



**NOTICE OF A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, SEPTEMBER 6, 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, September 6, 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 the draft minutes from the meeting held on Aug. 2, 2022 and the revised draft minutes from the meetings held on Oct. 7, 2021 and June 1, 2022.

5. ACTION ITEMS - NOT REQUIRING A PUBLIC HEARING

A. COPPER ART MUSEUM / CLARKDALE HIGH SCHOOL HISTORICAL MARKER LANGUAGE

Discuss, consider and act upon the final verbiage and graphics of the Clarkdale High School Arizona state-shaped historical marker.

B. HISTORIC SIGNAGE DESIGN - CLARKDALE HISTORIC DISTRICT

Discuss, consider and act upon the final draft layout for the sign topper for the Clarkdale High School Arizona state-shaped sign.

6. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. HISTORIC PHOTOS IN THE CLUBHOUSE

Cindy Emmett will discuss displaying historical photos in the Clubhouse to educate and promote interest in Clarkdale's preservation efforts.

B. HISTORIC PRESERVATION ORDINANCE

Community Development Director Ruth Mayday will continue discussion on the Historic Preservation Ordinance and Design Guidelines.

7. FUTURE AGENDA ITEMS

The Historic Preservation Commission 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: 4.A.

Agenda Item:

Approval of Minutes

Consider and act upon the draft minutes from the meeting held on Aug. 2, 2022 and the revised draft minutes from the meetings held on Oct. 7, 2021 and June 1, 2022.

Staff Contact:

Tom Blanchard, Senior Planner

Meeting Date:

September 6, 2022

Background:

Review of the draft minutes from the meeting held on Aug. 2, 2022 and the revised draft minutes from the meetings held on Oct. 7, 2021 and June 1, 2022.

Budget Impact:

No budget impact.

Recommendation:

Staff recommends approval of the draft minutes from the meeting held on Aug. 2, 2022 and the revised draft minutes from the meetings held on Oct. 7, 2021 and June 1, 2022.



**MINUTES OF A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, AUG. 2, 2022, AT 6:30 PM**

1. CALL TO ORDER – *Chair Gibson called the meeting to order at 6:30 p.m.*

2. ROLL CALL –

Members Present – Terry Gibson, Chair; Commissioners Michael Lindner and Ed Loesche

Members Absent – David Baird, Vice Chair; Commissioner Cindy Emmett

Staff Present – Tom Blanchard, Senior Planner; Guss Espolt, Community Development Technician

3. PUBLIC COMMENT – *No public comment.*

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.

Motion: Approve minutes from the meeting held on May 3, 2022, and table the minutes from the meeting held on June 1, 2022, for missing comments from Commissioners Lindner and Loesche.

First Motion Baird, Second Emmett

Approved: 3-0

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

5. REPORTS

A. Proclamation - Nancy Smith

Proclamation to honor Nancy Smith for her historical preservation contributions to the Town of Clarkdale was approved by Town Council.

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.

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 of the draft at the next meeting.

Motion: Approve the final verbiage with the following stipulation: Balance the photos with the text and clean up the digital discrepancies between the text.

First Motion Lindner, Second Loesche

Approved: 3-0

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

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.

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; the topper sign samples were either too large or too small. The Commission would prefer a mid-sized topper sign with a colored Arizona State sun logo.

Motion: Table the item for the next meeting.
First Motion Lindner, Second Loesche
Approved: 3-0

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

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.

Commissioner Emmitt was absent and not able to present her ideas of displaying historic photos in the Clubhouse. Chair Gibson tabled the item and asked that it be added to the next meeting.

8. FUTURE AGENDA ITEMS

The Historic Preservation Commission may propose items to be placed on a future agenda. This item is for discussion only.

Possible update on bandstand renovation and a Historic Preservation Ordinance.

9. ADJOURNMENT – 7:07 p.m.

Terry Gibson, Chair

Ruth Mayday, Community Development Director



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

1. **Call to Order**: The meeting was called to order at 3:12 p.m. by Chair Terry Gibson.
2. **Roll Call**: Present: Michael Lindner, Cindy Emmet, Ed Loesch, Terry Gibson
Absent: Craig Backus
3. **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.
4. **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 multifamily development adjacent to the Arizona Copper Art Museum.
5. **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's as well.

