



**NOTICE OF A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, AUGUST 2, 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, August 2, 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. ROLL CALL

3. 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.

4. MINUTES

A. Approval of Minutes

Consider and act upon (1) the draft minutes from the regular meeting held on July 5, 2022; (2) the joint meeting with the Design Review Board held on June, 1, 2022, and; (3) the revised minutes from the regular meeting held on Oct. 7, 2021.

5. REPORTS

A. Proclamation - Nancy Smith

Proclamation to honor Nancy Smith for her historical preservation contributions to the Town of Clarkdale.

6. ACTION ITEMS - NOT REQUIRING A PUBLIC HEARING

A. Historical Marker Language - Copper Art Museum/Clarkdale High School

Discussion and possible action on the final draft layout of wording and graphics for the Arizona-shaped historical marker for the Copper Art Museum/Clarkdale High School.

B. Historic Building Plaques - Clarkdale's Historic District

Discussion and possible action regarding the form of the historic building plaques in Clarkdale's Historic District.

7. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. Displaying Historic Photos in the Clubhouse

Discussion only regarding the display of historic photos in the Clark Memorial Clubhouse.

8. FUTURE AGENDA ITEMS

The Historic Preservation Commission may 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.

Agenda Item:

Approval of Minutes

Consider and act upon (1) the draft minutes from the regular meeting held on July 5, 2022; (2) the joint meeting with the Design Review Board held on June, 1, 2022, and; (3) the revised minutes from the regular meeting held on Oct. 7, 2021.

Staff Contact:

Tom Blanchard, Senior Planner

Meeting Date:

August 2, 2022

Background:

Review (1) the draft minutes from the regular meeting held on July 5, 2022; (2) the joint meeting with the Design Review Board held on June, 1, 2022, and; (3) the revised minutes from the regular meeting held on Oct. 7, 2021.

Budget Impact:

No budget impact.

Recommendation:

Staff recommends approval of (1) the draft minutes from the regular meeting held on July 5, 2022; (2) the joint meeting with the Design Review Board held on June, 1, 2022, and; (3) the revised minutes from the regular meeting held on Oct. 7, 2021.

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

Tuesday, July 5, 2022, at 6:30 p.m.
Men's Lounge, Clarkdale Memorial Clubhouse

1. CALL TO ORDER:

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

2. ROLL CALL:

Board Member	Present/Absent
Chairperson Gibson	Present
Vice Chair Baird	Present
Commissioner Emmett	Present
Commissioner Lindner	Present
Commissioner Loesche	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 May 3, 2022, minutes
- b. Tabled June 1, 2022, minutes

Motion Baird, Second Emmett to approve minutes from May 3, 2022, and **table** June 1, 2022 minutes for missing comments from Commissioners Lindner and Loesche.

Approved 5 Ayes and 0 Nays

Board Member	Aye/Nay
Chairperson Gibson	Aye
Vice Chair Baird	Aye
Commissioner Emmett	Aye
Commissioner Lindner	Aye
Commissioner Loesche	Aye

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5. REPORTS:

A. Commissioners:

Emmett: the Verde Valley Questers have formally approved \$1,500 to Drake Mienke, as the representative for an Arizona shaped bronze plaque for the Copper Arts Museum.

Lindner: grants are available at Arizona Community Foundation up to \$10,000 and applications are due in August.

B. Staff: None

6. NEW BUSINESS:

A. Proclamation in honor of Nancy Smith

The Commission approved the language and historical information in a Proclamation to honor Nancy Smith's many historical preservation volunteer accomplishments.

Motion Lindner, Second Emmett to approve the Proclamation as written.

Approved 5 Ayes and 0 Nays

Board Member	Aye/Nay
Chairperson Gibson	Aye
Vice Chair Baird	Aye
Commissioner Emmett	Aye
Commissioner Lindner	Aye
Commissioner Loesche	Aye

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

Drake Meinke presented updated language. Commissioners agreed that the verbiage was good, but the formatting of paragraphs and historic photos needed a little more organization. Drake will return with a final layout draft at the next meeting.

C. Historic Signage Design – Clarkdale's Historic District

Drake Meinke presented the design of the sign body and sign toppers for the Commission to review. The Commission liked the Arizona shaped sign body, but the topper sign samples were either too large or too small and the Commission would prefer a mid-sized topper sign with a colored Arizona State sun logo.

Motion Gibson, Second Lindner to approve the body of the sign and a mid-sized topper sign with the full color Arizona State sun logo.

