



**AGENDA AND NOTICE OF THE REGULAR MEETING OF THE
WINSLOW HISTORIC PRESERVATION COMMISSION
THURSDAY, FEBRUARY 27, 2025 AT 4:30 P.M.
DOORS OPEN AT 4:00 P.M.**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Historic Preservation Commission of the City of Winslow, and to the general public, that the Historic Preservation Commission will hold a regular meeting on **Thursday February 27, 2025 at 4:30 P.M.** in the **Development Services Conference Room, 119 East First Street Winslow, AZ.** Commission members will attend either in person or telephonically by dialing 928-289-8412 and entering pin #123321.

- 1. CALL TO ORDER (PLEASE SILENCE CELL PHONES)**
- 2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
- 3. ROLL CALL – EXCUSE ABSENT MEMBERS**
- 4. DISCUSSION AND/OR ACTION TO APPROVE MINUTES – January 30, 2025**
- 5. STATUS REPORTS**
 - A. Update regarding BMO Bank
 - B. Update regarding possible Historic District
- 6. COMMISSION CONSIDERATION AND ACTION**
 - A. Discussion and/or Action Regarding Art's Council meeting related to Mural Project at 112 North Kinsley Avenue
- 7. DISCUSSION AND/OR ACTION REGARDING FUTURE AGENDA ITEMS**
- 8. ADJOURNEMENT**

A copy of the agenda background materials already made available to the Historic Preservation Commission Members is available at the Development Services Conference Room, 119 East First Street, Winslow, Arizona between the hours of 07:30 a.m. and 4:30 p.m., Monday through Friday.

Pursuant to the Americans with Disabilities Act (ADA) the Historic Preservation Commission endeavors to ensure the accessibility of its meetings to all persons with disabilities or non-English speaking residents or for those who speak English other than very well. If you need an accommodation for a meeting, please the City Clerk's office at 928-289-1416 at least 48 hours prior to the meeting so that an accommodation can be arranged.

Notice is hereby given that pursuant to A.R.S. 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Historic Preservation Commission are audio and/or video recorded, and as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at a time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.

These minutes are subject to approval and/or correction on February 27, 2025.

Minutes of the regular meeting of the Historic Preservation Commission held on Thursday, January 30, 2025 at 4:30 p.m. in the Development Services Conference Room , 119 East First Street, Winslow, Arizona.

MEMBERS PRESENT

Chairperson Law
Commissioner Emigh
Commissioner Evans
Commissioner Hartman
Commissioner Leary

MEMBERS ABSENT

Commissioner Black
Commissioner Tsosie

STAFF

David Coolidge, City Manager
Ashley Salyers, Recording Secretary

The meeting was called to order by Chairperson Law at 4:33 p.m. The Pledge of Allegiance was recited, and a moment of silence was observed. Roll was called, and Commissioners Black and Tsosie were absent.

Motion: Moved by Commissioner Hartman, seconded by Commissioner Emigh to excuse Commissioners Black and Tsosie. Motion passed unanimously with Chairperson Law and Commissioners, Emigh, Evans, Hartman and Leary voting yes.

DISCUSSION AND/OR ACTION TO APPROVE MINUTES – SEPTEMBER 26, 2024

Commission members discussed amending the meeting minutes to change BEMO Bank (Bank of the West) to state BMO Bank.

Motion: Moved by Commissioner Evans, seconded by Commissioner Emigh, to approve the minutes as amended. Motion passed unanimously with Chairperson Law and Commissioners, Emigh, Evans, Hartman and Leary voting yes.

STATUS REPORTS

A. Update regarding Art's Council meeting related to Mural Project at 112 North Kinsley Avenue

The recording secretary let the commission members know that the Arts Council would meet with them when they determine a date and time. This will be discussed in more detail at the next meeting.

COMMISSION CONSIDERATION AND POSSIBLE ACTION

A. Discussion and/or Action Regarding 17.48 (Route 66 Overlay), 17.96 (Preservation of Historic Sites and Structures) and Chapter 17.104 (Planning and Zoning Hearing Officer) of the Municipal Code

Commission members discussed the Route 66 overlay and historic preservation efforts within the city. The city has a historic preservation ordinance and a historic preservation commission, but no officially implemented historic district has been located. In order for form a historic district, 100% of property owners must give written approval. The National Register lists certain historic sites, but the city itself does not appear to have zoning-based protection for historic buildings.

There is some confusion among officials and residents regarding historic preservation and the Route 66 overlay district. The Route 66 commercial and industrial overlays are land-use policies meant to boost tourism and economic flexibility, not historic preservation. Unlike a historic district, the overlay does not protect buildings from demolition or inappropriate development.

