

HISTORIC PRESERVATION COMMISSION
6:00 P.M.
MONDAY, JANUARY 6, 2025
SCHIEFFELIN HALL
(CORNER OF FREMONT AND FOURTH STREET)

- I. CALL TO ORDER** Chairman Jim Newbauer called the Historic Preservation Commission Meeting to order on Monday, January 6, 2024 at 6:00 PM.
- II. PLEDGE OF ALLEGIANCE** Chairman Jim Newbauer led the assembly in a recitation of the Pledge of Allegiance.
- III. ROLL CALL**
- | | |
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| Chairman Jim Newbauer | Present |
| Vice Chairman Burton Webster | Present |
| Commissioner Rebecca Larsen | Present |
| Commissioner Robert Davenport | Present |
| Commissioner Kenn Barrett | Present |
| Vacancy | |
- Also, in attendance: Secretary Cora Nell Osgood

IV. APPROVAL OF MINUTES

- A. DISCUSSION AND/OR ACTION:** Approval of minutes for Historic Preservation Commission from Monday, October 7, 2024.

MOTION by Commissioner Davenport **SECOND** by Vice Chairman Webster, to approve the minutes for Historic Preservation Commission from Monday, October 7, 2024.

DISCUSSION: None

VOTE: 5 YES/0 NO/1 Vacant

MOTION: Carried

- B. DISCUSSION AND/OR ACTION:** Approval of minutes for Historic Preservation Commission from Monday, December 6, 2024.

MOTION by Vice Chairman Webster **SECOND** by Commissioner Davenport, to approve the minutes for Historic Preservation Commission from Monday, December 6, 2024.

DISCUSSION: None

VOTE: 5 YES/0 NO/1 Vacant

MOTION: Carried

V. OLD BUSINESS

- A. DISCUSSION AND/OR ACTION:** Approval of Certificate of Appropriateness 2024-15 for Kimberly Pearce's Peddle Pub Conveyance.

DISCUSSION:

Vice Chairman Webster: Did you find out whether or not what she's proposing is legal? I know she said it was. I know she put articles in there. I haven't read those articles.

Chairman Newbauer: I haven't found out personally for sure.

Vice Chairman Webster: He (Marshal Jim Adams) was going to look into it and give us a word and I haven't heard anything from him.

Chairman Newbauer: I know she has a copy of a registration here from the ADOT but as far as it being appropriate for the town itself, I have not heard of anything. And as far as the aesthetic look of it, again, we're talking about historical conveyance. It has no look at all like a historic

conveyance. And I know it is said to be pedal powered only, but according to the registration, it is considered a vehicle. And according to the paperwork that was turned in, it is considered a motor vehicle. As far as the look of it historically, just putting signs and pictures on it does not change it to a historic vehicle. It is a modern production pub crawl vehicle, and it does not even appear to be something that would have been in Tombstone from the late 1800s through the early 1900s.

Kim Pearce asks off microphone what the year in the 1900s is.

Chairman Newbauer: I had it down before. I believe they were up until the 1920s or 30s, if I'm correct. The vehicle you have has no look to anything of that era. It is a modern production vehicle that has no aesthetic value to the history of this town. Any other discussion?

Commissioner Barrett: To me, it looks kind of like a steampunk vehicle. Something that could have existed had someone invented it.

Chairman Newbauer: I've done a lot of research on this, and up until that point, even into the early 1930s, there was nothing that even looked like this at all, Ken. Any other discussion?

Commissioner Larsen: No. I do tend to agree with what you had said.

Chairman Newbauer calls for roll call vote.

Roll Call Vote:	Chairman Jim Newbauer	No
	Vice Chairman Burton Webster	No
	Commissioner Rebecca Larsen	No
	Commissioner Robert Davenport	No
	Commissioner Kenn Barrett	Yes

Action: Denied

VI. NEW ITEMS

- A. DISCUSSION AND/OR ACTION:** Approval of Certificate of Appropriateness 2025-01 for the aesthetic look of John J. DeMatteo Horse Drawn Conveyance.

