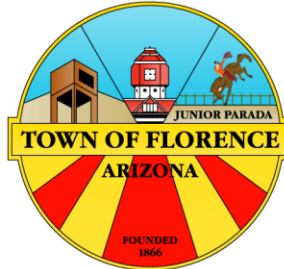


TOWN OF FLORENCE HISTORIC DISTRICT ADVISORY COMMISSION REGULAR MEETING

Chairman Betty Wheeler
Vice-Chairman Cathy Adam
Commissioner Christine Reid
Commissioner Lynn Smith
Commissioner Debbie Novotny
Commissioner Victoria Knight
Commissioner Carroll Michael



Florence Town Hall
775 N. Main Street
Florence, AZ 85132
(520) 868-7575
www.florenceaz.gov
Meet Last Wednesday

Wednesday, September 25, 2019

6:00 PM

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the Town of Florence Historic District Advisory Commission and to the general public that a Historic District Advisory Commission meeting will be held on Wednesday, September 25, 2019, at 6:00 p.m., in the Florence Town Hall, located at 775 N. Main Street, Florence, Arizona. The agenda for this meeting is as follows:

1. CALL TO ORDER

- 2. ROLL CALL:** Wheeler____, Adam____, Reid____, Smith____, Novotny____,
Knight____, Michael____.
Council Liaison Cordes_____.

3. PLEDGE OF ALLEGIANCE

- 4. DISCUSSION/APPROVAL/DISAPPROVAL** of the meeting minutes for the regular meeting conducted on August 28, 2019.

5. OLD BUSINESS

- A. Motion to recommend approval to the Town Council regarding proposal to conduct Focus Group Interviews and a presentation to the Town Council regarding Historic Preservation potential and the Economics of Revitalization from the Arizona Rural Development Council.**
- B. Continue the discussion from August 28, 2019 to enhance educational opportunities for realtors and property owners to understand the issues, costs and benefits of restoring historic properties.**

6. NEW BUSINESS

- A. CLG grant update and discuss potential buildings for addition to the Town's Historic Building Inventory.**

7. COMMUNITY DEVELOPMENT REPORT

- A. Code Compliance Update**
- B. Development Code Update related to HDAC**
- C. Redevelopment Plan Update**
- D. Future Agendas**

8. CALL TO THE PUBLIC/COMMISSION RESPONSE

Call to the Public for public comment on issues within the jurisdiction of the Historic District Advisory Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Commission shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

9. CALL TO THE COMMISSION-CURRENT EVENTS ONLY

10. ADJOURNMENT

POSTED ON FRIDAY, SEPTEMBER 20, 2019 BY MARIA HERNANDEZ, DEPUTY TOWN CLERK, AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA AND AT WWW.FLORENCEAZ.GOV.

*****PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION. *****

REGULAR MEETING OF THE HISTORIC DISTRICT ADVISORY COMMISSION OF THE TOWN OF FLORENCE HELD WEDNESDAY, AUGUST 28, 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, Smith, Reid, Novotny, Knight, Michael and Council Liaison Cordes.
Absent: Wheeler**

PLEDGE OF ALLEGIANCE

DISCUSSION/APPROVAL/DISAPPROVAL of the meeting minutes for the regular meeting conducted on July 31, 2019.

On motion by Commissioner Michael, seconded by Commissioner Reid, and carried 6-0, to approve the regular meeting minutes of July 31, 2019.

OLD BUSINESS

A. Motion to recommend approval/approval with conditions or changes/denial regarding amendments to Development Code § 150.066 Overlay Districts; Historic District

Staff reviewed the changes made in the code section on the Historic District Overlay. Mr. Harmer discussed the insertion of Mid-Century Modern and how it became popular and where they can be found. He showed examples of early and later designs and defining aesthetics of the Mid-Century Modern style. Commissioner Reid suggested a look at Cactus Forest. Mr. Harmer noted that they are outside the current Town limits but are within the Planning boundaries.

Mr. Harmer showed other additions and removals. He said the most significant changes were the recognition of the guidelines within the code and the responsibility of marketing a home up for demolition. Vice-Chair Adam asked about page five, item L, the demolition of structures. She asked for clarification on the demolition appeal process for homeowners to make sure that owners come to HDAC first before appealing to the Council. On page six, she asked about posting requirements for demolition sale. Mr. Harmer said Staff can require posting information for buildings up for demolition.

B. Discussion lead by Council Liaison Cordes regarding future HDAC presentation to Town Council

Kimber Lanning will be willing to speak but first submit a proposal for a one or two day event. Her team will conduct a focus group, gather information on the historic district, and present the findings. Liaison Cordes and Staff are working together a presentation for HDAC endorsement to present to Council a package that describes the economic importance of the redevelopment of the Downtown. The plan is to piggyback off of Kimber's presentation and provide direct recommendations on potential projects. Vice-Chair Adam stated each Town needs their own realistic standards and Kimber working closely with Staff will help translate the needs of the Town. Commissioner Reid agreed and asked about the timeline. Mr. Harmer noted the timeline would be based on Kimber Lanning's schedule and Staff would contact her about possible dates.

On motion by Commissioner Smith, seconded by Commissioner Novotny, and carried 6-0, to recommend approval regarding amendments to Development Code § 150.066 Overlay Districts: Historic District.

