AGENDA
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
September 9, 2019
COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

REGULAR SESSION AT OR AFTER 5:00 PM

CALL TO ORDER

ROLL CALL

CALL TO AUDIENCE - at this time, any member of the public is allowed to address the Commission on any issue not listed on today’s agenda. Pursuant to the Arizona open meeting law, individual Commission members may ask Town staff to review the matter, ask that the matter be placed on a future agenda, or respond to criticism made by speakers. However, the Commission may not discuss or take legal action on matters raised during "Call to Audience." In order to speak during "Call to Audience", please specify what you wish to discuss when completing the blue speaker card.

COUNCIL MEMBER LIAISON REPORT/COMMENTS
(This item is for Liaison report/comments only, no discussion is allowed)

INFORMATIONAL ITEMS (this item is for report/comments only, no discussion is allowed)

1. Current information about Historic Preservation for Commissioners
2. Report from Oro Valley Historical Society President
3. Report from Gail Munden, HPC liaison to the Oro Valley Historical Society

REGULAR SESSION AGENDA

1. REVIEW AND APPROVAL OF THE JUNE 3, 2019 REGULAR SESSION MEETING MINUTES

2. DISCUSSION AND PRESENTATION BY DAN ADAMS REGARDING IDEAS FOR FUTURE USAGE OF PROCTOR / LEIBER HOUSE

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE STAFF RECOMMENDED PRIORITIZATION OF THE FY19/20 STEAM PUMP RANCH CAPITAL IMPROVEMENTS

4. LOCAL REGISTRY PROJECT UPDATE BY LYNNANNE DELLERMAN

5. DISCUSSION AND POSSIBLE ACTION REGARDING ADOPTION OF THE STAFF RECOMMENDED TOPICS FOR THE WILLIAM ADLER WRITING CONTEST, INCLUDING THE RECOMMENDED TIMELINE FOR IMPLEMENTATION

6. DEPARTMENT REPORT

FUTURE AGENDA ITEMS
The Historic Preservation Commission may bring forth general topics for future meeting agendas. Discussion must be limited to clarification. Next Historic Preservation Commission meeting tentatively scheduled for Monday, October 7, 2019 to begin at 5:00 p.m.
ADJOURNMENT

POSTED: 9/3/19 at 5:00 p.m. by pp

When possible, a packet of agenda materials as listed above is available for public inspection at least 24 hours prior to the Commission meeting in the Town Clerk's Office between the hours of 8:00 a.m. – 5:00 p.m.

The Town of Oro Valley complies with the Americans with Disabilities Act (ADA). If any person with a disability needs any type of accommodation, please notify the Town Clerk’s Office at least five days prior to the Commission meeting at 229-4700.

INSTRUCTIONS TO SPEAKERS

Members of the public have the right to speak during any posted public hearing. However, those items not listed as a public hearing are for consideration and action by the Commission during the course of their business meeting. Members of the public may be allowed to speak on these topics at the discretion of the Chair.

If you wish to address the Commission on any item(s) on this agenda, please complete a blue speaker card located on the Agenda table at the back of the room and give it to the Recording Secretary. Please indicate on the speaker card which item number and topic you wish to speak on, or if you wish to speak during “Call to Audience,” please specify what you wish to discuss when completing the blue speaker card.

Please step forward to the podium when the Chair announces the item(s) on the agenda which you are interested in addressing.

1. For the record, please state your name and whether or not you are a Town resident.
2. Speak only on the issue currently being discussed by the Commission. Please organize your speech, you will only be allowed to address the Commission once regarding the topic being discussed.
3. Please limit your comments to 3 minutes.
4. During “Call to Audience”, you may address the Commission on any issue you wish.
5. Any member of the public speaking must speak in a courteous and respectful manner to those present.

Thank you for your cooperation.

“Notice of Possible Quorum of the Oro Valley Town Council, Boards, Commissions and Committees: In accordance with Chapter 3, Title 38, Arizona Revised Statutes and Section 2-4-4 of the Oro Valley Town Code, a majority of the Town Council, Board of Adjustment, Historic Preservation Commission, Parks and Recreation Advisory Board, Stormwater Utility Commission, and Water Utility Commission may attend the above referenced meeting as a member of the audience only.”
SUBJECT:
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RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

FISCAL IMPACT:

SUGGESTED MOTION:

Attachments

Staff report
Educational and informational reading materials for the Oro Valley Historic Preservation Commission

September 2019
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Success: Reinstatement of millions of dollars for our state parks system

July 20, 2019 by azheritage2

Source: Scottsdale Independent by Sam Kathryn Campana, July 19, 2019

Gov. Doug Ducey flanked by Sen. Kate Brophy McGee and AHA Pres. Janice Miano with members of the AHA Board at SB 1241 signing. (Submitted photo)

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These were lottery funds giving $10 million a year to Arizona Game & Fish (not rescinded) and $10 million a year to our state parks. Dollars invested in parks, trails, and historic preservation in every county of Arizona — with great return in the form of usage by Arizonans and our tourists.