For projects that use federal funds, a Section 106 review is necessary. The review is required by the National Historic Preservation Act but 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 requires 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 Air BnB'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) SHPO's 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 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 Emmett 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". Mr. Vondy 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 1850's 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 actually 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 and that a lot of design is really timeless. 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 at last night's Plateau project's proposed version of "craftsman" style exterior elevations with modern windows and railings in the downtown historic district 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 is fine. 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.

Commissioner Lindner stated: I don't know if there is a way that this can be communicated or framed so that people don't get the wrong opinion about it because I think the way it came across when you stated it was that "Hey, it's 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 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 preservation ethos. 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 a historic building.

Commissioner Lindner then 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 invited him back; Mr. Vondy agreed it 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 Selna-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 in the 1990s. Commissioner Emmett stated that it had originally been built in 1915.

Chair Gibson then introduced Public Works Director 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.

Director Hazine 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 90s that was patched up.

Director 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 90s; Director Hazine said that the records he had showed the 90s; Lindner continued stating 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 confirmed.

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 beams were too rotted to preserve. Some beams and floorboards 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 of the structure and 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 and 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.

Director Hazine 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.

Commissioner Lindner then asked about the use of concrete and other materials that may slow the dry rotting of the wood used. Director Hazine stated that use of such materials would be discreet and minimally impact the visual presentation of the structure.

Discussion then turned to the inclusion of a ramp or lift for ADA accessibility, and which would be least visually impactful while providing access to the deck of the bandstand, as well as timing of the project and supply chain issues that have limited availability of construction 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.

The ADA accessibility issue was again discussed, with Director Hazine outlining where the ramp would be built and how it would tie into the structure. The ramp would essentially be located on the side and rear of the Bandstand, and it would be open rather than a closed structure as enclosing the ramp would trap moisture and accelerate decay. Commissioner Lindner expressed his concern regarding the visual impact of the ramp on the structure and asked if there were any way to minimize the length of the ramp to reduce the visual impact. Director Hazine stated that they would have to check grades and ADA requirements to see what could be done.

6. Chair Gibson then opened the floor to public comments.



Curtis Linder, Jerome resident spoke against using synthetic materials to repair/reconstruct the bandstand. He stated that Jerome would not allow non-native materials, plastic, wood, plastic siding, plastic roof, and his preference was that it would be rebuilt with native materials to give the public the feeling of the history of what was put in there by Clark. He also stated that he is a traditionalist who wants the folks that are on these boards to respect history.

Drake Meinke, Clarkdale resident, addressed the Commission, stating that he had been very involved in the initial restoration project some 15 years prior. He expressed his concerns regarding use of non-traditional construction materials and that their use does not overwhelm the historic character of the bandstand. He further stated that he hoped some compromise could be reached in the use of wood versus composite and other similar materials.

Marshall Whitmire, Camp Verde resident, spoke about the need to preserve the bandstand and not reconstruct it. He suggested that the Town retain a qualified historic architect to analyze the bandstand and make recommendations with respect to repairs and materials. He further discussed the Secretary of the Interior's guidelines and how he felt they applied in this situation.

7. Chair Gibson then opened discussion amongst the commissioners. He stated that he understood the engineering and would be amenable to having the structural issues under the deck brought up to current code, but the parts of the structure that were visible to the public should be the original design, original materials, and original colors.

Director Hazine then discussed the difference between dimensional lumber and nominal lumber; that a two x four is actually 1 ½ inches by 3 ½ inches. To use a true two x four would require custom milling that would add considerably to the cost of the project. He further stated that the window for repairing the bandstand was very narrow, as it has been booked for use through the end of December, and events starting up again in March. He also stated that the safety of the structure was also a concern, and that if the repairs weren't completed timely, staff may have to declare it unsafe and not allow anyone to use it. He continued, stating the repairs and improvements done to the historic town hall buildings had been completed in an historically sensitive manner. He also cautioned the Commission that in 20 years or so, Town staff would be addressing the very same issues again if mitigating actions were not taken.

Commissioner Lindner pointed out that in his opinion, this would be the very first important decision made by the Commission and would set the tone for future decisions regarding historic preservation. He advocated for the use of redwood rather than composite materials as the feeling someone would get stepping on composite would be different than wood. He then discussed the roofing material and whether it was initially asphalt shingles or cedar shakes.



Commissioner Emmett stated that she felt Marshall made some very good points and that the commission was in a position to put the Town right with respect to historic preservation, and that the historic integrity of the bandstand was very important. She further stated that she supported hiring a preservation architect to evaluate the structure and make recommendations regarding the rehabilitation of the bandstand.

