



**NOTICE OF A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, JULY 5, 2022 AT 6:30 PM**

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 that the Historic Preservation Commission will hold a Regular Meeting open to the public on Tuesday, July 5, 2022, at 6:30 PM at 19 N. Ninth Street, Clarkdale, Arizona, Clark Memorial Clubhouse, Men's Lounge. A quorum of Town Council members may be present at this meeting; however, they will not deliberate or take action on any items. All members of the public are welcome to attend.

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

1. CALL TO ORDER

2. PUBLIC COMMENT

The Historic Preservation Commission invites the public to provide comments at this time. Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01 (G), 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. Persons interested in making comments on a specific agenda item are asked to complete a brief form and submit it to the Commission Liaison during the meeting. Each speaker is asked to limit their comments to five minutes.

3. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the Town Council at a work session or during New Business discussion. They are intended to be acted upon in one motion. Commissioners may pull items from consent if they would like them considered separately.

A. Approval of minutes

Consider and act upon the minutes from the Historic Preservation Commission meeting held on May 3, 2022, and the joint meeting with the Design Review Board held on June 1, 2022.

4. REPORTS

A. Commissioner Reports

Questers plaque funding status - Member Emmett

B. Staff Updates

- Information Only

5. NEW BUSINESS

A. Proclamation in honor of Nancy Smith

Consideration and possible action to approve the language and historical information in a Proclamation to honor Nancy Smith.

B. Copper Art Museum/Clarkdale High School Historical Marker Language

Consideration and possible action to approve the final language on the historical marker for the Copper Art Museum/Clarkdale High School.

C. Historic Signage Design - Clarkdale's Historic District

Consideration and possible action to approve the design of the historical signage for Clarkdale's Historic District.

6. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. Historic Marker Survey

Discussion regarding the Historic Marker Survey.

7. FUTURE AGENDA ITEMS

Commissioners may propose items to be placed on a future agenda. This item is for discussion only.

8. 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: 3.A.

Agenda Item:

Approval of minutes

Consider and act upon the minutes from the Historic Preservation Commission meeting held on May 3, 2022, and the joint meeting with the Design Review Board held on June 1, 2022.

Staff Contact:

Ruth Mayday, Community Development Director

Meeting Date:

July 5, 2022

Background:

Minutes from the Historic Preservation Commission meeting held on May 3, 2022, and the joint meeting with the Design Review Board held on June 1, 2022.

Budget Impact:

No budget impact.

Recommendation:

Staff recommends approval of the minutes from the Historic Preservation Commission meeting held on May 3, 2022, and the joint meeting with the Design Review Board held on June 1, 2022.



**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:

- a. **Approved April 5, 2022 Minutes** with clarification that Bill Otwell, Architect and consultant, shared an opinion that a wheelchair lift, on the opposite side of the bandstand stairs for ADA access to the Bandstand.
- b. **Approved Sept. 1, 2021, Minutes** with clarifications that this was a joint meeting with the DRB.
- c. **Tabled the Oct. 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 Oct. 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

5. **COMMISSIONER REPORTS:**

a. **Emmett:** the state Questers have approved dispersal of \$1,500 to Drake Mienke, as the representative of his 501c3 that is his Copper Art Museum for an Arizona shaped bronze plaque. The Questers will meet May 18 to formally vote on funding approval.

Director Mayday stated future funding from Questers would be to the Town, who own 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. It 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 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 the stairs and decking may be done immediately and shall be like/kind match with original dimensions and paint color. The **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 verbiage 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.

c. **Interpretive Signage Program-Existing Historical Markers:** Commission discussed and agreed on replacement of the damaged portions of the signs to include signposts, frames (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.

Loesche 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 approve proclamation honoring historian Nancy Smith who recently passed away.

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

Chairperson, Terry Gibson

Community Development Director, Ruth Mayday

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Minutes of a Joint Meeting of the Design Review Board and the Historic Preservation Commission of the Town of Clarkdale, AZ Wednesday, June 1, 2022 at 6:30 p.m.

1. CALL TO ORDER:

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

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

2. ROLL CALL Design Review Board:

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

ROLL CALL Design Review Board:

Commissioner	Present/Absent
Chair Gibson	Present
Vice Chair Baird	Absent
Commissioner Emmett	Present
Commissioner Lindner	Present
Commissioner Loesch	Present

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

3. PUBLIC COMMENT: None

4. MINUTES:

a. Design Review Board Meeting Minutes of March 2, 2022. Approved as written.

