

**Summary Minutes**  
**City of Sedona**  
**Historic Preservation Commission Meeting**  
**Vultee Conference Room, 102 Roadrunner Drive, Building 106, Sedona, Arizona**  
**Monday, November 9, 2015 – 4:00 p.m.**

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

Chair Unger confirmed the meeting was properly noticed, called the meeting to order at 4:00 p.m., and led the Pledge of Allegiance.

**Roll Call:**

**Commissioners Present:** Chair Brynn Burkee Unger, Vice Chair Ann Jarmusch and Commissioners Jane Grams and Allyson Holmes. Commissioner Steve Segner was excused and two positions are vacant.

**Staff Members Present:** Warren Campbell, Audree Juhlin, Cynthia Lovely and Donna Puckett.

**Council Members Present:** Councilor Scott Jablow

**2. Commission and Staff announcements**

Audree Juhlin announced that two new Commission members will be recommended to the City Council tomorrow night. The Chair added that their names are Kurt Gehlbach and Harry Danilevics.

**3. Approval of the September 28, 2015 and October 26, 2015 minutes**

**MOTION:** *Vice Chair Jarmusch moved to approve the minutes for those two meetings. Commissioner Grams seconded the motion. VOTE: Motion carried four (4) for and zero (0) opposed. Commissioner Segner was excused and two positions are vacant.*

**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.*

**David Tracy, Sedona, AZ:** Mr. Tracy stated that he brought in some persimmons that were picked an hour ago. They are organic, grown without fertilizer and pesticides, and they were watered by the water from Oak Creek.

*Having no additional requests to speak, the Chair closed the public forum.*

**5. Discussion/possible action regarding a draft conceptual Ranger Station Park Master Plan Proposal for a new park at the historic Ranger Station located at 250 Brewer Road.**

Cynthia Lovely indicated that the Staff Report contains the background and property's history, etc., and we discussed that when we met on July 13<sup>th</sup> and August 10<sup>th</sup>, so the Commission has already heard that information, unless there are questions.

Vice Chair Jarmusch referenced the last sentence under background that says, "The Master Plan will serve as the basis for future design and construction", and asked to add "restoration", because

the exterior of the building requires restoration. Renovation would come under construction and she saw that word elsewhere.

Cynthia Lovely explained that she would go through the information in the handout in more detail and present the conceptual vision that will become the Master Plan; it is not the complete Master Plan at this point. We wanted to go before HPC, P&Z and the City Council, and then go out to the public to get everyone's reaction to the proposed concept. Once we have agreement on the conceptual vision, then we can develop a more detailed Master Plan, which will be Phase II of the planning process.

Cynthia indicated that this is based on all of the public comments, most of which were received at the May 30<sup>th</sup> Open House, and in addition to that, the work group has been going over all of those comments. Other comments also were received through emails and an online questionnaire, plus some one-on-one meetings, so there have been a variety of different feedback methods. Originally, the work group thought they might end up with several alternatives; however, the work group found that there was a common theme or vision, so they didn't feel a need to present multiple alternatives. The number one goal seemed to be community gathering and that is also in the Community Plan. Additionally, historic preservation was the other goal for this park, so those were the two foundation goals that they built on.

Commissioner Holmes commented that not repeating facilities that we have elsewhere in Sedona or in another park was also one of the guiding ideas. Cynthia agreed and explained that in addition to the objectives in the handout, they also had some other considerations -- one was not to duplicate things that are already in the city and another was the cost of construction, operation and maintenance of the different proposals, so that is kind of how they ended up with the proposed recommendations.

Cynthia Lovely referenced a map of the site and indicated that the park is about 3.4 acres. She pointed out the locations of the house, barn, old green building that is slated to be demolished, as well as a shed near the house, a couple of little ones on the east boundary, and some concrete slabs. It will be kind of a blank slate other than the house and the barn.

Cynthia showed a map that compared the size of the Ranger Station Park with the size of Sunset Park that is a couple of acres larger, and she noted that most of that extra acreage is almost taken by parking. Cynthia then pointed out that the size of the open lawn area at Sunset Park would fit in the Ranger Station site, and that is something they would be proposing. She also showed the size of Gosse Grounds, excluding the Dog Park, and indicated that park is much larger than the others.

Cynthia referenced the topics in the handout and indicated that the first one fell under the Community Plan goal, Building a Sense of Community. She then showed pictures of a large white barn and stated that it was a fantastic example of a very similar park called the McPolin Farm in Park City, Utah, and similarly, the city acquired the property that includes a barn much larger than ours, a smaller square building they call the "shed" that is more similar in size to our barn, and the layout of their barn and old house is almost identical, because there is the large barn, a grassy lawn open area, and then their historic house. The photos also show some examples of how they have used that space for special events.

