



**NOTICE OF A JOINT MEETING OF THE HISTORIC PRESERVATION COMMISSION
AND TOWN COUNCIL OF THE TOWN OF CLARKDALE
TUESDAY, FEBRUARY 6, 2024 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

Unless otherwise stated, the public will have physical access to the meeting place 15 minutes prior to the start of the meeting.

AMENDED

Town of Clarkdale Vision

The Town of Clarkdale connects our unique history, proximity to the Verde River, and small-town charm to a future with a vibrant economy.

We cultivate an environment where residents and businesses can thrive; providing services and jobs for our residents and capitalizing upon tourism.

We sustainably enhance our infrastructure, support the arts and education, and develop recreational opportunities to create a bright future for our entire community.

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN that the Historic Preservation Commission and Town Council will hold a Joint Meeting open to the public on Tuesday, February 6, 2024, 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

A. Town Council

B. Historic Preservation Commission

2. ROLL CALL

A. Town Council

B. Historic Preservation Commission

3. PUBLIC COMMENT

The Historic Preservation Commission and Town Council invites the public to provide comments at this time. Members may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01, 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 Clerk or liaison during the meeting. Each speaker is asked to limit their comments to five minutes.

4. NEW BUSINESS

A. Clarkdale Bandstand

Discuss, consider and act upon the Voluntary Consultation Report from the State Historic Preservation Office (SHPO) regarding the rehabilitation of the Bandstand.

5. FUTURE AGENDA ITEMS

Members may propose items to be placed on a future agenda. This item is for discussion only.

6. ADJOURNMENT

A. Town Council

B. Historic Preservation Commission

Values

Values are the guiding principles that provide an organization with purpose and direction. The Town of Clarkdale's organizational values are:

COPPER

Customer focused

Open, transparent and equitable

Preserving our history, charm, and environment

Planning for a sustainable future

Economic and social resiliency

Resourceful and innovative

Mission

The Town of Clarkdale serves the community by providing amenities, infrastructure, services, and public safety to enhance quality of life. We are stewards of our history while we

sustainably and resiliently plan for the future with an emphasis on community engagement and transparency.

Persons with a disability may request reasonable accommodations by contacting the Town Hall at (928) 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.



Staff Report

Item Number: 4.A.

Agenda Item:**Clarkdale Bandstand**

Discuss, consider and act upon the Voluntary Consultation Report from the State Historic Preservation Office (SHPO) regarding the rehabilitation of the Bandstand.

Staff Contact:

Ruth Mayday, Community Development Director

Meeting Date:

February 6, 2024

Strategic Goal:

This agenda item supports the following Clarkdale Strategic Goal Areas:

- Goal Area 1 - Preserve and celebrate Clarkdale's unique, complex history.
- Goal Area 3 - Enhance the quality and availability of parks, recreation and cultural opportunities.

Background:

Following Town Council review of the Advanced Structural Engineering (ASE) Bandstand Structural Evaluation Report that was conducted in October 2023, staff was directed to forward the ASE evaluation to State Historic Preservation Office (SHPO) Architect Susan Lawson for a Voluntary Consultation Review of the four scopes of work discussed in the ASE report for the Bandstand stabilization. She reviewed the scopes of work against the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) and made recommendations for stabilization and rehabilitation of the Bandstand, which are set forth in the attached SHPO report.

Advanced Structural Engineering (ASE), recommendations fell under four headings:

1. Minor corrections.
2. Extensive rehabilitation.
3. Stop the deterioration.
4. Rebuild the structure.

SHPO determined that three of the four proposed ASE recommendations (minor corrections, extensive rehabilitation and stop the deterioration) meet the Secretary's Standards for Rehabilitation. Rebuild the structure, which

involves the reconstruction of the Bandstand with the extensive removal of materials, is not recommended by SHPO at this time. SHPO recommends using rehabilitation treatments to meet the standards, with the condition that should minor corrections not be sufficient to meet the life safety codes in Clarkdale, SHPO can provide additional guidance on appropriate methods to execute the more extensive rehabilitation scope.

Historic Designation: The Bandstand is a contributing structure in the Clarkdale Historic District and was added to the National Register of Historic Places on November 27, 1997.

Budget Impact: Undetermined at this time.

