



**NOTICE OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD
OF THE TOWN OF CLARKDALE
WEDNESDAY, JUNE 1, 2022 AT 6:30 PM**

NOTICE: This is a joint Special Meeting with the Historic Preservation Commission

AMENDED AGENDA

In Person: Clark Memorial Clubhouse, 19 N. Ninth St., Clarkdale AZ

OR

Join Zoom Meeting

<https://zoom.us/j/9554994085>

Meeting ID:955 499 4085

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN to the members of the Design Review Board and Historic Preservation Commission, and to the general public, that the Town of Clarkdale Design Review Board will hold a Regular Meeting open to the public on Wednesday, June 1, 2022, at 6:30 PM in a hybrid meeting via Zoom Video Conference or in person at 19 N. Ninth Street, Clarkdale, Arizona, Clark Memorial Clubhouse, Men's Lounge.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

1. CALL TO ORDER

A. Design Review Board

B. Historic Preservation Commission

2. ROLL CALL

A. Design Review Board

B. Historic Preservation Commission

3. PUBLIC COMMENT

The Design Review Board and Historic Preservation Commission invites the public to provide

comments at this time. Members of the Design Review Board and Historic Preservation Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date. Each speaker is asked to limit their comments to five minutes.

4. MINUTES

A. Approval of Minutes of the Design Review Board for the meeting held on March 2, 2022.

Minutes of the Design Review Board for the meeting held on March 2, 2022.

B. Approval of the minutes of the Historic Preservation Commission for the meeting held on May 3, 2022.

Minutes of the Historic Preservation Commission for the meeting held on May 3, 2022.

5. REPORTS

A. Board Member Reports

B. Staff Reports

6. PUBLIC HEARINGS

A. Clarkdale Newstand - The Design Review Board and the Historic Preservation Committee will hold a combined public hearing on Application No. DRB-093478 Clarkdale Newstand 909, 909 1/2 and 911 Main Street, Clarkdale, Arizona.

The Design Review Board and the Historic Preservation Committee will hold a public hearing regarding application no. DRB-093478 - Newstand rehabilitation and restoration of three (3) historic properties in downtown Clarkdale, located at 909, 909 1/2 and 911 Main Street.

Applicant is Reynold P. Radoccia, AIA, LEED-AP, BD+C, Architecture Works Green, Inc. on behalf of 909 Main, LLC.

7. ACTION ITEMS

A. Historic Preservation Commission - Recommendation

Consideration and possible action by the Historic Preservation Commission to make a recommendation regarding application no. DRB-093478 for Clarkdale Newstand 909, 909 1/2, and 911 Main Street for improvements to the former Newstand Bar.

B. Consideration and possible action by the Design Review Board to approve application no. DRB-093478 for Clarkdale Newstand 909, 909 1/2, and 911 Main Street for improvements to the former Newstand Bar.

Consideration and possible action by the Design Review Board to approve application no. DRB-093478 for Clarkdale Newstand 909, 909 1/2, and 911 Main Street for improvements to the former Newstand Bar and apartments.

8. FUTURE AGENDA ITEMS

The Design Review Board and Historic Preservation Commission will propose items to be placed on a future agenda. This item is for discussion only.

9. ADJOURNMENT

Persons with a disability may request reasonable accommodations by contacting the Town Hall at 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.



Staff Report

Item Number: 4.A.

<u>Agenda Item:</u>	Approval of Minutes of the Design Review Board for the meeting held on March 2, 2022. Minutes of the Design Review Board for the meeting held on March 2, 2022.
<u>Staff Contact:</u>	Ruth Mayday, Community Development Director
<u>Meeting Date:</u>	June 1, 2022
<u>Background:</u>	Minutes of the Design Review Board for the meeting held on March 2, 2022.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	Staff recommends approval of minutes of the Design Review Board for the meeting held on March 2, 2022.

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MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE Wednesday, March 2, 2022 at 6:30 p.m.

1. **ALL TO ORDER:**

Chair Snyder called the meeting to order at 6:30 p.m.

2. **OLL CALL:**

Board Member	Present/Absent
Chair Snyder	Present
Vice Chair Kaempfe	Absent
Board Member Foutz	Present
Board Member Robbins	Present
Board Member Kelly	Present

Attending Staff
Community Development Director Ruth Mayday
Senior Planner Tom Blanchard
Community Development Technician Guss Espolt

3. **PUBLIC COMMENT:**

Sandy Booth: Was happy with last month's meeting, there was lots of information shared, but I could not find the minutes online.

Chair Snyder: We will direct staff to look into that, because we do have minutes.

4. **MINUTES:**

- a. Motion by Foutz, second by Kelly to approve the following minutes:
Meeting of Jan. 5, 2022 Approved with revisions.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Kelly	Aye

- b. Motion by Foutz, second by Robbins to approve the following minutes:
Meeting of Feb. 2, 2022 Approved with revisions.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Kelly	Aye

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5. REPORTS:

- a. Board Member Reports: None
- b. Staff Reports: **Director Mayday** stated that Vice Chair Kaempfe had resigned.
Chair Snyder moved up elections, without Board objection, to replace Vice Chair Kaempfe.
Director Mayday reminded the Board to elect a new Chair as well.

6. ACTION ITEMS (NOT REQUIRING A PUBLIC HEARING)

A. Election of Officers

Motion by Foutz, second by Kelly to re-elect Chair Snyder.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Kelly	Aye

Motion by Robbins, second by Foutz to elect Vice Chair Kelly.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Kelly	Aye

7. PUBLIC HEARINGS:

a. Highlander Laundromat Wall Sign

Senior Planner Blanchard presented a PowerPoint showing the wall sign location on the front of the building, facing 9th Street, with total size of 10 feet long and 3 feet, 2 inches tall.

The sign is very similar in appearance to the sign at the side entrance that was approved in October 2021.

Snyder: Carrie Snyder, the applicant, stated that the sign is similar to the one approved in October, except for the larger size and the added silhouette of Mingus Mountain. Also, it's the same bold colors as the sign approved in October.

Foutz: stated that the sign colors are really bold, and wished the sign was smaller and the color was more toned down to match the light tan brick color; she said to paint the brick darker to tone down the bright contrast of the sign colors.

Snyder: the bold orange and yellow colors tie into the other sign and the bright interior colors and it's like Arizona sunsets.

Robbins agreed that the sign is bold but it is under the maximum size by 17 square feet and could be larger.

Foutz: agreed that the sign meets code, and it was a matter of taste, and the sign just seems too strong because of the light tan building color and proximity to the street.

Snyder: It's at the discretion of the Board, I envisioned the big, bold colors to attract business. The Arizona weather and elements will mute the colors fast.

Vice Chair Kelly: asked for more comments, including Allen, the online Zoom guest, who had no Comments on the Highlander Laundromat wall signage.

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MOTION TO CLOSE PUBLIC HEARING

Motion by Robbins, second by Foutz.

