



**MINUTES OF A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, FEBRUARY 7, 2023 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

Members Present: Chair Terry Gibson, Michael Lindner, Ed Loesche, and Matthew Guebard

Members Absent: Cindy Emmett

Other Municipal Officials Present: Community Development Director Ruth Mayday,
Senior Planner Tom Blanchard, Planning Technician Guss Espolt

Audience: 11 members of the public present

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

2. ROLL CALL- All members present.

3. PUBLIC COMMENT—

Town Council Member, O'Neil: Will the ordinance apply to interior renovations/repairs to the Main Street Café?

Community Development Director (CDD) Mayday: No, the proposed Historic Preservation Ordinance (HPO) would only apply to the exterior of buildings and our existing building code would apply to the building's interior renovations.

Mayor, Prud'homme-Bauer: The ordinance should be clear and understandable, prevent over-reach of government into private property and prevent overly costly expenses to the property owners. Build positive relationships that value our history and its place in our community and value our future. Balance cultural and historical understanding, economic development, and long-term sustainability of our community. Should be voluntary.

Planning Commission Member, Taylor: I live in a historical home on Main Street, and I am a retired developer, and a member of the Clarkdale Historical Society and Museum and love the town for its history. No HOA-style over-reach. Ability to opt-out. Our priorities should be the life-safety issues in Patio Park, Centerville and providing and safer streets. Irrevocable exclusion of single-family housing from the HPO. Private developers may be deterred from investing in the historic downtown due to over-restrictive HPO requirements.

Historic Downtown Property Owner, Drake Meinke: *Clarkdale is one of the largest historic districts in the USA and is worth preserving. The HPO may impose economic hardship on some. Will funding for repairs may be available? Will penalties be imposed by the HPO? The goal to preserve and restore, what does that mean? Will the metal ornamental fencing throughout the town, be included in the HPO? I think it should be. Preservation easements are available without an HPO, are optional and would help to preserve the historic facades with guidance from the historic preservation commission (HPC). Bitter Creek Bridge should be included in the ordinance, if not, we should put a 'sundowner clause' to retire the HPO.*

Town Council Member, Marney Babbitt-Pierce: *The HPO will give you the guidance to the HPC and to the past and future of Clarkdale and honor the past to build a better future.*

Design Review Board Chair, Kerrie Snyder: *I am a historic downtown property owner and concerned of over-reach of government into private property. As we grow and develop, we need guidelines without being overbearing.*

Historic Downtown Property Owner, Steven Tavasci: *The Historical Society provided historical photos of the front doors and windows for renovation of the historical downtown Newstand building.*

4. MINUTES

A. Approval of Minutes

Consider and act upon the draft minutes from the regular meeting held on Jan. 3, 2022.

This item was not discussed and tabled to next meeting.

5. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. Historic Preservation Ordinance Update

Jon and Adam Froke, of Froke Urban Planning LLC, presented elements of the proposed HPO:

- 1. HPO will focus on the historic downtown (approx. 30 commercial sites).*
- 2. HPO boundary will create a new overlay district.*
- 3. Will include design and preservation criteria and process for approving projects.*

Next Steps: Prepare 'draft' HPO from input of property owners, business owners and stakeholders from the HPO open house and HPC meeting, both held on Feb. 7, 2023, and present 'draft' HPO at next HPC meeting.

6. FUTURE AGENDA ITEMS

- 1. Historic Preservation Ordinance update by Jon Froke.*
- 2. Approve Jan. 3, 2023, and Feb. 7, 2023, minutes.*

7. ADJOURNMENT – *Chair Gibson adjourned the meeting without objection at 7:20 p.m.*

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Terry Gibson

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Chairperson Terry Gibson

Historic Preservation Commission

DocuSigned by:

Ruth Mayday

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Community Development Director Ruth Mayday