Approved 5 Ayes and 0 Nays

Board Member	Aye/Nay
Chairperson Gibson	Aye
Vice Chair Baird	Aye
Commissioner Emmett	Aye
Commissioner Lindner	Aye
Commissioner Loesche	Aye

7. DISCUSSION ITEMS:

A. Historic Marker Survey

Chair Gibson presented a PowerPoint of his field survey of the current condition of the historic

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markers. A summary of the presentation is as follows:

- The 13 markers made of reclaimed steel were funded by a grant in 2008 from the Arizona Department of Tourism.
- Cooperation between Clarkdale Historic Society, the Arizona Copper Art Museum, the Town of Clarkdale, and others to accomplish construction, placement, and filling of graphic content.
- Consider filling both sides of the markers with graphic content.
- Consider more strategic placement of markers to reduce sun damage.
- The more exposed south and west facing panels may last only five years, while the north facing, and tree shaded panels are still readable after 14 years.
- Consider a regular schedule of replacement and upgrade of the content of all 13 historic markers and budgeted accordingly.
- Several south-facing marker panel's graphic content is sun-damaged and in need of immediate attention as follows:

Panel #3: west facing panel

Panel #4: south-facing panel

Panel #6: west facing panel

Panel #10: west facing panel

Panel #12: west facing panel

Chair Gibson stated that there were other historical markers; 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 markers that were not the focus of this report. Documentation and comment on such historical signage will be included in a future report.

Emmett proposed displaying historic photos in the Clubhouse that would promote interest in Clarkdale's historic preservation. Additionally, a budget and schedule to frame and display the photos should be considered. This topic will be a 'discussion item' on the next meeting agenda.

8. FUTURE AGENDA ITEMS:

- Copper Art Museum/Clarkdale High School Historical Marker language
Drake Meinke to present final draft layout of verbiage and graphics of Clarkdale High School Arizona state shaped historical marker.
- Historic Signage Design – Clarkdale's Historic District
Drake Meinke to present final draft layout for a medium-sized topper sign with Arizona State flag image in full color.
- Bandstand update - Ruth Mayday
- Historic Preservation Ordinance update to include information pamphlet for historic homes and businesses, that may be available before the preservation ordinance - Ruth Mayday

9. ADJOURNMENT: 7:57 p.m. Motion Emmett, Second, Loeshe

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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 Historic Preservation 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 square foot 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-foot ceilings, 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 square feet. 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 square foot 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 square foot 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: Four to five 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

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



MINUTES OF THE SPECIAL MEETING OF THE CLARKDALE HISTORIC PRESERVATION COMMISSION
OCT. 7, 2021, 3 p.m.
MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE
ZOOM

Call to Order: The meeting was called to order at 3:12 p.m. by Chair Terry Gibson

Roll Call: Present: Michael Lindner, Cindy Emmet, Ed Loesch, Terry Gibson
Absent: Craig Backus

Commissioner Reports: Michael Lindner noted that Phil Tavasci had purchased the two (2) buildings that comprise The Newsstand, located on Main Street in downtown Clarkdale.

Staff Report: Director Mayday reported on the Public Hearing held before the Design Review Board on Oct. 6, 2021, regarding the proposed Plateau at Clarkdale multi-family development adjacent to the Arizona Copper Arts Museum.

Discussion Items: Staff introduced Eric Vondy, Certified Local Government (CLG) Coordinator for the Arizona State Historic Preservation office. Staff and the Commission watched a video produced by Az SHPO that featured former Arizona State Historic Preservation Office Deputy Director Chris Cody, who filmed a video regarding historic preservation and the law: <https://vimeo.com/623799157/2e226f3b30>

Mr. Vondy discussed historic preservation in general and outlined issues other CLG's were facing, especially with respect to residents of communities that differ with their historic preservation commissions. For instance, rules followed by CLG's and HPC's are not the same as those followed by SHPO's, even though they are both based on the Secretary of the Interior's Standards for Rehabilitation. Further, there is a misconception that once something has been declared historic it cannot be torn down. Being identified as historic is an honorary designation and does not impose any protection; the same can be said of state designation as well.

