

HERITAGE HOUSE COMMITTEE MINUTES

AREA DEVELOPMENT SUB COMMITTEE

May 21, 1975

Chairman Kim Sterling, Presiding

ATTENDANCE

Kim Sterling
Bob Frankeberger
Rev. Floyd Parker
Gordan Barr
Lynn Mehren
Marchall Rockoff, Real Estate Officer, NDP
Beverly Moodey, Planner III, Planning Dept.
Robert Slonaker, Assistant City Attorney

CALL TO ORDER

The meeting was called to order by the Chairman, noting that the purpose was to thoroughly investigate "historic zones", or "historic ordinances" to determine the possibility of applying such to the three blocks designated in the NDP Plan as "visitor oriented commercial cultural". The concern was for a legal guarantee against speculative investments not in context of the 1890 or early 1900's.

LEGAL AVENUES

In November 1973 this topic was addressed in the Proposed Zoning Ordinance in Articles 26-100 to 27-301. Article 27 concerned itself with Historical Overlay Districts.

In January 1975 the State Legislature passed enabling legislation that specifically set forth the conditions by which municipalities might enact a historic zone. (Arizona Statutes 9-472.01)

Copies of both were distributed and discussions took place.

THE ISSUE

Frankeberger and Barr pointed out that the immediate problem was to secure the three plots adjacent to Heritage House and north of the alley. Its cost is in the realm of \$180,000 and the concern was:

- (1) The Committee wishes to -- but is unable to acquire the adjacent property at the present time.
- (2) The adjacent property's value will increase when restoration activity on Heritage House is initiated.
- (3) The concerned property was historically a part of the original estate.

- (4) It acquisition would make public use of Heritage House possible and practical.
- (5) Should the Committee mount a campaign encouraging the creation of a municipal historic zone with the purpose of having it applied to the "Three blocks" guaranteeing their protection, hopefully, for historic and cultural purposes?

NDP - PAC Response

Rev. Flويد Parker cautioned against the Committee proselytizing for another zone at this time, as citizens in the area are sensitive to further area zoning by the City and suspicions relative to City intentions are apparent. Rev. Parker said that he was aware of the Committee's good will but recalled that NDP had engaged in a long continuing citizen's education program, and such action could not only be misconstrued but might destroy much of the confidence thus far so painstakingly achieved. To the area citizen this Committee is the "City" and its actions are subject to the same kind of scrutiny and suspicions. Then too, any plans, even if approved, that in any way alters the original land use plan, requires an involved bureaucratic procedure with the Federal Government during which time all NDP funds are suspended. This would cripple the entire "Project" operation.

Marshall Rockoff noted first that NDP and Heritage House Committee aims are virtually the same. Both are interested in the preservation of the three adjacent blocks. This presents an area of basic agreement. The existing NDP Land Use Plan has been approved by PAC, City Council and the Federal Government. Any subsidiary plan, he noted, must fall within the overall Plan's guidelines, and be recommended by NDP and have the approval of PAC and the City Council. He continued by suggesting that NDP Planning had apparently envisioned the three adjoining parcels as part of the Heritage House scene somewhat prior to this Committee's concern. He called attention to the NDP timetable which is an integral part of the purchasing and developing of land. Since these parcels are within the area they are slated for purchase by NDP in 1977.

ACTION

It was recommended that AIA, under Frank Berger's direction, develop a visual land use area plan for the three blocks which would be submitted to NDP and PAC for suggestions, revisions and, hopefully, approval. Upon the completion of the foregoing, this plan would be submitted to Council with the endorsement of the PAC, NDP and the Heritage House Committee.

It was also recommended that William Howes, NDP Planner, be a party to all planning activity of AIA relating to the area plan.

The above was passed by unanimous agreement.

ADJOURNMENT

The meeting was adjourned via general consent.

Respectfully submitted,



CARL E. CRAIG
Staff Assistant

PHOENIX HERITAGE HOUSE COMMITTEE
WESTERN SAVINGS BOARD ROOM

July 7, 1975 - 4:00 P.M.

MINUTES

Chairman John Driggs, Presiding

ATTENDEES

John Driggs, Chairman
Kim Sterling
Edwa Osborn
Jay Brashear
Harry Montgomery
Chet Goldberg
Benita Fennemore
Bob Frankeberger
Bud Jacobson
Maurice Giss

EXCUSED ABSENCES

Herb McLaughlin
Carol Schatt

GUESTS

Don Stott
Gerry Doyle
Will G. William

STAFF

Chris Monson
Bill Mauzy
Carl Craig

CALL TO ORDER

The meeting was opened by Chairman John Driggs who said that the primary purpose of the meeting was to become informed of new developments and the presentation of a new plan incorporating all of the block on which Heritage House is located except the House itself. This plan has been submitted to NDP in the form of a preliminary proposal and is to be reviewed by them.

The Chairman asked Bill Mauzy, NDP representative on the Heritage House Committee, to present the plan (see attached).

OLD PHOENIX PLAZA ASSOCIATION, LTD PROPOSAL

Bill began his presentation by noting the NDP process when proposals are received, stressing first intense staff review but said that any PAC or NDP decisions are subject to a final decision by City Council.

NDP will set up a special review team at the advice of the Chairman. This review team would be composed of knowledgeable people who would donate their time as a community service.

Mauzy reviewed the activity of the Association in securing parcels on the "block." He felt that the input of the Junior League, AIA, and Heritage House Committee would be invited.

He said that the Association intended to restore the Silva House and the carriage house. The group, it was his understanding, may wish to lease part of the Civic Plaza area and a nearby lot for parking.

The Following Reactions and Questions were noted and Mauzy's Answers:

Regarding the parcels, was this an outright purchase or lease option? Mauzy wasn't certain. Did the Association purchase the parcels outright? Mauzy said that they claim possession and claim to own three parcels.

Discussion

The concern expressed by some was that the proposal appeared to be a rushed proposal that was a "half baked, 'Legend City'" type of development where the emphasis was overwhelmingly so commercial as to destroy the historical significance of the block.

Some felt that the source and degree of financing should now be known and the Association's financial ability to carry it five to ten years. This was expressed in observing similar projects which had become bankrupt due to inadequate long-range and careful planning.

To some, the proposed rental rates were very high and the question was asked, "Where are the bodies to support it?" It seemed to suggest a very precise market and feasibility study, the Chairman concluded.

Despite the concerns some felt that the Committee should formulate a statement of what it envisions as the way the block should be.

In general, it was agreed that the Committee needs to know much more to react properly to the proposal and in the meantime adopt a cautious but positive posture toward the concept which would encourage any other interest groups wishing to present proposals to NDP.

The Chairman expressed his appreciation to Bill Mauzy and NDP for bringing this matter to the Committee's attention.

HERITAGE HOUSE RESTORATION

Bob Frankeberger said that "as built" documentation is complete and demolition can begin. These plans need to be placed at the disposal of Mike Sienerth, Director of the Building Safety Department.

BICENTENNIAL COMMISSION

Maurice Giss made a presentation relative to the availability of matching grant funds (see attached).

DON STOTT'S PRESENTATION

Don Stott, a guest, made a short presentation in which he told the group of his interest in acquiring two old houses in the vicinity of the downtown YMCA to be restored and used as restaurants.

ADJOURNMENT

The meeting was adjourned via general consent.

Respectfully submitted,



CARL E. CRAIG
Staff Assistant

CEC:gjd

Attachments