DISCUSSION:

Chairman Newbauer: What I have to say on this one here is he mentioned obtaining the stage stop that is by the city park and the OK Corral. If I'm correct, that is owned by another business in this town. And as far as appropriateness, he gives us a picture of what he wants his conveyance to look like. Yet we have no conveyance that we can actually look at and decide if it is fine for the town. I mean, he wants to build it like the vis-a-vis that's in the picture, but once it's approved, he could change it to anything he wanted to. And that's the concern I have.

Commissioner Larsen: That is exactly what I had written down in my notes as well. This is because we have unfortunately run into that on several occasions where someone gets something approved and then it ends up out on the street or on their building not looking exactly as described. So that was my concern.

Vice Chairman Webster: This picture in here is not an actual picture of the vehicle that you're going to run?

John DeMatteo: My name is John DeMatteo. Everybody in Tombstone and around the area knows me as JD. The picture I showed you, the burgundy one, that's a classic. I have a voyager which is more of a commercial type vehicle. The classic is for like a family cruise around town. If you would like to see a picture of the actual vis-a-vis Voyager, I can show you. I have one right here.

Commissioner Larsen: Is this of the actual one that you are proposing?

John DeMatteo: The one I showed you is the color. I want to do the burgundy with the yellow seats, the wood wheels, the tan roof. That's almost identical to what I'm looking at. Yes. And I thought if I ever did have to change, I would have to be reapproved. I didn't know that people did

that in the past. So, I figured if I wasn't going to go with the vis-à-vis, then I would have to change my whole program with the city council and you guys. I wouldn't go start changing different wagons every week. I haven't purchased this wagon yet. I have two at home and I wouldn't want to come into town with a stagecoach. I'm asking for a vis-a-vis because that's going to cost me over \$10,000 just to purchase. I'm doing one coach, one team and see how it works in Tombstone.

Chairman Newbauer: What you gave us here, you're not actually going to build a carriage similar to the one that's in the picture, correct?

John DeMatteo: Correct. Because these are all custom made. I'm buying a brand new one because I'm looking at safety. I don't want to buy something used and then come in and have to redo axles or wheels. This is going to be a brand new 2025, built directly from the factory and shipped to me. I am looking at safety because it's liability not just for Tombstone, but for myself, my family. I want to do something perfect. The team of horses I'm looking at is 10-year-old and 11-year-old. They've been in parades. I don't want to bring animals in here that never heard a gunshot, never heard Harley Davidsons and all these other kind of things. I want to be safe so I can go home to my family. I drove in town before, and little kids run out in front of you. You have Harley Davidson's flying up and down the street. And when you're dealing with livestock, sometimes that could be a very bad ordeal. I have personal horses, I even rode into town, old ones to young ones, and every horse is different. I don't believe in a bomb proof horse. I have to work with them and teach them. Even though somebody says, hey, this is a bomb proof horse, you can go shoot your gun off it next and end up in the cactus.

I found a lot of different wagons out there that seem like a great deal, but once I get that shipped to me and then I find out, there's a couple spokes broken on it. That's why I'm trying to do brand new, so I know where all the parts are coming from, who to contact.

Commissioner Larsen: Thank you for that. You had stated that you had a company that would be potentially making this for you.

John DeMatteo: Yes, ma'am.

Commissioner Larsen: Do they have plans that they have submitted to you for approval that we could take a look at?

John DeMatteo: No, ma'am. So, it's Robert's Carriages. They are actually built in Canada and shipped to Montana then shipped here.

Commissioner Larsen: Where did this picture come from?

John DeMatteo: That came off their website.

Commissioner Larsen: That came off their website?

Commissioner Barrett: Well, once again, we're being asked to approve something that we haven't seen.

John DeMatteo: Right. And I'm waiting for approval before I spend \$30,000.

Commissioner Larsen: But they did not provide you with any drawings or schematics?

John DeMatteo: I got prints of the dimensions, the weight, the style, wheels, all that stuff, if that's what you guys need.

Commissioner Barrett: You must know what it looks like if you're ordering it.

John DeMatteo: Yeah, it's a four passenger.

Vice Chairman Webster: You got a picture of it on your phone?

John DeMatteo: Yeah. So, this is the one you guys already see probably inside your packet.

Vice Chairman Webster: Right. That's the one for color.

