



**NOTICE OF A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION  
OF THE TOWN OF CLARKDALE  
TUESDAY, AUGUST 5, 2025 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.

**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 will hold a Regular Meeting open to the public on Tuesday, August 5, 2025, 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 Historic Preservation Commission 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. MINUTES

##### A. Approval of Minutes

Discuss, consider and act upon the draft minutes from the joint meeting with the Planning Commission held on June 17, 2025, and the regular meeting held on July 1, 2025.

#### 5. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

##### A. Historic Markers in the Town of Clarkdale

The Historic Preservation Commission will provide an update on the Historic Marker process and continue reworking the markers and addressing signage themes. As part of the Strategic Plan for the Historic Preservation Commission, updating the Historic Markers has been identified by the HPC as a priority.

#### 6. FUTURE AGENDA ITEMS

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

#### 7. ADJOURNMENT

### 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.

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- Agenda Item:**            **Approval of Minutes**  
Discuss, consider and act upon the draft minutes from the joint meeting with the Planning Commission held on June 17, 2025, and the regular meeting held on July 1, 2025.
- Staff Contact:**            Ruth Mayday, Assistant Town Manager/Community Development Director
- Meeting Date:**            August 5, 2025
- Strategic Goal:**            Not applicable.
- Background:**            Review of the draft minutes from the joint meeting with the Planning Commission held on June 17, 2025, and the regular meeting held on July 1, 2025.
- Budget Impact:**            No budget impact.
- Recommendation:**        Staff recommends that the Historic Preservation Commission approve the draft minutes from the joint meeting with the Planning Commission held on June 17, 2025, and the regular meeting held on July 1, 2025.



**SUMMARIZED MINUTES OF A JOINT MEETING OF THE PLANNING COMMISSION AND  
THE HISTORIC PRESERVATION COMMISSION  
OF THE TOWN OF CLARKDALE  
TUESDAY, JUNE 17, 2025 AT 4:30 PM**

**Members All Present (PC):** *Advisory Johnson, Commissioner Conk, Commissioner Spence, Chair deBlanc, Commissioner Foutz, Commissioner Kelly.*

**Members All Present (HPC):** *Commissioner Snyder, Commissioner Westcott, Commissioner Malla, Chair Guebard, Vice Chair Stein.*

**Other municipal officials present:** *Community Development Director & Assistant Town Manager Ruth Mayday, Associate Planner Britania Esparza, Community Development Technician Guss Espolt, Parks and Recreation Director Joni Westcott, Mayor Robyn Prud'homme-Bauer, Town Manager Susan Guthrie.*

**Audience:** *Nine members of the public were present.*

**Zoom:** *Two members of the public were present on Zoom.*

**1. CALL TO ORDER**

**A. Planning Commission** - *Chair de Blanc called the meeting to order at 4:30 p.m.*

**B. Historic Preservation Commission** – *Chair Guebard called the meeting to order at 4:30 p.m.*

**2. ROLL CALL**

**A. Planning Commission** – *Present: Chair deBlanc, Advisory member Johnson, Commissioner Conk, Commissioner Spence, Commissioner Foutz, and Commissioner Kelly.*

**B. Historic Preservation Commission** – *Present: Matthew Guebard, Amy Stein, Mike Westcott, Cynthia Malla, and Kerrie Snyder.*

**3. PUBLIC COMMENT**

*Three members of the public, Nathan Porter, Cindy Emmett, and Mike Lindner were opposed to The Newstand window amendment, and one member of the public, Gregory Jiede had general comments.*

**4. NEW BUSINESS**

**A. Amendment to the Approved Design Plan for The Newstand**

Discuss, consider, and act upon an amendment to the approved Design Plan for The Newstand, located at 909/911 Main Street, Clarkdale, AZ 86324. Applicant: 909 Main Street LLC; Agent, Rennie Radoccia.

**Motion – Planning Commission:**

To approve the amendment to the approved Design Plan for The Newstand.

**First motion:** Kelly **Second:** Foutz

**Approved 6-0**

| Board Member        | Ayes/Nays |
|---------------------|-----------|
| Chair de Blanc      | Aye       |
| Advisory Johnson    | Aye       |
| Commissioner Foutz  | Aye       |
| Commissioner Spence | Aye       |
| Commissioner Conk   | Aye       |
| Commissioner Kelly  | Aye       |

**Motion – Historic Preservation Commission:**

To approve the amendment to the approved Design Plan for The Newstand

**First motion:** Snyder **Second:** Stein

**Approved 4-1**

| Commissioner          | Aye/Nay |
|-----------------------|---------|
| Vice Chair Guebard    | Aye     |
| Commissioner Snyder   | Aye     |
| Commissioner Westcott | Aye     |
| Commissioner Malla    | Nay     |
| Commissioner Stein    | Aye     |

**5. FUTURE AGENDA ITEMS**

PC - Discussion of Chair and Vice Chair.