Cynthia explained that a couple of things we can learn from them are the fact that their barn also needs restoration, but it is much larger and more expensive, so until they get funding, they just don't use the inside of that barn, but they do use the smaller shed-like barn. Parking is an issue for them; however, they have a transit system that shuttles people, and another difference is that the city hosts all of the events, so they can have control. It is different, but there are a lot of similarities.

Cynthia indicated that our barn has about five different spaces inside, so if we use it as a large event space, we would have to remove a couple of walls. A lot of barns around the country are used for special events, and you could use the indoors or open it up and have indoor-outdoor

events, and then the space in front of the barn could be used as well, so there are a variety of things you could do with the barn if we renovate it.

Cynthia stated that they are proposing to use the house as a community meeting room, so anyone could rent the house. There could be club, organization or group meetings there, and in what they are calling the plaza or courtyard that currently is the large gravel area used for parking between the barn and the house, there are lots of examples as to how that area could be used, and it could be used in conjunction with the house and/or barn. For example, if there was a large wedding, they could rent the house, barn and plaza area, so all three would be a very flexible space used together or separately.

Cynthia indicated that the plaza would be similar to the Flagstaff Heritage Square that is between buildings and is a bricked area that serves all sorts of festivals, small concerts, etc., and they would all be community-oriented, although it also could be rented for private functions.

Chair Unger referenced the context of the buildings that the Commission would not want to change and indicated that she didn't see a problem with it being grass, but she didn't know if any Commissioner would be concerned about bricking it in. She then asked if that is in the realm of what the work group is thinking. Cynthia indicated yes, and explained that currently there is already grass in front of the house and that would stay, and then there has been discussion about what the surface should be around the barn. Historically, it was just dirt. The group went to the museum looking for photos and it was basically just dirt, because there were horses and it was a working barn, so there is a question about what would be most appropriate for the historic context, such as gravel, bricks, etc., and there probably will be more discussion on that as we get farther along.

The Chair suggested that maybe it could be broken-up with some gravel or bricks and some grass. The bigger point would be putting a building on there or something permanent would not be appropriate to the Commission, but she doesn't know what the thought would be, since it is also a National Landmark and if they would think we have to keep grass or dirt in that area; however, she wouldn't think that would be critical.

Commissioner Grams agreed and indicated that the Weather Channel was featuring Atlanta, but because of the floods like in South Carolina and the time required for the water to recede, some of the communities are now getting rid of blacktop or concrete, and they demonstrated a new eco-friendly brick. They thought more of the southern cities would go to that after all of the floods, and it would be an excellent idea here, whether or not the brick is interwoven with some grass, which requires maintenance. The beauty of pavers or brick-type things that have no concrete is that the water will go through, which would help with flood control there in the future. The less concrete we have, the better, and that was her observation of the pathways that were featured as concrete, which would be an absolute mistake – they should be pavers or natural crushed stone. She has used it around her house and it makes such a difference.

The Chair indicated that from the standpoint of historic preservation and the vision of this, the question is if we start to upgrade it will that be a problem; she doesn't think so, but she would agree with Commissioner Grams in some of those instances and maintaining grass in that area might be a little more . . . , but if necessary, we can talk to them. Commissioner Grams added that she thinks they would understand the need to control water, etc. Chair Unger then indicated that it also is in the context if you are going to put a big tent there or something else, and if you put brick there, she is not sure you could do that. If you are going to use that for weddings, for example, and they want to put up a temporary tented structure, she is not sure you can do that on a bricked-in surface, but that is really outside of the Commission's. . . Commissioner Grams interjected that would be the problem of the people having the wedding; they could not interfere. She has seen it done, maybe not in an immense area of 100 ft. to 120 ft., but she has seen it done in 20 ft. x 40 ft., and they use some big blocks as weights, so that would be their only solution. They should not be allowed to hammer-in or do anything. She doesn't care whether it is concrete, crushed gravel, etc., that should not be allowed.

Chair Unger stated that in conjunction with the Commission's role, that area wouldn't be made into a parking lot. She then asked if they are planning to use the parking across the street, and Cynthia indicated yes; currently Posse Grounds has an agreement with the West Sedona School, so there is a precedent of the city having an agreement to use parking in the school system. Chair Unger noted that in a former plan, some of that area was used for parking. Cynthia explained that she would show a rough draft of a site layout at the end, but there are still questions about what should happen on the back side and whether or not parking would be appropriate there. For the most part, the work group is proposing basically no development around the house and barn to keep that context, so they are then down to questions as to what kind of surface and what would be appropriate on the back side.

