

**TOWN OF FLORENCE
HISTORIC DISTRICT ADVISORY
COMMISSION REGULAR MEETING**

Chairman Victoria Knight
Vice-Chair Gilbert Olgin
Commissioner Christine Reid
Commissioner Steve West
Commissioner Ginia Cathemer
Commissioner Paula Butterworth
Commissioner Pamela Tittes



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

6:00 PM

Wednesday, February 25, 2026

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 regular Historic District Advisory Commission meeting will be held on Wednesday, February 25, 2026, in the Town Council Chambers, located at 775 N. Main Street, Florence, Arizona.

Members of the public may submit written comments relating to this meeting to Planner Maricella Benitez by emailing maricella.benitez@florenceaz.gov at any time no later than one hour prior to the posted start time for the meeting. Please be sure to include your name and address for the record as well as the meeting date (and Agenda Item #, if applicable) in the subject of your email.

1. CALL TO ORDER:

2. ROLL CALL: Knight___, Olgin___, Reid___, West___, Cathemer___, Butterworth___,
Tittes___, and Council Liaison Neal___.

3. PLEDGE OF ALLEGIANCE:

4. 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.

5. DISCUSSION/APPROVAL/DISAPPROVAL of the minutes for the regular meeting conducted on January 28, 2026.

6. NEW BUSINESS:

A. DISCUSSION on upcoming repairs for the Silver King Building.

7. DIRECTOR'S REPORT:

- A. Historic Home Tour**
- B. AZ Historic Preservation Conference/CLG Training**
- C. Other updates**

8. CALL TO THE COMMISSION - CURRENT EVENTS ONLY:

9. ADJOURNMENT:

POSTED ON FEBRUARY 19, 2026, BY PATRICIA BUCHANAN, 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) 868-8300 OR 711 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 ON WEDNESDAY, JANUARY 28, 2026, AT 6:00 PM, IN THE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

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

ROLL CALL

Present: Knight, Olgin, Reid, West, Cathemer, and Tittes

Absent: Butterworth

Council Liaisons Neal

Staff Present: Maricella Benitez

PLEDGE OF ALLEGIANCE

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.

DISCUSSION/APPROVAL/DISAPPROVAL of the meeting minutes for the regular meeting conducted on October 29, 2025.

On motion by Commissioner West, seconded by Commissioner Reid, and carried 6-0, to approve the regular meeting minutes of October 29, 2025.

NEW BUSINESS

A. DISCUSSION on upcoming projects, review, and future conference attendance.

Ms. Benitez introduced the newest member, Commissioner Tittes. Commissioner Tittes introduced herself. Ms. Benitez provided a presentation on upcoming projects within the historic district. These improvements include re-paving parking spaces and ADA improvements in the Parking lot on Granite Street, lamp lightbulb updates in Padilla Park, wall and stucco repairs on the American Legion building, maintenance to the façade of the building on 360 N. Main Street, the opening of the shop at 363 N. Main Street, maintenance to the Silver King Hotel, and exterior maintenance to the 220 and

230 buildings. Commissioner Reid asked what type of business was opening in the 360 N. Main building. Ms. Benitez stated that the gentleman was thinking about opening a restaurant, but she was not one hundred percent sure what it would be.

Ms. Benitez stated that there have been no updates on the AZ Historic Preservation conference, but she wanted to get a feel of who on the Commission wanted to attend. All members on the Commission were interested, but some needed to know the date to confirm with their schedules. Commissioner Reid and Chair Knight both agreed that it was a useful experience and would be beneficial to newer members. Ms. Benitez stated she would reach out to the Preservation members to better understand the status of the conference.

Ms. Benitez stated that Town Staff is looking for new ways to better oversee changes in the Historic District. The current code only has items going before the commission if a building permit is required, but staff wants to update the review process to include more items and to better enforce development.

DIRECTOR'S REPORT

a. Historic Home Tour

The Town of Florence Historic Home Tour will be on February 14th, Valentine's Day, and Arizona's birthday. The event will be from 10 AM to 4 PM. The tour includes five homes, the Windmill Winery, the Florence Catholic Church of the Assumption, the Woman's Club, the Pinal County Museum, and the Florence High School. The theme is "From the Frontier, with Love," and a lot of the activities and themes will tie into Valentine's Day. In addition, the Town will have a Valentine's Day dance at 7 PM that same day.

CALL TO THE COMMISSION-CURRENT EVENTS ONLY

ADJOURNMENT

On motion by Vice-Chair Olgin, seconded by Chair Knight, and carried 6-0, to adjourn the meeting at 6:21 pm.

Victoria Knight, Chair

Date



HISTORIC DISTRICT ADVISORY COMMISSION STAFF REPORT

TO: Historic District Advisory Commission
FROM: Maricella Benitez
MEETING DATE: February 25, 2026
SUBJECT: Silver King Hotel Repairs

REQUEST: This is a discussion on the future proposed repairs for the Historic Silver King Hotel. There is no action to be taken tonight. This is a discussion only.

