

Historic Warren Community Meeting Minutes
Tuesday, March 8, 2022 6:15 pm
Bisbee Boys & Girls Club

Heather Glenn called the meeting to order at 6:35 pm. She invited attendees to partake of the refreshments; reviewed the meeting protocol and then asked participants to introduce themselves, share what street they lived on or what business they represented and how long they have lived in Warren/Bisbee.

Joni Giacomino – grew up in Warren on Yuma Trail

Karen Enriquez – 400 Hazzard St, husband grew up in Bisbee; she has lived here 20 years

Tracy DarcAngelo – 500 E. Vista; several years' experience working for Edible Arrangements making edible fruit baskets.

Heather Reddon – 200 Arizona St 3 years; opening The Copper Pig Restaurant soon at 417 Arizona St; fine dining dinners Sunday thru Wednesday nights. Also has "Heater's Perk" booth at Saturday Morning Market

Rachel Allee - 200 block E Vista; since 2012. She is Chair of Christmas on the Vista Committee and looking to get more of the community involved in planning it, so contact her if you have ideas or want to volunteer to help.

Deb Holly – registered nurse for Army; loves Bisbee

John Charley, former City of Bisbee Community Development Director, was introduced to share his involvement and experience in the most recent update for Warren's historic designation nomination twelve years ago.

2011 was the last time he worked for Bisbee when they dismantled the Community Development Department. He stated there was an outpouring of support from the community for historic designation when he resurrected the previous study which had sat on a shelf from ten years before. With the help of volunteers, the group visited residents around town to update the study and document the houses with photos and information about them. They secured funds from SHPO (the State Historic Preservation Office), which the City matched. He believes that of all the neighborhoods in Bisbee, Warren is certainly most deserved to be on the list of historic places because it was the very first planned community in the entire state of Arizona and it was under the City Beautiful plan, which was happening in only a few much larger urban areas around the country. Although the city was prosperous, Old Bisbee was an industrial wasteland and families weren't going to live there, so the City did a planned community. He commented that as the group learns more about Warren's history, it will become even more enchanting. Mr. Charley shared that it was always a disappointment to him that they weren't able to get the designation all the way through and 12 more years have passed. He said he spoke with Eric Bondi from SHPO this morning about it. He stated that the most-asked questions regarding historic status are:

Will we have to have a design review board? This is up to the community to decide. He does not believe the city needs another board or commission.

Can I still do what I want with my property? Absolutely you can do what you want.

Historic tax benefit – how does it work and is it fair to the rest of the community that you may possibly pay a reduced property tax? He has read all the info sent from SHPO about this. He used Old Bisbee as an example and stated OB has been on the Historic Register for the past 30-35 years. Of all the primary residences that are eligible to claim the tax benefit, only 20% have taken advantage of it.

If Warren does become historically designated, it doesn't mean that everyone automatically gets the 50% tax break. If a resident wants the tax benefit, they will have to do all the work. It must be your primary residence. You are required to fill out the forms, photograph the property and send it to SHPO to be reviewed and approved. Then it gets sent back to the County and put into the system and the information must be updated every four years. This isn't something that is automatic. The tax savings is spread over the entire tax base of the City. No one's ever going to see that if 10 homes in Warren now get the tax break, it's going to hurt the City; it's used as a tactic to frighten people.

There are so many good things that happen as a result of this historic designation process beside the community-building. What he really likes about this process is that it starts to stretch the community. He's lived in Old Bisbee for 23 years and he really loves it there; however, it's a misconception that Old Bisbee IS Bisbee. If you do things in other parts of the town like Warren getting on the national register or San Jose starting to get some kind of redevelopment out there, it strengthens your community. And when people come to visit, they realize, "Oh, I didn't know this existed;" that it's all a part of the same town and that's fantastic. It's as much about economic development as it is about having a lot of pride in your community, saving money on your property taxes and maybe having a higher retail sale for your house. It's a fact that homes in an historic district gain more value than homes that are not in an historic district. We also know that the prices of homes everywhere now are just phenomenal. Someone shared that a house on the Vista is listed for \$425,000. That's great, but you still want to have a baseline understanding of what you're buying when you live here and the more people know the less they'll do changes to the house. It's only changes to the exterior of the house that affects your possible historic standing. I doubt we're going to see a lot of people suddenly building a geodesic dome on top of a great craftsman bungalow, and if they do, it doesn't affect the Warren nomination or your standing. What it WILL affect is their ability to claim they have a historic home.

