

MINUTES OF THE STUDY SESSION OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, MARCH 5, 2024, AT 6:00 PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. Call to Order.

Mayor Leech called the meeting to order at 6:00 p.m.

2. Roll Call.

COUNCIL MEMBERS PRESENT: Mayor Leech, Councilman Allsop, Councilman Hatch, Councilman Judd, Councilman Adams, Councilman Clark

COUNCIL MEMBERS ABSENT: Vice Mayor Kakavas

STAFF MEMBERS PRESENT: Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Bill Kopp, Public Works Director; Trampas Johnston, Engineering Project Manager; Rick Austin, Public Works Manager; Shannon Adams, Grants Coordinator; Kathy Clements, Assistant City Clerk; and Rachael Hall, City Clerk.

GUESTS: None.

3. Discussion Regarding Preservation of Reidhead House. (Bill Kopp)

A. Reidhead House Condition Assessment

Mr. Kopp introduced Trampas Johnston, the City's Engineering Project Manager. He said Mr. Johnston had been with the City for about ten years and had a master's degree in architecture.

Mr. Johnston thanked the City Council for their time. He said he wanted to review the City's progress on the Reidhead House and present some options for moving forward as decisions needed to be made on how to proceed.

Mr. Johnston said some early work was done on the Reidhead House last year once the City had acquired it. At that time, staff realized that there needed to be a more in-depth look into the structure, especially looking towards historic preservation. At the August 15 Council meeting, the City Council approved hiring Motley Design Group, an architectural consultant, to put together a historic building preservation plan and assess the structure to see if it was eligible for nomination on the national registers for historic properties. Motley worked with local families and the Historical Society, toured the home, and drafted an assessment.

Mr. Johnston said the project scope included the condition assessment, recommendations on restorations, and evaluation of the property for nominations to the National Park Service, the National Register of Historic Places, and the Arizona Register of Historic Places. The draft report of the building condition and needs assessment was received, and the staff sought directions on which era of the house to represent, and the level of restoration work the City Council would like to see done.

Mr. Johnston said he wanted to review the identified eras significant to Show Low and the Reidhead House. The first era was from 1914 to 1939, when Charles and Margaret Reidhead constructed the home. The next era goes from 1930 to 1960. The house was renovated and modernized, including tourist cabins and an office for renting out the cabins. Also, an addition was made on the northeast corner of the east side of the house, and the porches were changed. He said the house was reroofed with appropriate roofing for that period.

Mr. Johnston said the next period was 1960 to 1980. In the 1970s, the interior was remodeled pretty significantly with carpeting and installation of what was then a modern kitchen and bath. The last era was from 1980 to the present and the house received significant restoration work again. The kitchen and bath were modernized again. New roofing was installed, windows were replaced, the interior floor structure was repaired, the flooring was replaced, and the interior woodwork was restored.

Mr. Johnston said the goal was to have this historic house represent itself as a museum. The Motley group defined restoration as the act or process of a property, making it appear during a particular period, removing some features from other periods in history, and reconstructing missing features to represent that restoration period. There was a need to depict the house during a consistent period. A house this old had undergone many changes in its lifetime.

Mr. Johnston said there was a need to look at what was most significant to the house and Show Low history and represent that in the home. That would be known as the period of restoration. Motley identified two important periods. The first period was the home's initial construction from 1914 to 1939. That was the purest approach because it represented the house when it was brand new and the founding of Show Low. It represented the typical architecture found in settlements throughout northern Arizona at that time. He said that if this area were selected for restoration, it would include removing the addition on the northeast corner of the house, modifications to the porch, modern changes made during the third and fourth periods, and sidewalks because they did not exist until the cabins were built later.

Mr. Johnston said the second period identified as significant in the home's history was from 1939 to 1960. This was the more practical approach. If this era were selected, it would represent the house's role in supporting the Reidhead family during the ongoing development and growth in the area, especially as tourism began to take off. He said the house's appearance today closely matched how it looked during that time period, so less significant restoration work would be required.

Mr. Johnston said three priorities were identified. Critical priority was the most important. Much of the work that would be done during the critical priority phase was stabilizing the structure and then making repairs to the structure. It would include repairing the foundation's exterior walls, adding a rear door access with a landing and stairs, repairing or refinishing interior plaster walls that have experienced cracking, reinstalling the plank floors, reinstalling trim, reconnecting the plumbing, reconnecting and repairing the wiring as needed, and make sure everything was functional and up to code.

Mr. Johnston said the cost was the same regardless of the period selected because the amount of work was the same. It mostly involved making the house safe for people to tour. As far as actual historic preservation, that would happen in the next phases.

Mr. Johnston said the next priority identified was the serious priorities. This included things like repairing stucco along the foundation, repairing wall trim, doors, and porch slabs, removing carpet on the second floor and stairs, restoring the second floor and stairs to more period-appropriate flooring, repairing the interior finish, and installing a museum-quality HVAC system. Those costs were slightly different depending on the period selected. Period one was a little less expensive because a little less needed to be done during this priority versus the second period.

Mr. Johnston said the next priority identified would be a minor priority. These were less important things that would need to be done to this house. These things included replacing exterior shingle siding with actual wood shingles, replacing the porch columns with period posts and capital spaces, replacing exterior doors with period replicas or originals if they could be found, replacing vinyl windows with wood sash windows, removing the porch slabs and replacing it with the wood porch structure and floor, replacing the roof with wood shingles, replacing interior doors with period replicas, installing a picture rail throughout the first floor, removing the wood stove, and restoring the brick fireplace and replacing modern lighting with historic lighting or period replicas. He said the period one cost was a little higher because the work required to remove many modern things and restore the building to its original 1914 appearance was a little more substantial.