These advocates were the Arizona Heritage Alliance (AHA) — a nonprofit formed to monitor legislation requiring the state to invest in Arizona’s outdoors — our state’s natural, cultural, historical and recreational resources. The first 20 years after citizens’ support and passage of the Initiative — realized over $368 million of investment.

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more communicated with the legislature through phone calls, emails, letters or attendance at committee hearings, said Miano.

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Our most ardent advocates at the legislature, Sen. Kate Brophy McGee and Rep. Joanne Osborne (following Rep. Russell Jones’ bills in 2011 and 12), both Republicans led the bipartisan effort to shepherd SB 1241 through the legislature. This week the bill was formally signed in Governor Ducey’s office! Next efforts will be to ensure the Fund has dollars allocated through the budget process.

The work of the Arizona Heritage Alliance took 10 years of unwavering effort, resiliency, commitment and creativity. But when you head up north to cool Dead Horse Ranch, get wet at Lake Havasu, encounter fields of wildflowers at Picacho Peak, frolic among the Red Rock, or are content to just know that resources will again be available for our seventeen state parks — thank the Heritage Fund, the Arizona State Lottery, the Arizona Heritage Alliance, and your state elected officials. Know you must be vigilant and tenacious now to protect our most precious Arizona natural resources — parks, open space, trails, historic preservation investments, outdoor recreation, open space, non-motorized trails, outdoor and environmental education, and historic preservation. “Endless pressure; endlessly applied.”

*Editor’s Note: Sam Kathryn Campana is a former Scottsdale mayor and AHA board member.*
SUBJECT:
REVIEW AND APPROVAL OF THE JUNE 3, 2019 REGULAR SESSION MEETING MINUTES

RECOMMENDATION:
Staff recommends approval

EXECUTIVE SUMMARY:
N/A

BACKGROUND OR DETAILED INFORMATION:
N/A

FISCAL IMPACT:
N/A

SUGGESTED MOTION:
I MOVE to approve (approve with the following changes) the June 3, 2019 minutes.

Attachments
6-3-2019 draft minutes
MINUTES
ORO VALLEY HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
June 3, 2019
HOPI CONFERENCE ROOM
11000 N. LA CANADA DRIVE

REGULAR SESSION AT OR AFTER 5:00 P.M.

CALL TO ORDER
Chair Huff called the meeting to order at 5:02 pm.

ROLL CALL

PRESENT:
Chair, Dan Huff
Dan Biel, Vice Chair
Timothy Bohen, Commissioner
Susan Kalasunas, Commissioner
Gail Munden, Commissioner
Micha Wilson, Commissioner

EXCUSED:
Steve Hannestad, Commissioner

STAFF PRESENT:
Lynanne Dellerman, Recreation & Cultural Resources Manager

CALL TO AUDIENCE – no speakers present

INFORMATIONAL ITEMS

1. Current information about Historic Preservation for Commissioners

Ms. Dellerman explained the provided documents that discuss historic tax credits.

2. Report from the Oro Valley Historical Society

President Roxy Johnson informed the Commission that Jim Williams has been given a permanent membership due to his dedication and enormous amount of work over the years. She described the previous presentations at the Society and their success. More information can be found at the Historical Society website. Other news -
- Several old books are in the process of rebinding
- The collections team gave an overview of the Pusch House, each month a particular historical era will be featured
- Speakers and fundraiser are being lined up for next year
- The gardens are being visited by some large black birds
- A newsletter is in currently being written

CONSENT AGENDA

A. Approval of May 6, 2019 Minutes

MOTION: A motion was made by Commissioner Munden and seconded by Commissioner Bohen to accept May 6, 2019 as written

MOTION carried, 10-0

REGULAR AGENDA

1. PRESENTATION AND DISCUSSION ON STEAM PUMP RANCH GARAGE BY HISTORIC ARCHITECTS POSTER, FROST, AND MIRTO

Corky Poster from Poster, Frost, and Mirto, Architect Group, presented a slide show detailing the building improvements as displayed in previous master plans and the revisit that may change its use. He explained possibilities of the new plan since the purpose of the garage, its nature, use and character has been changed. Architect Charles Pifer showed the garage damage including cracks in the adobe and wood rot. He detailed the possible ideas that the architect team is considering. Commissioners asked questions. Further information included electric and mechanical upgrade requirements and next steps. The architects anticipate having it completed by the end of the month.