Vice Chair Jarmusch noted that there is a changing level, so that is a natural demarcation. She then asked if that is historic, and Cynthia indicated that historically there was a difference and that may come into play as to where to put ADA parking. For example to get to the house, the ADA parking currently is off of the street, but we prefer not to have parking off of the street or where people have to back out onto the street, so if the ADA parking is relocated, the best location for that will have to be determined, because everything slopes up to the house.

The Vice Chair then asked if they looked at the historic landscaping around the house and if there was ever a garden that might be replicated. Cynthia explained that they didn't find that in the photos; they found grass around the house and a variety of the trees there now. A lot of those trees are a weedy type that keep coming back, but there was a scattering of trees around the house. They didn't notice anything else, because they were also looking at photos of the back side of the barn and trying to figure out what was going on there. Chair Unger stated that they probably used wagons and then vehicles, but in terms of making it a parking lot, that is something she thinks the Commission would be uncomfortable with; however, Commissioner Holmes noted that they definitely parked trucks in there. The pick-up trucks were behind the barn and the big trucks, like the garbage truck, etc., were in the southeast corner. The Chair then commented that we don't need to line up garbage trucks there even if it is historically correct, and Commissioner Holmes agreed that a garbage truck wouldn't be needed.

Cynthia indicated that the next large area would be the open lawn. She then referenced south of the barn around the old administrative building and indicated there is already somewhat of a lawn, and you can kind of picture what it would look like if that green building was removed, so you would have a big open lawn area. There are grade differences, so if you entered the old administrative office from the sidewalk, there is a set of stairs and a little bit of a retaining wall. One thought was rather than one large lawn, it maybe could be broken into two – sort of a terraced thing. There are also some historic elements they definitely want to keep and a lot of little rock retaining walls – one is between the house and the barn and another one goes kind of around the green building, and those would be retained if not using something similar in other areas. The open lawn is very successful at Sunset Park; a lot of different activities happen there and would work well at this site.

Cynthia stated that picnic tables would be scattered around the park, because you might have a different experience depending on where you are in the park. There are some areas like in the southeast corner that are very quiet with large shade trees, and another thought is to get artistic with the picnic benches and have different styles. They are also proposing a walking path and the benches could be along the path and around the open lawn area as well as the plaza. Commissioner Grams asked if primarily they would keep the open lawn area open and not clutter it with things, and Cynthia responded exactly. The Commissioner then indicated that is fine.

Cynthia explained that the idea for food vendors came out the Open House when a lot of people latched onto the idea of having a coffee shop or cafe in the house, and the work group discussed that, but they didn't think it was the best idea, because what would happen if the business failed, and then you would have a vacant building. The other concern was the cost to renovate; you would have to have a kitchen in there, so the idea for food vendors came up, because you would have the same benefit of being a draw to bring in people and keep them gathering at the park, plus they are

mobile and you could decide where the best location would be and how many you would want. They are not sure how successful they would be, because currently there are no food vendors in the city. They did learn that some cities have them at festivals, so even if they weren't here all the time, you could have a festival and invite multiple vendors, so there are different ways to do that.

Chair Unger asked if that would be away from the buildings and Cynthia indicated yes. It appears there is room for two parking lots, and you could have them parked off of one of the parking lots, and at this point, the larger parking lot would probably be at the south end of the park.

Cynthia referenced the art in the park and indicated there could be picnic tables, and benches could be created by local artists. Again, one of the goals in the Community Plan was art. The buildings could be used if they are rented; they could be turned into temporary art galleries. One suggestion was if there was a First Friday, they could do like a pop-up art gallery if an organization wanted to rent one or both buildings. Another thought was murals, and the south is bordered by Los Abrigados with that not so attractive block wall, and then on the east side there is a wall that extends towards El Portal, so there is plenty of space where there could probably be some murals. Another suggestion would be interactive, where you would do a chalkboard-type mural and people could do their own, which would be another way of getting art into the park. Sculptures could be permanent or there could be a temporary rotating exhibit, and the house and barn could be rented for art classes, workshops or festivals, or it could be impromptu in the open lawn area where people could meet.

Vice Chair Jarmusch indicated that from her point-of-view, we don't want freestanding sculptures where we might also want a festival, and we also don't want the sculptures to be treated like background decoration. She sees that as a possible conflict. Commissioner Grams stated that we should have a lovely sculpture that represents the Forest Ranger; this is the park and this is why it is historic and it has been registered as such. There should be a lovely 5 ft. or 6 ft. sculpture; we have Schnebly at the library. Chair Unger noted that would speak to our history of the area too. Commissioner Grams agreed and added that you have the plaque, and some of the artists might jointly go together, but that is something she would be willing to make a contribution to herself, if we could start a matching fund or something. She realizes that we would need to raise money, but it should be an elegant, lovely entrance to the park. This park is a little different from all of the others; the location will have more tourists out of Tlaquepaque and Los Abrigados, and if you have a nice entrance from those areas to make it convenient to them and not like they are intruding or imposing or entering a place where they aren't welcome . . . ; there is loads of parking over there, but it is just going to be a different element from what is in the other parks. This is a more mature audience that you will have there. It is not an easy area, so you aren't going to have a lot of children in there; they can't bicycle in there and traffic is impossible. Children want to go where there are other children and lots of activity, and we witnessed the problems of getting children even in trying to create a really successful teen center at Posse Grounds, and they had changes in the management during the years she has been here. It is a problem, and she doesn't visualize putting money in this park for anything related to that, because she doesn't think we will have it. This should commemorate what it is.