For projects that use federal funds, a Section 106 review becomes necessary. The review is required by the National Historic Preservation Act only for those projects that involve federal funds to try to avoid those funds for being used to negatively impact historic properties. The State of Arizona has passed a similar act applicable to state funded projects that result in tax credits for residential properties; several homes in Clarkdale are beneficiaries of that program. The state law establishing the residential tax credits require that the property be non-income producing, on the National Register, and meet minimum maintenance standards to qualify for the credits. However, CLG's that have design guidelines in place can be more specific about standards for approval at the local level than the state; this is also

one of the instances where the state regulating agency cannot necessarily overrule guidelines that are adopted by the CLG and HPC.

Chair Gibson then asked for clarification regarding the tax credits and Airbnb's (short term rentals). Mr. Vondy stated that in instances where the home was used 100% of the time for short term rentals, the property could not qualify for tax credits; for part time use, the credit would be prorated.

The HPC then watched the video, which highlighted the following:

- 1) Three tiers of historic preservation law: Federal, State, and local
- 2) Section 106 Reviews only apply to federal agencies using federal funds
- 3) SHPOs do not issue permits and have no legal authority to stop or alter Federal undertakings
- 4) In Arizona, Section 106 reviews regularly result in the complete avoidance of adverse impacts on historic resources and reasonable mitigation measures
- 5) Historic preservation in Arizona is governed by the Arizona State Historic Preservation Act (modeled after the Federal act) and the Arizona Antiquities Act (governs archaeological artifacts)
- 6) ASHPA applies to State agencies in the same manner that the Federal act applies to Federal agencies
- 7) Local historic preservation regulations are the most effective means of preserving historic structures, sites, and landscaping, and ensure that the districts are added to positively over time
- 8) Jurisdictions have broad ability to regulate demolitions and new construction through historic preservation zoning ordinances
- 9) The Arizona Private Property Protection Act (Prop 207) does not likely apply as there was no evidence that the intent of the voters was to limit historic preservation activities; historic preservation tends to augment rather than detract from property values
- 10) Due process rights apply to Historic Preservation Commission proceedings
 - a) Fairly noticed meetings compliant with Arizona Open Meeting Law and local ordinances
 - b) Board/commission members should never discuss pending applications privately amongst themselves, nor should they reference unrelated matters (e.g., previous applications by applicant) in the decision-making process
 - c) Making decisions predicated on inadequate basis or unrelated matters

Chair Gibson opened the item for discussion by the Board. Commissioner Loesch stated that having prompts would be helpful to Commissioners. Director Mayday agreed to develop guidelines.

Commissioner Emmet asked about the Prop 207 interpretation. Mr. Vondy stated that there appeared to be nothing in the language of the proposition indicating that Historic Preservation was a target of the proposed act. He also discussed other aspects of Prop 207 and its impacts on jurisdictions across Arizona. She also asked about SHPO approval of an Ordinance; Mr. Vondy stated that ordinances adopted by CLG's need to be reviewed and approved by SHPO and the feds. He also advised the commission to avoid decisions that are arbitrary and capricious, and that design guidelines must be easily understood by an average citizen. Finally, commissioners must avoid imparting their personal

opinion into the decision-making process. Mr. Vondy continued, stating that consideration of massing and scale were more important factors in creating development guidelines rather than fine details like doorknobs and colors. He also emphasized the importance of clear communication between boards and commissions to avoid conflicting decisions. He pointed to the proposed Plateau at Clarkdale project and mentioned how that is preferable to making a project “look” historic and referenced the Secretary of Interior’s Standard #3 that states “Do not create a false sense of history.” He advised that if you have infill and you construct something that looks like 1920, that would be considered creating a false sense of history. While counterintuitive, he pointed to the rehabilitation of the Notre Dame Cathedral in the 1850s by Viollet-le-Duc, who added the now famous spire, in spite of criticism at the time that it made the Cathedral look “too gothic” and added that infill development should be easily distinguished from historic structures. He continued, stating that structures that mimic historic architecture devalue the historic buildings they seek to duplicate.

Commissioner Lindner asked about contrast in architectural styles and stated: “I’ve heard that statement before about making sure everything looks very different -contrast- I think that a lot of people in Clarkdale disagree with that, a lot. I think it is probably important to clarify that, yeah, Disneyland, Tombstone style construction is not what you are looking for; that a lot of design is really timeless and there is a distinction because there are more modern materials; you can tell a 1920 window from a 2021 window, and so forth. I think that we need to make sure that we are very clear in our communication to this board, to the Design Review Board, and the community, because I think they will get the wrong idea. They’ll think that what was presented last night is ok, and I think a lot of us feel it’s not.

Mr. Vondy then discussed the windows and that substituting modern, energy efficient windows that mimic period windows are fine; that you should notice the contemporary additions to historic structures last and not first, and that differences can be subtle and don’t have to be striking.