MOTION TO APPROVE THE HIGHLANDER LAUNDROMAT WALL SIGN

DRB APPLICATION NUMBER 093330

Motion by Robbins, second by Kelly.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Nay
Board Member Robbins	Aye
Board Member Kelly	Aye

Vice Chair Kelly: Motion to approve DRB application 093330 approved.

8. PUBLIC HEARINGS:

b. Verde Canyon Railroad: Applicant: Reynold P. Radoccio, AIA, LEED_AP, BD+C, Architecture Works Green, Inc.

Senior Planner Blanchard summarized and presented a PowerPoint of the proposed improvements including applicable code requirements as follows:

1. New metal canopies to cover public outdoor waiting and bar areas.
(existing wood trellises to be removed).
2. Relocate existing outdoor beer bar.
3. New shade canopies over windows on existing train station / visitor center.
4. Paint exterior walls of existing train station/visitor center.
5. Replace decorative wood vigas with new decorative metal covering on existing train station/visitor center.
6. New building sign "VERDE CANYON RAILROAD" in 10" white painted metal letters, "Century" font on new shade canopy on train station/ visitor's center.
7. New 4' diameter acrylic logos on metal panel, mounted in six locations on new canopy cupolas and one location on new shade canopy on train station/ visitor's center.
8. New lighting under canopies and along railroad tracks.
9. Expand existing concrete patio areas.
10. New metal fencing and gates.
11. Verde Canyon Railroad Letter of Intent.
12. Relocate existing sculptures.
13. New trees in interior planters. Existing zoning required 15' wide landscape area along right-of-way to remain as existing.
14. New fire hydrants (water line to be extended.)

Town of Clarkdale Zoning Code, Section 7:

Section 7-080.B Awning (Canopy) 1. Signs may be attached to awnings made of rigid materials or applied or painted on the awning surface. 2. Signage on awnings shall not project above the awning. 3. Signage on awnings shall count toward the maximum signage square footage in Section 7-090.

Section 7-090 Commercial business located in commercial zoning districts shall use a combination of awnings, wall, window, freestanding, and projecting signage on-site to promote their business. Maximum cumulative signage is calculated based on linear street frontage. The maximum allowance is available for each

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street frontage on which the commercial building has a public entrance.- 436 square feet allowed this location - 292 square feet proposed.

Town of Clarkdale Zoning Code, Section 11-040, Review Criteria for Design Review:

A. The Design Review Board shall review applications for design approval of new construction, alterations, additions, or renovations to existing buildings or structures and shall have the power to approve, conditionally approve, or disapprove all such requests. The decisions will be based on the following criteria:

6. ENTRANCES, PORCHES AND PROJECTIONS: The height, projection, supports and relationship to streets and sidewalks, of entrances, porches, awnings, canopies and balconies of a buildings shall be visually compatible to the buildings, structures and places to which it is related.

7. MATERIAL, TEXTURE AND COLOR: The materials, textures and colors of the façade of a building shall be visually compatible with the predominant materials, textures and colors used in the buildings and structures to which they are related.

10. ACCESSORY FEATURES: Garages, carports, sheds, enclosures, walkways, stairways, and landings shall be visually compatible with building and structures to which they are related.

12. LIGHTING: Any on-site illumination shall be architecturally compatible to the overall project and not create a negative or visually detrimental effect on the building or neighboring properties.

B. The Design Review Board may review applications for design approval of signs and shall have the power to approve, conditionally approve, or disapprove all such requests based on the following criteria:

1. The sign shall be in appropriate scale, proportion, color and overall design relative to the exterior architectural character of the building, structure or site. (Prior code § 11-4)

Reynold P. Radoccio (applicant), provided more detail on the proposed improvements as follows:

Entrance: The new entrance will be on the south side of the building at the existing stairs and ramp and be marked by a steel frame structure topped with a cupola bearing 4' diameter turquoise colored Verde Valley Railroad logo.

Shade Canopy: The existing wood trellis shade structures are unsafe and will be removed and replaced with two new shade canopies constructed of steel railroad track beams with steel trusses supporting the corrugated rusted metal gable and flat roof canopies. The West side main canopy will cover 4,024, sq. ft. of expanded patio area and the East canopy will cover 775 sq. ft. for a total of 4,799 sq. ft. of additional shade and seating for approximately 300 people.

Beer Bar: A new bar will be centered on the east side of the main canopy and have two bar lengths running along the north and south side of the bar.

Lighting: New lights will be metal shielded with a historic design and mounted under the canopy or on a steel pole with additional LED strip lighting under the canopy entrance and building window canopies.

Signage: Six new 4' feet diameter acrylic turquoise colored logo signs on metal panels; three located on the cupola, two on canopies and one on the depot building canopy. One "Railroad Entrance" sign, located on the front entry canopy, measuring 9'-2" with 4" steel letters in "Century" font, painted white. A 16' sign consisting of 10" white stud-mounted metal letters, "Century" font, canopy mounted on the west side of the building.

Fencing: New metal fence and gates along the track will be constructed of 4"x 4" rusted metal mesh in a metal frame with gates.

Concrete Patio: Will be expanded and the new concrete dyed to match the existing concrete salmon color.

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Snyder: Any questions from the Board?

Foutz: In the winter, will you move the tables from the shade or would you add heating elements up in the canopy ceiling. And it will be hot in the summer.

Adair: We would not move anything in the winter and don't have plans for heaters for winter or fans in the summer but will install junction boxes in the ceiling for the future option of fans.

Kelly: What color is the circle, entrance canopy sign?

Radoccio: The circular sign color is turquoise with white lettering.

MOTION TO OPEN PUBLIC HEARING

Motion by Kelly, second Foutz.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Nay
Board Member Robbins	Aye
Board Member Kelly	Aye

No public comment.

MOTION TO CLOSE PUBLIC HEARING

Motion by Foutz, second Robbins.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Nay
Board Member Robbins	Aye
Board Member Kelly	Aye

Snyder: Does the board have any other questions, comments or discussion?

Robbins: I did not receive an email with the agenda and packet information this month, but I did find it on the website, but it didn't have the PowerPoint presentation. There are many design elements that I did not see until tonight. I'm not sure I feel comfortable making a decision without getting the information ahead of the meeting.

Director Mayday: I will double check to see if your email is correct on the email list. I'm not sure what happened. I apologize.

Kelly: I was up there today and looked around and I think the changes will be good, the shade structures and improvements are certainly welcome there.

Foutz: I love the character of the metal materials, the colors and the detailed renderings.

Adair: Of all the colors shown on the presentation, only three colors are new: Behr-Sonoran Desert, stucco; Sherwin Williams-Red Cent, accent; and Sherwin Williams-Gulf Stream (turquoise) logo/signs.

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Radoccio: The depot building will be repainted the same color ‘barnwood’ which is a stain, not a solid painted color.

Snyder: These improvements are long overdue. Your application was very thorough, covering all the elements of design, colors and textures. I commend you on your application and presentation. I love the metal, colors and everything about it. I echo Rob’s concerns about getting the materials from staff ahead of time and the staff report was lacking in detail.