MOTION: A motion was made by Commissioner Munden and seconded by Commissioner Bohen to accept item 1, the garage plan discussed in the presentation on Steam Pump Ranch by historic architects Poster, Frost, and Mirto.

MOTION carried, 6-0

2. PRESENTATION BY COUNCIL MEMBER STEVE SOLOMON AND DISCUSSION ON HONEYBEE PRESERVE

Councilmember Steve Solomon prepared a slide show depicting the development of Oro Valley circa 1980's. The Honeybee area was declared an archaeology site but it
was also zoned for a wide range of uses with little restrictions. Councilmember Solomon reviewed the core of the historic Hohokam Village and created plans around that important section. It was decided by his team that the core would be undisturbed.

3. **DISCUSSION BASED ON THE LATEST UPDATE TO THE LOCAL REGISTRY PROJECT CONSISTING OF THREE MID CENTURY MODERN NEIGHBORHOODS IN ORO VALLEY INCLUDING SHADOW MOUNTAIN ESTATES, ORO VALLEY COUNTRY CLUB ESTATES, AND SUFFOLK HILLS TO PROVIDE INFORMATION TO STAFF FOR A FUTURE ACTION ITEM ON THE SUBJECT.**

Commissioner Munden explained that application questions were reviewed with the new intern, Erica. Erica is preparing all the documentation necessary to make appointments and complete the applicant packets. The expected packet finalization is September.

4. **DISCUSSION REGARDING HOW TO GET MORE ENTRIES, TOPICS, AND IDEAS FOR THE WRITING CONTEST**

Chair Huff described the writing contest to the new Commissioners, indicating that the contest is one of the Commission's biggest initiatives. He explained that the timeline is to get the information out to the schools by the end of September or October and to reach new teachers that have not previously participated. Ms. Dellerman encouraged the Commissioners to consider ideas and bring them forth to the September HPC meeting. She agreed to email past questions for the Commissioners to review.

5. **DEPARTMENT REPORT**

Ms. Dellerman reported the following:
- AZ Parks & Recreation Association conference held in August is seeking volunteers. Three Commissioners expressed interest.
- Budget update
  - money that is currently being used and next year's capital improvement fund
  - the May 7, 2019 council meeting video and minutes describes the Parks & Rec budget
  - Update of roof over the BBQ at Steam Pump Ranch, contractor has been hired
  - Commissioner Munden is the new Historical Society liaison
  - Update on the Horse artist - a stand is being created for placement of the horse statue to be near the stables once all is complete
  - STEAM Camp at the Ranch started June 3, 2019

**FUTURE AGENDA ITEMS**
The Historic Preservation Commission may bring forth general topics for future meeting agendas. Discussion must be limited to clarification. Next Historic Preservation Commission meeting tentatively scheduled for Monday, September 9, 2019 to begin at 5:00 p.m

June 3, 2019
Historic Preservation Commission
The Commission requested writing contest ideas as a future agenda item.

ADJOURNMENT

**MOTION:** A motion was made by Vice Chair Biel and seconded by Commissioner Munden to adjourn

**MOTION** carried, 6-0

Mollie Frye  
Senior Office Specialist

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular session of the Historic Preservation Commission of Oro Valley, Arizona held on the 3rd day of June 2019. I further certify that the meeting was duly called and a quorum was present.
Historic Preservation Commission

Meeting Date: 09/09/2019

Requested by: Casey Wilson, Parks and Recreation

Submitted By: Casey Wilson, Parks and Recreation

SUBJECT:
DISCUSSION AND PRESENTATION BY DAN ADAMS REGARDING IDEAS FOR FUTURE USAGE OF PROCTOR / LEIBER HOUSE

RECOMMENDATION:
N/A

EXECUTIVE SUMMARY:
N/A

BACKGROUND OR DETAILED INFORMATION:
N/A

FISCAL IMPACT:
N/A

SUGGESTED MOTION:
This item is informational only
SUBJECT:
DISCUSSION AND POSSIBLE ACTION TO APPROVE THE STAFF RECOMMENDED PRIORITIZATION OF THE FY19/20 STEAM PUMP RANCH CAPITAL IMPROVEMENTS

RECOMMENDATION:
Staff recommends that the priority in identifying Capital Improvement Project (CIP) priorities be focused on the preservation of historically significant structures and landscape.