Recommendation: Staff recommends that the Council and Historic Preservation Commission approve the Voluntary Consultation Report from the State Historic Preservation Office (SHPO) regarding rehabilitation of the Bandstand.

OCTOBER 2023

CLARKDALE BAND STAND

STRUCTURAL EVALUATION



ADVANCED STRUCTURAL ENGINEERING



October 10, 2023

Ms. Ruth Mayday
Assistant Town Manager
Town of Clarkdale
39 N Ninth Street
PO Box 308
Clarkdale, AZ 85324

Subject: Band Stand - Structural Evaluation
Clarkdale, AZ 85324

Dear Ms. Mayday:

This report contains the structural evaluation of the Band Stand located at Clarkdale Park bounded by Main and 1st South Streets and 10th and 11th Streets.

INTRODUCTION

Advanced Structural Engineering (ASE) was engaged to perform a structural evaluation of the Band Stand at Clarkdale Park, located between Main and 1st, and 10th and 11th in Clarkdale, Arizona. Our evaluation addresses the observations based on the site visit, the evaluation of the deficiencies, and the recommendations.

SCOPE OF WORK

ASE's scope of services is to perform a structural evaluation and report of the findings. Our scope of work is as follows:

Structural Evaluation Phase:

- Review of bandstand documents
- Site visit to determine existing conditions
- Evaluation
 - Roof Framing
 - Columns
 - Deck Framing
 - Deck Siding
 - Deck Railing
 - Stairs
- Prepare Recommendations
- Technical Review
- Coordination



Structural Report Phase

- Report Preparation
- Technical Review
- Coordination
- Review Meeting

ASE fulfilled these scope items by performing the following:

- ✓ We performed non-destructive observation of the structure during our site visit.
- ✓ We documented the deficient items and recommended the required repair, replacement or strengthening.
- ✓ We reviewed the report provided by Frost Structural Engineers.

DESCRIPTION OF FACILITY

The band stand was built in 1915, (per staff presentation document) and has undergone several renovations. Constructed of wood, it is a raised octagonal performance platform with handrails and a peaked roof. The roof has shake shingles. The floor is approximately five feet above the surrounding park. The location of the property is shown in photo 1.

The wood columns are supported by a concrete foundation. The exterior walls are supported separately by a concrete slab underneath, otherwise all components are lumber of various dimensions, which is reflective of the mixture of very old true dimension and more recently installed nominal dimension components. (See cover photo)

INVESTIGATIONS

The initial review of the building by ASE Structural Engineers, by Michael Puhlmann, PE, SE occurred on July 12, 2023. He was accompanied by Town staff, State Historic Preservation Office staff, and staff of contractor. An additional site visit occurred on August 23rd, 2023 by Douglas Pike, PE and Derek Cooksey. Ruth Mayday, Bob Pipkin, and Terry Norman of Clarkdale were present during this review.

OBSERVATIONS

Our observations are as follows:

- *Roof:* The roof is made of wood shingles. Viewed from underneath, and typical to such shingles, light is visible through them. Shingles typically "tighten" or "swell" in rainy weather and somewhat seal the interior structure.
- *Roof Deck:* The roof deck is composed of spaced 1x8's supporting the shingles. As it was not possible to directly measure the boards the measurement is an estimate. Generally the boards are in reasonable appearance. (See photo 2)
- *Roof Structure:* The octagonal shape of the structure is reflected in the make up of the roof supports. As is visible from below, the eight corner roof joists (2x6) come together around an octagonal block of wood appearing to match in depth the angle cut on the joists, though this is not visible. (See photo 2). Splitting the angle between these joists are 2x4 joists that do not extend to the crown but rather

are cut at an angle and nailed to the side of the larger joists. Two approximately 2x6 posts (one of relatively newer age based on its blonde appearance) are screwed to the side of a roof joist and a ceiling joist (see photo 2, 3 and 4). Two screws are at each end. It is not apparent if either post is a brace to either of the individual joists it is attached to or an additional level of support for either the roof or ceiling as a whole. We observed that one of the roof joists is split.

