored not to allow this to happen.

A suggested condition was to say that the Certificate of Appropriateness is approved as long as the placement of the structure does not interfere with the time, place and use of the existing Jordan Ranch buildings, so that integrity will never be interrupted. The Commission then discussed the subjectivity of that condition; however, it was noted that one of the two proposed sites could be in the motion.

MOTION: Commissioner Schudson moved to approve case number CA13-00001 (CoA) based on compliance with all ordinance requirements and satisfaction of the findings and applicable Sedona Land Development Code requirements and the following conditions:

- 1) **The Station be located at Site 1 or Site 2 or at another suitable site compatible with the preservation of the historical integrity of the Jordan homestead.**
- 2) **The Station be set in place in a manner such that it can be removed intact in the future.**
- 3) **The lease agreement between the City and the Society shall be modified to account for the addition of the Station on the property in a reversible form.**

Commissioner Schudson stated that he added number 1, because a lot of research and preparation shouldn't be ignored, but we now are allowing for another suitable site.

Commissioner Segner seconded the motion.

Discussion on the motion:

Commissioner Coté asked to insert "visible" before the word "integrity". Commissioner Schudson then stated, "visible historical integrity". Chairman Unger stated her preference would be Site 1, behind the restrooms, because Site 2 will have the biggest impact and maybe that is something to add to the motion; however, Commissioner Segner indicated that he likes it open-ended.

Commissioner Jarmusch asked how the "visible historical integrity" will be defined and Commissioner Schudson explained that is what the Commission has been discussing; we aren't going to define it beyond that, because we are going to delegate that for implementation.

Commissioner Segner asked if it is a telegraph station or a prop or does it matter. Commissioner Schudson pointed out that the motion simply refers to "station". Commissioner Coté suggested saying, "structure"; however the Chairman indicated that this was constructed around the name "Telegraph Station". Janeen Trevillyan noted that the Commission can call it anything it wants.

Commissioner Jarmusch noted that the paint specified was "Western Union yellow" and she doesn't think there is such a thing and that is kind of evidence for this being a mascot for the Society, rather than an extension of the Museum. Chairman Unger stated that it is probably an artifact, but the Commission can't really say anything about how the Historical Society titles it, although she would ask that it be advertised as a prop or movie set, etc. The Chairman then asked Commissioner Schudson to read the motion with the suggested changes.

AMENDED MOTION: Commissioner Schudson moved to approve case number CA13-00001 (CoA) based on compliance with all ordinance requirements and satisfaction of the findings and applicable Sedona Land Development Code requirements and the following conditions:

- 1) **The Station be located at Site 1 or Site 2 or at another suitable site compatible with the preservation of the visible historical integrity of the Jordan homestead.**
- 2) **The Station be set in place in a manner such that it can be removed intact in the future.**
- 3) **The lease agreement between the City and the Society shall be modified to account for the addition of the Station on the property in a reversible form.**

The Commissioner stated that the only alteration is the addition in number 1 (to add the word "visible"). Kevin Snyder pointed out that number 3 specifies a revision to the Lease Agreement with the City, and as a point of record, the Commission can recommend that to the City Council, but you cannot require the City Council to do that. The Chairman then asked if number 3 could be dropped and Commissioner Schudson noted that it is Council's discretion to undo what we have done; however, Kevin explained that the Commission is the final body unless the decision is appealed. Staff talked with them earlier about that

being something that would go to the City Council for separate action. Commissioner Schudson then asked if Kevin would be comfortable with the deletion of number 3 and Kevin indicated either that, or if you want to keep it, you would reconstruct it in the form of a recommendation. The Chairman suggested just removing it.

Commissioner Côté changed her suggested wording from “visible” to “visual” and Councilor McIlroy asked if it is being restored to the original telegraph station and Janeen stated no, it is being restored to a move prop. The Chairman then indicated that she doesn’t find that it has any relevance to the history of the Jordan property, and the Historical Society won’t be asking for this to be landmarked, so they don’t have to return for any recommendations on this. We will be allowing them to put up new construction and it is their decision as to what the “new construction” is.

SECOND AMENDED MOTION: Commissioner Schudson moved to approve case number CA13-00001 (CoA) based on compliance with all ordinance requirements and satisfaction of the findings and applicable Sedona Land Development Code requirements and the following conditions:

- 1) The Station be located at Site 1 or Site 2 or at another suitable site compatible with the preservation of the visual historical integrity of the Jordan homestead.**
- 2) The Station be set in place in a manner such that it can be removed intact in the future.**

Commissioner Segner seconded the second amended motion. VOTE: Second Amended Motion carried three (3) for and two (2) opposed. (Chairman Unger and Commissioner Jarmusch opposed; Vice Chairman Holmes and Commissioner Grams excused.)

3. Discussion regarding future meeting dates and future agenda items.

There was no discussion on this agenda item.

4. Adjournment.

The Chairman called for adjournment at approximately 5:45 p.m., without objection.

I certify that the above is a true and correct summary of the actions of the Historic Preservation Commission in the meeting held on August 12, 2013.

Donna A. S. Puckett, *Recording Secretary*

Date