EXECUTIVE SUMMARY:
Included in the FY 2019/2020 budget, staff recommended $50,000 in CIP for the continuation of Steam Pump Ranch planting plan as part of the overall landscape preservation restoration work.

During the June 5, 2019, budget hearing, Mayor Winfield made a motion that included "allocating an additional $50,000 to Steam Pump Ranch CIP Budget on top of the previously allocated $50,000 to that fund, at which time the Historic Preservation Commission, Council member Solomon and stall will collaborate to determine priority use of the allocated funds available to Steam Pump Ranch CIP Budget." The motion carried 7-0.

As a result there is $100,000 available in CIP dedicated to improvements at Steam Pump Ranch.

BACKGROUND OR DETAILED INFORMATION:
Over the past several years the Historic Preservation Commission (HPC) has indicated that "preservation" should be the priority for Capital Improvement Project funds for Steam Pump Ranch (SPR). Most recently the focus has been on the restoration of the historic landscape, specifically implementation of the Master Planting Plan.

As a result of the June 5, 2019, Fiscal Year 2019/2020 adopted budget there is $100,000 earmarked for SPR. Assuming that the desire of the HPC is to continue focusing on preserving the historically significant facilities, staff has identified two preservation projects for consideration.

1. Carlos' House - Rehabilitation as a Barbecue Pavilion that will return it to its earlier use as an outdoor barbecue shed and gathering area. Compusult Cost Consulting estimated this project at $175,100 (2013).

2. Garage Building - Rehabilitation for use as office space, meeting space, artifact displays, cataloging, storage, and restroom space. Poster.Frost.Mirto. cost opinion on this project at $442,322 (2019).

Clearly both projects exceed current funding. Multi-year CIP projects are common practice for large dollar projects. This is how the Ghosted Structure treatment over the Steam Pump House was funded and continues to be a strategy for the Town.

Staff recommends that HPC make option 1 (Carlos' House Rehabilitation) its priority. This funding could be used to secure a qualified firm to develop drawings and cost estimates. Once that is complete we will understand how much to request in Fiscal Year 2020/2021 so that this project could be completed in less than two years.
While the Garage Building as well as other historically significant buildings on the property remain as preservation priorities, staff believes Carlos’ House is an attainable project that will bring additional programming opportunities that continue highlighting Steam Pump Ranch.

**FISCAL IMPACT:**
Fiscal Year 2019/2020 CIP fund - $100,000

**SUGGESTED MOTION:**
I MOVE to approve prioritizing the $100,000 CIP funding toward the Restoration of Carlos' House to its earlier use as an outdoor barbecue shed.
Historic Preservation Commission

Meeting Date: 09/09/2019
Requested by: Casey Wilson, Parks and Recreation
Submitted By: Casey Wilson, Parks and Recreation

SUBJECT:
LOCAL REGISTRY PROJECT UPDATE BY LYNNANNE DELLERMAN

RECOMMENDATION:
N/A

EXECUTIVE SUMMARY:
Report based on the local registry project consisting of three mid century modern neighborhoods in Oro Valley including Shadow Mountain Estates, Oro Valley Country Club Estates, and Suffolk Hills.

BACKGROUND OR DETAILED INFORMATION:

FISCAL IMPACT:
N/A

SUGGESTED MOTION:
Historic Preservation Commission

Meeting Date: 09/09/2019

Requested by: Lynanne Dellerama, Parks and Recreation

Submitted By: Casey Wilson, Parks and Recreation

SUBJECT:
DISCUSSION AND POSSIBLE ACTION REGARDING ADOPTION OF THE STAFF RECOMMENDED TOPICS FOR THE WILLIAM ADLER WRITING CONTEST, INCLUDING THE RECOMMENDED TIMELINE FOR IMPLEMENTATION

RECOMMENDATION:
Staff recommends approval.

EXECUTIVE SUMMARY:
N/A.

BACKGROUND OR DETAILED INFORMATION:
N/A.

FISCAL IMPACT:
N/A.

