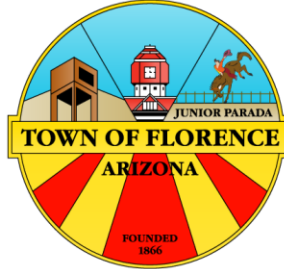


TOWN OF FLORENCE HISTORIC DISTRICT ADVISORY COMMISSION REGULAR MEETING

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, October 30, 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, October 30, 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 September 25, 2019.

5. OLD BUSINESS

A. PRESENTATION/APPROVAL/DISAPPROVAL of a list of possible uses and activities in the Downtown area.

B. CLG Grant Update: Discussion regarding potential consultants for the preparation on new inventory documents.

6. NEW BUSINESS

A. PRESENTATION/DISCUSSION: Community Survey

7. COMMUNITY DEVELOPMENT REPORT

A. Code Compliance Update

B. Redevelopment Plan Update

C. 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, OCTOBER 25, 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, SEPTEMBER 25, 2019, AT 6:00 PM, AT THE FLORENCE TOWN COUNCIL CHAMBERS, 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, Knight, and Michael.

PLEDGE OF ALLEGIANCE

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

On motion by Commissioner Novotny, seconded by Commissioner Reid, and carried 7-0, to approve the regular meeting minutes of August 28, 2019.

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.

Community Development Director Larry Harmer summarized the presentation and focus group proposal by Kimber Lanning. Commissioner Novotny asked if staff could contact older local business owners to participate because they have insight newer business owners do not. Staff stated they will look into it. Vice-Chair Adam asked for wording in the proposal that explained this event as an economic assessment for the current district and what can be done for the downtown. She is concerned the discussion might not focus on the economic importance of downtown revitalization. Commissioner Reid suggested the business owners pull some data from their businesses to share at the focus group. Vice-Chair Adam said input from the Bed and Breakfasts would be helpful.

On motion by Vice-Chair Adam, seconded by Commissioner Knight, and carried 7-0, to recommend approval to the Town Council regarding the proposal to conduct Focus Group Interviews and a presentation on Historic Preservation potential and the Economics of Revitalization.

- 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.

At the next meeting, Staff will present in a list of possible projects or goals For the HDAC to review for the downtown. The projects will range from small undertakings to possible construction projects. Staff asked the Commission for comments on the priority of the properties on the list.

Related to the CLG grant application, Mr. Harmer explained that Staff wants to inventory as many properties as possible. The Bartleson/Vasquez House is currently number one on the list. Chairman Wheeler stated the properties are outside the historic district. Mr. Harmer responded that the significant properties in the district seemed to be covered and staff recommends focusing on significant homes throughout Old Town Florence. There is always the option in the future of expanding the existing district or creating new ones. Commissioner Smith said if they stand alone and not in the district, then they have to have something special about them, and she agreed with the Bartleson house being first because there is a lot of information on the property.

They agreed there are properties outside the district, such as the Huffman House, that may go on the register because of the architecture or contributing family. Although, the Moreno family did not ask to be on national register because they did not know they could. Mr. Harmer stated he intended to let the property owners know of the inventory and what it could mean for the property, but it is up to the owner to be put on the National Register. Commissioner Smith said it is important for owners to know the benefits.

Vice-Chair Adam said it is something to take up with the property owner, but she understood the apprehension because of the increased oversight of the house's exterior. She is fine with the recommendations. Commissioner Reid explained the Celaya house is a standard Sonoran Adobe as far as placement, and the little house on North Park is historically significant architecturally and as an old store.

The Baker Garage has a lot of Florence history, and it is important to survey it as a commercial entity. Commissioner Michael asked if Staff was looking to spot zone these properties into the historical district. Mr. Harmer said there is no other ulterior motive other than to research the historical significance and inventory the property. Commissioner Novotny asked if this would make them eligible for the tax relief. Mr. Harmer said if they did any significant remodeling than they have to apply in advance. Commissioner Smith stated this only applies to the exterior of the home. Commissioner Novotny asked if having the properties inventoried is the same as having them registered. Mr. Harmer said they are two separate processes. Commissioner Reid clarified the inventory only provided research. She stated there is a lot of potential on the south side of Butte and some of the houses are very nice. This is a first step toward a long-term project of district expansion. Vice-Chair Adam asked for the Garage to be moved up on the list and Commissioner Reid agreed. Chairman Wheeler asked if anything was going on in the business. Mr. Harmer said the building appears to be mostly used for storage. The Commission and Staff discussed the garage and its possibilities.

NEW BUSINESS

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

The grant application was sent in, but Staff has not heard anything. Florence is not one of the high priority communities for the grant, however, Staff it is important to continue with efforts to expand the inventory of historic properties.

