

**MINUTES OF THE TOWN OF FLORENCE HISTORIC DISTRICT ADVISORY COMMISSION REGULAR MEETING HELD ON WEDNESDAY, FEBRUARY 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: Chairman Wheeler, Vice-Chair Adam, and Commissioners Smith, Reid, Knight, Novotny, Michael and Council Liaison Cordes.**

**PLEDGE OF ALLEGIANCE**

**DISCUSSION/APPROVAL/DISAPPROVAL** of the meeting minutes for the regular meeting conducted on January 30, 2019

**On a motion by Chairman Wheeler, seconded by Commissioner Smith, and carried 7-0, to approve with changes the regular meeting minutes of January 30, 2019.**

**NEW BUSINESS**

**A. Presentation/Discussion/Possible Action**

Request by MDN Architecture, LLC for a porch addition to the John P. Clum / William Guild Residence located at 180 North Granite Street, Florence, AZ.

Community Development Director Larry Harmer stated the item was sent to the State Historic Preservation Offices (SHPO), and the response was in the Staff Report. He asked SHPO for any additional comments, and SHPO did not give further input. Mr. Harmer mentioned that the Secretary of Interior Standards #3, # 6, and #9 may apply to the new addition. Mr. Harmer introduced the applicant's Architect, Michael Nelson. The Owners, Heather and Delbert Lewis, were also available for questions.

Mr. Nelson introduced the Clum House property and gave a summary of the architectural style and the previous building additions and upgrades. He said one of the major problems was the drainage of runoff water. The drainage from the southeast creates ponding on the south side. He showed the Commission an aerial of the land and where the ponding occurs. Frequent repairs have been made on the adobe material due to rain damage and roof run-off splashing along the walls. The proposed solution is to add the porch and grade the site to drain away from the house. The proposed covered porch is the correct style and protects the openings and the plaster walls from roof run-off. Mr. Nelson

mentioned relocating the A/C units behind a utility screen wall built in the same style as the house.

Mr. Nelson explained the proposed design is a three-sided wrap around porch. It extends ten feet out from the house, and they will also take out the existing sidewalk. He showed a diagram of where the new A/C screen wall will be located. After meeting with San Tan Adobe, Mr. Nelson came to the conclusion that it would be best to build the porch separate from the house. In order to build the porch, they will have posts in the ground out in the front and towards the rear of the house. He noted the post and rail system will be a composite system. Stamped concrete will go down in the front. The last few slides showed different elevations of the proposed porch.

Commissioner Novotny asked how he plans to remove the sidewalk without damaging the foundation. Mr. Nelson said some of the concrete foundation is damaged enough to pick it out. He stated some of the stucco comes close to the concrete, so they have to be delicate. The goal is to protect the integrity of the building.

Commissioner Smith asked how different the front is that SHPO will agree. Mr. Harmer said the structure will not be attached which satisfies the Secretary of Interior Standards. He recommends approval because if this addition occurred 100 years ago, then there would not be a problem. The fact the porch is going in now with modern materials meets the intent of the Secretary of Interior Standards. The structure compliments the historical integrity of the structure without trying to replicate historical materials.

Mr. Harmer noted there was a disconnect in the standards. Standards in three and six contradict requirements in nine and ten. He explained that this is private property, and the owners are trying to improve the overall aesthetic and protect the building. The changes push the water another ten feet out and the porch make it easier to regrade.

Commissioner Novotny asked about the consequences of SHPO disagreeing and decommissioning the house as historic. Mr. Harmer said there is no real penalty to the owners because no grants were put toward the building. Commissioner Smith stated she does not mind if the front changes and that SHPO should look at the primary building. Mr. Harmer said they have been invited to the property, and they can be invited again.

Mr. Nelson said the worst-case scenario for the owners is that SHPO decommissions the property from the register. Commissioner Reid said losing that designation is up to the owners. She is concerned that SHPO has no real definitions of change. She explained the R.C. Brown House had a porch added 36 years after the house was built. A similar change by a property owner in the 1800s would solve this problem and prevent sun and heat from coming into the house. She says that it does not make sense that people would have done this back then, and she understands they do not want anything fake, but the practicality of what is being proposed makes sense. Commissioner Smith mentioned that the Museum has photos of the house and documentation on the house's design.