SUGGESTED MOTION:
I MOVE to approve the adoption of the staff recommended topics for the William Adler writing contest, including the recommended timeline for implementation.

Attachments

Staff Reprt
HPC Essay Contest Ideas
Sept 2019 Educational and Informational Reading Materials
Recommended timeline
Educational and informational reading materials for the Oro Valley Historic Preservation Commission

September 2019
The rehabilitation tax credit offers an incentive for owners to renovate and restore old or historic buildings. Tax reform legislation passed in December 2017 changed when the credit is claimed and provides a transition rule:

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July 20, 2019 by azheritage2
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_Editor’s Note: Sam Kathryn Campana is a former Scottsdale mayor and AHA board member._

HISTORICAL EXPOSITORY ESSAY CONTEST QUESTION IDEAS (DRAFT) 2020

1) George Pusch and John Zellweger of Steam Pump Ranch introduced one of only two steam powered pumps into the Arizona territory. The pump they had imported had a significant influence on the development of the region. Describe some innovations which are being developed and introduced in the region today.

A) Or: after “into the Arizona territory.” What were these Steam Pumps used for. How did they improve life in the desert and why was the location of Steam Pump Ranch chosen?

2) Oro Valley is known for its abundant wildlife. How have wildlife populations changed since one of the following time periods?
   a. Paleolithic period, 2,500,000 BC – 18,000 BC
   b. Archaic period 8,000 to 1,000 BC
   c. All Periods that the Hohokam culture inhabited southern Arizona (200 BC – 1450 AD)

   A) What factors have contributed to these changes?

   B) How do you predict wildlife populations will change in Oro Valley in 20 years?

3) Who is Francisco Romero? Where did he settle and what challenges did he and his family encountered? Consider food, clothing, shelter, water, and threats to their safety.

4) What genres of music were popular in the Tucson region during the 1920’s - the 1950’s when John Proctor managed the Pioneer Hotel and Lived at Steam Pump Ranch? Name some of the ways people from the time enjoyed music.

5) Describe the shape of the Hohokom ball court, its probable uses and how you think the game(s) may have been played. What activities, real or fictional, use a similar type of ball field? Describe an activity you would do in a similar area.
Educational and informational reading materials for the Oro Valley Historic Preservation Commission

September 2019
Tax reform brings changes to real estate rehabilitation tax credit

RS Tax Reform Tax Tip 2018-161, October 17, 2018

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more communicated with the legislature through phone calls, emails, letters or attendance at committee hearings, said Miano.

Their effective message: Arizona’s local, regional, and state parks and recreation facilities are economic development generators that encourage the spending of tourist dollars, attract businesses whose workforce choose jobs in locations with quality of life benefits, strengthen community cohesion, and increase property values. Historic preservation initiatives in our rural communities and urban areas promote economic development by creating jobs, revitalizing historic areas, increasing property values, and promoting heritage tourism.

Our most ardent advocates at the legislature, Sen. Kate Brophy McGee and Rep. Joanne Osborne (following Rep. Russell Jones’ bills in 2011 and 12), both Republicans led the bipartisan effort to shepherd SB 1241 through the legislature. This week the bill was formally signed in Governor Ducey’s office! Next efforts will be to ensure the Fund has dollars allocated through the budget process.

The work of the Arizona Heritage Alliance took 10 years of unwavering effort, resiliency, commitment and creativity. But when you head up north to cool Dead Horse Ranch, get wet at Lake Havasu, encounter fields of wildflowers at Picacho Peak, frolic among the Red Rock, or are content to just know that resources will again be available for our seventeen state parks — thank the Heritage Fund, the Arizona State Lottery, the Arizona Heritage Alliance, and your state elected officials. Know you must be vigilant and tenacious now to protect our most precious Arizona natural resources — parks, open space, trails, historic preservation investments, outdoor recreation, open space, non-motorized trails, outdoor and environmental education, and historic preservation. “Endless pressure; endlessly applied.”

*Editor’s Note: Sam Kathryn Campana is a former Scottsdale mayor and AHA board member.*

Timeline:
1. Submit to schools prior to Oct 1
2. Feb 3 Commission Meeting. Select judging panel for contest
3. Dead line for return for judging Feb. 14, 2020
4. Judges Select winners and share winning essays by March 2 Commission Meeting.
5. Have winners placed on a March Council Meeting for awards
6. Have winning (or all) essays available and on display for public to enjoy at Celebrate Oro Valley April 11, 2020