Mr. Vondy stated that he had to leave the meeting, and that he had provided Director Mayday five preservation architects that the Town could contact.

Motion: Table the item, pending the submittal and review of a qualified, historical architect report making recommendations in terms of how to restore/reconstruct the bandstand as closely as possible to its original design and appearance.

First Lindner, Second Emmet

Approved: 4-0

Board Member	Aye/Nay
Chairperson Gibson	Aye
VACANT	Aye
Commissioner Emmett	Aye
Commissioner Lindner	Aye
Commissioner Loesche	Aye

8. Director Mayday then introduced Action Item B: Discussion and possible action to provide a letter of support for a Heritage Grant application for the Miller Building, located at 901 Main Street. Drake Meinke, applicant.

Drake Meinke, President of the Copper Arts Museum nonprofit organization and purchaser of the building, stated that the Museum would be restoring the property as best as possible. He then showed the panels, which are nothing more than a line diagram of the building. He continued, relaying that this building sat vacant and empty for about 40 years. Private businesses could not purchase this building as the task of fixing it was just overwhelming and took too long to turn it around as well as to put a new business in there. And that's part of the reason he is asking for a letter of support. He said "we're going to use the original blueprints for the building when we do all the recreating or might be reconstruction because there are many parts that are totally missing, and we'll have to recreate them as best as possible. For example, the original front entrance way - it's gone and the only way to bring it back would be to build it completely back using materials that are to the period of the building as well."

He then described additional repairs and the Museum's intent to restore and purchase new windows, some skylights and some doors. The rear doors, he stated, are completely beyond any kind of repair and



not the original doors on the back of the building. He would probably just put new modern doors back there as best as possible. There are about eight windows in the building that are totally missing and boarded over. They will have to purchase some new windows and try to fit them in there as best as possible to recreate that historic look. The skylights on top are damaged. The museum would be replacing glass as little as possible on the skylights, and anything that's totally missing will be replaced with brand new glass. That means the chicken wire pattern that's on those skylights – the museum will purchase chicken wire glass to replace the missing panels.

He then moved to the condition of the roof, which he stated does leak, and that there's some definite dry rot around the skylights on the interior of the building. Some of the beams that hold the skylights in place would have to be replaced as some of them are rotted pretty heavily and he was not planning to change them but rather restore them with new beams or new structure.

Mr. Meinke then returned to the discussion of the façade and front entry, stating that it was his intent to recreate the front entry, as it's just boarded over right now. The original blueprints show revolving doors and he stated that he had located a set of revolving doors that are very, very similar to the original doors. The museum purchased the revolving doors and were getting them shipped to the site.

He continued, stating his intent to partner with the Clarkdale Historical Society, and that when he served on the Clarkdale Historical Society as a chair, he knows that the organization was out of space a decade ago, especially for the larger items. He looks to partner with them on use of this building for an archive. There may be other things in that building at a later date, but the first initial use of that building would be an archive and storage of larger items that might not need electricity or cooling capabilities because it's going to take a long time to get the electricity on in that building. So, if Clarkdale Historical Society had extra chairs or something that they needed to store in that building, it might be sort of like a storage unit, for the first three to five years until heating, cooling, air conditioning, and electricity were restored in the building. It's also for the museum for archive space and a conservancy to fix artifacts not needing electricity.

Commissioner Emmett asked what is being used for electricity now, generators? Mr. Meinke responded that they have a generator in there.

Commissioner Emmett then asked about the windows along 9th Street; stating that from the plans, it looks like there were windows. Mr. Meinke stated that there were some windows there, but that brick alteration probably came in quite early in the 1920s and that brick is just going to stay. He mentioned that it was his intent to restore the property, make it presentable to the Town, and create traffic. His request is for a letter from the board and others around the Town to move this project forward. He also clarified that the Heritage Grant would be through the State Historic Preservation Office (SHPO), and required a 40% match, either cash or in-kind. The museum would provide the cash contribution and any expenses not covered by the grant.



Chair Gibson then asked about who would draft the letter. Director Mayday stated that she would draft one for the Chair's signature.

Director Mayday stated that her only concern here right now is that with the previous action, having to conduct a study now for the bandstand and changing materials, the Town may have to apply for this grant program as well, because staff has not budgeted additional money for those materials, nor did they budget money for architectural consulting. She stated her preference would be to table this until staff has a chance to figure out how much that study is going to cost. Also, the cost of going with wood rather than composite that the project cost was based on.

