

**HISTORIC PRESERVATION COMMISSION**  
**6:00 P.M.**  
**THURSDAY, JANUARY 9, 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 Thursday, January 9, 2025 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**

Chairman Jim Newbauer	Present
Vice Chairman Burton Webster	Arrived at 5:03 PM
Commissioner Rebecca Larsen	Present
Commissioner Robert Davenport	Present
Commissioner Kenn Barrett	Present
Vacancy	

Also, in attendance: Secretary Cora Nell Osgood

**IV. OLD BUSINESS**

**A. Discussion and/or Action: Correction of record to Certificate of Appropriateness 2025-01 for the aesthetic look of John J. DeMatteo Horse Drawn Conveyance.**

**MOTION** by Commissioner Barrett, **SECOND** by Commissioner Davenport, to correct the record to approved for Certificate of Appropriateness 2025-01 for the aesthetic look of John J. DeMatteo Horse Drawn Conveyance

**DISCUSSION:** None

**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:** Approved

**V. NEW ITEMS**

**A. Discussion and/or Action: Approval of Certificate of Appropriateness 2025-03 from Holy Joe LLC to enlarge window at 321B E. Allen St.**

**MOTION** by Commissioner Barrett, **SECOND** by Commissioner Davenport, to approve the Certificate of Appropriateness 2025-03 from Holy Joe LLC to enlarge window at 321B E. Allen St.

**DISCUSSION:**

*Vice Chairman Webster:* My question to you standing at the podium, sir. Is this window a modern window or does it fit that time period that we're supposed to be watching over?

*Steve Murray:* It'll look like the French doors next to it. It'll be two, three-foot windows. It'll look like the windows right across from me on that westernmost section of the OK building.

*Vice Chairman Webster:* So, it's going to be paned.

*Steve Murray:* With the little lights and will look like the doors. If you look at the picture, it'll look like the doors. It will be a three-foot tall by six foot but it'll look like that window.

*Commissioner Larsen:* And I'm sure you already know what I'm going to say.

*Steve Murray:* I could guess but I'd rather hear it for you.

*Commissioner Larsen:* I thought so. Because there is a history, I would really prefer to see what the actual windows look like. Did you already purchase them or have you ordered them or where are you at with that?

*Steve Murray:* They're a standard from Lowes and Home Depot. They are a double paned, multi lighted, 3-foot-wide by 4-foot-tall window. I'll have two of those standard right off the shelf windows.

*Commissioner Davenport:* So, this is a vinyl window, is it?

*Steve Murray:* Well, yeah, probably. But it'll be painted just like this one was to match the rest of the building.

*Commissioner Larsen:* My only concern is that door is pretty modern.

*Steve Murray:* The door is basically off the shelf.

*Commissioner Larsen:* Correct.

*Steve Murray:* It moved from the back of the porch to the front of the porch.

*Commissioner Larsen:* And I don't recall ever seeing at least from the time that I was on. This is facing, Allen?

*Steve Murray:* Yes, so.

*Commissioner Larsen:* Because I don't ever recall seeing coming across and I'm just asking, I may have missed it, but I don't ever recall seeing those two doors coming across for our approval.

*Steve Murray:* Well, they were the entry to the emporium in the old days. When I enclosed the porch, I moved the entry from the original entry wall to the new wall of the enclosed porch.

*Commissioner Larsen:* Thank you for clarifying that. But when you did that, it didn't come through the Historic Preservation Commission. Correct.

*Steve Murray:* Moving the door forward was shown on the face of the enclosing wall of the porch. So yeah, they were shown.

*Commissioner Larsen:* Through here.

*Steve Murray:* Not a photo, but in the drawing that was approved for enclosing the porch.

*Commissioner Larsen:* The enclosing. I don't think we did to these doors. Do you guys recall that these are.

*Commissioner Barrett:* The same doors that were there before.

*Steve Murray:* Yes.

*Commissioner Larsen:* No, they were in the back building.

*Steve Murray:* Remember, it was an open porch. It was like a 20 odd foot deep porch that went all the way across where I enclosed from.

*Commissioner Davenport:* When you took out porch that left those.

*Steve Murray:* I didn't enclose the spiral staircase, but I enclosed everything else. So yeah, when that enclosure came through, it was a drawing, not a photo, but it showed the doors and they just moved forward.