COMMUNITY DEVELOPMENT REPORT

A. Code Compliance Update

For the Fiscal Year 2018-2019, there were over 300 code enforcement cases with almost complete compliance. Forty-six cases are still pending or in the code enforcement process. One of the owners in the Downtown area is hiring contractors for their building's clean-up, and the Town is looking into clean and lien projects.

B. Development Code Update related to HDAC

The suggestions and changes made to the Historic District portion of the Development Code have been turned over to the Town consultant and will be inserted in the text. The changes will go before the Planning and Zoning Commission for a recommendation prior to Town Council adoption.

C. Redevelopment Plan Update

The Redevelopment Plan team will hold a Public Open House at the Community Center on October 17th from 4:30 PM to 6:30 PM. An invite will go to the Chamber of Commerce. The open house will showcase possible land use plans and future ideas on landscape design.

D. Future Agendas

Mr. Harmer stated that Town Council has set up the fourth Monday of the month specifically for work session meetings. No future action items.

CALL TO THE PUBLIC/COMMISSION RESPONSE

CALL TO THE COMMISSION-CURRENT EVENTS ONLY

ADJOURNMENT

On motion by Vice-Chair Adam, seconded by Commissioner Novotny, and carried 7-0, to adjourn the regular meeting at 6:44 PM.

Betty Wheeler
Chairman

Date



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

Agenda Item 5A

DATE: October 30, 2019

TO: Historic District Advisory Commission

FROM: Larry Harmer
Community Development Director

SUBJECT: Potential Downtown Projects

As previously discussed, staff has generated an initial list of potential projects and/or programs for HDAC review and discussion. This list is open for modification, additions and prioritization in preparation for presentation to the Town Council. It is anticipated that this would be part of a Work Session with the Council at future date. Also included, would be visit by Kimber Lanning and her staff to provide an evaluation and observations of Downtown Florence and identify potential enhancements that would assist in revitalization and stabilization of the downtown core.

Downtown Projects - For Discussion

Promotion

- Cooperative Promotions and Advertising Group
 - Chamber of Commerce
 - Town of Florence
 - Pinal County Historical Society
 - Veterans Organization(s)
 - Downtown Merchants
 - High School
 - Other Organizations

Requires Funding

- Façade and Wireless Alarm Program
 - Advertise
 - Approach current property/business owners
- Create Historic Residential Exterior Rehab Program

- Enhance Streetscape with Improvements and Activities
 - Purchase “Historic Plaques”
 - Mini-Park on Main Street ... a Gathering Place
 - Agricultural Theme
 - Sitting areas for families/students
 - Ramadas/Trees for shade
 - A place to eat outdoors for food trucks, brown bags, carry-out
- Signs and Murals
 - Move forward with Wayfinding Sign Program for Downtown and Kiosk Signs elsewhere around the Town
 - Examine opportunities for Main Street Murals (North and South of Butte Avenue)

“Events”

- Monthly or Bi-weekly Downtown Events (not all sponsored by the Town)
 - 35th Anniversary of “Murphy’s Romance”
 - “First Friday’s”
 - McFarland State Park evening lectures, tours.
 - Food Trucks/Competitions on a regular basis
 - Chili, Salsa, Desert “Cook-offs”
 - Entertainment in the Park(s)
 - Main Street ... and side-street ...Fairs
- Historic Tours
 - Costumed Docents
 - Horse-drawn Trolley (Contracted or licensed)
 - After dark “Ghost Walking Tours”
- Visitors Center/Museum Extension
 - Small Exhibits
 - Interactive Information Kiosk
 - “Made in Florence” product sales

Miscellaneous Thoughts

- Ice Cream Shop
- Sewer grate art
- Craft fair partnership with retirement communities
- Building for high school students to establish a business (Baker building or one of the ones on Main Street)
- Volunteer clean-up program
- Micro-brewery



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

Agenda Item 5B

DATE: October 30, 2019

TO: Historic District Advisory Commission

FROM: Larry Harmer
Community Development Director

SUBJECT: CLG Grant

The Town has been successful in obtaining a \$10,000 grant from SHPO/CLG for Federal FY 2019-2020. The grant requires a match of \$2,000 of cash contribution by the Town, which is contained in Community Development's FY 2019-2020 budget, and in-kind services of an addition \$7,000 in staff and volunteer time. Once the grant documents are executed, staff will proceed to encumber the services of a qualified consultant to prepare the new building survey documents that have been previously discussed at HDAC.

Staff wishes to solicit input from HDAC to assist in preparing a list of recognized professionals to conduct this work. Staff will then request fee proposals from one or more suggested individuals or firms.