Chair Unger indicated that in terms of what Historic Preservation is talking about here, that would be something that this Commission could back-up, because whatever opinions we have about what should be there, today we are mostly talking about what it is that we think works in the context of what we would like for this park to be, and the Commission sees it as part of history. The Jordan Park is certainly history too, and you were worried about there being a crossover of two parks being the same, but in this case, it wouldn't be inappropriate to have another park that spoke to our history, because it could be a big tourist attraction, but also remind the public of where this community has been, so in terms of some entry sculpture, it would give it that kind of feel.

The Chair then stated that she had a question that is outside of what the Commission should be discussing here, but it doesn't talk much about music. She then asked if that because you don't want the noise or is that for some other reason. Cynthia indicated that it has performance activities

and music falls under that. It says that plays and concerts could be held on the lawn, the plaza or in the barn. Vice Chair Jarmusch noted that she wanted to add “dance” too.

Commissioner Holmes indicated that a work group member from Planning & Zoning made a great comment at the P&Z hearing when he said it is the company of the company town, and that was a very simple way to sum up the historical significance of that place. Very few of us think of this town as a company town other than for tourism, but the Forest Service’s multiple use was part of the foundation of this town. Commissioner Grams added that it made this town. The inner construction and what was done in those early stages was done by the Foresters.

Vice Chair Jarmusch suggested strengthening some of the language about the history and the meaning of the place, because it talks about a sense of place, but it is more than that. It is the history and it is the town in the forest, and it is the history of the Forest Service. Perhaps an idea that could be itemized here would be borrowing artifacts from the museum or from private individuals. Commissioner Holmes indicated the museum has a small collection of Forester stuff, and it would be appropriate in the front room of the house to have some interpretative stuff on the walls, and she also believes strongly that a statue should be relevant to the history. A random statuary garden just doesn’t seem fitting. Commissioner Grams and Chair Unger agreed.

Chair Unger stated that there is a difference between the context of the buildings and the whole lot, because part of that lot has been changed over time. The green buildings weren’t there historically, and those are not part of our landmark, so there probably are sections of the park that could be dedicated a little differently, but she would stress that it would be nice if we kept it in the context of the U.S. Forestry buildings. At the Jordan Park, when they put the cowboy sculpture there, the Commission objected to that, because we felt it was not in the context of what that building meant in those times, so our desire would be to follow what those buildings are about rather than something that is historical to the area – she is trying to express what she thinks this Commission would feel about that.

Vice Chair Jarmusch noted that there was a place that talked about putting signs on the buildings, and she wanted to make sure that was only on the interior; we would not nail a sign on the historic barn. Cynthia explained that the idea was what Commissioner Holmes described inside the house and possibly the barn. You could decorate it with historic things, and that is where we would work with the Commission closely about what type of interpretation; for example in the photos, there is a large kiosk and smaller ones, and those would be outside, but there are other things you could do if you want a lot more information and don’t have room for it. You could do mobile apps, so people that have smartphones could pull up all of the historical information, and that would be one thing we would want to do for interpretation. The other suggestion was tours, so if you got docents to do historic walking tours, it is a good location as it is in the heart of Sedona and that could be a base that you walk from. The other idea, tying in with the mobile apps, would be self-guided tours, so you could have the same walking tour accessible on their smartphones.

Chair Unger noted that the Commission has talked about that for years and around Jordan Park too. We have had self-guided walking tours with a brochure, but we have come so far since the brochure was published, the app might be the way to go, depending on the expense.

Regarding the design and sense of place, Cynthia indicated that green building is again part of the Community Plan, and the other suggestion related to the history was doing fruit trees reminiscent of the agriculture along Oak Creek, and similarly, Jordan Park has the apple trees, but you could do something like that. There already is an apricot tree on the property and there might be one other one as well, so that would be an idea for the landscaping. It is very different from the xeriscape, but you could do both. The thought on the xeriscape would be to use native plants, and it also could be used as a demonstration, but again, multi-purpose landscaping. Chair Unger asked if that would also be done some distance from the buildings, because she doesn’t know that there are apricot and other trees around them. Commissioner Holmes indicated they are okay, and Commissioner Grams commented that they did have them.