I don’t know if there is a way that this can be communicated or framed so that people don’t get that wrong opinion about it because I think the way it came across when you stated it was that Hey, its too bad whatever they want there and it doesn’t have to blend in with the surroundings.

Mr. Vondy shared that this is where your design guidelines can mold that to what is appropriate and what isn’t as long as you’re not saying “create something that you see elsewhere in town and make an exact copy of it”; scale and massing are more important to further the historic. He used Bisbee as an example of blending the new and historic so that you notice the historic more than the contemporary, and discussed “deferring to the historic”, which references emphasizing the historic aspects of a structure when adding onto an historic building.

Commissioner Lindner stated: I’d also like some guidance about when it is appropriate to replicate and when it is not. So for example, we lost the Clark Mansion 12 years ago, and I don’t know if you are familiar with that. Mr. Vondy said that if you have documentation of what it looked like, you can replicate it. He referenced a Japanese internment camp in California that is basically a reconstruction- the original buildings were torn down at some point, but there was enough documentary evidence to rebuild it.

Chair Gibson then thanked Mr. Vondy for his presentation and discussion and asked him for any parting comments, and asked to invite him back, which Mr. Vondy agreed would be possible. Commissioner Lindner then asked if he could stay to hear the agenda items for discussion. Director Mayday provided an overview of the Selma-Mongini Park project and the Gazebo and asked for specific guidance regarding the Gazebo. Public Works Director Maher Hazine stated that it had been rebuilt in the 1990s; Commissioner Emmet stated that it had originally been built in 1915. Chair Gibson then recognized Maher Hazine, who walked through the presentation regarding the Gazebo. He discussed the unsafe conditions that currently exist with the structure and proposed a complete reconstruction of the gazebo.

He then presented photos of the structure during the 2004 Band Stand renovation project stating that the gazebo had been constructed on railroad ties, which were removed and replaced with a concrete foundation. The posts from the original structure were retained, however, the colors had been changed. Instead of replacing the posts, the dry rot and termite damage was repaired well enough to get them whole again, but not well enough to last. The photos showed extensive rotting in the 1990s that was patched up.

Mr. Hazine then turned to the structure's current condition. He showed a cracked beam that had been reinforced with a sister section bolted to the original beam. Commissioner Lindner interjected, stating that it was actually a remnant of a flagpole that used to be there. Director Hazine continued, stating that the post behind it was cracked.

Commissioner Lindner then stated he had a couple of factual clarifications. First, the reconstruction was done in 2004 and not the late 1990s; Director Hazine said that the records he had showed the 1990s; Lindner continued stating and the pictures (a number of people here fundraised for it) the work that was shown on the picture that Maher just showed was right prior to the lead remediation and that is why the wood was stripped down. Mr. Vondy asked for clarification that it was still about 2004; Commissioner Lindner agreed.

Commissioner Emmett asked who did the reconstruction; Director Hazine stated that it was done by one individual who was a neighbor of one of the employees that recently retired that was hired on a temporary basis; however, he did see some records of companies bidding on the project; discussion ensued regarding bidding the project, however, what he had been told by people that were still around was that this individual was the one that rebuilt it. Commissioner Lindner stated that if Town minutes were reviewed, that they were going to go out to bid, but the Town decided to use their staff and hired this guy.

The next photo illustrated how the structure was beginning to twist, and that the cabling underneath the floor had to be tightened to keep it as true as possible. Dry rot was also visible; while it had been caked over with paint in an attempt to preserve it, several members were too rotted to preserve. Some beams and floor boards had been cracked, as had some of the treads on the stairway. He then pointed out dry rot on the siding; Chair Gibson pointed out that the handrails were pulling away from the frame.

Director Hazine also pointed out that not only were the posts twisting, they were also out of plumb. He also mentioned that ADA accessibility would have to be a component of the project.

Commissioner Emmett asked about the bandstand (gazebo), and whether the electrical service was changed in 2004. Director Hazine replied that it was upgraded around 2018 when the UVSP remediation took place and detailed the improvements to the electrical service.

He continued, showing photos underneath the structure, showing dry rotting of the beams; painting of the decking underneath had helped to slow the rot but had not prevented it from occurring. He also pointed out supports and bracing that had been added and the absence of Simpson strong ties, stating that things had been toe-nailed together.