Tombstone is a good example of a town that almost lost its historic standing because they did so many things that weren't real like putting fake dates on buildings and building false fronts on buildings. They had to be threatened to stop doing that. Can you imagine Tombstone not being recognized as an historic landmark? But that can happen. John said he still comes to Warren a lot and is very interested in City Hall being rebuilt. He thinks nothing has significantly changed in Warren during the past 12 years. The good thing about that is that you won't be starting from scratch. You aren't going to have to have an army of people going out there to document everything. Eric Bondi told him that former Bisbee City Manager Theresa Coleman actually went to Phoenix and photocopied the documents they already had on file. Joni Giacomino stated that she confirmed that with Steve Pauken, current Bisbee City Manager, and she asked John if what is already on file will expire anytime soon and what is the timeframe to get the nomination completed? John responded that it's not so much that it DID expire but that isn't the problem. John explained the problem 12 years ago was that there were a slew of properties that weren't more than 50 years old and Eric thinks that may have been the reason the nomination got kicked back the first time it was submitted because they started seeing other properties coming of age. He believes in 2016 or 2018 the City set aside \$28,000 to complete the study, but for some reason, the City Council voted not to accept the money, so the project died again. Having historic designation for Warren will have long-term positive impact on the community. It's not a difficult case...it's a no-brainer and it's frustrating to see the old study that was done ten years before he came to the City languishing in storage, and then have it updated, the money rejected and sitting on the shelf another 12 years. Unless people like yourselves care about it, it just doesn't go anywhere even though the City is really the main engine. They pay people to come to work every day to do the work that you shouldn't have to do. There is a role for the community to play in this, but the City needs to have a roadmap and they need the community support. City staff needs to fill out the forms and Council needs to officially accept the money and that's why there is a professional like Doug who speaks that language and knows what they're talking about architecturally, but you've got to have the support of the community and you've really got to have the City saying, "Yes, we're going to do this." You need to stay on top of them.

Heather G asked Joni if she knew where the City currently stands on this. Joni responded that she had spoken with the City Manager and referenced the following email that she had sent the HWC email list:

"Hi all,

The first survey of Warren was done in 1991. After Bisbee Residential Historic District was finally listed on the National Register in 2010, attention turned back to Warren. I don't remember the exact year but somewhere around 2012-2014, architect Don Ryden was hired to update the 1991 survey so he went through all the inventory forms and updated them. He also wrote a nomination for Warren. The problem was the 1991 survey only looked at properties that the preparer thought were eligible at the time - so basically anything pre-WW2 and was in near pristine condition. This resulted in some sizable gaps in what Don resurveyed. Things aren't as strict as they were in the early 90s.

In 2016 (maybe 2015) we gave Bisbee a grant for about \$28k to finish the survey. My understanding is that after the grant was awarded to City of Bisbee there was a City Council meeting where the Council voted to not do the project. Whatever happened the money was never spent. After that I had met with Mayor Smith at one point about

starting up the survey again and then early in the pandemic Theresa Coleman came to our office and copied all the inventory forms as she was going to take on updating everything.

And that's about the last action that has happened with it.

As for what's left to do.... I'm not 100% sure. We certainly need to fill in the gaps in the inventory. I'm not sure if what Don surveyed needs to be redone - I mean it's getting close to 10 years old so it really depends on how much has changed in Warren since then. The nomination may need work as well but we likely won't know that for a while. But the place to start would be completing the inventory. A lot of that can be done on Google Maps these days.

CM said there is money set aside but he is making sure that particular grant can be used for this project

Joni”

John said that his experience with Steve Pauken is that he realizes the importance of historic designation for Warren but stated that it's never just one person; it's the whole City leadership that needs to be encouraged to support the project. It's not just about historic designation; it's an economic development issue as well as taking pride in the community. John stated that there were approximately 120 employees of the City when he was employed there, but believes the staff count is now around 70, which means that all the usual work must still get done and other projects may have to be put on the back burner or fall off the list. He stated he believes the strength of this group here today is to keep bringing it up. He suggested that the group write guest editorials to the paper, find some local historian who knows about the topic and is willing to write a regular column in the paper and do things to keep the topic in front of the public.