John DeMatteo: If you look at the classic and the voyager, the difference in them on the front end, just the <inaudible, off microphone>. Right. And I'm not doing the whole top. This is the exact top. I'm doing the tan, the burgundy, with the yellow striping, the wood wheels, with the rubber wheels on it.

Commissioner Barrett: So this is basically what it's going to look like?

John DeMatteo: Yes sir. It's not going to have the doors on it. It's just going to have the top just like the Classic does. It's going to look just like the Classic, but in that style and that color.

Commissioner Davenport: What's the name of the company that's doing it?

No answer.

Commissioner Barrett: I would say the risk is with you if we approve this design and you come up with something that's different and what we approve.

John DeMatteo: Yes sir. No, I would not want to go through all that. So, I'm trying to stick with one style and a brand new build with the style that we're looking at.

Commissioner Davenport: They should be able to give you plans and a drawing of it. My cousin has the Hansons. We do the Wells Fargo stage coaches and stuff. And on anything that we build we have to give a drawing and schematics of every bit of it.

John DeMatteo: Yes, sir. So the company I'm going with is frontierequestrian.com. It's 139 inches in length, 66 inches in width. The track is 60.5. I'm going to do the two inch wheels instead of the one and a half inch wheels because two inch wheels are more sturdier.

The height is 75 inches, the rear axle 42 by one and a half and they all made in Canada. The color burgundy is the one I spoke with the guy. That's the one I want to custom build. Once you approve me today, city council approves me next week. It's still going to take me two to three months for this carriage to be built and then shipped here.

Commissioner Barrett: You understand that we only approve the historic aspect. We don't give you an operator's permit or something like that.

John DeMatteo: Yes, sir, Mr. Barrett, yes, I understand.

Chairman Newbauer: And again, basically because of what you put in here, you made us believe that it's going to look like the one that's in the pictures.

John DeMatteo: Absolutely.

Chairman Newbauer: But unfortunately, it doesn't work that way, sir. If we had something we could see or look at of what you actually have for the streets of Tombstone, that would be different. But according to this, what you're talking about, it's not going to look like this at all.

John DeMatteo: Yes, it's going to look exactly like that one.

Chairman Newbauer: Okay. But unless we have something of yours to look at instead of just a picture.

John DeMatteo: I don't want to go spend \$10,000 on something then the city says, sorry, J.D. I appreciate your time, but we're not going to approve. I have wagons at home, but they're not safe for the street.

Commissioner Larsen: I think what we're also saying, JD, is that if you're going to go spend \$10,000 with a company, that they would have provided you with something either in drawing and in addition to in writing to say, here is what you're buying. But you don't. Correct me if I'm wrong, but you do not have any of that.

John DeMatteo: I have an email from them saying these are the things that we're looking at.

Commissioner Larsen: And so just based off of that, you would be spending ten grand without having them provide you with anything visually.

John DeMatteo: Well, there would be a contract, them sending it to me and I'm paying them.

Commissioner Barrett: But you're saying this is what it's going to look like.

John DeMatteo: Absolutely. Yes, sir. I mean, that came from England in the 19th century. In 1800s, it's been all over America. I figured that'd be one of the prime things to use in Tombstone instead of another stagecoach. Nothing against stagecoaches. You go to Hanson Wheels or something, you'll spend \$50,000 unless you want something beat up. I'm trying to do it for the safety of the community. I don't want to see no accident with any livestock in Tombstone. I'm trying to take the step forward and say, hey, let me just purchase something brand new.

Commissioner Barrett: But it's going to be built to these specifications.

John DeMatteo: Absolutely, Mr. Barrett

Commissioner Barrett: All right, so we're looking at what it's going to look like.

John DeMatteo: I will bring it in, if you guys say, that's not a historic wagon, I would totally understand how you guys can yank my permit. I wouldn't say I'm purchasing that then come in over here with one of my wagons with car tires.

Vice Chairman Webster: I say go for it.

John DeMatteo: I wouldn't do that.

Vice Chairman Webster: It makes sense to me because I've seen those and I know they're Historically, right?

John DeMatteo: Very.

Vice Chairman Webster: If that's what we're making our decision on, I would say yes. But then he's still got to go get a permit from the city in order to operate it, you know? What we're basically discussing is that carriage. I figure that that sounds like.

Commissioner Barrett: I think it's just like anybody bringing a rendering, a drawing of a sign that he's going to have made and we approve that picture.