Cynthia noted that permeable paving had already been discussed and what they would be proposing as far as the parking lot would be gravel or decomposed granite most likely, so not paved and not asphalt or concrete.

Regarding park activities, Cynthia explained that the thought was to have different activities for different ages – swings were things that you had in the 1920s, and again on play activities, the work group didn't want the traditional plastic playground; they wanted it to look historical, and there are all sorts of playscapes where you can build the activities into the landscape, such as a slide and a small rock climbing wall, etc., so basically activities for children that aren't the traditional playground. Chair Unger asked if that would be on the south end, and Cynthia indicated that it could be around the lawn area, because there is the different topography and grade changes or you might be able to do a slide on the hill. The Chair then asked if it would be right adjacent to it or farther south, because there needs to be some parameters around the buildings, so they feel like they were rather than having things right up against them.

Cynthia explained that before mapping out where things are, the work group would like to hear your thoughts about pickleball, because the group is getting comments . . . The Chair interrupted to ask if anybody had played pickleball, and Cynthia stated yes, the group has had people who have played it. The Chair then stated that it is really noisy, because they use a wooden racquet, and they have actually shut them down in certain parts of Tucson, because of the noise. They use a plastic ball like a whiffle ball and they hit it with a wooden racquet, which is really noisy. It is outside of the Commission's context, but she doesn't see that as something that would have been around in those days, so it is a little disjointed, and she would also caution, because some of the neighbors told her at the May meeting that they didn't want noise there, and you would have a lot of noise. It would be nice to have a place to play pickleball in Sedona. Commissioner Grams noted that Posse Grounds would be ideal; it is much larger, and the Chair agreed.

Vice Chair Jarmusch indicated that it also opens the door to asking why a volleyball court or tennis court be one step away from that, and how impermanent are those and how impermanent is a pickleball court. Commissioner Holmes noted that in spite of the P&Z hearing being flooded with pickleball players, there were people who spoke to the fact that you could invest a lot of money in certain sports facilities that go out of fashion in 10 years, and then you are stuck with them. Chair Unger explained that a pickleball court is about half of the size of a tennis court and you have to pour a surface, and she likes going back to not wanting the plastic stuff, etc., but then you move into this, and if you did that, she would put it in Posse Grounds where you have more room, and there is more activity and more parking, etc., plus you could place it away from homes. Los Abrigados and Segner would not be happy with that. Cynthia Lovely noted that Los Abrigados already has two courts; however, the Chair confirmed that they are on the other side and indicated that her concern is more that it isn't related. She is pleased with the way the city has looked at this in terms of building a theme for it, and pickleball is outside of that theme. The Commission was behind buying this property, because the Commission felt it could be developed into something that you are looking to develop it into, but that would take it outside of that for the Commission. Commissioner Grams and Vice Chair Jarmusch stated they agreed.

Vice Chair Jarmusch suggested croquet and the Chair suggested horseshoes. Commissioner Grams stated that horseshoes would be very appropriate for that era, and Commissioner Holmes noted that it was important that the work group heard those people; it is very important to hear what they had to say about pickleball, and they are very enthusiastic and truly believe in their cause, but it doesn't fit here. Commissioner Grams agreed and noted that this is the smallest of all of the parks; it just does not fit to take that beautiful landscape to put in pickleball. It is not the place for it, and the city would be wasting their money to put in a slide for a playground. She doesn't think there will be that many children; there are all of the other parks, so why do you have to have it in this small park. She thought this was to be different, and she didn't feel that we were going to have a miniature playground. Chair Unger noted that for the Commission, the biggest thing and reason we are pleased with these ideas is that they fit into the context of what the buildings are. The only thing the Commission has a stand on is that, so that would be her concern.

Cynthia indicated that for walking, the work group proposed a perimeter pathway all the way around the outside edges of the property, and you would get one-third of a mile, and then there would be internal connections as well, and pedestrian connections to the Tlaquepaque parking lot, just north of El Portal, and there is already a gate at the south end that links to Los Abridados.

Vice Chair Jarmusch asked if this possibly includes creek access or are you just talking about bridges, and Cynthia explained that Soldiers Pass Wash runs through that parking lot and there is a footbridge there; it is some distance from the creek. Chair Unger indicated that Commissioner Segner talked about the Owensby Ditch at one point, but she doesn't know how much room is on either side of that ditch. Cynthia explained that it is not consistent.

Commissioner Grams asked how many feet the walking path would be inside from the street, and Cynthia indicated that she had a map to show that. She explained that the pathway on the perimeter along Brewer Road that could double as a sidewalk, but we would want actual sidewalks to take people to the Brewer neighborhood and up to Ranger and the highways, so there would be pedestrian connections to the entire Uptown area. The Commissioner then asked if the pathway on the south end and along the back would be set-in from the wall and not be right at the perimeter, and Cynthia explained that you would want a little distance from the wall and one that is not a straight path; it would meander. Again, there is enough space for internal connections.