A proposed idea is to create smaller, individual historic districts (micro-districts) to bypass the 100% approval requirement. This could start with small clusters of property owners who are willing to join, such as two or three adjacent buildings. City-owned properties, like Vargas Field, could be the easiest starting point since the city can approve its own properties for historic district designation.

Commission members spoke about Vargas Field and surrounding structures (such as the WPA-era swimming pool and Girl Scout house) and how they could form a city controlled historic district. Since the city owns this land, no private property owners would need to approve the designation, making the process much easier. The field has historic significance because: It dates back to 1950 and has historical ties to Arizona's Little League program. The swimming pool is a WPA (Works Progress Administration) project from the 1930s. The Girl Scout house was donated by the Nagle family. There is also a park on the property next to the Girl Scout House that is dedicated to Anthony Galindo.

There is no current protection against inappropriate new construction, meaning a strip mall or chain restaurant could replace historic structures without restriction. Some property owners are unlikely to agree to historic zoning, making it hard to preserve Route 66 buildings. Example: If a property owner bulldozes a historic site, nothing prevents them from building something modern and out of character with the surrounding area.

Chairperson Law explained to the commission what a historic district does and does not do. The historic district does require an additional review process before issuing permits for construction, demolition, or renovation. The city can set design standards so new buildings fit the area's historic character. It provides an opportunity to pause development and explore alternatives before demolishing a historic structure. The historic district does not outright prevent demolition or new construction—only slows it down for review. The National Register listing does not protect buildings from being torn down; it only provides recognition. A historic district only impacts zoning regulations within the city, not federal laws.

City staff will search city records to see if a historic overlay district was previously established in the 1980s. If a past historic district designation exists, the zoning map must be updated to reflect it.

B. Discussion and/or Action Regarding possible creation of Historic Districts

Commission members and the City Manager decided to table this item until the next meeting on February 27, 2025, to allow the City Manager and staff to research whether a historic district currently exists.

DISCUSSION AND/OR ACTION REGARDING FUTURE AGENDA ITEMS

The Commission members requested to bring back Item B for discussion regarding the possible creation of Historic Districts. Commission members will discuss when they would like to meet with the Art's Council.

ADJOURNMENT

Motion: Moved by Commissioner Evans, seconded by Commissioner Emigh, to adjourn at 5:18 p.m. Motion passed unanimously with Chairperson Law and Commissioners, Emigh, Evans, Hartman and Leary voting yes.

Chairperson Law

ATTEST:

Ashley Salyers, Recording Secretary

The following information for Valey National Bank (BMO) Building was provided by Commissioner Evans.

The Winslow Branch of Valley National Bank moved into its new building in 1950. The architect for the edifice is Edward L. Varney, Associates, Phoenix, built by Daum-Donaldson Company of Phoenix. Ground broke on June 11, and cost \$175,000. They opened the new location on March 6, 1950. Winslow's first building with radiant floor heating.

Here is some more information on Edward K. Varney from findagrave and internet, he designed three buildings in town.

Edward Leighton Varney Jr. (11 Oct. 1914 Alameda, CA – 30 June 1988 Phoenix AZ) was an American Modernist architect working on Phoenix Arizona from 1937 until his retirement in 1985.

He designed the "Hotel Valley Ho" in Scottsdale, and "Sun Devil Stadium" at Arizona State University in Tempe, Arizona.

In 1941, he began his career, which would extend to his retirement in 1985. His firm would continue designing buildings into the 1990s.

Edward Leighton Varney Jr. was born on October 11, 1914, in Alameda, California, the son of Edwards Leighton , and Frances Deane, Varney.

He attended the University of California at Berkeley before transferring to the University Southern California where he graduated with a Bachelor of Arts degree in architecture in 1938.

That same year he moved to Phoenix and took a job with O.A. Bell Architects working as a draftsman on the Arizona Capital addition. In 1941, he partnered with Charles Gilmore and started the firm of Gilmore & Varney. In 1946 after Charles Gilmore unexpectedly died of a heart attack, Varney reorganized his firm into, Edward L. Varney Associates. He was soon joined by Reginald Sydnor, and Robert Sexton, and in 1965 the firm was reorganized into Varney, Sexton, Sydnor Associates.

Varneys firm specialized in designing industrial facilities such as those for Motorola, General Electric Sperry Rand and Emerson Electric. The firm also specialized in educational structures designing several buildings on the Tempe campus of Arizona State University as well as many schools for the local school districts. Varney is credited with mentoring some influential architects in Arizona, including Ralph Haver, Richard E. Drover, and Fredrick P. Weaver.

