



**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

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*

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.

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



Chairperson Kerrie Snyder
Design Review Board



Community Development Director Ruth Mayday