Commissioner Linder stated that he was not understanding; the bandstand is a completely different project. Director Mayday stated that there's limited funding with the heritage grant; there's only \$1.5 million available. Commissioner Lindner asked if she was saying the Town is competing with the Copper Art Museum for the same money? Director Mayday stated that we absolutely could be. Commissioner Lindner then asked how that could be a problem. Director Mayday explained that it could be, if we're being asked to support a project, which one does the Town support? Are they going to support this one or the bandstand?

Commissioner Lindner then asked: What if they are different? What if the application dates are different? Director Mayday stated that with the addition of original materials versus what has been budgeted for, we may need to take a step back and make sure that we're going to be able to get the project done. Further, it doesn't matter that the applications are in different rounds, they are funded from the same pot of money.

Drake Meinke stated that in 2004, the Clarkdale community foundation, and a whole bunch of people went out and did fundraising. The cement plant also kicked in to that project and other projects.

Commissioner Emmett asked about Freeport grants. Mr. Meinke state that those grants are available from Freeport immediately. Commissioner Emmett then asked if both these projects are coming out of the same pot of money. Director Mayday answered in the affirmative.

Director Mayday went on to explain that the CDBG grant was used for this (Clubhouse) building. She also explained that the issue we have is that the State only has \$1.5 million to spend statewide. So, the Town can apply for these funds. If the bandstand project is going to change significantly, which it sounds like it's going to, we may have to apply to the Heritage Grant to get funding to rebuild the bandstand. We're going to have to figure out how much the architectural study is going to cost. And these are things that were not budgeted for.



Commissioner Lindner continued by asking: was the application time that you're submitting this right away? As said, you have time, right? So, it might come under a different budget side. Director Mayday replied, stating that when granting agencies look at these, they look at how much money gets distributed statewide in different communities. And they try, if communities are applying, to distribute it evenly. She said, "It's tough to compete against yourself. We should pick one or the other."

Commissioner Lindner then stated that he considered the Miller building to be of higher importance because it's going to promote the economic development to this downtown business district that has been in decline for 40 some years. This other project, he stated, we hear that it's deteriorating. I don't doubt that it's not, but quite frankly, that can be fenced off for a period of time. And the immediate restoration of the bandstand is not going to have the same impact as this building. This building is continuing to deteriorate and, you know, needs some immediate attention. So, I personally have a conflict of putting the Town's interests above the greater scope of what we're supposed to be protecting here in the historic district.

Chair Gibson suggested that because Mr. Meinke was not intending to apply until December, the Commission had a few months possibly to decide how to pursue this or not and suggested postponing it until additional information was available.

Commissioner Lindner then clarified that Drake was not asking for funding from the Town but rather asking for a letter of support saying that this in accord with the goals and objectives of the Commission.

Commissioner Lindner then stated that this board does not have a real strong history of holding regular meetings. He requested that staff and commissioners commit to holding a meeting in November to approve the letter, which might be in a time period where new funding came in.

Director Mayday stated that the funding is on an annual basis. It's not something that will be re-funded until the next fiscal year. These funds were just approved in July.

Mr. Meinke then suggested that there could also be a joint project between the Town and the Copper Museum and that's easy enough to do; both projects could be under one grant proposal, and we could fund both projects. That's permissible per the Heritage Grant.

Director Mayday then stated that the more effective motion would be a motion to table this item until the next meeting in November to give staff time to draft a letter and get some figures for the bandstand.

Commissioner Lindner then asked about the Town project on the bandstand and whether it has to be approved by Town Council. Director Mayday stated that it did. Commissioner Lindner stated that would be quite a delay, and that the Town Council may not meet in December, or at least the number is going to be very few between now and the end of the year. He continued, asking if we can really wait for the



Town to go through that approval process and have the Copper Art Museum hanging in limbo with their application. Further, he felt that the Town seems to be putting their interest in front of the big picture here.

Director Hazine stated that this week, he was the acting Town Manager, and talking in that capacity. He stated that he believed there's an item on the Oct. 12 Council Meeting agenda that was requested by Council Member Regner, to address Town Council's support of a letter for the Miller Building. He continued, stating that he had not seen the final version of it yet and it would likely be out tomorrow. He also pointed out that whether this item is tabled, it's a commission support letter that is being dealt with separately than the Council support letter

Commissioner Lindner asked if there was enough time to get this topic properly noticed so they can fully discuss it at the next meeting as he didn't know how it's currently crafted, and whether this would be an open discussion.