Chairman Newbauer: I agree with you, Ken. If we're looking at a picture saying this is what it's going to be like, we approve, and it comes in with something different again, we'd have to wonder why we even approved it in the first place. Without actually seeing the vehicle you're going to use on the street or in Tombstone, it makes it hard to approve, in my opinion.

Chairman Newbauer calls for roll call vote.

Roll Call Vote:	Chairman Jim Newbauer	No
	Vice Chairman Burton Webster	Yes
	Commissioner Rebecca Larsen	No
	Commissioner Robert Davenport	Yes
	Commissioner Kenn Barrett	Yes

Action: Denied

- B. DISCUSSION AND/OR ACTION:** Approval of Certificate of Appropriateness 2025-02 for Memorial Benches to be placed in the historic district.

DISCUSSION:

Chairman Newbauer: Looking at the pictures, the city did provide of the actual benches that will be used. I believe this is a very nice plan to do, especially being memorial benches for the city itself.

Chairman Newbauer calls for roll call vote.

Roll Call Vote:	Chairman Jim Newbauer	Yes
	Vice Chairman Burton Webster	Yes
	Commissioner Rebecca Larsen	Yes
	Commissioner Robert Davenport	Yes

Action: Approved

C. DISCUSSION AND/OR ACTION: Set date for violation walk around.

DISCUSSION:

Chairman Newbauer: Any time you'd like? I know weather's going to be changing, so if you have any suggestions for a date.

Vice Chairman Webster: Well, I don't see much point in doing another walk around if we don't have any feedback on the last one that we did. And how they dealt with it or are going to deal with it. I would like to get that information before we set another walking tour.

Chairman Newbauer: All righty.

Commissioner Larsen: I would say because again, what we keep going back around, for the past year, is our building inspector is to follow through with making sure that these violations are held accountable, fixed and remedied. We need to know if we are going to all spend our time to doing this because it is important and there are multiple violations out there. We need what's the process with having it changed?

Chairman Newbauer: I can find out for you if you'd like. We can table this one and then when I can find out, we can put that on our next agenda or a future agenda, find out what has happened with that and then we can go from there.

Commissioner Larsen: It's been over 13 months of trying to get a resolution, of making sure that the violations are followed through with. Again, not to do anything bad, but just to uphold and make sure that we keep our historic status. And that's extremely important to our town.

Chairman Newbauer: Absolutely.

Commissioner Davenport: I think we have different leadership now. I think some of the stuff has already been discussed and everything the walk around that we did a year ago is totally invalid because everything's changed since then. So, we really need to just go ahead and do another walk around.

Chairman Newbauer: Do I have a motion to table this for another future agenda until we can find a clarification on what has happened in the past?

Commissioner Larsen: I would either say that or I would. I like to get basically two balls moving at the same time. There shouldn't be much that we need to do to get follow up with the building inspector. I don't know what the rest of the commissioners say, but setting a date to do a walkthrough within the next few weeks would be beneficial as well.

Vice Chairman Webster: So what day is best for everybody to do this walk around?

Chairman Newbauer: What I'm going to do, I'm going to ask for a motion to table this so we can find out what has happened since the last walk around you folks have done. And then when we come about, we will get some results and then maybe we can set another time to do a new walk around just to see what has actually gotten done compared to what they told us was done. Would that be all right with everybody? Do I have a motion for a table?

MOTION by Vice Chairman Webster **SECOND** by Commissioner Davenport, to table setting date for next violation walk around.

Roll Call Vote:	Chairman Jim Newbauer	Yes
	Vice Chairman Burton Webster	Yes
	Commissioner Rebecca Larsen	Yes
	Commissioner Robert Davenport	Yes
	Commissioner Kenn Barrett	Yes

Motion: Passed

After discussion an emergency meeting is set for Thursday January 9, 2025 to review application for door replacement submitted by John Marshall.

VII. MOTION TO ADJOURN

MOTION to adjourn by Commissioner Davenport, **SECOND** by Commissioner Larsen. The Historic Preservation Commission adjourned the January 6, 2025.

VOTE: 5 YES/0 NO/1 ABSENT

MOTION: Carried

Jim Newbauer, Chairman

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