Chair Unger stated that she has always objected to having parking right against the buildings, and they didn't have it right against the building in the last plan; it was set back from the building. You would have to lay it out to see how many parking places you would get, but that building with cars driven right up to it is not going to look like an historic building. Commissioner Holmes suggested thinking of it as a multi-use hardscape, and the Chair stated that you could do a hardscape, but there shouldn't be parking right against it. For the Commission, that would have been a no-no. It shows overflow parking right against the building. She doesn't know how many people you expect and how many cars you are going to get in there and if that is really worth putting maybe five cars right against the building; she doesn't think so. Commissioner Holmes then asked about parking along the southern end of that instead of against the building; people are parking there now. Chair Unger stated that you can't do that and turn-around; you need back out space. Cars take a pretty big space to park; it is okay if you line it up there, but it would be parking right against the building, and that isn't something she is comfortable looking at. You could actually pull that down some and make that lawn, but before making those decisions, look at the layout and see how much parking you could actually get in there. If you are only going to get five to seven cars in there, the destruction to the way the building looks doesn't compensate for the parking you could get.

Audree Juhlin pointed out that this is a conceptual plan, not a final, and we are taking all comments from this Commission, the P&Z Commission and the City Council, and then going back out to a consultant to finalize the plan, so we don't need the details now. We will take your comments and move those forward. The Chair stated that would be her comment, and she thinks it would be the comment of the entire Commission.

Cynthia added that the work group is looking for feedback as to what would be appropriate on the south side of the building, if there are any suggestions about that. Chair Unger referenced the plaza and indicated that you are not talking about grass there, but she would say the plaza should go all the way around the building, so it stands on its own. It is hard conceptually to try to figure out how many feet you would want, but you don't want just a sidewalk on the side of the building, because if cars are parked there, the context of the building gets lost, so she would say you need 8 ft. to 10 ft. on all sides of the building to give it the margin. Vice Chair Jarmusch agreed and indicated that if you encircle the barn with the plaza, it is like a pedestal for it that says this is special. The house is already in a beautiful lawn, so it is already set off by itself.

Commissioner Grams stated that an access road would be needed in some manner to go to the back of the barn in that open area, but it should come back away from the barn and circle in back

there for supplies and service if you have an event, etc., but not to have parking all over; that would be absolutely wrong.

Donna Puckett asked about the historical context that it was dirt all around the barn, and Chair Unger agreed that there is the argument of what was parked there before. When it was originally made, there were probably cars parked up against it. She is looking at it from the standpoint of what it was. These buildings were transported in and set-up in the 1920s, and there aren't many left in this country. They probably used wagons to bring things in, so it is almost if we can leave it as a pedestal. If you put dirt out there, everybody will park up against it, so her feeling is that we do delineate that space with a lawn or brick or something else, so it isn't thought of as a free for all. If you leave it dirt, people will drive on it and it will be a mess.

Cynthia explained that the Chair was going into the level of detail of talking about gates and bollards, which the work group has discussed, but they are not to that level at this point, so she wouldn't worry about those things. The Chair explained that she was saying that if it is dirt, they will park up against it, so she is asking for some space around it.

Cynthia then pointed out the proposed location for a restroom and indicated that the work group feels one restroom would serve the park. The house has a restroom and it could be restored for people using the house, and there was some discussion about the possibility of removing the toilet in the barn and people could use the outdoor restroom, with the assumption that you are putting the park restroom near the buildings to serve the house, barn and rest of the park. Commissioner Holmes noted that there is a building in that general area that could give you a feel of what it would be like. Chair Unger indicated that she didn't see a problem with that; it is only the inconvenience of what you would have to tear up to put sewer in and out of there and water, so that would be up to the city. In terms of the historic context, she doesn't see any problem.

Vice Chair Jarmusch indicated that she would love to see the Hart Store included in the vision; you talked about Tlaquepaque and El Portal which are immediate neighbors, but the Hart Store is another National Landmark within walking distance, so when you talk about sidewalks, could you also think about access to that. Cynthia pointed out the sidewalk already there; however, the Vice Chair suggested also thematically. Audree explained that this is one small piece of a greater planning project, so we will be doing the Ranger Road CFA planning, and pedestrian/vehicle connectivity will be a component of that, so the Vice Chair is right on in moving to the next bigger planning component and we agree.

Vice Chair Jarmusch noted that the term "relaxing, natural setting" was used in a couple of places, and she would love to see the word "lively" added. You have festivals and farmer's markets, but we want this to be a lively community center, not just a natural kind of place; you have that in there and we want that, but she also would love to see "lively".

