

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 Stadium 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 Vargas Field Stadium has historic significance because: It dates back to the WPA -era in 1935, and Keaton Field has historical ties to Arizona's Little League program dated back to the 1950's. 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

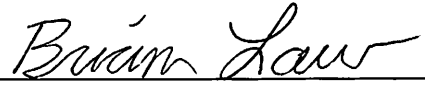
Commission members and the City Manager decided to table this item until the next meeting on February 27, 2025, to allow the City Manager and staff to research whether a historic district currently exists.

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.

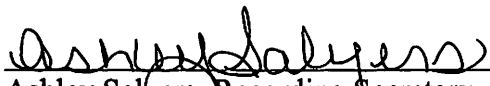
ADJOURNMENT

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