Commissioner Reid is concerned that a person may not be able to discern modern materials from the road. She asked if SHPO wanted something that delineates a new structure. Vice-Chair Adam stated that new additions on an existing historically designated structure look different. She said she went through the same thing with her house. She thought she was doing the right thing by making it blend but then, she was told she tampered with the original look. She noted the guidelines recommend owners do not make additions look like the existing structure, regardless of the materials. Vice-Chair Adam agreed with the other Commissioners. She likes the work that has been done on the home, and the building is a Significant Contributor to the district. This is why they are having this discussion because of the architecture and the significance it has to the Town's history. They want to make sure this is what the Home Owners want to do.

Vice-Chair Adam asked Mr. Nelson if he had worked with adobe before. He said no, this would be his first. She cautioned him to look into what is involved in water removal from the building because a porch may not take care of the issue. She gave McFarland as an example because even though it has a porch, it still has significant water issues. Mr. Nelson said they plan on hiring a Civil Engineer to look closely at the drainage.

Commissioner Reid was concerned that the matter was thrown back in the Commission's lap by SHPO. Mr. Harmer said Staff asked for further comments, but their only response was in the Staff Report.

Commissioner Reid explained SHPO does not want fake historical buildings. Mr. Nelson said they will go with the composite post and rail system along with stamped concrete because it is a modern take on the style. The difference may not be clear from the road, but those familiar with it will know. Commissioner Knight said the goal is longevity. Commissioner Michael asked about the proposed materials for the roofing and the posts. Mr. Nelson confirmed the roofing will be the same as the house and the posts will be composite. Commissioner Michael said he was in favor of the project because water is the greatest damaging element to adobe.

**On a motion by Commissioner Novotny, seconded by Commissioner Smith, and carried 7-0, to approve a porch addition to the John P. Clum / William Guild Residence with Findings and Conditions as presented.**

## **COMMUNITY DEVELOPMENT REPORT**

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

Mr. Harmer said that everyone going is now registered for the conference. He has reserved rooms for everyone except for Vice-Chair Adam. Council Liaison Cordes mentioned she asked to go to the conference, but she has not received confirmation.

## **B. Kokopelli and Cuen Building Updates**

The buildings were placed on the Town Council agenda for Monday night. Mr. Harmer stated Staff has copies of the packet for the Commissioners after the meeting. The Staff Report lays out the various alternatives for each building. He noted that Council will take action on Monday. Chairman Wheeler asked about the bid proposal. Mr. Harmer said this is a balancing act that deals with the Silver King, the Cuen Building and the Kokopelli buildings. All will be under consideration.

## **C. Future Agendas**

Nothing for design review has come forward. Mr. Harmer mentioned the tremendous amount of interest in historic homes that are being actively marketed. Staff makes sure to pass on the information that new owners must go through the Commission for changes to the outside of the structure. Mr. Harmer let the Commission know that he will not be available for the next meeting.

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

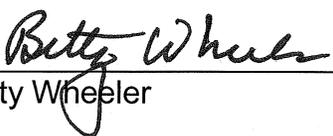
Call to the Public for public comment on issues within the jurisdiction of the Historic District Advisory Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Commission 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.

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

Vice-Chair Adam asked for any details on the Vacant Building program. She asked that the Program and similar items be discussed in future meetings. Commissioner Reid asked about the mural on Main Street and wanted to know if the Commission will see the design. Commissioner Knight said her cousin and a supervisor were working on the project and congratulated them for working quickly on the mural. Chairman Wheeler noted that she attended the Home Tour. She thought the selection of homes were excellent and was impressed with the homeowners and volunteers. She thought it was a success.

## **ADJOURNMENT**

**On a motion by Commissioner Novotny, seconded by Vice-Chair Adam, and carried 7-0, to adjourn the regular meeting at 6:39 pm.**

  
Betty Wheeler

  
Date