*Vice Chairman Webster:* Actually, what he's saying is the doors were already there.

*Commissioner Larsen:* No, the doors were in the back.

*Steve Murray:* Of the porch.

*Vice Chairman Webster:* But still on the front of the building.

*Steve Murray:* But that was the front of the building.

*Commissioner Barrett:* I think we better stick with what we've got before us, which is the window.

*Commissioner Larsen:* Yes.

*Commissioner Barrett:* And at a different time. We can talk about those doors.

*Chairman Newbauer:* Yes.

*Commissioner Larsen:* I guess what I'm saying, I guess I just want it on the record. I would have never approved for those doors. So, I'm having a hard time with the windows from Lowes or Home Depot because they're not, they do not meet the historical status. Steve, I really do appreciate you as a business owner, but this puts our historical status at risk if we keep wiggling these lines and getting standard doors or windows from Lowes without having a historical trim. It doesn't feel like it's respecting our historical status.

*Commissioner Davenport:* The out of the box window, the double pane that you're talking about has straps on the inside, is not what a historical window was back in the day. What they have is a double pane and the strap is on the inside, when the historical windows have strips that hold the glass in. They're individual sheets of glass instead of a solid sheet. You understand what I'm saying?

*Steve Murray:* Yes.

*Commissioner Davenport:* That's the problem I have with it.

*Commissioner Barrett:* So, I don't think anybody on Allen Street has that, those old style small panes.

*Commissioner Davenport:* I do. I had to put them all in when we did our booth. Because we're in the historical district. I had to have that milled and put in individual panes. So now I know this is one of the problems that we're coming into with the Historical Society. You can buy the historical windows, you pay for them, that's for sure, unless you make them. The out of the box windows from Home Depot or Lowes isn't going to do it unless you get the historical ones that they say they can get. I don't know if they can or not.

*Commissioner Larsen:* You can. Anderson makes historical windows. They are not astronomically expensive.

*Steve Murray:* So you want the.

*Commissioner Larsen:* I take issue quite honestly with the doors.

*Steve Murray:* So, you would want individual panes in wood.

*Commissioner Davenport:* What we need to do is look at what the historical window actually was and see what we can do in obtaining one of those. Where you have the individual slats. I know they do have the windows where they have this. It's a single sheet of glass. But they have those. The strips on the outside, that's historical and what we really need.

*Steve Murray:* Single light glazed windows made of wood.

*Commissioner Larsen:* There is a a company in Bisbee that specializes in that. I have his contact information. I would be more than happy to pass that along to you.

*Steve Murray:* Yeah, I can.

*Commissioner Davenport:* There are a couple in Tucson and Phoenix as well.

*Chairman Newbauer:* Modern windows do not go with the historic district, Steve, sorry to tell you that.

*Steve Murray:* Well, I don't have a problem with glazed windows. I have glazed windows upstairs.

They aren't as small as the panes I think that you guys want, but they're original. But there are only two panes, upper and lower, which was what the pictures of the Arlington say. The Arlington had. So that's why those are. That way I could get the smaller panes.

*Commissioner Larsen:* I think I would like to see.

*Steve Murray:* I don't have any pictures of this section of the building. Back when it was mostly a wooden structure and it was like P.W. Smith's. I can get whatever window you want. It'll look kind of the same to me. But yeah, it could be glazed with individual lights.

*Vice Chairman Webster:* It's kind of like the windows on the front of the OK Corral right across the street.

*Steve Murray:* That's what I'm thinking is the one right across the street.

*Vice Chairman Webster:* Well, those are all glazed, every one of them. That's what we need.

*Steve Murray:* I can do that. It'll look just like this, though.

*Vice Chairman Webster:* It would, but the point is it doesn't look like that to anybody that knows anything about that, period.

*Steve Murray:* I don't have a problem with that.

*Vice Chairman Webster:* My personal feeling is that we should, if we're going to put windows on the street.

*Steve Murray:* I'd still want four foot high.

*Vice Chairman Webster:* No, I understand. This size isn't the problem. It's the actual construction of the window that is the problem, because they didn't have those windows back then.

*Steve Murray:* No, they didn't have those windows.

*Vice Chairman Webster:* No and we can get the windows today that they did back then. That is what we think you should get, glazed windows.

*Commissioner Barrett:* If you're willing to do that, then. Do you want to withdraw this application?