Kelly: Getting the information ahead of the meeting would be helpful, but I think a lot of our questions were answered during the presentation.

MOTION TO APPROVE THE VERDE VALLEY RAILROAD DRB APPLICATION NUMBER 093330

Motion by Foutz, second Kelly.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kaempfe	Absent
Board Member Foutz	Nay
Board Member Robbins	Aye
Board Member Kelly	Aye

Vice Chair Kelly: Motion to approve DRB application 093330 passed.

8. ACTION ITEMS (NOT REQUIRING A PUBLIC HEARING)

a. Election of Officers – After discussion, the Board decided to move the election of officers from Action Item #8 to Action Item #6 to fill the vacant Vice Chair position since Chair Snyder was the applicant for the Highlander Laundromat Sign and would need to recuse herself due to conflict of interest, during the Highlander Laundromat Sign application hearing.

9. DISCUSSION ITEMS - NO ACTION TO BE TAKEN: None

10. FUTURE AGENDA ITEMS : None

11. ADJOURNMENT: 7:34 p.m.

Motion: Foutz

Second: Kelly

All opposed: None

Motion approved to adjourn.

Chairperson Kerrie Snyder

Community Development Director Ruth Mayday



Staff Report

Item Number: 4.B.

<u>Agenda Item:</u>	Approval of the minutes of the Historic Preservation Commission for the meeting held on May 3, 2022. Minutes of the Historic Preservation Commission for the meeting held on May 3, 2022.
<u>Staff Contact:</u>	Ruth Mayday, Community Development Director
<u>Meeting Date:</u>	June 1, 2022
<u>Background:</u>	Minutes of the Historic Preservation Commission for the meeting held on May 3, 2022.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	Staff recommends approval of the minutes of the Historic Preservation Commission for the meeting held on May 3, 2022.

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MINUTES OF A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION OF THE TOWN OF CLARKDALE

Tuesday, May 3, 2022 at 6:30 p.m.
Men's Lounge, Clarkdale Memorial Clubhouse

1. **ALL TO ORDER:**

Chair Gibson called the meeting to order at 6:32pm.

2. **OLL CALL:**

Board Member	Present/Absent
Chairperson Gibson	Present
Commissioner Emmet	Present
Commissioner Loesche	Present
Commissioner Lindner	Present
Commissioner Baird	Present

Attending Staff
Community Development Director Ruth Mayday
Senior Planner Tom Blanchard
Community Development Technician Guss Espolt

3. **PUBLIC COMMENT:** None

4. **MINUTES:**

- Approved April 5, 2022 Minutes** with clarification that Commissioner Lindner preferred the lift over the Ramp for ADA access to the Bandstand.
- Approved September 1, 2021 Minutes** with clarifications that this was a joint meeting with the DRB.
- Tabled the October 7, 2021 Minutes** for research of missing information, with clarification that this was a regular meeting, not a joint meeting.

Motion Lindner, Second Emmett to approve minutes a. and b. approved

Motion Lindner, Second Baird to table October 7, 2021 special meeting minutes pending clarification from staff.

Board Member	Aye/Nay
Chairperson Gibson	Aye
Commissioner Emmet	Aye
Commissioner Loesche	Aye
Commissioner Lindner	Aye
Commissioner Baird	Aye

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5. COMMISSIONER REPORTS:

a. **Emmett:** the state Questers have approved dispersal of \$1,500.00 to Drake Mienke, as the representative of his 501c3 which is his Copper Art Museum for an Arizona shaped bronze plaque for the Copper Arts Museum. The Questers will meet May 18th to formally vote funding approval.

Director Mayday stated future funding from Questers would be to the Town, who owns the signs that will be installed on public sidewalks.

6. STAFF REPORTS:

a. **HPC Notebooks** were presented to the Commissioners as a reference guide for the various historical buildings and history of Clarkdale. **Director Mayday** stated the month of May is 'National Historic Preservation Month' and she will produce a resolution for presentation to the Town Council for their review and approval.

b. **Bank Teller Walls:** the old bank building, where the bank teller walls are currently located, has a new tenant, who wishes to remove one portion of the bank teller wall, specifically, the 'L' shaped cut section of wall, which will be moved by professional movers from its current location in the old bank building to a more permanent storage area, possibly the Copper Art Museum, or the Historic Society Museum.

c. **HVAC-Auditorium:** HPC to review and approve location of new HVAC units and ductwork prior to Town Council review and approval. SHPO will have final approval. Commission discussed location of new air handlers concluding that screened rooftop or ground mounted units would be preferable to existing wall mounted units, to reduce operation noise from the units. Ductwork may be run in the roof rafters of the attic area.

Director Mayday announced the Newstand renovation proposal, which will require a joint meeting with the DRB, in the near future.

7. PUBLIC HEARINGS : None

8. NON-PUBLIC HEARING ACTION ITEMS: None

9. DISCUSSION ITEMS:

a. **Bandstand Improvements:** The Bandstand's original roof material was discussed. **Lindner** stated the original roof was most likely wood shingles, the same type of shingles shown in historic photos. **Director Mayday** stated that there was a fireproof version of the wood shingle shingle that Historic Architect Bill Otwell recommended, and we will be sending to SHPO for approval along with the structural and siding repairs. Safety repairs for stairs and decking may be done immediately and shall be like/kind match with original dimensions and paint color.

Parks and Recreation Department improvements will include ceiling flush mounted, lighting and additional electrical outlets for sound systems used during concerts. The improvements will not alter the Bandstand's historic quality.

b. **Interpretive Signage:** Staff wants to move forward with Arizona shaped, pedestal mounted sidewalk plaques. **Chair Gibson** suggested an advisory committee could work on the wordage and location of the plaques and place advertisements for volunteers in the "Small Talk" and other local newspapers. **Director Mayday** stated that the new Public Works Director, Corey Franek, is willing to support the sign installation program through inter-departmental budget sharing.

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c. **Interpretive Signage Program-Existing Historical Markers:** Commission discussed and agreed on replacement of the damaged portions of the signs to include signposts, frames, to include reproduction of the original photos with updated information and barcodes for links to additional historical data and non-glare plexiglass coverings. Since Drake built the signs, he would be a good resource to help rebuild them.

Loeschke suggested the possibility of a bench with a shade structure for the existing historical marker located at First North Street and the Bitter Creek overlook. **Chair Gibson** stated they could form a working group for the project.

10. **FUTURE AGENDA ITEMS :**

- a. Vote on interpretive signage.
- b. Discuss differences between Advisory Committees and Working Groups.
- c. Create additional advisory committees and formalize them.
- d. Commission will proclamation honoring historian Nancy Smith who recently passed away.

11. **ADJOURNMENT:** 7:47 p.m. Motion Emmett, Second, Loeshe

Chairperson Terry Gibson

Community Development Director Ruth Mayday



Staff Report

Item Number: 6.A.