- *Ceiling Structure:* Spanning between the rim joists are dimensional 2x4's to support the 3" lath with a slight rounding used for the ceiling. A central beam runs corner to corner of the octagon and supports the 2x4 joists running (generally) perpendicular between it and the rim joists. (Photos 3, 4, and 5)
- *Ceiling:* The ceiling is made of thin 3" strips of rounded wood lath. There is a significant amount of wood debris on the ceiling that appears to be from the shingles as well as some trash. (See photos 3, 4 and 5). The debris obscures much of the top of the ceiling from sight and the condition of the ceiling wood is mostly undiscernible. The visible wood is covered in dirt. From below, the ceiling is painted white and the connection method is not visible though it is likely simply nailed to the ceiling joists. (see photos 6 and 7) The ceiling has a small hatch access hole offset from the center.
- *Roof Rim Structure:* The eight support posts of the structure are topped by 4x8 beams spanning from post to post (approximately 7' 7") and are sandwiched on either side by a 1x. (see photos 6 and 7) Diagonal bracing (4x8) between the posts and the beams is placed on either side of each post. The diagonal brace cross sections are slightly diminished due to some decorative scroll work. Both the roof and ceiling components tie into these rim beams.
- *Columns:* The eight 6x6 wood columns are the most visible outline of the structure. Each has damage, primarily from wood rot and disintegration at the base, some more extensively than others (see photos 8). Each of the columns, whether above the floor line or below, shows some degree of being out of plumb. Heavily painted, it is not discernable by cracks or other stress indicators if the alignment is due to shifts in the structure or ground support or is from the wood drying and twisting or is the alignment of the wood when originally placed in the structure.
- *Railings:* With the exception of staircase location, each pair of columns has a handrail supported between them and above the floor. The rectangular frame and mid-vertical are of 2x6s and the diagonals within each box are 2x4s. All connections appear to be nailed. (See photo 9). Additionally 3 wound wire cables are attached to interior sides of the railings. (See photo 10).
- *Deck:* The deck of the band stand is made of 2x6 planks. Slightly spaced, with some gaps larger than others, the floor is perceived as solid. Some planks have a slight give indicative of loose connections.
- *Deck Joists:* Below the floor are 2x8 joists at approximately 19" on center. These span across the octagon perpendicular to the staircase. They are supported in the middle on a doubled 2x10 joist spanning across the octagon in line with the middle of the staircase. Cantilevered at either end approximately 2' 6", it rests on three 4x4s roughly evenly spaced. These short posts sit on 1x lumber approximately 10" square lying on the concrete slab.
- *Floor Joist Supports:* Between the eight columns and supporting the floor joists are 2x8 rim beams. Each column is flanked by 2x4's which may or may not provide support to the rim beams.
- *Stairs:* The staircase consists of nine (9) 11" steps with nine (9) 6" risers and one half size riser at the bottom. The steps span the opening between two columns and consist of the same 2x6 planks found on the octagon deck. The handrails span two 4x4 columns at the bottom and middle and connect to the 6x6 columns at the top. Three 2x6 planks, evenly spaced form the rails with a 2x6 placed flat on the top rail and columns. A 1 1/2" +/- tube rail is attached to the top wood rail on both sides. The bottom end of the staircase appears to rest on the adjoining Clarkdale Park central patio, separate from the concrete work supporting the band stand and spanning between. (See photo 11)



- *Exterior Walls/Siding:* On both sides of the staircase and below the floor around the rest of the octagon, the area under deck is walled in with lap siding appearing to be made of 1x material. It is supported with a frame of 2x4's resting on the concrete slab and nailed to the adjoining columns and floor framing. (see photo 8)
- *Concrete Support System:* A concrete slab is visible under the octagon and extending outside the octagon approximately four inches. The columns appear to rest on separately poured piers approximately 18" square. No subsurface exploration was done and no subsurface dimensions are known. The top of the slab and piers is essentially ground level. A decomposed granite ground cover provides separation between the band stand and the park lawn and on some sides there is an inch or two difference between the ground surface and the concrete surface. (see photo 8)

DOCUMENT REVIEW

- *Council Presentation*
 - The 48 page power point presentation (<https://www.clarkdale.az.gov/DocumentCenter/View/1238/Bandstand-Powerpoint-Presentation-6-6-2023?bidId=>) accessible under the Town website "Gazebo/Bandstand FAQ's" was reviewed for context and concerns.
 - The power point not only provides documentation of the structures age, usage, construction, and rehabilitation, it also confirms the choices and practices made at those steps.
- *Frost Structural Engineering documents*
 - The city provided Advanced Structural Engineering with two documents previously provided the Town of Clarkdale by Frost Structural Engineering. The first is a report of opinions and recommendations dated March 11, 2022. The second is an addendum to the first dated September 26, 2022.