*Steve Murray:* They're not going to be double pane though?

*Commissioner Larsen:* I'm fairly certain that they can do them double pane.

*Steve Murray:* I can check, but normally a single light.

*Commissioner Davenport:* Can we table this until we find out?

*Steve Murray:* Yes.

*Commissioner Davenport:* What we can do.

*Chairman Newbauer:* I suggest we table this until the window can be corrected to a historic looking window and not just a modern replacement window set in.

*Steve Murray:* I'm probably going to want to buy the window as quickly as possible. If I got to come back, that means I can't order it tomorrow. I'd rather get obligated to get the wooden window with single glazed lights like the windows directly across the street on the western end of the O.K. Corral building and then I could order them tomorrow.

*Commissioner Larsen:* I would encourage you to pull up the codes, there is a section on the specs of the windows and how they have to look.

*Steve Murray:* Well, if they look like the window across the street though, would that be acceptable? I think those windows are probably original where the blacksmith is.

*Vice Chairman Webster:* Blacksmith? You're talking about the windows in the park?

*Steve Murray:* Well, right next to the park, there are two four-foot by three-foot single pane glazed

windows on the building.

*Vice Chairman Webster:* Looking out towards the park from inside the OK Corral.

*Steve Murray:* No, facing me and the street. There's the double doors, then you move to the west.

*Vice Chairman Webster:* and to the left of it.

*Steve Murray:* There are two windows.

*Vice Chairman Webster:* Yes, those are glazed windows.

*Steve Murray:* That's what I would do, those windows.

*Vice Chairman Webster:* What his question is to us, if we say we need those glazed panes with that look can we approve those and not the Home Depot ones, so he can go ahead and buy what he needs and not wait a month or two.

*Commissioner Larsen:* Unfortunately, I'm going to go back to the tile that went up. Again, what you brought to us and then what was installed.

*Steve Murray:* I tried the stone. It just didn't look right.

*Commissioner Larsen:* Just because that tile didn't work for you and you took it upon yourself to put up a different tile that doesn't fit the historic status, it puts us at risk of losing our historic status. I am being a little bit of a stickler on the windows because all I have to go off of is what has previously occurred.

*Steve Murray:* Well, I'm going to do what you say. You say wait. I wait.

*Commissioner Larsen:* I would. Because I would like to see exactly what's going in there.

*Steve Murray:* Well, probably I would take a picture of the windows across the street and put it on top of that picture.

*Chairman Newbauer closes discussion.*

**MOTION** by Commissioner Davenport, **SECOND** by Commissioner Larsen, to table Certificate of Appropriateness 2025-03 from Holy Joe LLC to enlarge window at 321B E. Allen St.

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:** Approved

**B. Discussion and/or Action: Approval of Certificate of Appropriateness 2025-04 from John Marshall to replace door at 11 S. 4th St.**

**MOTION** by Commissioner Davenport, **SECOND** by Commissioner Larsen, to approve Certificate of Appropriateness 2025-04 from John Marshall to replace door at 11 S. 4th St.

**DISCUSSION:**

*Commissioner Larsen:* Obviously this is a security issue as of right now, but I recommend we give them 30 days to come back to the board with what the historical door is going to look like.

*Chairman Newbauer:* The door that they show does not even resemble the door that's on it. And it is a modern production door. Nothing historically relevant about it.

Commissioner Barrett: What about the windows in that door?

*Commissioner Larsen:* Because this is an emergency situation for them and a safety and security hazard, which is the only reason that I would consider, but they need to put something else on there. That's why we're here tonight. I only agree to it as a temporary fix.

Chairman Newbauer asks for a motion to amend.

**MOTION** by Vice Chairman Webster, **SECOND** by Commissioner Larsen, to approve submitted door for temporary, 30-day, emergency use and new historically accurate door to be submitted for approval.

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

Chairman Newbauer calls for a vote to approve Certificate of Appropriateness 2025-04 from John Marshall to replace door at 11 S. 4th St as amended.

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

**Motion:** Approved

#### VI. MOTION TO ADJOURN

**MOTION** to adjourn by Commissioner Davenport, **SECOND** by Commissioner Larsen. The Historic Preservation Commission adjourned the January 9, 2025.

VOTE: 5 YES/0 NO/1 VACANT  
MOTION: Carried

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Jim Newbauer, Chairman