Agenda Item: **Clarkdale Newstand - The Design Review Board and the Historic Preservation Committee will hold a combined public hearing on Application No. DRB-093478 Clarkdale Newstand 909, 909 1/2 and 911 Main Street, Clarkdale, Arizona.**

The Design Review Board and the Historic Preservation Committee will hold a public hearing regarding application no. DRB-093478 - Newstand rehabilitation and restoration of three (3) historic properties in downtown Clarkdale, located at 909, 909 1/2 and 911 Main Street. Applicant is Reynold P. Radoccia, AIA, LEED-AP, BD+C, Architecture Works Green, Inc. on behalf of 909 Main, LLC.

Staff Contact: Tom Blanchard, Senior Planner

Meeting Date: June 1, 2022

Background:



VIEW FROM MAIN STREET



Background: The owners of the Newstand, 909 Main, LLC, intend to renovate two (2) commercial zoned parcels in the Clarkdale Historic District. The project proposes the rehabilitation of three (3) historic structures located at 909, 909 1/2, and 911 Main Street in Clarkdale, Arizona. (Lots 5 and 6, Block 44, Clarkdale Amended Subdivision). The lots are approximately 3,920 square feet each and total 7,840 square feet; cumulatively, there are 5,337 square feet under the roof. Commonly known as The Newstand, the subject properties are situated mid-block, between the Stardust Bookstore (Bank building) and Purely Splendid Spa. Access to the site is via Main Street.

Zoning and General Plan Compliance: Current zoning for the subject parcels is Central Business, which allows for various forms of commercial, retail, and residential uses as a permitted use (no use permit required). The General Plan Designation of Central Business District also allows for historic mixed uses, including retail and residential. Therefore, no change to the General Plan designation or zoning district is required. This area is also subject to the Central Business District Focus Area Plan and the Arts and Entertainment Overlay District.

Historic District: The subject properties are within the boundaries of the Historic District, which was listed on the National Register of Historic Places in 1998.

Hand-drawn floor plan of a building on Main St. between Tenth and Ninth streets. The plan shows various rooms including Beauty Shop, Theatre, Drug Store, Grocery Store, Pool Hall, Jewelry Store, Bank, and General Store. It also includes utility areas like a boiler, wash, and cooling/heating plant. Street addresses 901-921 are marked along Main St. and Tenth St.

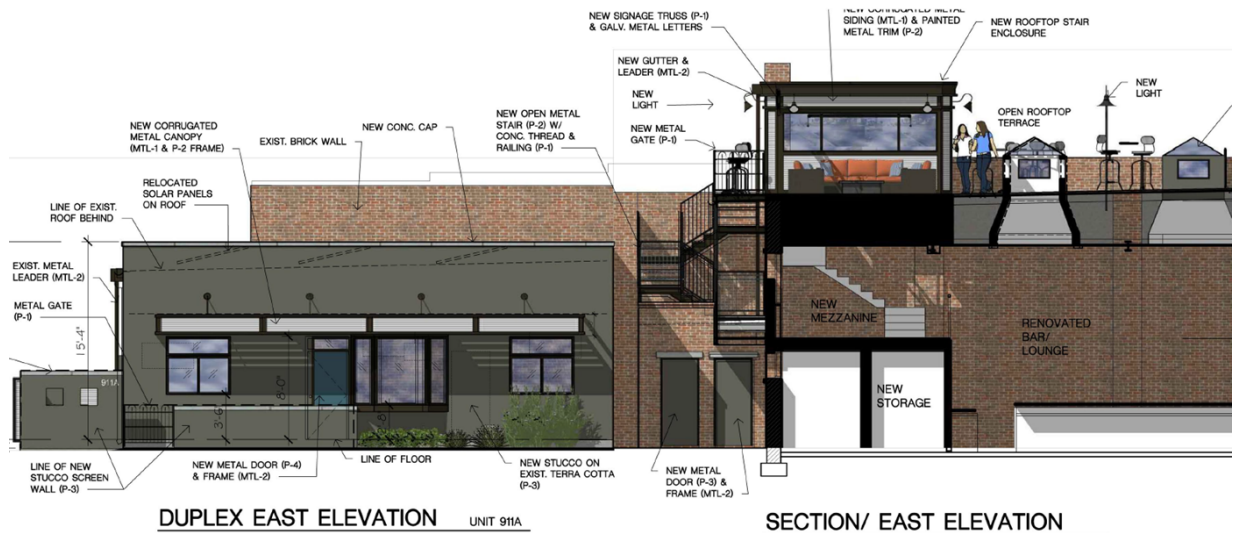
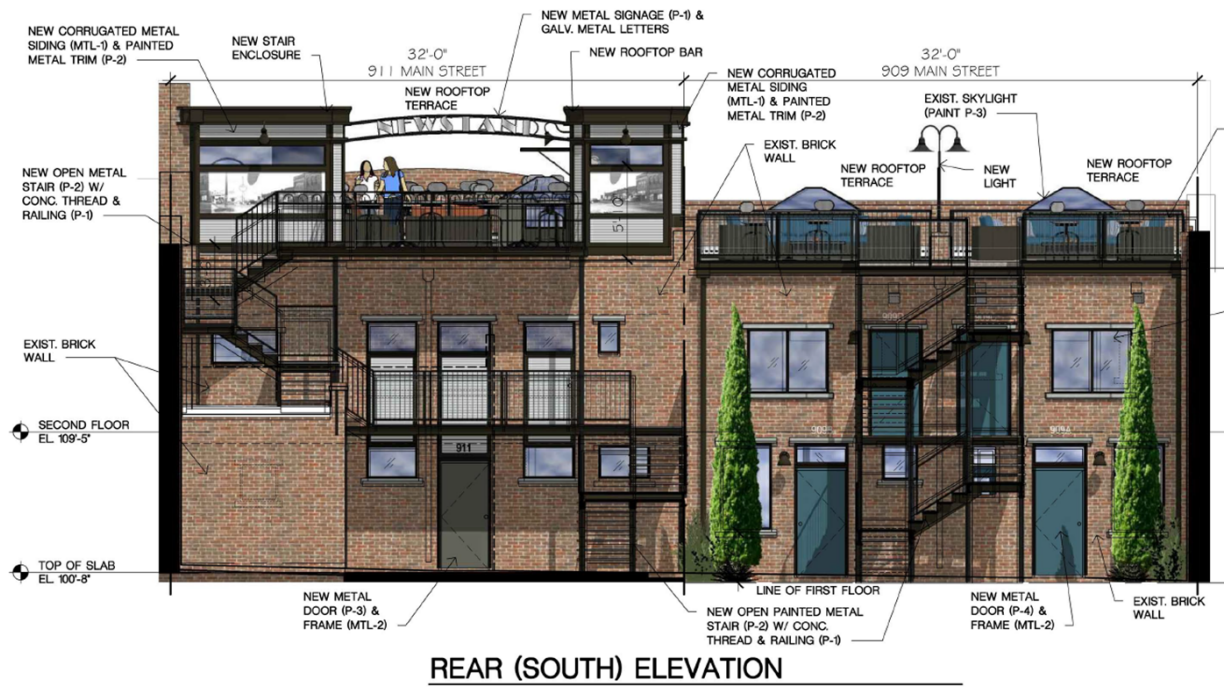
Architectural rendering of the front (north) elevation of a two-story brick building. The drawing shows the existing brick facade and roofline, with proposed new elements highlighted in blue. Key features include a new metal entry canopy with signage, new metal doors and windows, and a new rooftop bar area. The building is situated on 909 Main Street and 911 Main Street. The rendering includes a scale bar (1/8" = 1'-0") and a north arrow.