ANALYSIS

Advanced Structural Engineering analyzed several individual components to review concerns derived from the inspection of the structure.

Columns: The columns were reviewed for a maximum amount of vertical live and dead load. Though it is reasonable to assume each supports one eighth of the roof, the floor framing would maximize four columns with one fifth of the floor load. The vertical stress is well below allowable.

Railings: The railings are required to support a 500 lbs load applied laterally. The 2x6 rails bending stress for such a load is minimal, however, the shear load of 250 lbs at each end exceeds the capacity of nails whether in shear (138 lbs per nail) or pull out (40 lbs per nail) as the angle of each nail with respect to the load is uncertain and some reasonable percentage combination of the strengths would be applied as well as some amount discounted. These are considered to be unsafe.

Deck: The stresses found in 2x4s laid flat, supported at 19 inch intervals is minimal.

Deck Joists: The 2x8 joist stress with 100 psf live loads are well below allowable stress levels.

Rim Joists at Deck: The rim joists are more stressed, but are acceptable.



Central Deck Support Beam: Based on a significant potential live load (100 lbs per square foot) the central beam below the floor shows stresses exceeding allowable by 80%.

CONCLUSIONS/RECOMMENDATION

From a structural perspective, with few exceptions, the Gazebo/Bandstand in the Town Park, and its individual components are generally acceptable. Minor adjustments at several locations, such as the railings, would allay concerns. However, the continuous decay of the building components through poor maintenance or circumstances of construction lend to the following recommendations:

Minor Corrections, a minimalist approach for preservation:

- Use "Best Practice" revisions to connections by reworking all lumber connection (beam ends) with Simpson connections. Use of ties and other Simpson connectors that can be slipped into place without any disassembly are available.
- Removal and replacement of sections of wood, individual beams, columns, or floor boards that show signs of rot, damage, twisting or other deterioration.
- Repair the split roof joist.
- Re-insert the two adjacent beams to the central floor support beam. (see page 11 of the above referenced power point presentation - "Floor Beams Removed")

More Extensive Rehabilitation:

- Replacement of all columns. Each has some degree of displacement in its alignment vertically. Individual replacement could be accomplished by removing and replacing the column while bracing and blocking the rest of the structure in place. The insertion of new columns would likely entail significant customization of all of the effected connections to each column.
- Added bracing – The central supporting beam below the deck has three unbraced and poorly connected columns supporting it. Lateral bracing below the floor is needed for all of the joists and particularly the central beam.
- The ceiling structure is also without lateral bracing or a shear diaphragm. Reroofing the Gazebo and placing a deck on the roof would provide the needed bracing. Internal bracing should be added.
- Rebuild the railings. There are several architectural approaches to the appearance but the minimal approach would place bolts through the columns for connections at the end of the railings.
- Replacement of adjacent central floor support beams.

Stop The Deterioration:

- The structure is doomed to continue its deterioration as long as it sits on the ground and has drainage in contact with the wood. Two approaches would solve this; 1) lift the entire structure into the air and insert a footing around the entire octagon and stairway. This should be a minimum of one foot above finished grade. 2) Remove the siding and individually place 12" piers at each support (column or post) on the existing concrete. Pour stem walls under each siding wall area and reconstruct the siding to fit the new area.
- After the selected structural rehabilitation, repaint the structure and put in place a rigid inspection and maintenance schedule.



Rebuild The Structure:

- Combine the above recommendations to 1) incorporate appropriate design enhancements such as the railing and floor strengthening, the roof diaphragm and a stem wall footing, and 2) build a new structure.

The four stated approaches can be individually selected or reviewed for combined approaches.

In order to reopen the Bandstand to public use without restrictions to access, ASE recommends to perform the Minor Corrections and the More Extensive Rehabilitation approaches with continued inspections and maintenance as the years go by.

For a long-term solution, ASE recommends to perform the Stop the Deterioration or Rebuild the Structure approaches.

