

Summary Minutes
City of Sedona
Historic Preservation Commission Meeting
Vultee Conference Room, 102 Roadrunner Drive, Building 106, Sedona, Arizona
Monday, November 24, 2014 – 4:00 p.m.

(10 minutes, 4:00 - 4:10 pm for items 1 - 4)

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

Chair Unger confirmed that the meeting had been properly noticed and called the meeting to order at 4:01 p.m.

Roll Call:

Commissioners Present: Chair Brynn Burkee Unger, Vice Chair Ann Jarmusch and Commissioners Robert Albrecht, Jane Grams, Allyson Holmes, Charlie Schudson- arrived at 4:08 p.m., and Steve Segner. .

Staff Present: Audree Juhlin and Donna Puckett

2. Commission and Staff announcements

Chair Unger welcomed Robert Albrecht to the Commission. Commissioner Albrecht indicated that he has lived in Sedona about 14 years, and he is a professional photographer and digital artist. Prior to moving to Sedona, he lived in St. Louis and got involved with Laclede's Landing, which is a preservation project on the riverfront. He was also on the Arts in Public Places Committee, but it went away, so he decided that it would be interesting to get back into historic preservation. The other members of the Commission then briefly introduced themselves to Commissioner Albrecht.

3. Approval of the October 6, 2014 and October 13, 2014 minutes

MOTION: *Commissioner Segner moved to approve the minutes. Commissioner Grams seconded the motion. VOTE: Motion carried five (5) for, zero (0) opposed and one (1) abstention. (Commissioner Albrecht abstained, because he was not on the Commission at the time of the meetings.)*

4. PUBLIC FORUM: For items not listed on the agenda within the jurisdiction of the Historic Preservation Commission – limit of three 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.

Chair Unger opened the public forum and having no requests to speak, closed the public forum.

5. CONSIDERATION OF THE FOLLOWING REQUEST(S) THROUGH PUBLIC HEARING PROCEDURES:

- a. Discussion/possible action regarding a Certificate of Appropriateness for exterior rehabilitation/renovation of the historic structure known as the Nininger House, landmark #20, located at 39 Meteor Drive, Sedona. The new property owners are working with Howard Madole, original architect of the home, to address deteriorated conditions through rehabilitation and renovation work. The subject property is approximately 1.43 acres, zoned RS-10b (Single-Family Residential) and further identified as Assessor's Parcel 401-22-010D. Applicant/Property Owner: Megan Smith, Property Address: 39 Meteor Drive, Sedona, Arizona 86336, Case Number: CA 14-04. (45 minutes, 4:10-4:55)

Chair Unger briefly reviewed the procedural steps for the public hearing.

Staff's Presentation: Audree Juhlin apologized for the typographical error on the agenda, which indicated that Megan's first name was Beth; however, she explained that the postings were done correctly, so the item was properly noticed.

Audree Juhlin explained that this request is for a Certificate of Appropriateness for the Dr. Nininger House, and the original architect was the esteemed Howard Madole who is present today. Megan Smith is the new owner of the home, and she discovered that the home was not maintained, as we discussed in the work session on October 6th; it has suffered from neglect. In attempts to correct the neglect, fix the deteriorating portions of the home, and bring it up to standards, including energy efficiency, etc., the applicant submitted this request with a number of things they would like to do.

Audree indicated that as discussed on October 6th, this is a unique situation, we usually look at how proposed changes meet the Secretary of Interior Guidelines and we contact the State Historic Preservation Office (SHPO) for feedback, but this one is different in that the original architect is proposing changes. If we were to look at it by itself without the original architect involved, we would say many of the components do not meet the Secretary of the Interior Guidelines, and therefore, we would probably deny a portion of the request, but since the original architect is asking for proposed changes to his original building design, we did contact SHPO from the perspective of asking if they had encountered a similar situation in the past. Bob Frankenberger stated no and he didn't know of any other jurisdictions that had, so we thank Mr. Madole for creating an opportunity for everyone to learn.

Audree indicated that since those proposed changes help continue the preservation of the structure, they are proposed by the original architect, and the original features on which we designated the home, such as the beams, roof, etc., are not being significantly changed by the modifications, staff is recommending approval of the request for the Certificate of Appropriateness.

Commission's Questions and Comments:

Chair Unger commented that a friend who owns a home in one of the Historic Districts in Phoenix wanted to add a carport, and he found the drawings for the original structure and the carport was on the drawings, but it was never built. The City of Phoenix is going through their process, which may take 1½ years to complete, but they have accepted it, because it was on the original plans, and some of the things that Mr. Madole is planning to do are part of the original plans. It is interesting that when something is on the original drawings, it seems that it is something that is more acceptable.