In 1971, Varney was made a fellow in the American Institute of Architects. In 1980, Reginald Sydnor, a partner in the firm, took early retirement. The firm was subsequently reorganized into Varney, Sexton, Lunsford, Aye Associates with John C. Lunsford and Khin Aye becoming partners. Varney retired in 1985 and died on June 30, 1998.

After Varney retired the firm would continue under the same name with Robert Sexton serving as president. The firm continued designing many large-scale projects well into the 1990s.

As Gilmore and Varney (1941-1946)

- 1941 – 1942 Litchfield Subdivision, Goodyear, Az

- 1942 Van Dorn Home, Phoenix, Az
- 1942 Yuma Army Airport, Yuma, Az
- 1943 Maricopa County Health Center, Phoenix, Az (Demolished)
- 1945 Machan Elementary School, Phoenix, Az (Demolished)
- 1945 Marcus Lawrence Memorial Clinic, Cottonwood, Az
- 1945 Winslow City Jail, Winslow, Az
- 1945 Newberry Electric Corporation, Phoenix, Az
- 1945 Neil B. McGinnis Equipment Company (Now The Vintage 45) Phoenix, Az
- 1945 St. Agnes Catholic Church, Phoenix, Az
- 1945 Sacred Heart Church School, Mesa, Az
- 1946 Phoenix Merchandise Mart, Phoenix, Az
- 1946 Encanto Village shopping center, Phoenix, Az
- 1946 Village Drive-In, Phoenix, Az (Demolished)

As Edward L. Varney Associates (1946- 1965)

- 1947 Home for Mr. B.D. Tade, Phoenix, Az
- 1947 Flagstaff High School Gymnasium, Flagstaff, Az
- 1947-1949 West High School, Phoenix, Az (with Lescher & Mahoney, H.H. Green and Edwin Dwight Chenault)
- 1948 Winslow Grammer School, Jefferson Elementary School, Winslow, Az
- 1948 Chandler Elementary School, Chandler, Az
- 1948 Renovation of Coles Furniture Store, Phoenix, Az
- 1948 Canada Dry Bottling Plant, Phoenix, Az (Demolished)
- 1948 Sunnyslope School, Pheonix, Az (Demolished)
- 1948 Valley Garden Center, Phoenix, Az
- 1948 Washington Woman's Club, Phoenix, Az
- 1949 Shipping Center, 901-915 N 16th Street, Phoenix, Az
- 1949 Expansion of First Baptist Church, Phoenix, Az
- 1949 Home for O.D. Miller, Phoenix, Az
- 1949 Renovation of Paul Bennet Goodyear Tire Store, Phoenix, Az
- 1949 Phoenix College Home Economics Building, Phoenix, Az (with Lescher & Mahoney)
- 1949 Arizona Country Club (Clubhouse), Phoenix, Az
- 1949 Flagstaff Airport Administration Building, Flagstaff, Az (with William Francis Cody)
- 1949 Yuma Airport Administration Building, Yuma, Az
- 1949 Covenant Presbyterian Church, Phoenix, Az
- 1949 Douglas High School, Douglas, Az
- 1950 Home in Sun View Estates, Pheonix, Az
- 1950 Monterey School (now Monterey Park School), Phoenix, Az
- 1950 Roosevelt Counsel Boy Scouts of America Center, Pheonix, Az (Demolished)
- 1950 Phoenix Fire Station No.9 (now SAB Southwest Architectural Builders) Phoenix, Az
- 1950 Motorola 56th Street research facility (now Great Hearts Academy) Phoenix, Az (significantly altered)