The outer wall, while not designed to be load bearing, is now carrying structure load as the building twists and shifts; the siding is also showing dry rot and decay in places. The roof shingles are past their effective life and need to be replaced.

Director Hazine informed the Commission that the plans for the earlier rehabilitation were available and would be used to design the new structure, and an ADA access ramp would be added that would start adjacent to the stairs and wrap around the exterior of the structure, providing access at the back.

He stated that in staff's opinion, the structure needed to be rebuilt from the ground up and replicate the look of the existing structure; to adequately brace the structure and stabilize it and replace rotting structural and decorative features would not be cost effective. Further, the gazebo was not structurally sound enough to brace or repair to a condition that would be safe to occupy. New materials proposed included a synthetic cedar shake shingle with a 50-year life; composite siding to reduce dry rot and other decay; he indicated that the color was very close to the existing green, although the color may have been different in the past. Commissioner Lindner added that he had only known it to be red and white; however, at the time of the reconstruction in 2004, someone remembered the original color as being green, which was why it was painted green as part of the rehabilitation. Director Hazine continued the review of materials, proposing a composite decking that would be a darker wood.

He then reviewed next steps, which included review by SHPO and the Design Review Board, as well as a neighborhood meeting prior to consideration by DRB and ultimately to Town Council. Once Town Council approves the plan, the project could go out to bid for construction. He stated that the request of the Historic Preservation Commission was to approve the reconstruction of the gazebo from the ground up subject to review by DRB and Town Council.

Chair Gibson then opened the floor to questions by the Commissioners; Commissioner Loesch asked whether the decking would be Trex © or trex-like material; Director Hazine responded that it was a Trex-like material called Fibercon that has a better fire rating than trex.

Members of the Public – Curtis Lindner, Clarkdale native and current Jerome Resident, Drake Meinke, Clarkdale Resident, and Marshal Whitmire, Camp Verde Resident Historian and Consultant spoke and

commented on the need to retain the historic nature of the current structure / objected to the use of alternative composite materials.

Commissioner Lindner asked Mr. Vondy if reconstruction from the ground up as proposed would jeopardize the status of its inclusion on the National Register of Historic Places and Mr. Vondy responded that it would.

Mr. Whitmire recommended that the commission request that the Town engage the services of a Certified Professional Historical Architect to assess the condition of the Bandstand and make recommendations as to how to make the necessary repairs and to specify which materials would be acceptable.

Action Items B: Discussion Commissioner Lindner made a motion to table the item and request the Town to engage the services of a Certified Professional Historical Architect to assess the Bandstand and report back with recommendations on the method(s) of repair and listing of materials that would be acceptable. The motion was made by Commissioner Lindner and Seconded by Commissioner Gibson. Passed unanimously.

Action Items:

- a. Discussion and possible action to provide a letter of support for a Heritage Grant application for the Miller Building located at 901 Main Street. (*Partner Yavapai College Construction?*)**
- b. Discussion and possible action to approve reconstruction of the Gazebo/Bandstand at the Town Park. (*Tabled*)**
- c. Discussion and possible action to approve removal of backstop at Selna-Mongini Park. (No notes)**

Future Agenda Items: Vice Chair

Adjournment: 5:52



Staff Report

Item Number: 5.A.

<u>Agenda Item:</u>	Proclamation - Nancy Smith Proclamation to honor Nancy Smith for her historical preservation contributions to the Town of Clarkdale.
<u>Staff Contact:</u>	Tom Blanchard, Senior Planner
<u>Meeting Date:</u>	August 2, 2022
<u>Background:</u>	Cherished historian, Nancy Smith, from the neighboring city of Jerome, has recently passed away. Nancy devoted much of her life to local historical preservation and some of her efforts include placement of the Clarkdale Memorial Clubhouse on the National Register of Historic Places in 1982 and working to open the Clarkdale Heritage Center, now known as the Clarkdale Historical Society and Museum.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	Staff recommends to Town Council the approval of the Proclamation to honor Nancy Smith for her dedication to historical preservation.



PROCLAMATION

Nancy Smith

WHEREAS, Nancy Smith, cherished historian from the neighboring 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
- Volunteered as a contributing historian for the *A Historic Resource Survey of Clarkdale, Arizona* in 1989; and
- Prepared the final application for the Clarkdale Historic District placement of the National Register of Historic Places in 1997 – accepted in 1998; and
- Finalized the status as a 501(c)3 non-profit for the Clarkdale Heritage Center in 2003; and
- Worked to open the Clarkdale Heritage Center, now known as the Clarkdale Historical Society and Museum in 2007; and
- Served on the Board of Directors for the Clarkdale Heritage Center; and
- Served as the featured speaker at the September 2019 CHSM First Friday event; and
- Served as the Society Museum's accountant from 2019 thru 2021.