Labels and dimensions:

- 32'-0" 909 MAIN STREET
- NEW PAINTED METAL ENTRY CANOPY W/ SIGNAGE (P-4)
- EXIST. BRICK FACADE
- LINE OF ROOF BEHIND
- 909A 909B
- NEW ROOFTOP BAR BEYOND 32'-0" 911 MAIN STREET
- NEW PAINTED METAL ENTRY CANOPY W/ SIGNAGE (P-2)
- EXIST. LEADED GLASS
- EXIST. LEADED GLASS (PATCH)
- NEW METAL DOOR (P-4) & FRAME (MTL-2)
- NEW METAL RECESSED PANELS & FRAME TO REPLACE EXIST. WOOD PANELS (P-4)
- NEW WINDOW & FRAME (MTL-2)
- NEW METAL DOOR (P-3) & FRAME (MTL-2)
- NEW "CLARKDALE" ORNAMENTAL IRON FENCE AT SEATING AREAS (P-1)
- RENOVATED SIGN IN NEW LOCATION
- NEW WINDOW & FRAME (MTL-2)

FRONT (NORTH) ELEVATION

1/8" = 1'-0"





Proposed Improvements:

1. 909 Main Street Building Includes:

- Two new commercial units on the 1st floor, including sidewalk table space.
- Two new one-bedroom residential units on the 2nd floor.
- Two new roof top terraces on the existing roof with new steel exterior stairs to the roof.
- New landscaping in the rear parking area.

2. 911 Main Street Building Includes:

- Renovate the existing Newstand Bar, including a new bar/lounge, mezzanine and sidewalk table space.
- Install new fire sprinkler system in the bar/lounge.
- New roof top bar area on existing roof, including new exterior steel stairs to new roof.
- Renovate the existing two residential units in the rear detached building into a new two-bedroom apartment.
- New landscaping in the rear parking area.

Review Criteria for Design Review, per Clarkdale Zoning Code Section 11-040:

Of the criteria set forth in Chapter 11, Section 11-040, the following are germane to the proposed project:

1. **ARCHITECTURAL MERIT:** The architecture and design shall be visually compatible with the buildings and structures and places to which it is related. This project does not propose any substantive changes to the architecture of the existing historic structures. The restoration of missing glass block, new windows and doors that replicate the originals, and the addition of integral and wall

mounted lighting are fitting in the context in which they are proposed.

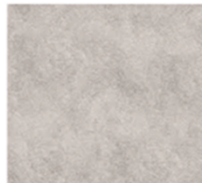
6. ENTRANCES, PORCHES AND PROJECTIONS: The height, projection, supports and relationship to streets and sidewalks, of entrances, porches, awnings, canopies and balconies of a buildings shall be visually compatible to the buildings, structures and places to which it is related. The restoration of the historic entrances with period identical doors and new paint will enhance the aesthetic of the historic downtown. The proposed outdoor seating area with the "Clarkdale" ornamental iron fence further ties the project into the historic feel of the area.

This project proposes the addition of metal awnings on the Main Street façade of the buildings.

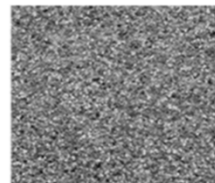
7. MATERIAL, TEXTURE AND COLOR: The materials, textures and colors of the façade of a building shall be visually compatible with the predominant materials, textures and colors used in the buildings and structures to which they are related. This project proposes to retain the existing brick in its natural state. New concrete will be poured for stair treads in the alleyways, and a deck coating will be added to the rooftop bar and private rooftop patios for the apartments. The Clarkdale fence used for the outdoor seating on the Main Street side will be painted black to match period fencing, and the metal framing for the stairs, metal trims, and canopy over the Newstand will be a deep brown.