- 1950 Valley National Bank Branch (now Bank of Montreal NA USA) Winslow, Az
- 1950-1951 Administration Building, Arizona State University (now Interdisciplinary Buildings A and B) Tempe, Az
- 1951 Expansion of Central Heating and Refrigeration Plant, Arizona State University, Tempe, Az
- 1952 First National Bank of Arizona Branch (now Rock of Salvation Ministries) Phoenix, Az
- 1953 Paradise Valley Country Club, Paradise Valley, Az (Demolished)
- 1953 Sunnyslope High School, Pheonix, Az
- 1954 Camelback High School, Phoenix, Az
- 1954 South Mountain High School, Phoenix, Az
- 1954 General Electric Supply Company Plant, Phoenix, Az
- 1954 Camelback Inn Cholla Room Restaurant, Phoenix, Az
- 1955 Washington High School, Phoenix, Az
- 1956 Motorola 52nd Street Semiconductor Plant (now ON Semiconductor) Phoenix, Az
- 1956 Sperry Rand Deer Valley Plant (now Honeywell Aerospace) Phoenix, Az
- 1956 Hotel Valley Ho, Scottsdale, Az
- 1956 Mountain States Telephone Building, Albuquerque, Nm
- 1957 Bisbee High School, Bisbee, Az
- 1957 Motorola Government and Electronics Building (now General Dynamics) Scottsdale, Az
- 1957 Central Fire Station, Yuma, Az
- 1958 Phoenix Fire Station No. 13, Phoenix, Az
- 1958 General Electric Deer Valley Plant (now Metro North Corporate Park) Pheonix, Az (significantly altered)
- 1958 Sun Devil Stadium, Tempe, Az
- 1958 expansion to Hotel Valley Ho, Scottsdale, Az
- 1958 Lenart Building, 7000 E Camelback Road, Scottsdale, Az (Demolished)
- 1959 Kofa High School, Yuma, Az
- 1959-1961 Expansion of Motorola 52nd Street Semiconductor Plant, Phoenix, Az
- 1960 Cortez High School, Phoenix, Az
- 1960 Moon Valley Country Club (clubhouse) Phoenix, Az
- 1960 Kitt Peak Headquarters, Tucson, Az (now National Optical Astronomy Observatory Headquarters) Tucson, Az
- 1961 Phoenix Country Club [52] (current clubhouse) Phoenix, Az
- 1961 Scottsdale Fashion Square Phase 1, Scottsdale, Az (Demolished)
- 1961 US Federal Courthouse, Phoenix, Az (with Lecher & Mahoney)
- 1961 Sigma Chi Fraternity house Arizona State University, Tempe, Az (Demolished) [53]
- 1961 Air Reduction Company Motorola Plant, Phoenix, Az
- 1962 Farmer Education Building Arizona State University, Tempe, Az
- 1963 Phoenix Municipal Building (now Goode Municipal Building) Phoenix, Az (with Ralph Haver)
- 1963-1964 Expansion of Motorola Government and Electronics Building, Scottsdale, Az
- 1964 Emerson Electric Plant (now Sturm, Ruger & Company, Inc) Prescott, Az

- 1964 Western Savings and Loan, 20th Street and Camelback (later Washburn Piano) Phoenix, Az (demolished)
- 1964 Building at 2102 W. Indian School, Phoenix, Az
- 1964 John C. Lincoln Hospital, Sunnyslope, Az
- 1964 Cochise College, Douglas, Az

As Varney, Sexton, Sydnor, Associates (1965-1980)

- 1965 Moon Valley High School, Phoenix, Az
- 1965-1967 Glendale Community College, Glendale, Az
- 1966 Motorola Integrated Circuit Plant, Mesa, Az (Demolished)
- 1967 Arizona Bank Branch, Mesa, Az (Demolished)
- 1967 Dunn-Edwards Paints, Tucson, Az
- 1968 St. Lukes Medical Center, Phoenix, Az
- 1968 Prescott College, Prescott, Az
- 1970 Apollo High School, Glendale, Az
- 1970 Motorola Integrated Circuit Plant Exhaust Towers, Mesa, Az (Demolished)
- 1971-1973 Expansion of phoenix Baptist Hospital, Phoenix, Az
- 1972 Chaparral High School, Scottsdale, Az
- 1972 Life Sciences Center C-Building, Arizona State University, Tempe, Az
- 1972 YMCA Building, Glendale, Az
- 1973 Phoenix Police Department Headquarters, Phoenix, Az
- 1974 Motorola Price & Elliot Semiconductor Plant, Tempe, Az
- 1974 Arizona State Capital executive tower, Phoenix, Az (with Lacher & Mahoney and Place & Place)
- 1975 Expansion of Yuma Regional Medical Center, Yuma, Az
- 1976 Independence High School, Glendale, Az
- 1977 Maricopa County Central Court Building, Phoenix, Az
- 1977 Glendale Community College Performing Arts Center, Glendale, Az
- 1977 Horizon Elementary School, Glendale, Az
- 1978 Expansion of Memorial Hospital, Phoenix, Az
- 1978-1982 Arizona State Prison Complex, Tucson, Az
- 1979 St. Joseph's Hospital parking garage, Phoenix, Az

As Varney, Sexton, Lunsford, Aye, Associates (1980-1990s)

- 1981 St. Joseph's Hospital expansion, Phoenix, Az (with Douglas Sydnor)
- 1981-1982 Arizona State Prison Complex, Perryville, Az
- 1984 Glendale Municipal Building, Glendale, Az
- 1987 Glendale Foothills Police Station/Fire Station 155, Glendale, Az
- 1987 St. Joseph's Hospital Outpatient Center, Phoenix, Az
- 1990 Maricopa county Administration Building, Phoenix, Az