Director Hazine continued, stating that the item is for discussion and possible action and states that generically, it's a letter of support. We are required to provide notice within 24 hours of agenda items, and he felt that there'll be plenty of time as the packet will be going out either by the end of the day today, if not first thing in the morning for Council, and then it'll be posted at the same time. Director Mayday clarified, stating that there's a difference between noticing public hearings and noticing regular meetings for two separate items. Public hearing requires a certain set of notifications where a regular meeting does not; the agenda can be posted at least 24 hours in advance. This is not an item that you require a public hearing for. So, it would be a 24-hour advance posting of the agenda.

Motion: The Historic Preservation Commission requests that staff prepare a letter of support for the Copper Art Museum's restoration of 901 Main Street and its application for a grant from the State Historic Preservation Office's Heritage Fund.

First Lindner, Second Loesch

Approved: 4-0

Board Member	Aye/Nay
Chairperson Gibson	Aye
VACANT	
Commissioner Emmett	Aye
Commissioner Lindner	Aye
Commissioner Loesche	Aye



9. Chair Gibson then opened discussion regarding Action Item C: Discussion and possible action to approve removal of backstop at Selna-Mongini Park.

Parks and Recreation Manager Joni Westcott gave a presentation regarding the development plan for Selna-Mongini Park. She informed the Commission that when the smelter was active, there was a field called Selna ball field. It was used for games every night; it was a very active amenity for the Town and also used by children at the school who played on the field. There was a Jimmy Stewart movie filmed at the field in 1947. After the closure of the smelter, the ball field was used for men's fast pitch softball. There is a record of the Town leasing the ball field from the property owners, the Selnas and Monginis, until they donated it to the Town in 1989. It was deemed a contributing property to the Clarkdale Historic District, which is listed on the National Register of Historic Places. Now all that is left is the backstop, the ground, and memories.

Manager Westcott continued, discussing the United Verde Soil Project's 2017 evaluation of the soil and shared a map with the contaminated areas identified. The Town Manager at that time directed the Parks and Recreation Department to initiate a community engagement process to look at and evaluate what should the Town do with it. It was a very lengthy community engagement process. Staff did surveys, had meetings at the park and at this facility to talk to folks and find out what they wanted to see in that park. One of the questions asked, she shared, was if the ball field were cleaned up and renovated - brought back in good repair, would it be used? The survey results indicated that there was not a use for a ball field due to the fact that there are ball fields at the Clarkdale school and three miles down the road in Cottonwood.

She continued, stating that the mission for the project is to revitalize the Selna-Mongini Park so that is once again a hub of community activity, because it hasn't been that way for a long time. Funding for improvements would be through a Land and Water Conservation Grant and a Heritage Fund Grant, and capital improvement funds from the Town.

Manager Westcott then turned to Parks and Recreation's interactions with SHPO. The initial plan was considered to have an adverse effect on the historic integrity of the park; SHPO staff advised the Town to find a Section 106 consultant that could assist with a sensitive design. Staff reached out to Don Ryden, the lead architect on the 1989 historic resource survey. He recommended that if staff took into consideration recognizing the ball field as a historic monument by incorporating a sensitive landscape plan that expresses the spatial signature of the former ball field, that that could result in a finding of 'No Adverse Effect'. The current plan, submitted to SHPO, maintains the integrity of the ball field with the shape of the lawn. In addition, a commemorative home plate plaque that would be placed right in the ground where the home plate would have been with some information. Finally, a monument sign would be installed identifying the field.



She then asked that the Historic Preservation Commission support the Park and Recreation's request to review the new park plan and provide an opinion.

Chair Gibson then opened the floor to Commissioners for questions. Commissioner Lindner stated he had a couple of comments and clarification of facts. He stated that the ball field has not been historically known as Selna ballfield; that Selna had purchased that from one of the companies, probably Clarkdale Realty, at some point in the late sixties when they purchased a good portion of Lower Town. They did, however, donate that to the Town. He continued, saying that what we're looking at today is really not the historic back stop but had probably been completely redone in the 80s or 90s. He added that it does delineate the space and it does serve a functional purpose, and that having played on that field and gone to school there, there is a significant grade difference right behind that fence onto private property. It separates the field from the street. While this is not what you're asking the Commission, there is a functional use there and removing that very expensive piece of fencing is probably not the best idea.