Conditions

The opinions and conclusions developed by this investigation are based on sound engineering knowledge and judgment constrained by the scope of work and consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed, or implied, and no warranty or guarantee is included or intended.

This report is prepared for the exclusive use of the Town of Clarkdale and is considered confidential and proprietary data. The report presents the evaluation and opinions of ASE regarding the structural integrity of the assembly and is not intended for the use of others.

We did not tear out, core drill, or do damage of any kind to the existing structure to augment our observations. We only observed those conditions that were readily accessible and available to view. Visual observations of the structure were performed on elements of the structure readily accessible at the date and time of our investigation. Other than the structure this report does not address any other architectural, civil, electrical, mechanical or non-structural issues with the buildings.

Advanced Structural Engineering (ASE)



Michael S. Puhlmann, P.E., S.E.

Principal



APPENDIX

Site Location

Photos

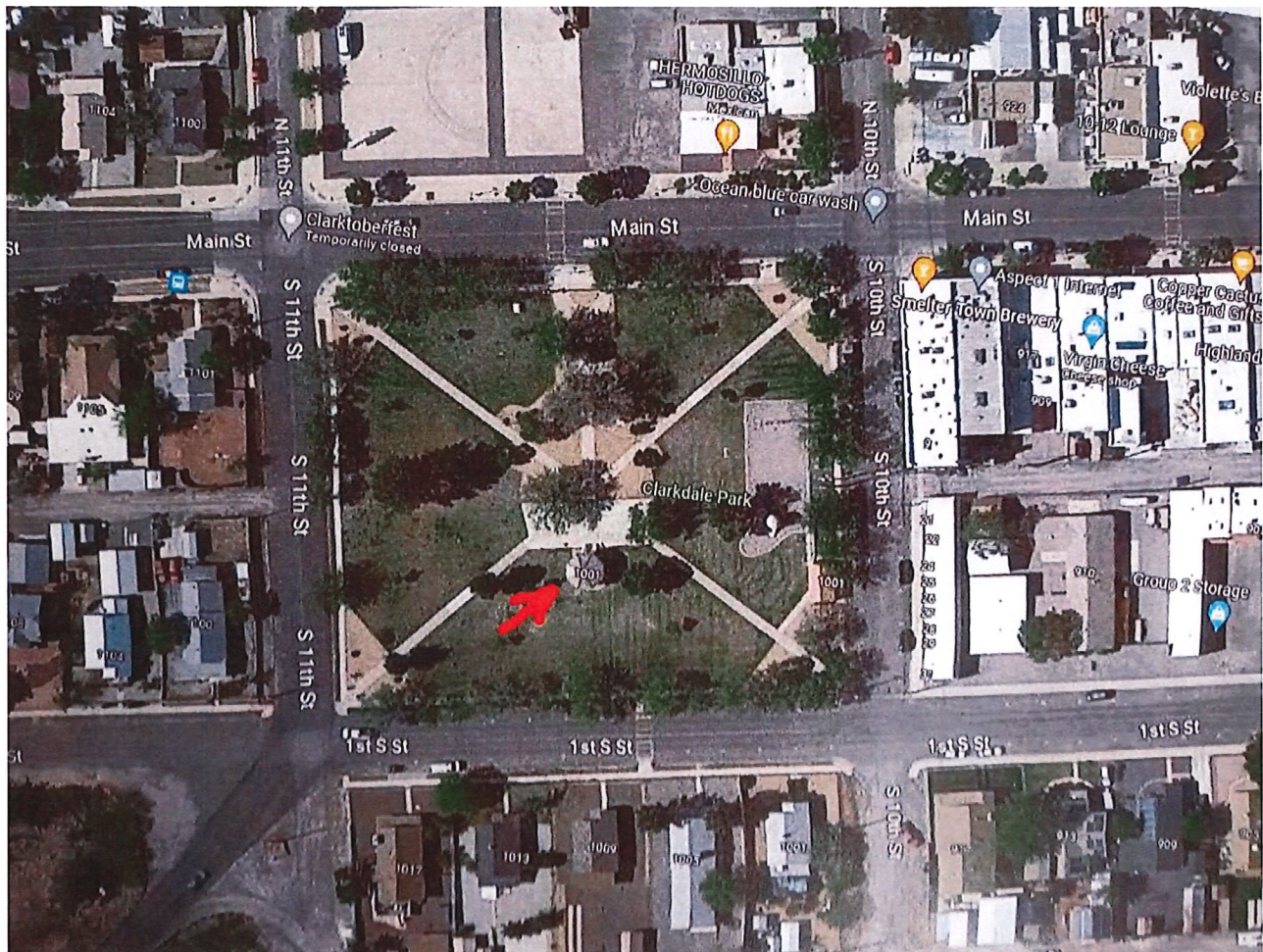


Photo 1 – Clarkdale Park with Bandstand noted



Photo 2 – Center of Underside of Roof



Photo 3 – Ceiling rafters and roof structure



Photo 4 – post in ceiling



Photo 5 – Ceiling rafters and roof structure



Photo 6 – View of Ceiling Lath and Column with knee bracing



Photo 7 – View of Ceiling Lath and Column with knee bracing

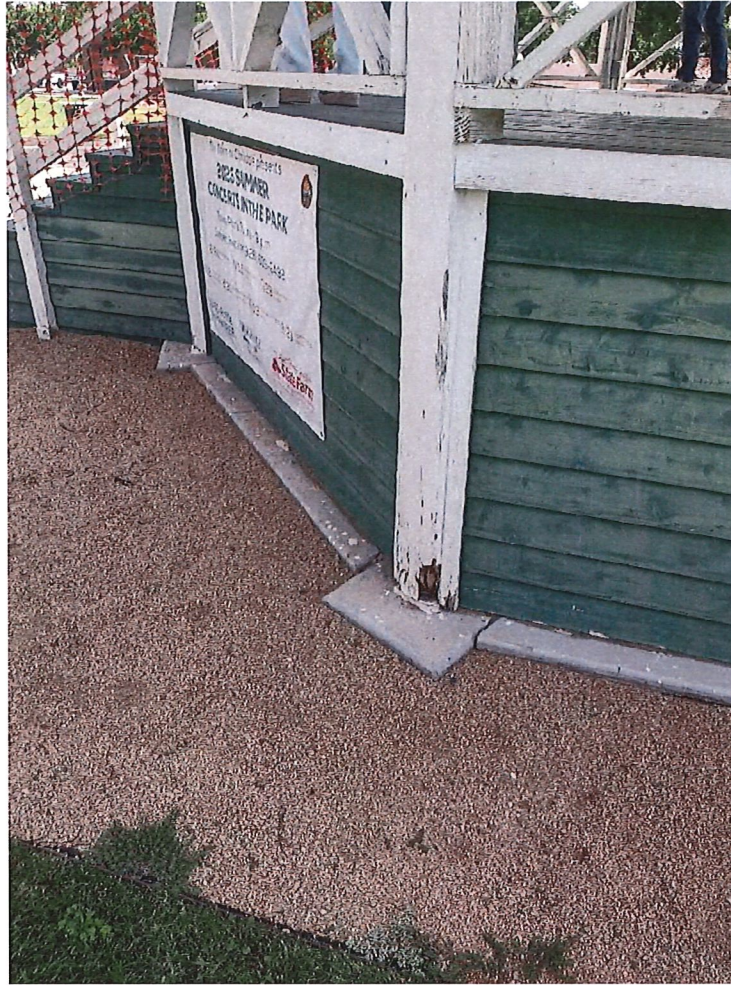


Photo 8 – Poor condition at base of column



Photo 9 – Railings

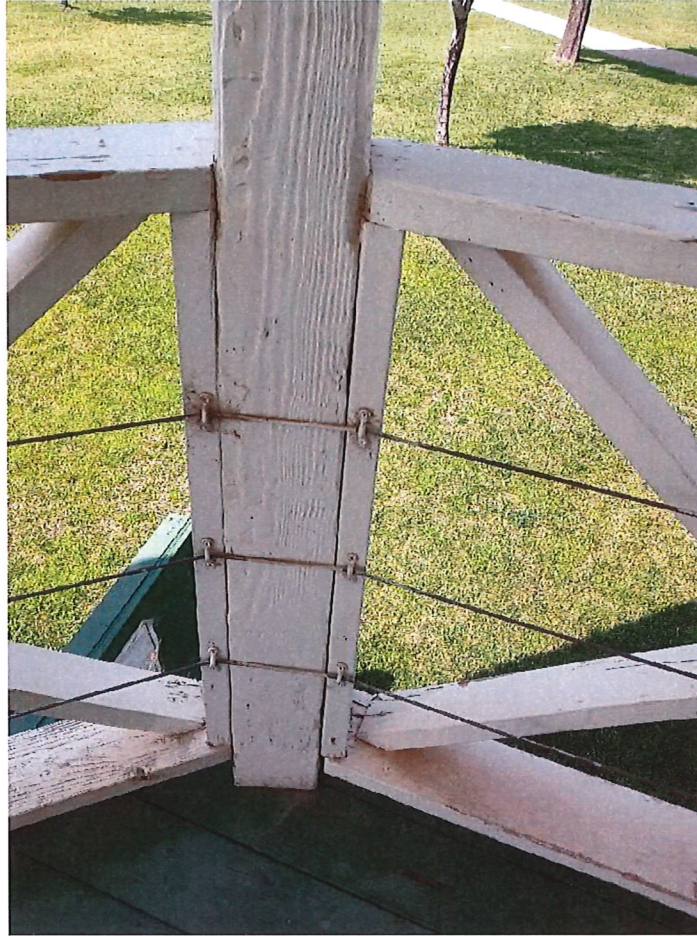


Photo 10 – Railings at Column – Wires at Railings

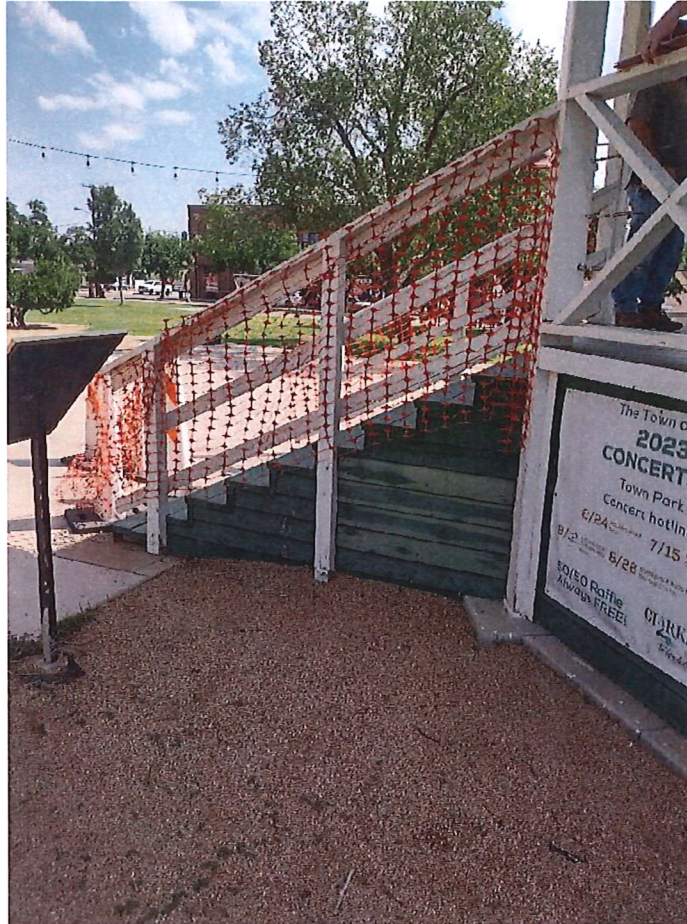


Photo 11 – Staircase



Katie Hobbs
Governor

ARIZONA STATE PARKS & TRAILS

Bob Broscheid
Executive Director



January 9, 2024

Ms. Ruth Mayday, Assistant Town Manager
Community & Economic Development Director
Town of Clarkdale
39 North Ninth Street
Clarkdale, AZ 86324

RE: Town of Clarkdale, Yavapai County; Clarkdale Band Stand; Non-Mandated Review; Clarkdale Park, SHPO-2023-0768 (172498)

Dear Ms. Mayday:

Thank you for contacting our office regarding the Clarkdale Band Stand in Clarkdale Park, a contributing structure to the National Register of Historic Places (NRHP) listed Clarkdale Historic District (the District). The Town requested the State Historic Preservation Office (SHPO) evaluate potential scopes of work for the Band Stand stabilization and recommend how to move forward with the project. As this project has no known State nor Federal nexus (i.e., funding), this is a non-mandated, voluntary review completed to State Historic Preservation Act standards. Per your request I have updated my letter dated December 7, 2023 to provide additional information regarding the Town's goals for the project, and technical guidance.