Eric told him that he is pretty confident that Warren is still pretty stable without a lot of changes; they have found the other documents and that they may not even have to hire an architectural firm because that's very expensive or that the original firm is the right firm for the job anymore. He even asked Eric if he could recommend other people for the project and Eric said absolutely. John stated that the timing of this is really good. SHPO is getting ready to draft their budget and they will allot funds for the historic Warren project, but Bisbee will have to match them. If they get the grant, then the City can fund it in their budget, too. Eric told him that SHPO is super busy, but they are willing to do a zoom meeting with the group.

Heather G asked for a recommendation on how the group should proceed. John suggested using resources already available. Keep Warren in front of people. Make copies of the document created by the Ring brothers and have some available at the city libraries and staff a booth at the farmer's market to hand out information on Warren. Have a realtor write something about Warren to publish in the newspaper or invite them to come and talk about what people are saying when they come to look at properties in Warren. Have someone who has a really spectacular home in Warren sponsor an open house tour and maybe sell some cupcakes out front. He suggested that the group develop a list of talking points to mention about why historic status is good when Warren is brought into a conversation. He suggested that a couple of talking points to stick to would be the tax benefit and that homeowners can still do what they want to their house; but they still have to get a bldg. permit; that hasn't changed. If they want to build a giant wrap around porch on their house, they can do it, but it may disqualify them for the tax benefit but it doesn't change that you're creating historic Warren. He said, "You'll figure out how to do it; you guys are creative and smart."

John mentioned that when he worked for the City, his department put on charrettes for Old Bisbee and San Jose. Charrettes are weeklong community planning events that are open to the public where they bring in experts on topics to look at the community, take feedback and produce a document that's like a plan for the neighborhood. What made me think about it was seeing "Master plan for Warren" on your list of projects. Warren may want to do something like this. John pointed out that some areas in San Jose are eligible for historic designation now.

John said that when you get Eric Bondi into your world again, his organization is the one that runs charrettes. He suggested that Warren could do a smaller 3 day charrette and recommended that we look up the San Jose or Old Bisbee charrettes that are on the City's website. He mentioned an item in the San Jose standards that mandated anyone building a commercial building in the San Jose district be required to put in sidewalks and look to incorporate improvements like that into the master plan.

Joni asked if it would be a good time to talk to Doug about putting the project into the upcoming budget. John suggested that the City get some real accurate information from Eric Bondi about the match and how much money you can save by having volunteers do the work and then have the City plug that amount into the budget specifically for the Warren study. SHPO is going to want to see that the money has been allocated.

John stated he believes the group is already on the right track and he will be as supportive as he can be. He said this kind of project is a lot of work, but it can also be really fun. There's nothing like walking the neighborhood and seeing things for the first time. He said your biggest task is to keep the momentum going. You already have a logo and you can do fundraising events like t-shirts that are fun and keep people involved.

Heather G mentioned that she would like to create a rail trail for walking, jogging and biking that will commemorate the Bisbee deportation. John suggested that they wait until Warren gets its historic designation. He mentioned that the history of the mining company and deportation can still be a sensitive topic in the Bisbee community. He suggested not creating a diversion; just put your efforts into getting historic status.

Melissa Hartman stated that she has been involved in the Hillcrest affordable housing project and recently was on the property with numerous architects and other professionals who were flabbergasted at what Warren had to offer historically that they never knew about. She received several generous donations for the Friends of the Warren Ballpark because there were vintage baseball fans among them and asked if any of them would be willing to donate their time for a grant that the Friends are currently working on. They were happy to offer their expertise.

John mentioned that he wasn't sure if the original study of Warren concentrated on the center of the very original Warren because there are a number of other areas within its boundaries that weren't included. Joni mentioned that there were a number of crackerjack houses that were moved into four points on flatbeds from other areas by her grandfather and wondered if they would qualify. John said if they have been there more than 50 years then they would qualify.

Karen Enriquez shared that her husband grew up in a house that was actually sitting where the pit is now and it was a church that got moved by Hopscotch (what the mining company was called at that time) over to the new location. John said that all the houses in Saginaw were moved there. He said Saginaw is a kind of success story in that they got a community development block grant to pave the streets and overnight people began cleaning up their yards and painting their houses and they even had playground put in. It's interesting how something so simple as that can literally begin positive change throughout the whole neighborhood.