WHEREAS, Nancy Smith's achievements have helped an appreciative community preserve the historic legacy that means so much to the citizens and the Town of Clarkdale.

THEREFORE, LET IT BE KNOWN, on July 26, 2022, 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 of Clarkdale, Arizona.

ATTEST:

Robyn Prud'homme-Bauer – Mayor

Charity Brooks, Town Clerk



Staff Report

Item Number: 6.A.

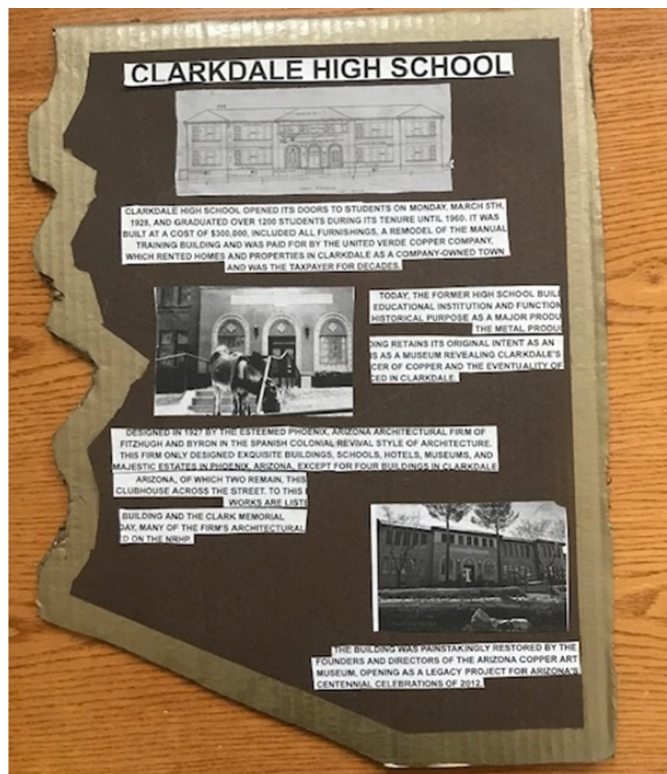
Agenda Item: **Historical Marker Language - Copper Art Museum/Clarkdale High School**

Discussion and possible action on the final draft layout of wording and graphics for the Arizona-shaped historical marker for the Copper Art Museum/Clarkdale High School.

Staff Contact: Tom Blanchard, Senior Planner

Meeting Date: August 2, 2022

Background: Drake Meinke will present a final draft layout of wording and graphics for the Arizona-shaped historical marker for the Copper Art Museum/Clarkdale High School. The proposed sign would serve as a prototype for consistent signage throughout Clarkdale that identifies and provides historical context for structures and locations throughout the historic district.



SIGN BODY



FINISHED SIGN BODY WITH SIGN TOPPER

Budget Impact: No budget impact.

Recommendation: Staff recommends approval of the wording and graphics presented for the Arizona-shaped historical marker for the Copper Art Museum/Clarkdale High School.



Staff Report

Item Number: 6.B.

Agenda Item: **Historic Building Plaques - Clarkdale's Historic District**
Discussion and possible action regarding the form of the historic building plaques in Clarkdale's Historic District.

Staff Contact: Tom Blanchard, Senior Planner

Meeting Date: August 2, 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 historic buildings in Clarkdale.

The sign and topper would be installed on a post adjacent to the buildings to ensure the bricks/mortar are not damaged. Staff and the Commission are working with the Prescott and Verde Valley chapters of the Questers on funding for the project.

Sign Topper



Budget Impact: No budget impact.

Recommendation: Staff recommends approval of a medium-sized sign topper as submitted.



Staff Report

Item Number: 7.A.

<u>Agenda Item:</u>	Displaying Historic Photos in the Clubhouse Discussion only regarding the display of historic photos in the Clark Memorial Clubhouse.
<u>Staff Contact:</u>	Tom Blanchard, Senior Planner
<u>Meeting Date:</u>	August 2, 2022
<u>Background:</u>	Cindy Emmett will discuss displaying historic photos in the Clark Memorial Clubhouse to educate and promote interest in Clarkdale's historic preservation efforts.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	Discussion only.