EXISTING BRICK
NATURAL



CONCRETE
NEW CONCRETE CAP
STAIRS TREAD
NATURAL



DECK COATING
WAYNE'S PAINTING
SALT N' PEPPER



P-1 PAINT
PAINTED METAL RAILING
SW6258 TRICORN BLACK



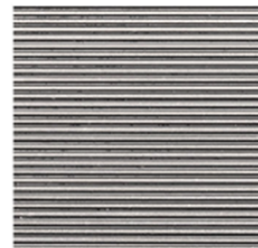
P-2 PAINT
PAINTED METAL STAIRS,
METAL TRIM & METAL
CANOPY
SW7048 URBANE BRONZE



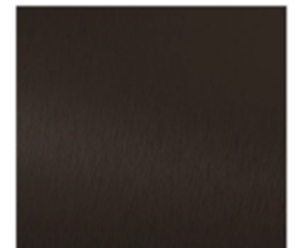
P-3 PAINT
STUCCO, PAINTED
METAL DOORS
SW7068 GRIZZLY GRAY



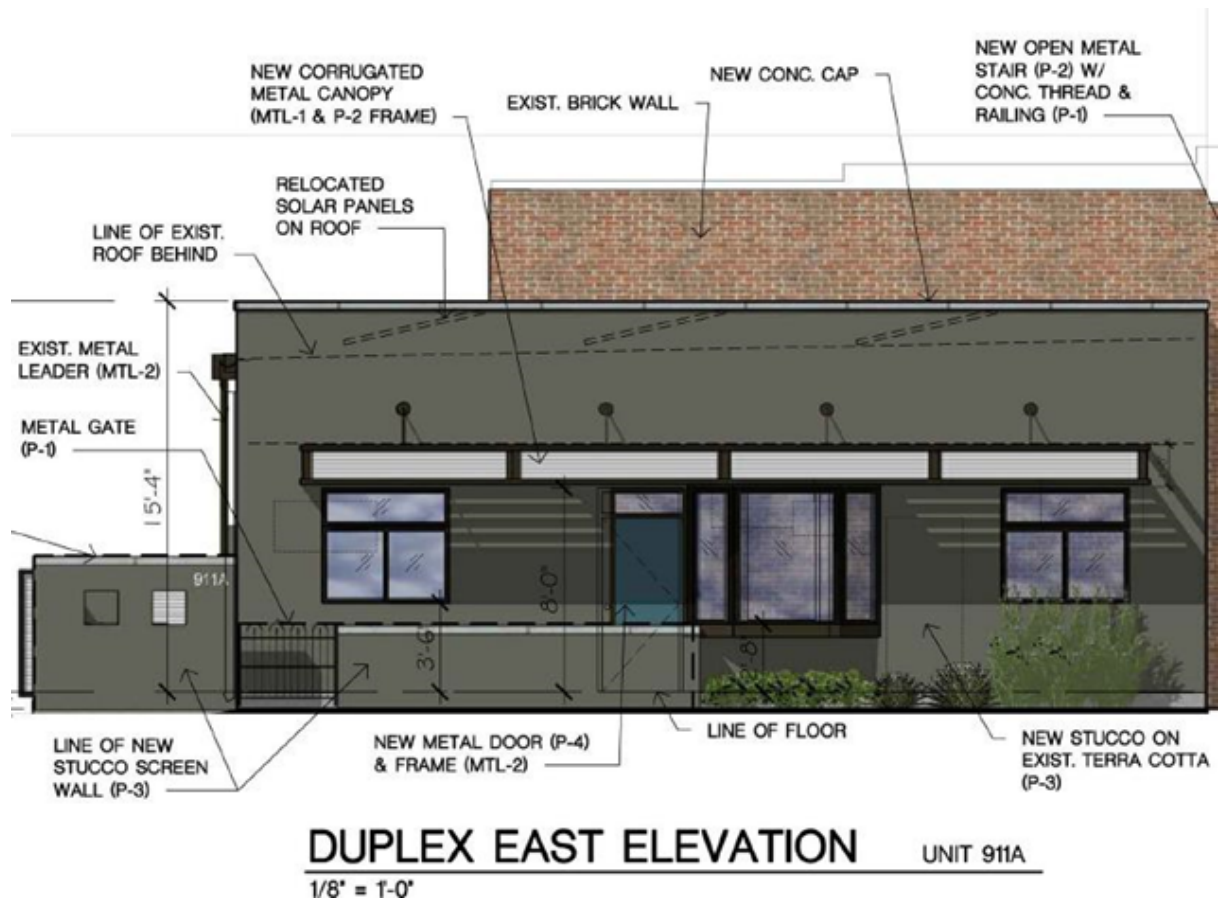
P-4 PAINT
PAINTED METAL CANOPY,
METAL DOORS
SW 9059 SILKEN PEACOCK



**MTL-1 GALVANIZED
CORRUGATED METAL**
METAL CANOPY FASCIA,
METAL SIDING



**MTL-2 DARK BRONZE
ANODIZED**
DOOR & WINDOW FRAMES,
GUTTERS & LEADERS,
LIGHTING



The renovated apartment in the alley behind the Newstand will be stuccoed and painted a deep gray. The canopy will feature corrugated metal siding; the same siding will be used on the open rooftop terraces.

The awning for the retail bays will be painted a deep peacock blue, which will introduce a new color into the downtown streetscape that is complimentary to the deep brown awning of the Newstand and Smelter Town Brewery.

Remaining metals such as door and window frames, gutters, lighting and other features will be dark bronze/brown in color, similar to the gutters and metal trim at the Community Development and Public Works buildings.



8. ROOFS: The Roof shape and materials of a building shall be visually compatible with the building to which it is related. Currently, the roof of the 909 and 911 is a flat roof with skylights, which is typical for downtown Clarkdale and not visible from the public right-of-way. The project proposed to develop a rooftop terrace and bar for the 911 Main Street building, and two (2) smaller rooftop decks for the apartments in the 909 Main Street building. The proposed features of the rooftop bar include preservation of the existing parapet wall, and addition of corrugated metal panels to provide privacy and safety for the patrons of the bar as well as the tenants of the apartments on the second floor of the 909 Main Street building. Both the rooftop bar and the stairwell will likely project over the parapet wall, but the use of corrugated metal and dark framing for the panels will compliment the existing built environment. The applicant will be providing scaled perspectives for review as part of his presentation at the Public Hearing.

9. ARCHITECTURAL DETAILS: Doors, windows, eaves, cornices and other architectural details of a building or structure shall be visually compatible with building and structure to which they are related. The addition of architectural details such as new doors and windows will be visually indistinguishable from the existing period features. New details, such as the rooftop signage and patio, are designed to complement the historic nature of downtown Clarkdale. Staff suggests and the applicant has agreed to retain the stamped tin Greek key trim around the windows on the Main Street facades.

10. ACCESSORY FEATURES: Garages, carports, sheds, enclosures, walkways, stairways, and landings shall be visually compatible with building and structures to which they are related. This project proposes new stairwells and landings on the alley side of the building. Made of metal, they will be painted black, which compliments the existing historic brick and is fitting for the period in which the buildings were constructed. The treads and landings will be concrete, while the risers will be open in keeping with the traditional appearance of alley facing stairways.

11. LANDSCAPING: Landscaping shall be visually compatible with the landscaping around the buildings, structures and places to which it is related. Minimal

landscaping is proposed for this project. The parking stalls in the alley will be separated by raised medians with minimal vegetation. The 909 ½ building will feature a small, landscaped area on the side facing the parking stall. This vegetation softens the visual impact of the area and compliments the other proposed improvements.

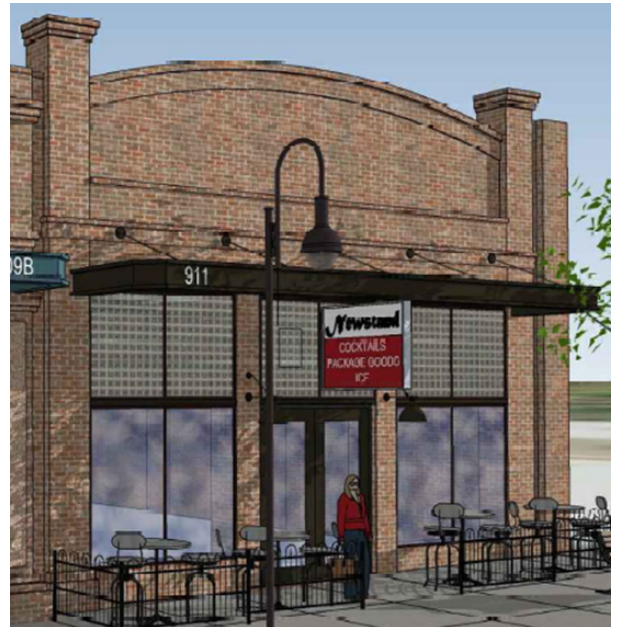
12. **LIGHTING:** Any on-site illumination shall be architecturally compatible to the overall project and not create a negative or visually detrimental effect on the building or neighboring properties. Lighting proposed for this project is designed to project downward and have a limited footprint. The fixtures are complimentary to the Town's streetlighting scheme and surrounding properties in the historic downtown. Fixtures will be black.



The Design Review Board may review applications for design approval of signs and shall have the power to approve, conditionally approve, or disapprove all such requests based on the following criteria:

The sign shall be in appropriate scale, proportion, color and overall design relative to the exterior architectural character of the building, structure or site.