Vice Chair Jarmusch noted that this house was designated under five points; it satisfied five of the criteria, and she asked if that is unusual, because it seems like a high number. Audree Juhlin indicated that it is unusual; you generally have it related to the setting or to a renowned person or the architecture that demonstrates what we are trying to preserve, but the fact that this home met five of the criteria is unusual in Sedona.

Applicant's Presentation: Mr. Howard Madole thanked everybody for their work and effort that has been made to help them. They are trying to do things to really make the place look good and upgrade how it will look, and the owner is doing an excellent job of entertaining the different ideas they have. We will all end up winners, when it is all said and done. He will be pleased, Dr. Nininger took a lot of privileges that he should not have taken, and he would like to correct a lot of those. That is all he has to say, unless there are any questions he can help with.

Megan Smith indicated that she had mentioned on October 6th that she had not intended to change the outside of the home, and it wasn't until Howard came to the house and pointed out the rotting beams and indicated that things hadn't been done according to his wishes, etc., that

they discussed changing some things. She appreciates the Commission taking this on and the Commission's time, effort and consideration.

Chair Unger thanked Megan for her comments and noted that the Commission is appreciative of her understanding of what an historic property is.

Commission's Questions and Comments:

Vice Chair Jarmusch asked Mr. Madole about the description "embellishment of eaves" and if it is a wrapping of a waterproof . . . Mr. Madole explained that it is on the eaves, 2'x4's and the way they installed them, they are failing, and the roof will fail if we don't correct it. They are going to use steel instead of wood in a couple of places to strengthen those, and he has to admit that when he did this, he was a neophyte and he didn't have his National Registration, when he did that house. He didn't get his National Registration until 1972, and in 1974, he won the award in Phoenix for the Best Concrete Design in the State of Arizona. They have a good cover and Megan is doing everything she should do. She is hiring professional people to help her, and that helps us all, and when it is all said and done, you will appreciate what they have done.

Chair Unger agreed and indicated that he no longer is a neophyte. Mr. Madole indicated that he is doing the Sedona Museum and Fine Arts building and he did one design that was all glass; you could see completely through the building. The roof was white marble coming down, and they said they didn't want windows, so he did another building with no windows at all, and they loved it. They are ready to go ahead with it. Maybe one of these days, it will be for Design Review and delineation; that is why he was looking for Richard; he has five buildings that need delineation.

Vice Chair Jarmusch asked Audree Juhlin to read the point in the list that says "embellishment of eaves". Embellishment caught her eye, because that is not a modernist term. Audree Juhlin noted that Jennifer Aderhold is present, who is a representative of the applicant as well, and she may be able to answer that question. Jennifer indicated that Howard did a drawing, and especially on the north side of the house, they submitted a picture of the beam ends, which all need work. They have rotted over time and haven't been maintained, so Howard has designed what they are calling an embellishment. It is an architectural element or preservation tool that will be mounted on the top of the beams. She then showed an example and explained that there is a design to put a new cap on top of the beam to help preserve it. They have hired someone to fill and sand the beam sides, but they are putting a new cap on top. She then showed a picture of the architectural piece that is going to be made out of wood on the north-facing beams to protect them from elements, because it covers the top and is adding some design that he wants to add. Megan Smith noted that Frank Lloyd Wright did something similar to cap his beams, so it is kind of period.

Commissioner Albrecht asked if basically the beams are rotting, and Jennifer indicated yes; they haven't been maintained. The Commissioner then asked if they are replacing the beams or trying to cap them, and Jennifer indicated no, and explained that someone will spend a lot of time sanding them down. Mr. Madole noted that they sanded them down and did a pretty good job of restoring them, but they need to be protected. Jennifer added that when you maintain the wood, stain it and put a good sealer on it and cap the tops, if maintained over time, they will be fine. As far as they know, they are not rotten all the way through, but they need to catch them now, so they don't lose them. They had Barry Church come in, a very good painter in town, and he told them how to do it. It is going to be pretty tedious, but that is an important thing on the house that they are definitely trying to save. Mr. Madole noted that is called, "They have been mickey-moused." Jennifer then pointed out where the steel fascia will go on the north end, to help support the roof. The Commissioner asked if there have been any drainage problems causing the rotting, Mr. Madole indicated that it leaks and is causing everything to rot, so they will remedy all of that.

Megan Smith explained that it is sagging, and they tried to fix it with a steel beam, but they are going to have to replace that to match the way the living room is composed, because one side of the roof is longer than the other side.

Chair Unger noted that a lot of homes built then left beams exposed, and a lot of them had to be cut off. Megan agreed and noted that they have to be varnished fairly frequently. Mr. Madole agreed and noted that they require maintenance.

Chair Unger opened the public comment period at this time.