PROJECT DATA:

Historic Significance: Contributing Structure
Style /Cultural Period: Early Transitional
Year/s Built: Built ca. 1888.
Zoning: Downtown Commercial (DC)
Building Area: 5,568 Sq. Ft.
Site Area: 7,780 Sq. Ft.

HISTORY:

The historic Silver King Hotel is owned and maintained by the Town of Florence. This building is a highlight of our Historic District and is currently used by four commercial businesses.

BACKGROUND/DISCUSSION:

Several projects are in development for the Silver King Building at 440 N. Main Street. The building was constructed with brick and requires constant maintenance and repair. The Town of Florence Public Works Department has identified several areas that require maintenance and has developed a scope of work for the interior and the exterior. The repairs will take place in two phases. The first phase of the repairs will be in the next couple of months, and the work will be on the interior of the building only. The scope of work for the interior work is:

- 1) Fudge Shop- repair walls due to water damage from the Storm Event on 9/26/25. Replace a small section of flooring and refinish all flooring.
- 2) Lex & Laine Studio- repair walls due to water damage from the Storm Event on 9/26/25.

- 3) Roof repairs from Storm Event on 9/26/25
- 4) Internal masonry repairs in the stairwell, ALTA Office, and Fabric Store.

The second phase of work will be on the external part of the building and will take place in the second half of this year. The scope of work includes:

- 1) Masonry repairs and millwork repairs/refinishing.
- 2) Replacement of second-story balcony wood “acorns” that have rotted and cannot be repaired.

The repairs are occurring in two separate phases due to funding. The first phase is funded by available Capital Improvement Project Funds, but the money for the second phase is available after the new fiscal year begins in July. Below are some photos of the areas where work is to be completed.

Proposed Repairs

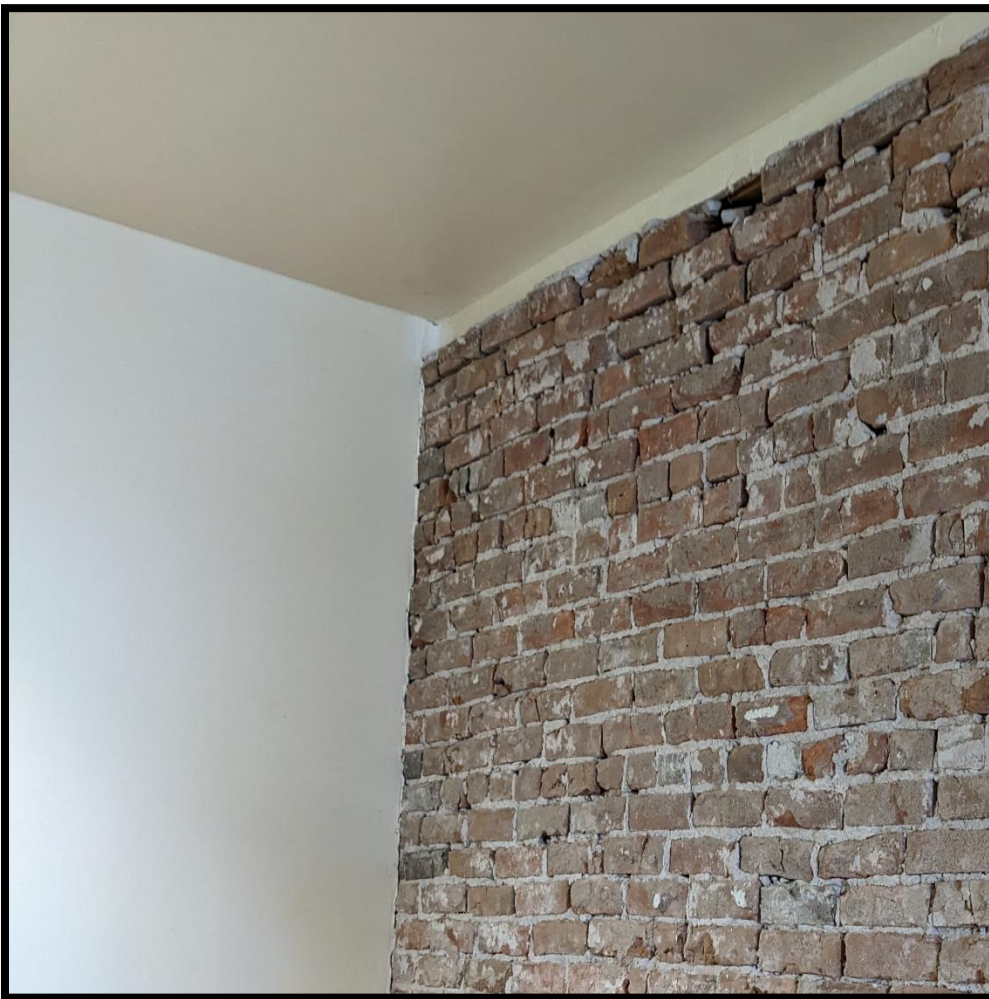


Figure 1: Internal brick wall outside of the ALTA Survey office at the top of the stairway.



Figure 2: External repairs include the repair and replacement of balcony "acorns."



Figure 3: External repairs will include brick refinishing.