Commissioner Lindner continued, stating that in terms of the rest of the history, he felt it needs to be known that in the 2000s, somewhere in the neighborhood of \$100,000 to \$200,000 was put into that ball field and the lights with grant money. He agreed that while the use probably did drop off because of the construction of the Cottonwood ball fields but stated that it was also because of lack of maintenance on the part of the Town. It was his opinion that we shouldn't throw all that grant investment away and put it someplace else, and that this is part of the record that does need to be restated because these representations have been made several places in the Town record and they aren't accurate or complete.

Continuing, Commissioner Lindner reminded the Commission that the question on the table was the removal of the existing backstop. He agreed that it's not historic or original. However, in his opinion, it did mark a vertical dimension of what was there, and that he personally thinks that the backstop is part of the contributing elements, along with one old light standard that is still present down there and recommended that it be retained as well. He also asked if there were any restrictions on moving the improvements paid for by the grant funds.

Felicia Coats, Parks and Rec Volunteer spoke next. She informed the Commission that she had conversations with SHPO staff to discuss the plans for the park and what would need to be retained and what could be removed. There was no discussion of a light standard because it wasn't included in the 1989 historic survey. All that was shown was the outline of the ballfield and the backstop. She further stated that SHPO recommended inclusion of a plaque or something that talked about the ballfield that used to be there to memorialize it.



Manager Westcott then outlined the features that would be installed in the area of the backstop: an ADA picnic area and a community art wall that would block the public's view of the electrical panel. If the backstop remained in place, which wasn't historic, another plan would need to be developed that would hide the electrical panels.

Chair Gibson then asked if that information satisfied Commissioner Lindner's concerns with removal of the backstop. He replied that in his opinion, it did not provide a barrier along the property line between the old school and the remaining ballfield park in the way that the existing fence extends all the way past the dugout. The art wall did not look like it was going to be that large; he questioned why we were taking down a fence that is fully functional and would be recognized once it was gone, and then the Town would be funding a new fence.

Manager Westcott responded that the Town would be repurposing the fencing that made up the backstop for the pickleball and basketball courts, and that the fencing around the field had already been removed and stored for repurposing as well.

Commissioner Lindner responded that the question is what historical contribution and representation the backstop represents. In his opinion, the actual outline of the field provided some visual when you drive by. You can definitely say that that was a ballpark with the fence down. You're going to see a patch of grass, but he was not sure you're going to recognize that that was a ballpark, unless you go up and read the plaque. So, if I'm driving by on Broadway, he continued, I'm not necessarily sure that I will recognize that. That's what I'm looking at. It's going to look like a park of some kind.

Chair Gibson then commented that at some point though, doesn't this community or that part of our community need this park and would keeping that backstop really be that impactful; if it's getting repurposed, it's not going anywhere – it's staying in the town. He continued, stating: I think the staff has been very sensitive in trying to incorporate all the historical elements that were identified - the lawn, the shape, the space; it's a landscape, not so much of a structure.

Manager Westcott suggested keeping the art wall and continue the fencing so that it stood above the art wall - it's still there but blocks the panels.

Commissioner Lindner asked if removing the backstop was a dealbreaker. He suggested putting the art wall in front of or behind the backstop but objected to removing something that costs so much money that serves a function, only to come down the road and there will be a request to spend more money, and we are always told we don't have the money for this, and we don't have the money for that. He then said that he thought the park design was a big improvement and the Town has achieved its objective of creating a multi-purpose park, but he didn't think it was necessary to rip everything out in order to achieve that. He continued, stating that many elements had been added and the plan had been to preserve the field, which is commendable, but he didn't see the true purpose of pulling it out. He



continued, expressing concerns that in another 20 years, when we have housing across the street and Mountain Gate is fully developed and we have more housing down by the train that we're not going to come back and say that we need to convert that back to a ballpark. We should err on the side of caution and the sightlines of this backstop serve a purpose.

Manager Westcott then asked for clarification on what purpose the fence serves.

Commissioner Lindner responded that he deals with this all the time right now, and that the backstop separates a public facility from the schoolhouse and private property; that there was a sidewalk there and it's extremely deteriorated and there's a big slope that goes down onto the schoolhouse property, so the backstop is actually protecting the Town from children going over that ledge and trespassing onto private property.