HPC – Yavapai Apache Nation Cultural Resource Team, has been invited to participate in the continued conversation on the Reworking of Historic Markers in Clarkdale.

**6. ADJOURNMENT**

**A. Planning Commission**

**Motion:** *Motion to adjourn.*

**First motion:** Foutz **Second:** Kelly

**Approved 6-0**

| Board Member | Ayes/Nays |
|--------------|-----------|
|--------------|-----------|

|                     |     |
|---------------------|-----|
| Chair de Blanc      | Aye |
| Advisory Johnson    | Aye |
| Commissioner Foutz  | Aye |
| Commissioner Spence | Aye |
| Commissioner Conk   | Aye |
| Commissioner Kelly  | Aye |

*Chair de Blanc adjourned the meeting without objection at 5:52 p.m.*

**B. Historic Preservation Commission**

**Motion:** *Motion to adjourn.*

**First motion:** Snyder **Second:** Stein

**Approved 5-0**

| <b>Commissioner</b>   | <b>Aye/Nay</b> |
|-----------------------|----------------|
| Vice Chair Guebard    | Aye            |
| Commissioner Snyder   | Aye            |
| Commissioner Westcott | Aye            |
| Commissioner Malla    | Aye            |
| Commissioner Stein    | Aye            |

*Chair Guebard adjourned the meeting without objection at 5:52 p.m.*

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Matthew Guebard, Chair

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Ruth Mayday, Community Development Director



**SUMMARIZED MINUTES OF A REGULAR MEETING OF  
THE HISTORIC PRESERVATION COMMISSION  
OF THE TOWN OF CLARKDALE  
TUESDAY, JULY 1, 2025 AT 6:30 PM**  
(To listen to the full audio/video of the meeting,  
please visit [www.clarkdale.az.gov](http://www.clarkdale.az.gov) – agendas & minutes)

**Members Present:** *Matthew Guebard, Kerrie Snyder, Mike Westcott and Cynthia Malla.*

**Members Absent:** *Amy Stein.*

**Other Municipal Officials Present:** *Community Development Director Ruth Mayday; Community Development Admin Guss Espolt; Associate Planner Britania Esparza.*

**Audience:** *No members of the public were present.*

**Zoom:** *One member of the public was present on Zoom.*

- 1. CALL TO ORDER** – *Chair Guebard called the meeting to order at 6:35 p.m.*
- 2. ROLL CALL** – *Present: Matthew Guebard, Kerrie Snyder, Mike Westcott and Cynthia Malla.  
Absent: Amy Stein.*
- 3. PUBLIC COMMENT**  
*No public comment.*

**4. MINUTES**

**A. Approval of Minutes**

Discuss, consider and act upon the draft minutes from the regular meeting held on May 6, 2025.

**Motion by Snyder, second by Malla to:** Approve the draft minutes from the regular meeting held on May 6, 2025.

**Vote: 4-0**

| Commissioner          | Aye/Nay |
|-----------------------|---------|
| Vice Chair Guebard    | Aye     |
| Commissioner Snyder   | Aye     |
| Commissioner Westcott | Aye     |
| Commissioner Malla    | Aye     |
| Commissioner Stein    | Absent  |

**5. DISCUSSION ITEMS ONLY - NO ACTION TAKEN**

**A. Welcome Yavapai-Apache Cultural Resource Team**

*Associate Planner Britania Esparza introduced the Yavapai-Apache Nation Cultural Resource Team.*

**B. Yavapai-Apache Nation Cultural Resource Team**

*The Yavapai-Apache Nation Cultural Resource Team lead a discussion to share goals, expectations, and perspectives on including Tribal history and other culturally significant information in the Town's Historical Marker updates.*

*Nancy Ruiz, with the Yavapai Apache Nation Cultural Resource Team, mentioned that they have a new Tribal Archaeologist, who is interested in the Reworking of Historic Markers in Clarkdale.*

**C. Historic Markers in the Town of Clarkdale**

*The Historic Preservation Commission provided an update on the Historic Marker process and continued reworking the markers and addressing signage themes. As part of the Strategic Plan for the Historic Preservation Commission, updating the Historic Markers has been identified by the HPC as a priority.*

**6. FUTURE AGENDA ITEMS**

*The Historic Preservation Commission proposed the following item to be placed on a future agenda: Continue conversation on the Reworking of Historic Markers in Clarkdale.*

**7. ADJOURNMENT**

**Motion by Snyder, second by Westcott to:** *Adjourn the meeting.*

**Vote: 4-0**

| <b>Commissioner</b>   | <b>Aye/Nay</b> |
|-----------------------|----------------|
| Vice Chair Guebard    | Aye            |
| Commissioner Snyder   | Aye            |
| Commissioner Westcott | Aye            |
| Commissioner Malla    | Aye            |
| Commissioner Stein    | Absent         |

*Chair Guebard adjourned the meeting without objection at 6:56 p.m.*

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Chair Guebard  
Historic Preservation Commission

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Assistant Town Manager, Ruth Mayday