The iconic red and white Newstand sign will be retained and relocated from above the glass block on the façade of 911 Main Street to a location under the new metal canopy and above the double doors. Any additional signage will require a separate application.



Central Business District Focus Area Plan

Adopted by Town Council on February 27, 2018 as a corollary to the Arts and Entertainment Overlay District, this Plan defaults to the design guidelines set forth in the Arts and Entertainment Overlay District, which are discussed in detail below.

Arts and Entertainment Overlay District

This district was formed in 2013 upon the approval of Ordinance No. 354 by Town Council on September 24, 2013. The purpose of the district is threefold: to promote economic development in the Clarkdale central commercial area; to preserve the historic look of the Central Business District, and to allow for the approval of exemptions from the distance restrictions prescribed in A.R.S. § 4-207(C) (4) regarding the location of establishments serving alcoholic beverages.

This project proposes a rehabilitation of three (3) existing historic structures. The buildings have, over time, housed apartments on the second floors and various retail and bar/restaurant uses on the first floor. Thus, the components listed should be considered in the context of the proposed rehabilitation of the buildings and new architectural features rather than an infill project.

As stated in Chapter 3, Zoning Districts, properties located within the boundaries of the Arts & Entertainment district shall closely consider the relationship between the built environment and proposed infill projects. It is recommended that such projects incorporate the following:

1) Establishment of a relationship to adjoining spaces: The creation of a relationship between adjoining spaces considers not just massing and scale of adjacent structures, but how the uses interact with each other and the neighborhood. In an historic downtown, it is common to have residential uses intermingled with commercial uses. The subject buildings have comingled commercial and residential uses for quite some time; the proposed project continues these uses albeit with a smaller residential footprint.

The use of materials, architectural styles, and colors also tie this project into the existing built environment. The original façade will remain largely intact. New metal awnings similar to those found at Smelter Town Brewery will be added; the proposed sidewalk seating area will employ a decorative iron fence, missing and damaged glass block will be replaced, and the most recent (original) Newstand sign will be retained. While the proposed awnings are not original to the buildings, they provide much needed shade on the sidewalk and acknowledge the town's industrial past.

The rooftop terrace area provides additional detail and elements that compliments the column and arch configuration of the parapet wall on the 911 Main Street building. The proposed columns are functional as well as ornamental; they provide protection of the stairwell and rooftop bar, and anchor the arched "Newstand" signage that bridges the rooftop seating area. Both the columns and

arched signage are well under the 50' maximum building height.

The proposed exterior alleyway improvements are similar in nature and design to fire escapes and exterior stairways typically found in historic downtown mixed-use buildings. Improvements include landings and open-riser stairs that provide access without an overly weighty appearance. The stair and rooftop bar enclosures feature historic images of downtown Clarkdale, further tying the rehabilitation to the history of the community.

2) Continuity of street scape along Main Street through inclusion of benches and appropriate landscaping: As this project is a rehabilitation of existing mid-block buildings, the addition of benches and additional landscaping is not required.

3) Brick facades and/or partial brick inlays: No significant changes are proposed to the existing, historic brick facades.

4) Clerestory windows are not an appropriate addition to the historic subject properties: This project proposes the preservation and restoration of the existing transom windows, which is appropriate for this project.

5) A strong pedestrian connection to existing sidewalks or extension of the sidewalk system: The historic entrances to these buildings will be maintained, which are predicated on the original design for the town. The pedestrian connection to Main Street is a feature of this project; the additional access through the alleyway improvements compliments and encourages pedestrian use and access to the subject properties.

6) Main entrance from a public sidewalk: Both the 909 and 911 Main Street buildings are oriented with the primary entrance from Main Street.

7) Rounded arches: The parapet wall of the 911 Main Street building is one of the bases for this requirement in the Arts and Entertainment District, along with brick inlay arches found at 917 Main Street and the Smelter Town Brewery. This theme is echoed in the arched signage feature included in the rooftop lounge improvements.

8) Large storefront windows: The existing historic storefront windows will be maintained.

9) Varied roof lines: The existing historic rooflines will be maintained.

10) Where feasible, place public parking behind buildings: Additional improved parking is provided behind the buildings. The parking surface is a permeable material that allows for the ground to absorb water.

11) Where feasible, the front yard setback shall be reduced to zero if the main building abuts a public sidewalk. No changes are proposed to the existing zero front lot line of the buildings.

12) Where feasible, landscaping shall include shade trees along the front boundary. Street trees are provided the public right-of-way; no further permanent landscaping is proposed for the front of the project. Additional landscaping is proposed for the alleyway, including plantings in front of the 909 ½, the parking islands, and near the new stairways.

ARIZONA STATE UNIVERSITY REPORT 2020

“Activating Historic Clarkdale Through Sustainable Design and Policy”

Part 3 Design Principles and Guidelines - Alleys: During the community input session of this ASU project, Clarkdale Residents expressed interest in activating downtown alleys. Alley activation includes the creation of an inviting atmosphere and the implementation of safety measures, such as lighting and access. Alley activation can increase street connectivity as well as catalyze new pedestrian and bike opportunities. Alleys can also add a whimsical element to the area, contributing to Clarkdale’s rich history. The following recommendations are for Businesses adjacent to alleyways.

This proposal meets the following ASU encouraged actions to activate alleys:

- *Catalyze alley activation by developing alley spaces whenever possible.*
- *Add landscaping and artistic elements that add to Town’s character.*
- *Install pedestrian scale lighting to increase visibility and safety.*

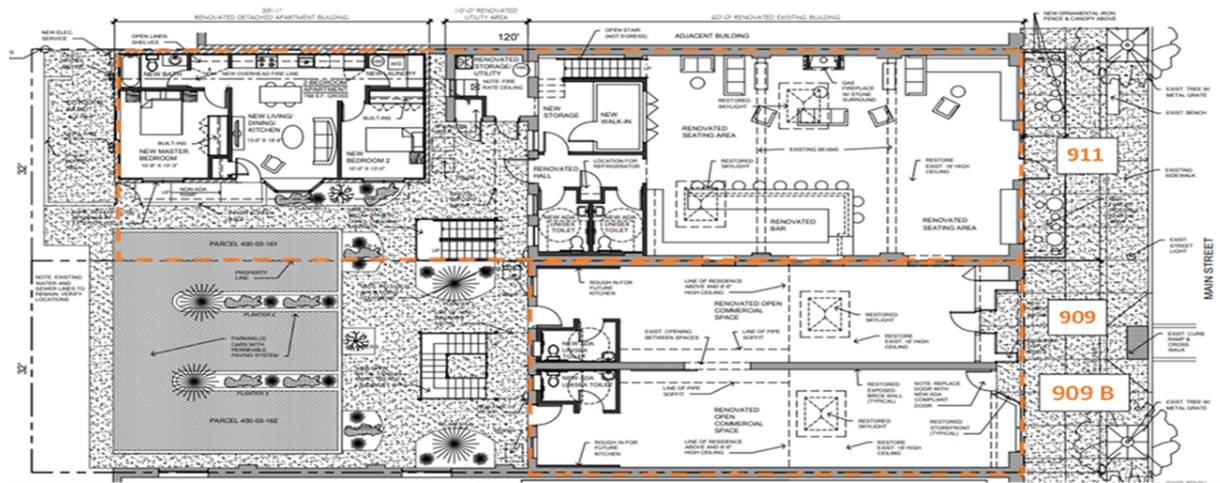


While the configuration of the interior of the project is not subject to design review, staff has included the floor plans to provide context for review comments in this report.