Motion by Foutz, Second by Robbins to approve as written.

Approved: 5-0

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kelly	Aye
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Jernigan	Aye

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b. Historic Preservation Commission Meeting Minutes of May 3, 2022, approved with the following revision: *Bill Otwell stated: "the best solution will be a wheelchair lift on the side opposite the stairway."*

Motion by Emmett, Second by Loesche to approve minutes with above revision.
Approved: 4-0

Commissioner	Aye/Nay
Chair Gibson	Aye
Vice Chair Baird	Absent
Commissioner Emmett	Aye
Commissioner Lindner	Aye
Commissioner Loesch	Aye

5. REPORTS:

a. Board Member Reports:

Member Foutz and **Commissioner Loesche** attended the Volunteer Appreciation Dinner and both stated it was a wonderful time, with great food and gifts that included river and train trips. The volunteers had a great time and felt appreciated for their efforts.

b. Staff Reports: **Director Mayday** introduced a new Design Review Board Member, Brennan Jernigan, who has a background in public sector work. Staff has a new agenda software that is causing some issues, which should be resolved soon. The agenda and packets are available on the Town's website. If you are not receiving the meeting packet by email, check your SPAM or Junk Mail folder. Paper copies of meeting packets are also available at the Community Development Office upon request.

6. PUBLIC HEARINGS:

a. **Application No. DRB-093478 Clarkdale Newstand** 909, 909 ½, and 911 Main Street, Clarkdale, Az. The applicant is Reynold P. Radoccia, AIA, LEED-AP, BD+C, Architecture Works Green, Inc. on behalf of the owner, '909 Main, LLC.'

Director Mayday presented a PowerPoint showing color building elevations and renderings of the proposed project improvements for rehabilitation of three (3) historic structures including the Newstand, adjacent retail space, and the residential duplex building at the rear of the property. The facades and store fronts will be restored in a manner that protects its historic character according to the following guidelines:

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, of which the following guidelines apply:

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1. Establishment of a relationship to adjoining spaces: 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.*
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 basis 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 in 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.*

The Design Review will review this proposal per the following design review criteria found in **Clarkdale Zoning Code, Chapter 11-040**, as follows:

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*

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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.*

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 be visible over the parapet wall, but the use of corrugated metal and dark framing for the panels will complement the existing built environment.*

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, the risers will be open for 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.*

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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.*

B. SIGNAGE: 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. A new arched, black metal sign with cutout letters spelling 'Newstand' will be displayed over the rooftop bar.

Clarification Questions:

Robbins: With a potential of four apartment residents, will three spaces provide adequate parking?

Mayday: Main Street parking is available.

Kelly: What is the checkerboard pattern above the door?

Mayday: Glass block, which will remain, and missing block replaced.

Jernigan: What is the construction timeline?

Mayday: About 1917

Reynold P. Radoccia, the project architect and applicant on behalf of the owner, 909 Main, LLC.

Provided more details on the project as follows:

Newstand - 911 Main Street

First Floor: Interior renovations include a serving bar, seating areas, gas fireplace, two ADA bathrooms, two restored skylights and fire suppression system. Exterior renovations include recessing the front entrance door, to compliment the other recessed doorways, restoring original look of the front entrance with new period-like dark bronze windows, doors and metal shade canopy and sidewalk seating area. Exterior rear renovations include renovated detached two-bedroom apartment, exterior black metal stairs to access rooftop bar and studio apartments, permeable paving parking for three vehicles, landscaped areas with plants from approved plant list and drip irrigation system and lighting.

Second Floor/Mezzanine: Renovations include a mezzanine area, with a restroom and storage room. The mezzanine also serves as a landing between the second floor and the proposed roof top bar.

Rooftop: Renovations include an uncovered rooftop terrace at the rear of the building, with serving bar, seating space for 50 people, portable gas fire table and lighting. The windows on the bar and stairwell will be covered with black and white photo images of historic Clarkdale. The rooftop will be accessed via a new interior staircase and an exterior black metal staircase that also leads to the ground floor and parking area. A black metal arched Newstand sign will be attached to the serving bar and stairwell roof enclosure and be visible only from the alley. Historic Clarkdale photos will be displayed on the windows of the bar enclosure and stairwell enclosure. The dark colors of the bronze window and enclosure trim will blend with the black metal stairs that mimic historic fire escape stairs.