There are areas of Warren that could use some help like the drainage issues and upkeep. Arizona Street came out amazing. First, it was torn up to put in the sewer system. As soon as they finished that, Arizona Water came in and dug it up to put in new water lines. But when the City was able to get the money to pave Arizona Street, it really came out beautifully.

John said we need to educate and encourage our neighbors that being on the historic register is nothing to fear; it's a point of pride. Almost every other neighborhood in Tucson has some kind of historic neighborhood signage. He said he knows a lot of people have mixed feelings about a design review board but it does have an important role to play. He asked everyone to imagine what Old Bisbee would look like today if everyone were allowed to do whatever they wanted. He believes realtors need to do more to educate people when they buy historic property about the right way to do things. Unfortunately, realtors aren't going to do anything that might jeopardize the sale. He believes the City could inform residents annually that their property is in an historic district, advise them of some rules they may not be aware of and tell them where they can get that information...it might be a role that your group could take on.

Sherri Lightfield asked what exactly designates a historic home. John answered that first, it needs to be 50 years old and it can't be radically changed from its original conception. Usually that means roofs, windows, doors and porches because those are the things you can see. Someone mentioned they wanted to put a metal roof on their home and at first he was resistant, but then realized it is fireproof and that might be a good work-around to get it approved. You don't want rules that are so rigid that you can't find a way to work around it. If someone does an add-on but it is so integrated into the house and it looks so good, that it's not a deficit. Other times, that very same thing could be done rather poorly so that it stands out like a sore thumb.

In an historic district you don't want people to build houses that look like they are 100 years old. It's better to build something a little more modern because to build something to look old devalues the ones that really are historic.

Heather G asked if there were funds available for historic preservation to homes. John responded that he was not aware of any unless your property was extremely historic like George Washington's.

Heather Reddon shared that there is a Trost Society and they take trips to tour Trost buildings. She thinks they might be a source for funds to restore her Trost home. John commented that it might be possible, but he would start a conversation by asking if they have any renderings of your building that you could see. Heather G shared that a page on the HWC website is planned for Trost with information about him and the buildings he designed in Warren and may possibly add other Trost buildings to the website that are in the local vicinity in the future.

Tracy DarcAngelo asked if a plaque on her house was significant. It says the James S. Casey house 1917. John replied that it is just an information plaque of some kind and not historically significant.

Rachel Allee said she and her neighbor were talking about wanting some historical signage that would be displayed in front of homes that tells some of the history of the building so that people could go on a walking tour. John suggested perhaps erecting a kiosk that has the historical information and a map where the properties are located so that people aren't standing and gawking in front of your property. Rachel stated that a kiosk is in the works to be installed in Vista Park through the Bisbee Foundation.

He suggested that the group request a copy of the documentation that the City has because the 1991 survey had been copied so many times, the quality was compromised. The work that has already been done can tell if an architect will even be needed to complete the nomination and that would be good to know. He recommended that the connection with SHPO be established early on. John asked to be invited when the meeting with Eric Bondi occurs.

Before ending his talk, John, who is the CEO of Premiere Alliance on Naco Highway, invited everyone to tour their 30,000 square foot ADA accessible therapeutic garden when it officially opens this spring.

The group reviewed the top-ranked HWC project list and discovered that some of the items could be combined, some may or may not happen, and that some could be planned now and acted upon later as time and activity allows.

Historic Designation was the number one ranked project and activities are already underway to see this come to fruition.

Historic Interpretive Signage was the second ranked project but it may be best to tackle this once historic status is obtained.

Historic Neighborhood Enhancement and **Identifying Historic Properties** are projects that will most likely happen as a result of ongoing activities in the community throughout the year. There was discussion about whether home tours would be happening again since Covid seems to be on the decline and perhaps HWC could team up with the Women's Club in planning future home tour events. Heather G or Joni will connect with Carol Loy who may know the answer.

Work with City to Build Better 2-Way Communication – This item comes as a result of the recent trash roll-out changes, which everyone agrees could have gone smoother – possibly if the community had been involved. Improvements the Warren community would like to see involve the Vista. It has been suggested that the upper Vista be developed into a small dog park. Heather G mentioned that when she spoke with Matt Gurney at Public Works, he shared his idea of creating a Frisbee golf course in that area. Joni Giacomino suggested possibly creating a volleyball court since the one in Old Bisbee was taken down and it got a lot of usage. Suggestions were made to line the entire Vista with trees and how the City has a program to sponsor a tree which could be planted in memory of someone with a plaque to honor them. It would be great to have a community wide meeting with City staff to discuss ideas and provide input on options for making improvements on the Vista.