We understand the Town Council's project goals include:

- Allowing open access to for public use of the Band Stand;
- Bringing the Band Stand up to full code compliance;
- Addressing all deficiencies in one project; and
- Maintaining the Band Stand's listing on the NRHP.

The Town provided SHPO an assessment report of the Band Stand by Advanced Structural Engineering (ASE), which contains a structural analysis along with four sets of recommendations for its continued use. These recommendations fall under the headings of *Minor Corrections*, *More Extensive Rehabilitation*, *Stop the Deterioration*, and *Rebuild the Structure*. ASE noted that the sets of recommendations may be completed individually or combined into a scope of work. The *Minor Corrections* and *More Extensive Rehabilitation* sets are designed to be initiated as soon as possible for continued use of the structure, while the *Stop the Deterioration* set is a longer-term solution involving water management. *Rebuild the Structure* involves reconstruction.

SHPO measured the proposed recommendations against the [Secretary of the Interior's Standards for the Treatment of Historic Properties \(Standards\)](#) and determined that all sets of recommendations are compliant, with the exception of *Rebuild the Structure*, which involves extensive removal of materials.

Our office recommends that to meet Town goals, the *More Extensive Rehabilitation* scope is selected in lieu of *Minor Corrections*, as the former is better aligned to meet the Town Council's goals listed above by providing comprehensive structural stabilization.

Under *Stop the Deterioration*, both ASE options for water management include eliminating contact between wood components and grade. Currently, the wood columns of the Band Stand are supported by a concrete foundation while its walls are supported by a concrete slab. All concrete is roughly at-grade, with poor site drainage, and has caused rotting in the base of Band Stand's wood members. The two options presented are:

1. Lift the structure and insert a concrete footing around the entire perimeter, including the stair, raising it one foot above grade.
2. Remove the lower one-foot of siding and columns, and insert new one-foot concrete piers at each support, resting on the extant concrete. New one-foot stem walls would be poured under each siding wall area, and new in-kind siding to match would be installed but not extend to grade. In this scenario the Band Stand is not lifted from its original height.

The National Park Service has published Guidelines on Flood Adaptation for Historic Buildings (attached to this letter) which provide guidance on how to meet the Standards for at-risk properties. Both options are consistent with these guidelines, and meet the Standards.

Option 1 will cause the bottom stair riser to be elevated one foot above the park patio (with a requisite extension of the stair, not mentioned in the ASE report). Raising the entire structure is a dramatic solution, typically chosen for flooding scenarios rather than correcting poor site drainage. Additionally, Option 1 would alter visible foundation walls to an extent that the historic character of the Band Stand may be adversely impacted, particularly because this is a small stand-alone structure. Therefore, SHPO recommends Option 2 is pursued. Option 2 is preferred because it retains the historic relationship between the bandstand and its site and setting, does not alter the character of the structure, and does not require an extension of the stair, all while maintaining a concrete barrier between grade and the wood structural system required to keep the Band Stand dry.

The National Park Service has published a series of 50 [Technical Preservation Briefs](#) which provide best-practice guidance for historic preservation methodology. SHPO recommends these are consulted in advance of project planning, in particular:

- [Brief 10: Exterior Paint Problems on Historic Woodwork](#)
- [Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs](#)
- [Brief 45: Preserving Historic Wooden Porches](#)

Once work is complete, SHPO recommends the Town create a seasonal maintenance plan including regular inspection of the Band Stand. Guidance for creation of that document can be found here:

- [Brief 47: Maintaining the Exterior of Small and Medium Sized Historic Buildings](#)

Again, thank you for the opportunity to provide comments on this project. Please reach out by email at slawson@azstateparks.gov or by telephone at (602) 542-6943 if you have any questions or concerns.

Sincerely,

Susan Lawson

Susan Lawson, Arizona State Historic Preservation Office