Rear of 911 Main Street: Renovate the existing, detached 'duplex' in the rear of 909 Main Street into a single, two-bedroom, detached residential apartment. Exterior will be stuccoed and painted a dark green and it will include an enclosed private patio and landscaping.

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Adjacent Retail - 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 skylights, 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. The front entrance will be refurbished with new period-like windows and doors with dark teal green metal door, window frames and metal shade canopy.

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 exterior black metal stairs that also access the roof top terrace and rear yard parking area.

Roof Plan: Renovations include two (2) identical 224 sq. ft. roof terrace spaces, separated by an existing parapet wall and privacy fence, portable gas fire pits and shielded lights mounted on ornamental metal poles. Exterior black metal stairs will access the roof top terrace, studio apartment and rear parking area.

Signage: The original red and white Newstand sign will be refurbished and installed above the entry. An arched, black metal sign with cutout letters spelling 'Newstand' will be displayed over the rooftop bar area.

Parking: Three new parking spaces will be located on permeable pavers, to improve drainage and be outlined by raised landscape planters. The three parking spaces are designated for the three proposed apartment units, one parking space per apartment unit.

Landscaping: Eight proposed landscaped areas, located in the rear yard and parking area will soften the view of the alley, parking area, exterior metal staircases and utility boxes. Plant materials will be chosen from Clarkdale's approved plant list.

Clarification Questions:

Emmett: Will there be retail spaces?

Radoccia: Yes, the 909 building will have retail on the main floor and two studio apartments on the second floor, accessed by exterior stairs.

Loesch: Will the roof top photos on the windows be UV protected?

Radoccia: The rooftop will have urethane decking and the photos will be UV protected.

Emmett: Will the skylights on the roof remain the same or refurbished?

Radoccia: Yes, the paint on the skylights will be removed and cleaned up.

Kelly: The tree appears to be too close to the building, what is the distance between the tree from the building?

Radoccia: 4-5 feet, which should be adequate for pedestrian traffic.

Phillip Tavasci: As owner of this property, and having lived here for 18 years, this is a project of passion for restoring the Newstand into something special.

Open Public Hearing – Design Review Board

Motion by Kelly, Second by Foutz.

Approved: 4-0

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kelly	Aye
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Jernigan	Aye

Richard Dehner: Happy for project and new business in community. Concern is view, noise and light from

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rear of rooftop bar. Perhaps a solid wall on the rear of the rooftop bar would reduce the noise and light.

Toby Paine: Fire sprinkler in bar area only? Why not in the apartments and retail?

Radoccia: Sprinklers will be required in all buildings.

David Parel: Will the pool tables remain?

Radoccia: Yes, one or two tables will remain.

Todd Green: Great project, supportive of historic preservation. Concern for water usage; need a water comprehensive plan.

Craig Backus: Sprinklers not required, per Fire Department. Likes more retail.

Close Public Hearing-DRB

Motion by Kelly, Second by Jernigan.

Approved: 4-0

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kelly	Aye
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Jernigan	Aye

7. ACTION ITEMS -Historic Preservation Commission

a. Consideration and possible action by the Historic Preservation Commission to approve application no. DRB-093478 for Clarkdale Newstand 909, 909 ½ and 911 Main Street for improvements to the former Newstand Bar and apartments.

HPC Discussion:

Lindner: Original doors and windows should remain. Historical preservation is more important than the code. The building dates to 1915 and is the most historically intact building on Main Street. The doors look industrial, not like the original.

Radoccia: The turquoise painted plywood panels will be removed, new glass installed, the tin Greek trim will be restored. The entry doors are not original and will be replaced with a replica-look door. Will restore and replicate as needed.

Lindner: Double hung or slider windows? The two lights at the entrance to 911 are not historically correct. Maybe consider lighting in the recessed doorway ceiling.

Radoccia: Windows will be double hung and will they consult with the owners concerning the lighting.

MOTION TO RECOMMEND APPROVAL OF THE NEWSTAND DRB APPLICATION NUMBER 093478

Motion by Emmett, Second Loesche

Approved: 4-0 with HPC following stipulations:

1. Remove two lights from entrance.
2. Retain original doors or replicate.
3. New window trim to match original.

Commissioner	Aye/Nay
Chair Gibson	Aye
Vice Chair Baird	Absent
Commissioner Emmett	Aye
Commissioner Lindner	Aye
Commissioner Loesch	Aye

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7. ACTION ITEMS – Design Review Board

- b. Consideration and possible action by the Design Review Board to approve application no. DRB-093478 for Clarkdale Newstand 909, 909 ½ and 911 Main Street for improvements to the former Newstand Bar and apartments.