Attached is the list of Architects and Landscape Architects taken from the Arizona Preservation Foundation Referral Guide to assist you:

Arizona Preservation Foundation Referral Guide

Architects & Landscape Architects

Burns Wald-Hopkins Shambach Architects 261 N. Court Ave. Tucson, AZ 85701 520-795-2705
dwaldhopkins@bwsarchitects.com

Cook Associates Architects, Inc. Jerry Cook 211 N. 7th St. Phoenix, AZ 85006 602-252-9407
Fax: 602-443-7808 jerry@cookarch.com

Craig Associates, Architects P.C. Robert A. Craig, President 8633 N. 56th St., #100 Scottsdale, AZ 85253 480-998-8686

David Wilson, AIA 646 W. Las Lomas Tucson, AZ 85704 520-887-1446

Douglas Stroh Architect & Associates Douglas Stroh, NCARB 132 S. Montezuma St. Prescott, AZ 86303 928-771-0548 Fax: 928-778-3597 architect@cableone.net

Durrant Architects Karl E. Derrah, AIA 410 N. 44th St., #800 Phoenix, AZ 85008 602-275-6830 Fax: 602-275-4331

E Group Landscape, Architecture & Planning Jason Harrington 817 N. Central Ave. Phoenix, AZ 85004 602-462-9000 Fax: 602-462-9001 www.egroupinc.com Jason@egroupinc.com

Eric T. Liebi, AIA Liebi Associates 1533 W. Culver St. Phoenix, AZ 85007 602-253-2536 etliebi@aol.com

Imirzian Architects Marlene Imirzian 8906 N. Central Ave. Phoenix, AZ 85020-2819 602-943-5279 Fax: 602-943-5673 mimirzian@imirzian-architects.com

Johnson Walzer Associates Architects 17 N. San Francisco, #3A Flagstaff, AZ 86001 928-779-0470 Fax: 928-779-5479

Lee N. Christensen and Associates Lee N. Christensen, AIA Architecture - Planning P.O. Box 1815 Sedona, AZ 86339 928-282-7397 Fax: 928-282-8470 lchristensen@sedona.net

LuPe Design Luis Peris 337 W. Roma Ave. Phoenix, AZ 85013 602-366-5852 Luis.peris@lupedesign.com

Martin Ball CCBG Architects, Inc. 102 E. Buchanan St. Phoenix, AZ 85004

Morgan Rieder, M.A., RPA Historical Architect P.O. Box 2736 Tucson, AZ 85702 520-850-4192 mrieder@msn.com

Motley Design Group, LLC Robert Graham, AIA 1114 NW Grand Ave. Phoenix, AZ 85007 602-254-5599 Cell: 602-695-0349 rgraham@motleydesigngroup.com

MWK Architects, Ltd. Michael Wilson Kelly, Principal 21 E. 6th St., #518 Tempe, AZ 85281 480-829-7667 Fax: 480-829-6863 mike@mwkarch.com

Otwell Associates, Architects William Otwell 121 E. Goodwin St. Prescott, AZ 86303 928-445-4951 Fax: 928-778-6120 bill@otwell-architects.net

PFA Architects, Ltd. Paul Finsness P.O. Box 5072 Oracle, AZ 85623 520-437-4764 Pfa-archs@ix.netcom.com

Poster Frost Mirto, Inc. 317 N. Court Ave. Tucson, AZ, 85701 520-882-6310 cposter@posterfrost.com

Ralph Comey Architects Ralph Comey AIA / Architect 5215 E. 8th St. Tucson, AZ 85711-1274
520-777-7982 Fax: 520-777-7982

Robert Bailey & Stephen Grede Architects 222 E. 14th St. Tucson, AZ 520-624-7373

Robert Polcar Architects, Inc. Robert Polcar 7107 E. Thomas Rd. Scottsdale, AZ 85251 480-
675-9760 Fax: 480-675-9781

Robert C. Stickles RA Architects + Associated Designers, Inc. 28520 N. 101st Way Scottsdale,
AZ 85262-3631 617-269-4647 Fax: 480-636-1874 rcstickles@aol.com

Ron Peters, AIA Historic Streetscapes PLLC 1711 E. Brown Rd. Mesa, AZ 85203 480-649-4450
rlpeters@historicstreetscapes.com

Ryden Architects Don W. Ryden AIA / Architect 902 W. McDowell Phoenix, AZ 85007 602-
253-5381 Fax: 602-253-5389 Rydenarchitects1@cox.net

Stephanie Rowe, AIA, LEED AP Reece Angell Rowe Architects, PLLC 4343 E. Avalon Dr.
Phoenix, AZ 85018 602 -957 -4343 Fax 602 -957 -7546

Swan Architects, Inc. Jeff A. Swan, AIA 833 N. 5th Ave . Phoenix, AZ 85003 602 -264 -3083
Fax: 602 -274 -7658 swanarchitects@aol.com

Vint & Associates Architects, Inc. 312 E. Sixth St. Tucson, AZ 85705 52 0 -882 - 5232
bob@vintarchitects.net

Westlake Reed Leskosky Paul Westlake , Architect Matt Jennings One East Camelback Rd.,
#690 Phoenix, AZ 85012 602 -212 -0451 Fax: 602 -212 -1020 www.wridesign.com
mjenn@wridesign.com