Marlene Tate, Sedona, AZ: Indicated that she lives across the street and she has lived there 13 years. Doris, who was the daughter, got the house from her father, so 50 years ago when it was built, Dr. Nininger was a little more elderly. She doesn't know that for sure, but that would be suspicious. Doris passed away at over 90 just recently, and she was very happy and hoped that her children could live in the house, but she wanted it as a memorial to her parents. Ms. Tate indicated that she always felt so lucky to have two Madole houses on her street, because the one across the street is also a Madole house, and they are distinguished, not so much by the exterior, but by the design inside, the wonderful views, and the compact space that you had at such a year; she is always so impressed. The house across the street at 40 is going under extensive repair. They have removed all of the windows, and she is not familiar with the owner, because he has several properties, but a 50-year-old house is definitely in need of repair. Hers is only 30, and it needs a lot of repair, so she just wanted to support Megan in any way she could.

The Chair thanked Ms. Tate and indicated it is good to hear from the public that they understand the homeowners that really love these homes and are supportive of them.

Having no other requests to speak, the Chair closed the public comment period.

Mr. Madole commented that he has been an architect for over 60 years, and he likes very much that he is doing another house here in Sedona, and Megan will have access to it, so he wants to show it to the Commission someday, probably in another six months. He would like to have the Commission see it. It has been a long, long journey. The Chair indicated that the Commission would love to see it, and he will be working on the Sedona Art Museum too. Mr. Madole noted that it's slowed down; he doesn't have more than another 100 years. Mr. Madole indicated that when he moved here in 1947, Rainbow's End; (audio unclear) the Cowboy, George Black; his father, mother and him, (audio unclear) brothers; there were six that lived in this whole flat area. It's hard to imagine when you look at it today. He was going home from dinner here not too long ago, and he told his companion that there were no trees, and now look at all of the trees that are 60 – 80 ft. tall trees, and he realized that he is older than the trees.

Jennifer Aderhold indicated that they have had multiple meetings at the house, with Howard being the director and Megan very much loves the house, theme and era. It is all about keeping it in that era and preserving it; it is not about wanting to remodel for any other reason, and in the end, it will feel like the house he did 50-years-ago, and not a modern interpretation of it. Hopefully, it is timeless and feels it was from then and not now. She is buying period pieces to replace things that need to be replaced, and it is all given a lot of thought, and they are going over and over the details before going too far. Chair Unger commented that although the interior has nothing to do with this Commission, that consideration is appreciated.

Summary Discussion:

Commissioner Segner commented that for the record, this is an exception and something that would never happen, except for Howard Madole still being alive and designing it. He doesn't want it to set a precedent that people can come to the Commission at a future date wanting changes and use this as a reason, so as long as everybody understands that, he has no problem with it at all.

Chair Unger agreed that her understanding of the project was that Howard Madole was going to do it, and the only way the Commission would have considered allowing these many changes would be by having Mr. Madole, the original architect, do them, or if there was something in the original plans that had not been completed, the Commission would look at that, but beyond that no. She would doubt that we would be faced with this situation again.

Vice Chair Jarmusch commented that she is very excited about it, and Commissioner Albrecht noted that it is always important, if you can preserve the integrity of the original structure, and in doing so, preserve even longer.

MOTION: Commissioner Schudson moved to approve case number CA14-00004 (C of A) to rehabilitate, renovate, and preserve the historic structure known as the "Nininger House" (Historic Landmark No. 20) located at 39 Meteor Drive, Sedona, based on satisfaction of the findings outlined in the Staff Report. Commissioner Segner seconded the motion. VOTE: Motion carried six (6) for, zero (0) opposed and one (1) abstention. (Commissioner Albrecht abstained, since he is new to the Commission.)

Mr. Madole thanked the Commission for being so considerate and explained that for the Art Museum, they didn't want any windows, so he took 8" sq. tubes on 8 ft. centers for a 72 ft. sq., and it has 4 ft. recessed lights, all in 8 ft. squares lit with indirect lighting that lights the whole building up at night; it should be beautiful. He is having fun with it. He then commented that if the Commission ever gets to Phoenix, his favorite building is the building at 3rd St. and Osborn on the southwest corner that was built 46 years ago, and it still looks brand new, and if you go there, look at the trees on the west side; they are bright yellow about 8 ft. tall, and perfectly shaped like a Christmas tree, and there isn't a lobby in the world that looks any better.

6. Discussion regarding future meeting dates and future agenda items (5 minutes, 4:55-5:00)

Chair Unger noted that there will be no meeting in December. The next meeting will be the retreat from 1:00 p.m. to 5:00 p.m. on January 12th, when a lot of things will be discussed.

7. Adjournment (5:00)

The Chair called for adjournment at 4:42 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 November 24, 2014.

Donna A. S. Puckett, *Administrative Assistant*

Date