

**REGULAR MEETING OF THE HISTORIC DISTRICT ADVISORY COMMISSION OF THE TOWN OF FLORENCE HELD WEDNESDAY, JUNE 26, 2019, AT 6:00 PM, AT THE FLORENCE TOWN COUNCIL CHAMBERS, 775 N. MAIN STREET, FLORENCE, ARIZONA**

**CALL TO ORDER**

Vice-Chair Adam called the meeting to order at 6:00 pm

**ROLL CALL**

**Present: Adam, Reid, Novotny, Knight, Michael and Council Liaison Cordes.**

**PLEDGE OF ALLEGIANCE**

**DISCUSSION/APPROVAL/DISAPPROVAL** of the meeting minutes for the regular meeting conducted on May 29, 2019.

**On motion by Commissioner Novotny, seconded by Commissioner Reid, and carried 5-0, to approve the regular meeting minutes of May 29, 2019.**

**PRESENTATIONS**

- A. Town Core Infill Incentive District** Staff will present a current case-study using the Incentive District criteria to demonstrate the advantages that the program presents for "Old Town Florence".

Community Development Director Larry Harmer discussed the Infill Incentive District and how it applied to the Town Core. He stated this case involved relief in development standards because the property line for the home at 155 W. 11<sup>th</sup> Street is about eight feet into the property at 110 Willow Street. The owners at 155 W. 11<sup>th</sup> Street have agreed to move their property line and deed over the space. Staff will use the Infill Incentive District to reduce the lot sizes and setback requirements. The case was taken to the Planning and Zoning Commission and they forwarded a recommendation of approval with the stipulation that the property be cleaned of trash, weeds, and debris before going to Town Council.

Commissioner Novotny asked about the building behind the fourplex. Mr. Harmer responded that the building was a cottage, but the new property line would make it compliant with setbacks. Commissioner Reid and Mr. Harmer agreed the lot line adjustment would help the building sell on the market. Vice-Chair Adam agreed with the stipulation Planning and Zoning Commission placed on the case and hoped to see this action again in the future.

**NEW BUSINESS**

- A. Town of Florence Development Code §150-066 Historic District**

Mr. Harmer described the flaws in the overall Development Code and Staff's attempt to update them. One example was the placement of solar panels on a historic building. The State Historic Preservation Office (SHPO) did not see the panels as a problem since there was little visibility

and could be removed. Mr. Harmer recommended looking through the section of the code on the historic district and update parts in a work session. Vice-Chair Adam suggested better documentation of administratively approved projects for public record. She mentioned a recent request from SHPO to look into ordinances for archeological sites. Mr. Harmer said he would contact SHPO about the archeological sites and the Commission agreed to a work session to update the code.

## **OLD BUSINESS**

### **A. 2019 Historic Preservation Conference Prescott, June 12-14, 2019 Follow-Up**

Mr. Harmer asked for comments. Commissioner Reid said the conference wonderful because it discussed current issues. She enjoyed the session that gave the public official's perspective on working on historic preservation. Mr. Harmer asked the Commission to email Staff their notes from the conference. Liaison Cordes suggested presenting significant information from the conference to Town Council. She wanted Council to see the value of the information. Commissioner Reid agreed that the Council should have access to the information. Staff asked how the Commission wished to collect the information. Liaison Cordes suggested Staff collect the Commissioners comments and piece it together into a presentation.

Liaison Cordes stated she wanted Council to see how this information is of value to businesses and how it can apply to the Town. Mr. Harmer stated Staff can put these notes together and plan for a presentation. Staff will include the link to the Conference material for Council Members. Vice-Chair Adam discussed possible action items that could come from the knowledge. She believed a work session would lead to more of a solution for some issues in the Downtown. She referenced the conference's guest speaker and how he focused on revitalization in an economic sense. She stated focusing on the economic development aspect of the historic district would garner more of a connection with the Council.

Mr. Harmer emphasized that this presentation will be more from the Commission than the Community Development Department. Liaison Cordes said she will find out the best course of action to present the information from Lisa Garcia. Vice-Chair Adam agreed and wanted direction from Council before moving ahead with an update for the code. Commissioner Novotny recommended including the Town Manager and Town Engineer, especially when concerning ADA bathrooms.

Liaison Cordes noted this presentation would be a good starting point to help revitalization. Commissioner Reid mentioned a session on flexibility in certain processes to open more opportunities. Mr. Harmer mentioned a member of Clarkdale complimenting Florence as a prime example of territorial Arizona. Commissioner Reid stated helping historic tourism thrive would help keep this image. Vice-Chair Adam thanked the Town for sending the Commission members to the conference and thanked Mr. Harmer for his work at the Conference. Commissioner Knight agreed with all that had been said and hoped to see positive changes. Commissioner Reid stated more parking helped kickstart development and Prescott and may be something to look into in the future.

**B. Kokopelli and Cuen Building Updates**

Town Staff is putting together the packet of expenditures for the Kokopelli building. It will go to the judge and then, the property will be liened. The property owner is actively selling the land. Vice-Chair Adam asked if the price was the same as the estimation, and Mr. Harmer responded that it was under the estimated price. The Commission wanted to know why the cost estimate is usually so high. Mr. Harmer stated the price comes from discussions with a contractor and other estimates without benefit of competitive bidding. Vice-Chair Adam asked if Staff could get professional advice for demolitions and rehabilitations. Mr. Harmer noted that Commissioner Michael would be familiar with the process, and Commissioner Michael agreed that some of the estimates were high.

Staff noted that Tom and Lynn Smith were awarded the Cuen building by the Council in early June. Commissioner Novotny asked if Staff had heard of their plans. Staff stated they had purchased the architectural drawings and were waiting for additional updates.

**C. Future Agendas**

No active action items but the next meeting will be a work session to discuss the conference presentation. Liaison Cordes reminded the Commission that the Town put together a Sign Committee. Vice-Chair Adam asked how they can add input. Mr. Harmer said Commissioners can send an email or speak at the meeting. The Committee is mostly discussing off-premise signs, A-frames, and murals. Commissioner Novotny asked if the sign committee will separate the Historic district from other areas. Liaison Cordes said the main goal of the Committee was to help individual business not on Main Street or off the beaten path. The biggest controversy is the off-premise signs and balancing local businesses with ones outside of Town.

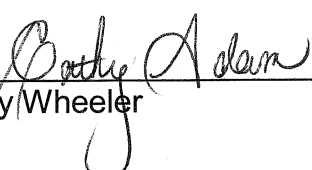
**CALL TO THE PUBLIC/COMMISSION RESPONSE:**

Ruth Harrison Florence, AZ asked that the Town pay attention to trash at the end of lots around Town. She mentioned that next year is the 35<sup>th</sup> anniversary of Murphy’s Romance. She said it would be neat to have a celebration since Florence was a big part of the movie. She noted it would be cool to invite some of the actors and residents who took part in the movie. She recommended this celebration be part of the Car Show in February.

**CALL TO THE COMMISSION-CURRENT EVENTS ONLY**

**ADJOURNMENT**

**Vice-Chair Adam adjourned the regular meeting at 6:59 pm.**

  
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Betty Wheeler

8/28/19  
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Date