

MINUTES OF THE TOWN OF FLORENCE HISTORIC DISTRICT ADVISORY COMMISSION REGULAR MEETING HELD ON WEDNESDAY, MARCH 27, 2019, AT 6:00 PM, AT THE FLORENCE TOWN HALL, 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Chairman Wheeler called the meeting to order at 6:00 pm.

ROLL CALL

Present: Wheeler, Adam, Smith, Reid, Novotny, Michael and Council Liaison Cordes.

PLEDGE OF ALLEGIANCE

DISCUSSION/APPROVAL/DISAPPROVAL of the meeting minutes for the regular meeting conducted on February 27, 2019.

On motion by Commissioner Novotny, seconded by Commissioner Michael, and carried 6-0, to approve the regular meeting minutes of the February 27, 2019.

NEW BUSINESS

A. Presentation/Discussion/Possible Action

Request by the Town of Florence for review of maintenance and upgrades to the Silver King Hotel. A presentation will be offered by Tom Celaya, Facilities Manager.

Tom Celaya presented a PowerPoint on repairs and improvements for the Silver King Hotel. He said the new budget cycle allowed the Town to upgrade the Silver King. The repairs would be done with modern materials and on the South East Balcony, the North Platform, the North West upper and lower staircases, the North West staircase and landing, and the West deck steps. The wood materials in these areas were consistently exposed to weather, which caused deterioration in some framing, walk areas, decorative attachments, and handrails. The main concern is a pedestrian's heel falling through the slits between the planks.

Mr. Celaya showed pictures of the water rot on the decorative acorns, holes in between planks on the upper and lower decks, and the wear and tear on the wood railings. He recommended several updates:

- All framing attachments should be checked to ensure nothing is loose.
- Decorative acorn caps should be secured firmly to the posts.
- All treads should be removed and re-spaced.

- All risers showing signs of deterioration should be replaced.
- With the exception of the steel handrails, all framing should be; scraped, patched with durable exterior wood and painted with quality paint.
- Replacement of all stringers, risers and tread material.
- Replacement of all wood handrail using metal handrail to match what is existing.
- Replace all wood joist and walking surface including steps with colored stamped concrete.

All materials will replicate original construction materials. The Town wants to replace the entire walking surface with a more durable material called Trex®.

Commissioner Reid said the East and South wall have cut out in the railing that is unique to the Silver King. She asked if the new railing will replicate the design. He said the design is identical to the left-over railing. They will make modifications to the railing for the stairway because it does not reach some openings and width. Commissioner Reid said she would like the whole East side to have that configuration. She asked how long ago they wanted to make updates and how long the materials lasted. He said the materials have been there since maybe 2007 and has been in use for ten years. They hope the upgrades will last more than ten years.

Commissioner Novotny asked where they plan to put the concrete. Mr. Celaya noted the stamped concrete will replace the wood on the Silver King back porch. Commissioner Novotny asked if this will be cheaper than using the Trex. He was not sure of the cost difference. Commissioner Novotny said it was interesting to have concrete on a raised platform. Mr. Celaya said this platform has a stem wall that runs underneath each of the handrails with the columns. It is only a matter of filling everything in. Commissioner Novotny agrees Trex is very durable due to her own experience. He said even in the long run if the Trex is less expensive.

Chairman Wheeler asked if SHPO has been informed of the repairs. Ms. Benitez stated SHPO has been notified and they agreed on the maintenance before Staff submitted the final request.

Commissioner Smith asked about their timeline. Mr. Celaya said it depends on the vendors, but he would like to be done before the end of the fiscal year. Vice-Chair Adam congratulated Mr. Celaya on his work and asked if all the exterior wood and railing was being replaced. Mr. Celaya said some railing was already replaced but yes all of the wooden railing was being replaced. She asked if the public will have access to all of the decking and all of the porches after these updates. He said they should, but that judgement is based on a safety perspective.

Commissioner Novotny asked about the removed wood. Mr. Celaya did not recommend giving it away because he did not own it and planned to throw it away. Chairman Wheeler said the wood was not original to the building and had no historic significance.

Commissioner Michael asked if the wood was Douglas Fir. Mr. Celaya agreed it was and Commissioner Michael said it was durable. Mr. Celaya said the wood had no primer or paint and water damaged it over time. A Commissioner asked if it was pressure treated. He said no.

On motion by Vice-Chair Adam, seconded by Commissioner Reid, and carried 6-0, to approve the recommendation by Staff for the maintenance and upgrades to the Silver King Hotel.

COMMUNITY DEVELOPMENT REPORT

A. Future Agendas

Ms. Benitez stated Staff is drafting a "Vacant Building Registration Program" intended to inventory vacant and abandoned commercial buildings around "Old Town" and along Main Street. She said they hope to model the program around other cities and towns that have passed legislation for it. Staff will be researching programs to build something suited to Florence. Ms. Benitez mentioned Staff will update the Commission regarding the status of recent compliance efforts along Main Street. Every compliance letter sent was acknowledged, but Staff is waiting for follow-up from property owners.

CALL TO THE PUBLIC/COMMISSION RESPONSE:

Ruth Harrison, Florence, AZ, stated she hopes for consistent upkeep on the Silver King Hotel and other properties. She requested the Town videotape the Historic District Advisory Commission and other meetings, so residents can access information from the discussion.

CALL TO THE COMMISSION-CURRENT EVENTS ONLY

Commissioner Reid asked if everything had been exhausted in saving the Cuen building. Ms. Benitez said Staff would talk to Commissioners afterwards about the Cuen building but could not mention anything since the topic was not on the agenda. Staff can put a discussion for the Cuen building on the next agenda. Vice-Chair Adam requested Staff make sure to add certain items on the agenda and continue the updates for the Cuen building.

ADJOURNMENT

Chairman Wheeler adjourned the regular meeting at 6:31 pm.

Maricella Benitez for Betty Wheeler
Betty Wheeler

5-30-19
Date