Work with City to Create a Master Plan for the Vista, Arizona Street and gateways into Warren; Work with City to Address Gateway Beautification into Warren - Heather G explained that the gateway areas are the first introduction into Warren: Bisbee Road, Arizona Street and School Terrace/Center Street. Several properties along these gateways are looking very shabby with lots of vehicles and items scattered about; homes in disrepair, etc. If the City is going to continue the Workforce Housing Program, ask if they can obtain some of these properties to rehab and make them priorities. If that isn't possible, ask if it would be possible to work with the City to clean/pretty up the properties as community projects (with the permission of the property

owners). Matt Gurney had shared that there are several ramadas planned for Vista Park and Heather told him that the community would like to have input on where they will be placed. She said it would be wonderful to see parts of the Vista and the Arizona corridor contain historically accurate details from when Warren was first built, such as street lights, upgrading paving in Vista Park, possibly lining areas of the park with benches, etc.

Supporting Local Businesses - Heather Reddon shared more detail about their soon to be opening Warren restaurant, The Copper Pig, which will be open Sunday through Wednesday 3 to 8 pm when the other restaurants are closed. Those are the planned hours however, they may have to tweak the schedule if activity deems otherwise.

Create Artist Enclave - Joni Giacomino shared that Becca Reyes has created an artist's place on her property on Mill Road, which includes musical and other kinds of artistry. Her plan at one time was to have a gathering place in Warren for artists and it might be a good idea to talk with her about how HWC can help manifest her idea.

Citizen Leadership Academy - Heather G explained that a Citizen Leadership Academy's purpose is to educate the residents on how government operates and would be accomplished by partnering with the City and possibly the County to have representatives from each department teach segments about what they do, what their responsibilities are, who to call with questions about particular issues, etc. The goal is to prepare residents who may be interested in serving on boards, commissions, run for City Council or perhaps even gain employment with a public entity. Joni supported the idea and shared that Freeport offers all types of grants that are community development based and that the Citizen Leadership Academy might be a good project to be funded by one of those grants so that the City or County doesn't spend entity money on employee salaries to participate once HWC gets their 501(c)3. Karen Enriquez shared that Robert Quintinar from Freeport was a huge supporter with grants and other funding for school district events.

Heather G explained that she is submitting a grant to the Bisbee Foundation to fund the non-profit status filing, get supplies to start the welcome basket program and Christmas on the Vista, fund website hosting for the year and possibly a couple of other items. Joni suggested writing the grant so that funding would be provided in phases; as each phase is completed, funding is provided for the next phase. Heather was unsure whether the amount she would be requesting would necessitate phases, but was certainly open to the idea.

Joni shared memories of how past Festival of Lights and Halloween were run. Christmas Committee Chair Rachel Allee stated that we need to nail down a date for the Warren event so that it doesn't interfere with plans in Old Bisbee and perhaps even complements it. Heather G stated that the City needs a City wide event calendar so that organizations aren't double-booking the dates/events. Joni explained that the Festival of Lights used to start at vending at 10 am on the Friday after Thanksgiving in City Park and vend all night. If Warren's event was done on Saturday, you'd still get the people who came into town for the Friday show.

Joni shared an idea she has for decorating Evergreen Cemetery to fundraise and have people donate to drive through and see the decorations. It would be fun to have huge sections throughout all of Bisbee to tie everything together. She said they used to have a citywide Christmas decorating contest, too. Karen Enriquez suggested creating a walking map of Warren to see the holiday decorations. Someone suggested partnering with the high school to have the students help decorate/string lights at the homes of elders or physically challenged residents and make a donation to one of the clubs at the high school in return. More ideas about various fundraising events were shared. Another way to fundraise is to ask businesses to sponsor certain activities or items.

Heather G directed everyone to the back of the agenda which promoted upcoming events that included Warren's first Porch Party at Heather Reddon's house; the Vintage Baseball Game on April 2 & 3 and the return of the turkey vultures happening at the Saturday Morning Market. She announced that the next meeting will be held in person at the Boys and Girls Club on April 12th and asked if anyone had items for the agenda. No one did.

The meeting adjourned at 8:10 pm but participants continued to talk with each other until 9!