Commissioner Holmes indicated that another thing mentioned in the work group is the Wi-Fi access, and Cynthia indicated that goes back to "lively". The idea of all of these activities is to draw people in. Chair Unger jokingly stated that we don't want those computers in there; however, Commissioner Holmes explained that it was a point of discussion, but we have to make some concessions to modern times, and that is a modern thing that will draw people in for contemplation and creativity. The Chair indicated that it is something that would be in our favor, because if we are talking about having some app, it works; she was being facetious. Cynthia noted that the other piece of that discussion was if you have these as meeting rental spaces, a lot of groups want the connection. The Chair agreed and indicated that even if you are doing concerts, they would need it; you have to have connectivity, so she doesn't see a problem with it. Even though it is outside the context of the history, it doesn't visually affect it. Commissioner Holmes then added that it also is an easy magnet for people, and Vice Chair Jarmusch expressed surprise that there was discussion over it; it is so much a part of our lives. Cynthia added that it also is becoming more common for parks to have Wi-Fi.

The Chair indicated that the work group has done a great job, and there are just a couple of things that the Commission would like for them to consider as they go forward. She is really glad that Commissioner Holmes is in the work group to be the Commission's liaison, and the presentation was well worth hearing. She is sure it will come back to the Commission once the design phase is further along.

Cynthia noted that in the agenda, the Commission could make a recommendation to forward the proposal today. Chair Unger asked who the Commission would be forwarding it to and Cynthia stated the Planning & Zoning Commission and the City Council. Audree clarified that the Commission would be supporting a recommendation to move the concept forward. The Chair then asked if all of the Commission's recommendations would be included in that recommendation, and Audree explained that the minutes would follow the Staff Report, but also in the Staff Report, there would be a summary of the discussion that took place.

Chair Unger then asked if the motion should include that the Commission wants to ensure that . . . and Audree indicated that it could say, ". . . as presented by staff and discussed by the Commission". Cynthia then asked if they want to get specific if there is something in the proposal that they don't agree with and Audree stated sure, but that will be in the minutes and in the Staff Report's summary of the issues outlined by the Historic Preservation Commission; these were the things that were supported and the things that were not supported or needed closer evaluation.

The Chair then indicated that she didn't know the process in terms of what would be going forward; she wants to ensure that the City Council and P&Z see what this Commission had to say, but she could take it from staff that it would automatically be that. She then asked if that is what she was hearing. Cynthia asked if the Chair was referring to the pickleball issue and Chair Unger explained it was not just pickleball; we also want a space around the building.

Audree Juhlin then suggested that before going to a motion, the Chair might want to see if anyone from the public wants to speak.

*Chair Unger opened the public comment period.*

**David Tracy, Sedona, AZ:** Mr. Tracy indicated that some of his comments come from his perspective as a volunteer at the Sedona Historical Society. He heard that all of the storage buildings would be removed; however, when they started working with the city at the Jordan Park, the first thing they did was build a storage shed, so the city could put their implements in it, so they wouldn't put their stuff in the historic building, so you might want to keep some storage space for the city who he assumes will be maintaining the buildings. Regarding the lawn with the pavers, you can put tents on paved surfaces; they do that all the time and it doesn't hurt the paved surfaces. They do arts and crafts and bake sales at the museum, and they set up a bunch of tents there. Also, he is sure there will be some pushback from the public for the users who will have to park across the street and transport their stuff to the park for picnics or events. We are an aging group in Sedona, and when they have like 50 vendors at the arts & crafts and bake sales, you can't park them close enough. They do it in stages, so the vendors bring in their stuff, set-up the day before or morning of, and then their vehicles are moved off of the site and they walk back or they are shuttled back, and you might have to consider something like that for similar events. Regarding artifacts, the U.S. Forest Service has a bunch of artifacts, and he understands that they are stored in the headquarters in Albuquerque, New Mexico. There are some in Sedona, but there is a treasure trove in the basement in the headquarters for the Forest Service there. They have always wanted to check that out, but they haven't made the time to pursue it. The comment about the tours, yes, they have done historic walking tours and Janeen has led a bunch of those. They rendezvous at this site; it is a wonderful place; they start there and walk around in there. He also has a comment about pickleball, but it is just his personal opinion.

Commissioner Grams referenced the road coming in and around to the back where vendors could unload, and then move on around to park elsewhere, and she asked if Mr. Tracy was saying that

access would be needed for them to get in there, which is what she said about a driveway coming into the back, if there is a lot of area back there with an entrance into the building, because they could unload and then go park. Cynthia commented that is the set-up at Jordan, so the public isn't allowed to drive around to the back of the barn.