Motion by Kelly, Second Robbins

Approved: 5-0 with HPC following stipulations:

1. Remove two lights from entrance.
2. Retain original doors or replicate.
3. New window trim to match original.

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kelly	Aye
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Jernigan	Aye

8. FUTURE AGENDA ITEMS – DRB : None

9. DRB-ADJOURNMENT: 8:13 p.m.

Motion: Robbins, Second: Kelly

Approved: 5-0 to adjourn

Board Member	Aye/Nay
Chair Snyder	Aye
Vice Chair Kelly	Aye
Board Member Foutz	Aye
Board Member Robbins	Aye
Board Member Jernigan	Aye

8. FUTURE AGENDA ITEMS – HPC

Commissioner Lindner asked that the following items be placed on the agenda: The removal of non-historic exterior light fixtures from the Clark Memorial Clubhouse and Town Utilities & Community Development Buildings, restoration of the Ladies' Lounge entry door with historically accurate materials / size.

9. HPC-ADJOURNMENT: 8:14 p.m.

Motion: Emmett, Second: Lindner

Approved: 4-0 to adjourn

Commissioner	Aye/Nay
Chair Gibson	Aye
Vice Chair Baird	Absent
Commissioner Emmett	Aye
Commissioner Lindner	Aye
Commissioner Loesch	Aye

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Chairperson Kerrie Snyder
Design Review Board

Community Development Director Ruth Mayday

Chairperson Terry Gibson
Historic Preservation Commission



Staff Report

Item Number: 5.A.

Agenda Item:

Proclamation in honor of Nancy Smith

Consideration and possible action to approve the language and historical information in a Proclamation to honor Nancy Smith.

Staff Contact:

Ruth Mayday, Community Development Director

Meeting Date:

July 5, 2022

Background:

Nancy Smith was a well-known expert on the history of Jerome and Clarkdale. Her contributions to the preservation of the region's past, in terms of people, places, and materials, has resulted in the conservation of many historic structures, neighborhoods, and artifacts. Her knowledge contributed greatly to the efforts to establish the Clarkdale Historic District.

The Historic Preservation Commission would like to forward to the Council for approval, a Proclamation in honor of Nancy Smith, upon the review and approval of language and historical data contained in the Proclamation.

Budget Impact:

No budget impact.

Recommendation:

Staff recommends review of the current Proclamation language, making any edits the Commission feels are necessary, and approving the Proclamation to forward to Town Council for final approval.

WHEREAS, NANCY SMITH, cherished historian from the Clarkdale sister city of Jerome, has recently passed on, and

WHEREAS, Nancy Smith devoted much of her life to local historic preservation and her efforts included:

The placement of the Clarkdale Memorial Clubhouse on the National Register of Historic Places in 1982;

and

Contributing historian for the *A Historic Resource Survey of Clarkdale, Arizona, 1989*;

and

Preparing the final application for the Clarkdale Historic District placement on the National Register of Historic Places in 1997, accepted in 1998;

and

Finalizing the status as a 501(c)3 non-profit for the Clarkdale Heritage Center in 2003;

and

Working to open the Clarkdale Heritage Center, now known as the Clarkdale Historical Society and Museum in 2007;

and

Serving on the Board of Directors for the Clarkdale Heritage Center;

and

Serving as the featured speaker at the September 2019 CHSM First Friday event;

and

Serving as the Society Museum's accountant from 2019 to 2021.

WHEREAS, her achievements have helped an appreciative community preserve the historic legacy that means so much to the citizens and town of Clarkdale.

Therefore

Let It Be Known

That on this date the Historic Preservation Commission of Clarkdale Arizona hereby recognizes

Nancy Smith

Of Jerome, Arizona

For her lifetime contributions to the historic preservation of the town Clarkdale, Arizona.

Terry John Gibson
Chair
6/7/2022

David Baird
Vice Chair
6/7/2022



Staff Report

Item Number: 5.B.

Agenda Item: **Copper Art Museum/Clarkdale High School Historical Marker Language**
Consideration and possible action to approve the final language on the historical marker for the Copper Art Museum/Clarkdale High School.

Staff Contact: Ruth Mayday, Community Development Director

Meeting Date: July 5, 2022

Background: Drake Meinke with the Arizona Copper Art Museum has requested approval of the language for the historical marker located at the Museum. The historical marker would serve as a prototype for consistent signage throughout Clarkdale that identifies and provides historical context for structures and locations throughout the historic district.