Mr. Johnston said the two periods being considered were 1914 to 1939. That was the purest approach to the home's appearance when originally built. The second period would be from 1939 to 1960. This approach was a little more practical, with less substantial work.

Mr. Johnston said the cost breakdowns of the different recommendations, from critical to serious to minor, and the total costs for the different periods were as follows.

	Critical	Serious	Minor	Total
Period 1: 1914-1939	\$374,929	\$109,024	\$323,715	\$807,667
Period 2: 1939-1960	\$374,929	\$113,247	\$240,149	\$728,326

There were more details in the actual report provided by Motley.

Mr. Johnston said as far as action items, it needed to be decided which period of restoration the City would like to move forward with, as well as which level of restoration, whether it was just getting the foundation and things taken care of at the critical level or doing all of it to make it a museum quality structure.

Mayor Leech asked if the City qualified for any grants or if we had applied for any grant funds. Ms. Adams, the Grant Coordinator, said the City received a grant of just over \$70,000.00. It was more for the superficial work that would be done at the end. The Heritage Fund, through the Arizona State Parks, provided the grant that was used for the

historical restoration. Staff had been notified that they were not funding that grant opportunity in the next fiscal year because of the Arizona state budget.

Mayor Leech asked if we could keep applying. Ms. Adams said yes, but no funds were available this year. However, the City would apply for funds in the future.

Mayor Leech asked the Council what their period preference was. He said 1939 to 1960 seemed to make the most sense.

Councilman Allsop asked if the foundation was stable enough for the City to put off work and wait until grant money was available. Mr. Johnston said the architect installed some crack feeders on the significant cracks, and staff checked those monthly. There was still some movement on the back porch. That could be typical settling with what was done, but the staff was watching it closely. The rest of the structure was pretty stable. He said a lot of the recommended changes listed as critical were just more cosmetic and did not necessarily address any further foundation issues.

Councilman Allsop said he would like to see if the City could get more grant money. The restoration cost a lot, and he would like to see everything done at the same time.

Mr. Johnston said the restoration of Reidhead House was set up so that the City could address the critical phase first and then move into future phases without repeating efforts. The architects worked hard to ensure the restoration could be set up that way. If the project was not done all at once, staff could plan year after year to spread out the costs.

Councilman Allsop asked if the critical phase was done first, what would be the time frame before the City needed to address the serious or minor phases.

Mr. Johnston said there was no time frame. It was a lot of cosmetic stuff, and the materials were either there or would have to be made anyway, so there was not a time crunch to get it done. He thought the sooner it could be completed and open to the public, the better. But it was a tremendous expense, so the work and cost could be spread out.

Mayor Leech said when he was giving a tour of the Reidhead House a couple of weeks ago he noticed tape on the walls where they were separating. He asked if the structure was moving more than staff thought.

Mr. Kopp said the foundation repair contractor put up the tape to see if the cracks had closed. He said when you moved a foundation several inches, cracking would take a while to manifest inside the building. The cracks were changing, some of them getting bigger, some of them getting smaller. But the building's foundation was stable. But the cracks would need to be fixed.

Mr. Johnston said he went to the Reidhead House once a month, took pictures of all the measurements, and sent them to the architect for review. The only movement or change seen was on the back porch by the water heater.

Mayor Leech said that the City Council needed to figure out a direction, and then finding

the funds would come later.

Mr. Brown said there was some money in the budget for this year to proceed with some of the repairs, and staff could budget funds for next year. However, staff needed to know the City Council's priority and what level to go to. He suggested starting with the critical items as indicated, and if grant funds were received, staff could budget for items in other budget years to reach the point where we need to be.

Mayor Leech asked how much the City currently had in the budget for this project. Mr. Johnson said the City budgeted \$252,000.00 for the year and had spent \$32,000.00, which left about \$220,000.00 in this year's budget.

Mayor Leech asked if the Council preferred to focus on 1939 to 1960 or 1914 to 1939.

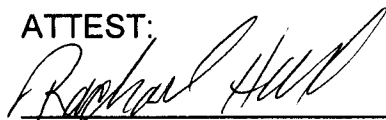
Councilman Judd said 1939 to 1960 was his personal preference. Councilman Allsop and Councilman Adams agreed with Councilman Judd.

Mayor Leech said the staff had a direction, and he appreciated the staff for the work they had done.

4. Adjournment.

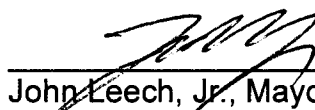
There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE STUDY SESSION OF THE SHOW LOW CITY COUNCIL OF MARCH 5, 2024, AT 6:20 P.M.**

ATTEST:



Rachael Hall

APPROVED:

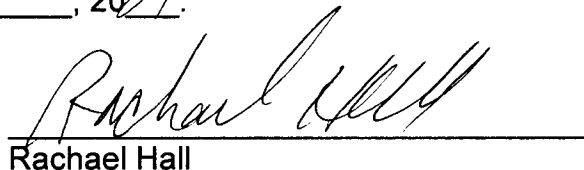


John Leech, Jr., Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Show Low held on March 5, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 19th day of March, 2024.



Rachael Hall