Mr. Tracy indicated that parking is a problem and with major events, they almost do a valet parking and bring the public into the area behind the packing shed, and it is dicey, but with a lot of volunteers, they do it. Otherwise, it is very difficult for some of the constituents to walk that long distance. Commissioner Grams stated that she had been there and been one of those attendees, and that worked out fine, but that area is different; there just isn't any parking except on that lower level and that is a problem. With the level land here, there are many opportunities to do it right and solve that. Chair Unger agreed that there will have to be a pathway around to the back side of the barn and a turn-around back there. Commissioner Grams added that is where the storage area should be; maybe they could use a part of the back of the barn for that storage, but that would depend on what you get into with the interior design of the barn.

Mr. Tracy then stated that there are a lot of volunteers that run the Historical Society and you can't get enough volunteers to keep a place like this humming; it can't be just a hit and miss. There are 80 volunteers and seven days a week there are people there. They share the maintenance responsibility with the city, but there are always people there, because with old buildings, there is always something to do, and it is nice to have a presence there, because then the rest of the world feels welcome; it is not a deserted site. The neighbors love them and embrace them; they walk through the park and bring their visitors, walk their dogs. Make sure you have dog poop stations on this site; they weren't able to historically blend them in at Jordan Park, but they repaint theirs brown through the Oak Creek Watershed Council, so you might be able to do something that is historic-looking. To the extent you can engage the community, some of the folks that do maintenance work help make the place be more welcoming to the public.

*Having no additional requests to speak, Chair Unger closed the public comment period.*

The Chair then read a possible motion saying, "I move to recommend the Draft Ranger Station Park Master Plan Proposal to the Planning & Zoning Commission and City Council as presented by staff to HPC. Our comments about pickleball and space around the barn being left open to be included with that recommendation." She then asked if that made sense, and Audree Juhlin explained that it limits the Commission by being specific; you are not being general. She then suggested saying, ". . . the concept as presented by staff and discussed by the Commission", then staff will summarize the Commission's discussion and move that forward, because your motion says to do so. The Chair then asked, ". . . as presented with our recommendations", and Audree Juhlin suggested ". . . with the Commission's comments", and the Chair noted that she then could eliminate the rest of that.

***MOTION: Vice Chair Jarmusch moved to recommend the Draft Ranger Station Park Master Plan Proposal to the Planning and Zoning Commission and City Council as presented by staff today to the Historic Preservation Commission, with our comments to be included.***

Commissioner Grams suggested just saying, ". . . with the Commission's comments, and Vice Chair Jarmusch then restated the motion as follows:

***MOTION: Vice Chair Jarmusch moved to recommend the Draft Ranger Station Park Master Plan Proposal to the Planning and Zoning Commission and City Council as presented by staff today to the Historic Preservation Commission, with the Commission's comments to be included. Commissioner Grams seconded the motion. VOTE: Motion carried four (4) for and zero (0) opposed. Commissioner Segner was excused and two positions are vacant.***

**6. Discussion/possible action regarding a recognition program and/or event for landmarked structures**

Chair Unger indicated that Commissioner Segner is going to be a big part of any events, and he is not present today, so she is wondering if at least that part should be postponed, and she doesn't know that there is any action that the Commission could take right now on the recognition program. It is probably something that needs more discussion. Audree Juhlin explained that this is an item that will be on every agenda, so as things come up that the Commission wants to discuss, you have the opportunity to do so, it isn't necessarily expecting action.

The Chair noted that this meeting was mainly called to ensure that the Commission knew what was going on with the park, so we can skip this item.

**7. Discussion regarding future meeting dates and future agenda items**

• **December 14, 2015**

The Commissioners indicated that at this point they did not have a problem with December 14<sup>th</sup>, except Vice Chair Jarmusch was not sure. The Chair also noted that the Commission should have two other members by then. She then asked Audree if there would be something for the Commission on Article 15 by that date and Audree indicated that she thought it would be a work session, not for action. Staff has to publicly notice it and those noticing requirements can't be met in time for that date, but it can be done as a work session.

The Chair noted that if there is time, the Commission also could address the recognition program, and she confirmed with staff there isn't anyone coming to the Commission for a hearing. The Chair then stated that December 14<sup>th</sup> would be left on the schedule for a work session.

**8. Adjournment**

The Chair asked for a motion to adjourn.

***MOTION: Commissioner Holmes moved to adjourn. Commissioner Grams seconded the motion. VOTE: Motion carried four (4) for and zero (0) opposed. Commissioner Segner was excused and there are two vacancies.***

*The meeting adjourned at 5:23 p.m.*

I certify that the above is a true and correct summary of the meeting of the Historic Preservation Commission held on November 9, 2015.

\_\_\_\_\_  
Donna A. S. Puckett, *Administrative Assistant*

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Date