Budget Impact: No budget impact.

Recommendation: Staff recommends review of the language, making any edits the Commission feels are necessary, and approving the language for the Copper Art Museum/Clarkdale High School historical marker.

Clarkdale High School, built and furnished at a cost of \$300,000, opened its doors to students on Monday, March 5, 1928. More than 1,200 students graduated from the school before it closed in 1960.

The school was designed in 1927 by the esteemed Phoenix, Arizona, architectural firm of Fitzhugh and Byron in the Spanish Colonial Revival style of architecture. This firm primarily concentrated on plans for exquisite buildings, schools, hotels, museums, and private estates in Phoenix, Arizona, but also designed four buildings in the town of Clarkdale, of which two remain—this school and the Clark Memorial Clubhouse across the street. Most of the firm’s architectural works are listed in the National Register of Historic Places.

By the mid-1920s, Clarkdale needed a new school for grades 8-12. Because Clarkdale was a company town, the United Verde Copper Company paid for its construction and paid taxes on it until 1935 when Phelps-Dodge Corporation purchased the town, mine, and smelter.

From 1960 until the 1980s, the building sat mostly vacant under school district ownership. It was sold in 1984 and had various owners until PJM Arizona, LLC, purchased the former high school in 2002, meticulously restored it to its original grandeur, and established the Copper Art Museum. On December 15, 2012, the museum opened to the public and was officially designated a legacy project for Arizona’s centennial celebrations of 2012.

On October 12, 2020, the building and grounds were donated to the Arizona Copper Art Museum, a non-profit corporation.

Today the former high school retains its original purpose as an educational institution, serving as a museum showcasing Clarkdale’s history as a major copper producer and displaying a variety of stunning copper objects from around the world.



Staff Report

Item Number: 5.C.

Agenda Item:

Historic Signage Design - Clarkdale's Historic District

Consideration and possible action to approve the design of the historical signage for Clarkdale's Historic District.

Staff Contact:

Ruth Mayday, Community Development Director

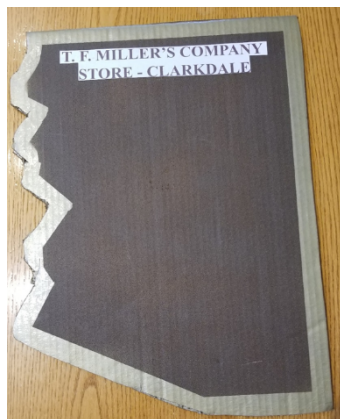
Meeting Date:

July 5, 2022

Background:

Drake Meinke, with the Arizona Copper Art Museum, has provided scale models of the signage proposed for use to identify and tell the history of the historical buildings in Clarkdale.

Staff and the Historic Preservation Commission have rigorously been working on an educational signage program for the historical buildings in Clarkdale. These signs would be installed on a post immediately adjacent to the buildings to ensure the bricks and mortar are not damaged. Staff and the Commission are working on funding for the project with the Prescott and Verde Valley chapter of the Questors.



Body of Sign



Topper A (top) and Topper B (bottom)

Budget Impact: Budget impact to be determined.

Recommendation: Staff recommends approval of the design of the historical signage and one of the toppers presented.

CLARKDALE HISTORIC PRESERVATION COMMISSION

Historic Signage Advisory Committee

REPORT #1

June 7, 2022

April 2022 survey of (13) Clarkdale Historic Markers, per the Town of Clarkdale trifold handout available at the Town offices, below.



The thirteen markers made of reclaimed steel were funded by a grant in 2008 from the Arizona Office of Rural Tourism. The trifold illustrates a walking tour map with numbered icons indicating the exact locations that are primarily clustered in the historic commercial district, with some outlying marker(s). This review will show images of the condition of both the front and the back of each marker, as some markers have blank sides. This provides an opportunity for additional narratives and images beyond the original 2008 content. One hopes that fourteen years of on-going community interest in the topic since the original documentation might yield such additional information. In addition, upon close examination of the markers, some interesting details were noted and are presented as well. Comment and recommendations accompany each marker image set.

While on the survey for this report, several other various historic marker types were encountered and documented. These included plaque/light post combinations at ground level dedicated to a former town notable, a tree (in the park), bronze plaques mounted on buildings or free-standing pedestals, and informational pedestal-mounted plexiglass-covered, which were not the focus of this report. Documentation and comment on such historical signage will be included in a future report.