Chair Gibson stated that he had been down at the park that day and observed that the private property was fenced off and that the sidewalk was in good shape right next to it. There was a slope, but the park property goes up to the back of the sidewalk, and that there's 20 feet between the edge of the park property and the backstop.

Director Hazine spoke next. He stated that that we did have a drainage issue, but that part of the agreement we had with the owner of the middle school is that we go ahead and repair that, which allowed us to do a little bit of grading in that area. He then directed attention to the map itself where the fence that was shown was intended to be landscaped with some kind of a small wall. The intent is that replacing the chain link fence separating the backstop is being replaced with heavy planting with some landscape walls at least about knee high that will be going in on both sides. You can try to put a wall in front of that, but his concern is then you're going to start constructing a wall, and now you have a wall with chain link fence behind it where trash can get caught. He suggested a compromise, and that is just let staff go to the architect and have him design that wall with some kind of a fence in structure. It could even be the same structure repositioned up on top to produce the mass and the scale that SHPO was talking about to kind of depict what was historically there. And then information could be presented in a plaque that will meet the new intent while explaining the history. We can't sit there and keep something for ages; at some point we would have to upgrade something. He felt that we can restore as much of that intent without physically having to keep just the backstop fence. I think we could find a balance.

Chair Gibson stated that he thought that what the commission's looking for is some way to incorporate a large degree of the backstop. Not necessarily all of it, but a large degree of it, particularly around that back corner from dug out to dug out.

Director Hazine responded that he had worked with Barnabas for some time, and knows he is very smart. His recommendation is to move forward, and staff could work with Barnabas on the details.



Motion: Parks and Recreation submit their park plan to SHPO and maintain as much of the backstop as possible.

First Gibson, Second Loesch

Approved: 4-0

Board Member	Aye/Nay
Chairperson Gibson	Aye
VACANT	
Commissioner Emmett	Aye
Commissioner Lindner	Aye
Commissioner Loesche	Aye

Chair Gibson then moved to future agenda items. Commissioner Lindner then stated that we have a vacancy on the board that hasn't been addressed.

Director Mayday stated that she was waiting for a resignation letter from the commissioner. Commissioner Lindner asked if there was a rule that if you've missed so many meetings, you are off the board? Director Mayday stated that she had had a conversation with the commissioner and that a letter of resignation was forthcoming. She advised that Council would appoint someone to fill the seat through the remainder of the term.

Chair Gibson then summarized that staff would bring the letter for Mr. Meinke to the next meeting for approval by the Commission to the next meeting.

Meeting was adjourned at 5:50 P.M.

Terry Gibson, Chair

Ruth Mayday, Community Development Director

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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 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 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 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
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Chairperson Terry Gibson Historic Preservation Commission
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Staff Report

Item Number: 5.A.

Agenda Item:

COPPER ART MUSEUM / CLARKDALE HIGH SCHOOL HISTORICAL MARKER LANGUAGE

Discuss, consider and act upon the final verbiage and graphics of the Clarkdale High School Arizona state-shaped historical marker.

Staff Contact:

Tom Blanchard, Senior Planner

Meeting Date:

September 6, 2022

Background:

Drake Meinke will present the final draft layout of verbiage and graphics for the Clarkdale High School Arizona state-shaped historical marker based on Commissioners' previous comments to add historical graphics and verbiage related to the 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. Staff and the Commission are working on funding for the project with the Prescott and Verde Valley Chapters of the Questers.



Budget Impact:

No budget impact.

Recommendation: Staff recommends approval of the final verbiage and graphics for the Clarkdale High School Arizona state-shaped historical marker.



Staff Report

Item Number: 5.B.

Agenda Item:

HISTORIC SIGNAGE DESIGN - CLARKDALE HISTORIC DISTRICT

Discuss, consider and act upon the final draft layout for the sign topper for the Clarkdale High School Arizona state-shaped sign.

Staff Contact:

Tom Blanchard, Senior Planner

Meeting Date:

September 6, 2022

Background:

Drake Meinke will present the final draft layout for a medium-sized topper sign with an Arizona state flag image in full color based on the Commissioners' previous comments and suggestions.

The proposed sign would serve as a prototype for consistent language throughout Clarkdale that identifies and provides historical context for structures and locations throughout the historic district. Staff and the Commission are working on funding for the project with the Prescott Verde Valley Chapters of the Questers.



Budget Impact:

No budget impact.

Recommendation:

Staff recommends approval of the final draft for a medium-sized topper sign with an Arizona state flag image in full color.