NEWSTAND - 911 Main Street - First Floor (2,797 sq. ft.) - Interior renovations include a serving bar, seating areas, gas fireplace, two ADA bathrooms and two restored skylights. Exterior rear renovations include detached two-bedroom apartment, permeable paving parking for three vehicles, eight planters with plants from approved plant list with drip irrigation system, lighting, and new concrete paving throughout the rear yard.

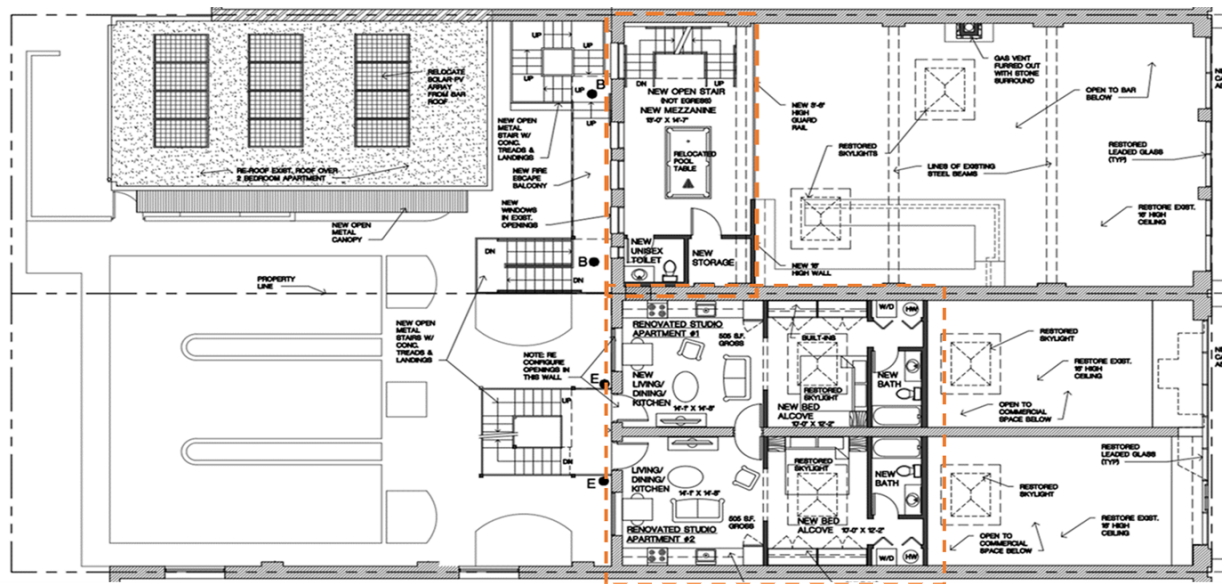
Adjacent- 909 Main Street - First Floor Plan - Renovations include two (2) identical 927.5 sq. ft. commercial spaces, known as 909A and 909B, each having

an ADA bathroom, rough-in for future kitchens, restored exposed brick walls, two restored sky lights, restored 16' ceiling, restored storefront, display boxes and a new outdoor shade canopy. The two commercial spaces have the flexibility to be combined as one commercial space, via an existing wall opening between the two spaces, for a total of 1,855 sq. ft.



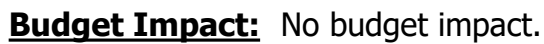
NEWSTAND at 911 Main Street - Second Floor/Mezzanine (190 sq.ft.) - Renovations include a mezzanine, with a restroom, storage room and a restored pool table from the original Newstand bar. The mezzanine also serves as a landing between the second floor and the proposed roof top bar.

909 Main St. - Second Floor Plan: Renovations include two (2) identical 505 sq. ft. studio apartments, with separate bathrooms and laundry and restored skylights. The apartments are accessed via outdoor metal stairs that also access the roof top terrace and rear yard and parking.



NEWSTAND 911 Main Street - Roof Plan - Improvements include a 920 sq. ft. uncovered rooftop terrace with outdoor seating spaces, serving bar, portable

909 Main Street – Roof Plan- Improvements include two (2) 14 x 16 foot separate terraces for the use of the two (2) second floor tenants. Skylights will be restored.



n:



Staff Report

Item Number: 7.A.

Agenda Item:**Historic Preservation Commission - Recommendation**

Consideration and possible action by the Historic Preservation Commission to make a recommendation regarding application no. DRB-093478 for Clarkdale Newstand 909, 909 1/2, and 911 Main Street for improvements to the former Newstand Bar.

Staff Contact:

Ruth Mayday, Community Development Director

Meeting Date:

June 1, 2022

Background:

This project proposes the rehabilitation of three (3) historic buildings in downtown Clarkdale. Commonly known as The Newstand, the plan redevelops the Newstand bar, two (2) studio apartments, a single two-bedroom apartment, two rooftop terraces for the studio apartments, and a rooftop bar and seating area.

All property owners of record within 300' of the subject property were notified of the proposal and a public hearing via first-class mail mailed on May 12, 2022. A notice was posted on the property on or about that same date; the notice was published in the Verde Independent on May 15, 2022.

Now that the Historic Preservation Commission has held the requisite public hearing, they may now discuss the proposal and take action.

Budget Impact:

No budget impact.

Recommendation:

MOTION: BASED ON THE FOLLOWING FINDINGS OF FACT, I MOVE TO RECOMMEND APPROVAL OF APPLICATION NO. DRB-093478, THE NEWSTAND MIXED USE REHABILITATION PROJECT.

1) That the proposed project, as presented, is in substantial conformance with the requirements of the Town of Clarkdale Zoning Code, General Plan 2022, and other adopted codes and plans.

2) That the proposed project, as presented, enhances the historic downtown and contributes positively to the economic development of the Town of Clarkdale.

I MOVE TO APPROVE APPLICATION NO. 093478 THE NEWSTAND MIXED USE REHABILITATION PROJECT WITH THE FOLLOWING STIPULATIONS:

I MOVE TO SEND APPLICATION NO. 093478 THE NEWSTAND MIXED USE REHABILITATION PROJECT BACK TO STAFF FOR FURTHER WORK.

I MOVE NOT TO APPROVE APPLICATION NO. 093478 THE NEWSTAND MIXED USE REHABILITATION PROJECT.