All images included were made by the author of this report.



CLARKDALE HISTORICAL MARKERS #'S 4, 5, & 6

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**SURVEY OF HISTORICAL MARKERS**

**Marker #1**



This Marker is in relatively good condition, probably due to its shade cover. Recommend additional content for blank panels back side.

**Marker #2**



The content on the south side of this Marker shows minor sun damage which makes the information seem dated (Ha!). Also note the inscribed vertical lettering on the side column which is common to the Markers. Recommend replacement of content and treatment of inscribed lettering, discussed later.

**Marker #3**



This Marker, located in front of the Copper Art Museum, exhibits severe sun damage to the material on the west-facing side. Note the sign top which differs from all other 12 sign tops; and the buffed side rails which show the vertical inscribed letters to better effect. Recommend replacing damaged content.

Discussion to be had is painting vertically inscribed lettering with a Rustoleum® product or similar oxide reduction paint in an effort to bring attention to it, along with other selected elements of the Markers, or buffing shown here, or other.

**Marker #4**



South-facing content is badly damaged on this Marker, recommend replacing content. Alternatively, install replacement content on protected north side and install new sun resistant content on south side.

**Marker #5**



Providence of a shady tree and orientation has protected the content of this Marker, with opportunity for new content.

**Marker #6**



This Marker exhibits severe sun damage on west-facing side. Recommend relocating replacement content to back of Marker #5 (this report), and new sun-resistant content be installed.

The difference of even light shade may return investment on this exposed site however that effort should not compromise the greater viewshed from this location or neighbors.

**Marker #7**



Shade from these park trees have left this content only slightly damaged but age and aridity evident.

**Marker # 8**



This park Marker exhibits similar condition to the previous Marker (#7).

**Marker #9**



This Marker is exposed but content only slightly damaged. The access to the back side of this Marker is very restricted so unless it is made part of a (covered) seating kiosk that stabilizes the top of the ravine edge, i.e. some sort of seat wall with handrail, then the opportunity for additional content is lost.

**Marker #10**



This Marker faces west and it shows, all content needs to be replaced; the east side is merely aged and dried out. Recommend investigation of longer lasting new sun-resistant system for preserving content.

**Marker #11**



Located at the southern edge of the latest designated park, once again the value of even seasonal shade is illustrated with this Marker. Opportunity exists here for additional new content or relocated (from sun exposed location) content.

**Marker # 12**



Currently extremely exposed next to the ballfield, this Marker may benefit from future shade trees as part of the development of the new park. Recommend damaged content be replaced and relocated to other (east-facing) side. If efficient sun protection or sun-resistant sign material can be developed then both sides could be utilized, particularly to tell the story of the original ballfield, ball team(s), etc.

**Marker # 13**



This final Marker, in Patio Town, is quite similar to Marker # 9 in that access to the back side of the sign is severely restricted, although for different reasons. Aging is similar as well.

### Summary

The 2008 Clarkdale Historic Marker project represented a significant local historic preservation accomplishment not only for the establishment of thirteen (13) high-quality public monuments that stand strong to this day, but also for the cooperation of the Clarkdale Historic Society, the Arizona Copper Art Museum, the Town of Clarkdale, and others it took to accomplish their construction, placement, and filling with content.

It is that content that is in overall need of direct replacement, with no need to correct or rewrite. However, one should hesitate to simply remove content that has been baked in the sun and place the new product on the same side of a half-empty Marker, as some more strategic placement opportunities exist.

Further, as mentioned, some highlighting of the iron work should be contemplated, and opportunities presented by blank sides of Markers should be considered.

Markers needing immediate attention include:

- # 3: west facing panel
- #4: south-facing panel
- #6: west facing panel
- #10: west facing panel
- #12: west facing panel

All other panels appear old, dried out, and faded. With the exception of the east-facing side of Marker #3 (upgraded by the proprietor, Arizona Copper Art Museum), which has more recent colored images, the content on all the other Marker panels while still readable, seem overdue for replacement. Given the fourteen-year life so far, a ten-year interval for replacement for those panels appears reasonable. The more exposed panels listed above may last only five years. Thus, a regular schedule of replacement and upgrade of the content of all thirteen Markers should be established and budgeted accordingly.

Respectfully Submitted June 7, 2022.

Terry John Gibson  
Clarkdale Historic Preservation Commission Chair