



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

TUESDAY, JUNE 6, 2023 AT 6:30 PM

(To watch the full video of the meeting, please visit www.clarkdale.az.gov – agendas & minutes)

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

Members Absent: None

Other Municipal Officials Present: *Community Development Director Ruth Mayday, Senior Planner Tom Blanchard, Town Clerk Charity Brooks, Town Manager Susan Guthrie*

Audience: *Twelve 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 board members present.

3. PUBLIC COMMENT – No Public comment

4. MINUTES

A. Approval of Minutes

Additions and corrections to the March 7, 2023, and April 18, 2023 minutes were noted and revised minutes will be presented at the next HPC meeting. No motion was submitted by the board.

5. UPDATES

A. Bandstand – Gazebo

Mayor Prud'homme-Bauer: The Town Council's decision to reconstruct the bandstand was based on careful examination of architects and engineer's reports, technical information, cost estimates and the public safety issues of the Bandstand as a public facility.

Matthew Guebard: The Secretary of Interior guidelines should be followed, and all options considered, in favor of rehabilitating the Bandstand.

Michael Lindner: HPC was not included in the bidding process and selection of the contractor and whether bandstand was to be repaired or rebuilt.

Cynthia Mala, Resident: Reconstructing the Bandstand removes the historical designation. Frost Engineering stated the structure was safe for public use.

Amanda Arnold, Resident: The Bandstand reconstruction is destruction of historic preservation. Historic preservation creates a sense of place.

Drake Mienke, Resident: The Bandstand is the center of this town and connects the entire town. The ASU study and general plan support historic preservation.

Curtis Lindner, Resident: Rehabilitate the Bandstand to keep on the national historic register as a contributing historical structure.

Michael Lindner, Resident: The Council should re-consider rehabilitating the Bandstand. Greg Moranda has experience in historic preservation construction and has the ability to restore and preserve the Bandstand.

6. REPORTS

A. Bandstand – Gazebo

Community Development Director Ruth Mayday: Presented photos of the structural decay of the bandstand. The current condition of the bandstand does not meet building code standards, is structurally unsafe and must be brought to commercial code requirements for public use.

7.

A. Historic Preservation Ordinance (HPO) Update

Jon Froke, of Froke Urban Planning LLC, presented a Power Point showing the revised pre-final draft HPO reflecting Commission and public feedback from the March and April meetings. The following HPO sections were revised:

Section 3-170-050 Certificate of Hardship: Removed all references for request of applicant's economic and personal information, lines 3, 4, 5 and 8.

Section 3-170-070 Design Guidelines: Provided more detailed design guidelines for new, remodeled, or adaptive reuse of historic commercial building facades that included two sections: 1. Siting and 2. Examples of exterior wall design, materials, and finishes. All other development and performance standards are found in the underlying zoning district.

Comments:

Michael Lindner: Clarify rules and responsibilities between the Certificate of Appropriateness and Certificate of No Effect. Recommend 'historic preservation specialist' be someone outside the Town

staff that is on a retainer and credentialed.

Jon Froke, HPO Consultant: Building Permit review process will include verifying if the project meets the guidelines for a Certificate of No Effect:

1. The proposed work is clearly within the design guidelines, and;
2. The proposed work will not diminish, eliminate, or adversely affect the historic character of the subject property or its effect on the Clarkdale Historic District. More complex projects would include Historic Preservation Commission (HPC) review.

Cindy Emmett: Would like the HPC to review all projects in the historic district.

Ruth Mayday, CDD: If a project does not meet Certificate of No Effect guidelines, the project will be reviewed by the HPC.

Ed Losche, Resident: We need the HPC and their expertise and need to include them in the decision-making process. We need the HPO approved to become a certified local government.

Drake Meinke: An HPO will enable us to apply for more grants and benefit downtown business.

Ruth Mayday, CDD: When HPC finalizes the ordinance, we will initiate public hearings with the Planning Commission who will make a recommendation to Town Council who will approve, deny or send back for more work.

8. FUTURE AGENDA ITEMS

1. Discuss Section 17-8-2 Powers and Duties.
2. Presentation of Broadway Phase 2 plan improvements.
3. Request a list of all condemned structures in past two years.
4. Status of Bitter Creek award.
5. Historic Preservation Ordinance update.
6. Bandstand update.

9. ADJOURNMENT - Chair Gibson adjourned the meeting without objection at 9:39 p.m.

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Chairperson Terry Gibson
Historic Preservation Commission

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Community Development Director Ruth Mayday