COMMUNITY DEVELOPMENT REPORT

A. Code Compliance Update

Staff is staying proactive with code enforcement. The Town is averaging about 40 to 50 citations a month and a majority are in old town because Anthem has the HOA system for compliance. Staff is seeing a 50 to 60 percent compliance on the first notice. The Kokopelli lien has been filed against the property and is just short of 75,000 dollars. One of the current owners of two properties on Main Street wants to deed the property over to the Town, but the Title is clouded. Staff is looking to real estate legal help to find a way through the situation.

B. CLG Grant 2019

Staff has applied for a CLG Grant through SHPO. Staff noted that some of the properties in Florence needed to be surveyed and recorded. Staff put in for \$10,000 dollars and the Town can match that amount with in-kind support as well as funding. Commissioner Reid helped start a list of homes, and should the Town be awarded the grant, the Commission will decide which homes should be prioritized. The Grant will be awarded after the first of October. The Town would have 12 months to complete the project, and a timeline has been posted with the grant. Commissioner Reid commented that the Town should still invest in recording properties even if they do not receive the grant.

C. Future Agendas

The 19th of September or the 25th of September HDAC may have a joint session with the PZ Commission on the Redevelopment Plan focus group information. Staff is waiting for the final product. The discussion will include ideas on the main corridor and comments on development possibilities.

There are no active applications at this time.

CALL TO THE PUBLIC/COMMISSION RESPONSE

None

CALL TO THE COMMISSION-CURRENT EVENTS ONLY

Commissioner Reid stated the Florence Home Tour was awarded the Outstanding Cultural Program for the State. Vice-Chair Adam thanked Staff for getting the grant together and Commissioner Reid for helping with a list for future surveyed properties. She suggested the Historic District Guidelines be updated and the Town form possible work sessions for realtors to help them understand the guidelines. Vice-Chair Adam asked about Opportunity Zones and how they could get further information on the subject. Liaison Cordes asked the Commission how they could create a program that could help realtors understand historic homes because most of the work is inside or structural based on inspections. She said something helpful would be to have someone who knew costs and the process. Vice-Chair Adam asked for this discussion to be placed on the next agenda.

ADJOURNMENT

Vice-Chair Adam adjourned the meeting at 6:46 PM.

Betty Wheeler
Chairman

Date



Town of Florence
Community Development Department
224 West 20th Street
Florence, AZ 85132

Agenda Item 5A

DATE: September 25, 2019

TO: Historic District Advisory Commission

FROM: Larry Harmer
Community Development Director

SUBJECT: Focus Group and Town Council Presentation

Staff has received a proposal from Arizona Rural Development Council on behalf of Kimber Lanning to conduct a one-day focus group and individual business interviews followed by a formal presentation to the Town Council regarding the outcomes and the economics of revitalization. The date for this project has not been determined but is envisioned to coincide with the Commission's work to identify specific projects and recommendations to the Town Council. The total cost to the Town would be \$1500.

After HDAC discussion, and with HDAC's endorsement, the proposal will be forwarded to the Town Manager for funding consideration.

Attachment:
Arizona Rural Development Council Proposal

PROPOSAL

TITLE: Economics of Revitalization

ORGANIZATION: Town of Florence

CONTACT: Larry Harmer, Community Development Director

PREPARED BY: Liza Noland, AZRDC Director of Rural Programs; liza@localfirstaz.com

ITEM	DESCRIPTION	COST
Focus Group	-Conduct one Focus Group along with one-on-one interviews with Downtown business/property owners (as needed for those unable to attend) to identify opportunities/challenges in historic preservation	\$1000
Town Council Presentation	-Presentation to Council regarding Focus Group outcomes, Historic Preservation potential in Florence, and the Economics of Revitalization as a whole.	\$500



Town of Florence
Community Development Department
224 West 20th Street
Florence, AZ 85132

Agenda Item 6A

DATE: September 25, 2019

TO: Historic District Advisory Commission

FROM: Larry Harmer
Community Development Director

SUBJECT: Historic Property Inventory Update

As of the writing of this staff report, we have not heard if our CLG grant application has been successful. Regardless of the outcome, the identification of potential buildings that should be added to the Town's Historic Building Inventory is still a priority. Several structures have been identified as having potential and should be discussed. Also, HDAC members may have additional buildings to offer for consideration.

At this, the following buildings are offered for HDAC consideration:

- A. Bartleson/Vasquez House ca. 1890 [Owner: Robert and Tamara Lyon]
76 Center Street



B. Bowling House ca. 1910 [Owner: Louise Knipp]
724 Butte Avenue



C. Michael's House ca. 1900 [Owner: Carrol and Sabine Michael]
75 Park Street



D. Store ca. 1906 [Owner: Doreen Craig]
640 North Park Street



E. Celaya House ca. 1900 [Owner: Arnold Salazar]
199 South Elizabeth Street



F. J.W. Baker Garage ca. 1944 [Owner: Jim H. Baker]
99 East Butte Avenue



If awarded, the CLG Grant will cover the cost of inventorying some, or all, of the noted structures. However, if the funding falls short, staff is asking HDAC to prioritize those structures considered to be most important to inventory first.