



MINUTES
PRESCOTT PRESERVATION COMMISSION
Friday, April 14, 2006 – 8:00 AM
City Council Chambers
Prescott, Arizona

I. CALL TO ORDER

Chairman Rantz called the meeting to order at 8:00 AM.

MEMBERS PRESENT:

Don Rantz, Chairman
Lorri Carlson, Vice Chairperson
Frank DeGrazia
Tim Greseth
Doug Stroh
Marv Wright

OTHERS PRESENT:

George Worley, Asst. Community Development
Nancy Burgess, Historic Preservation Specialist
Kathy Dudek, Recording Secretary
Bob Luzius, Councilman

MEMBERS ABSENT:

Russ Buchanan

II. REGULAR AGENDA ITEMS

- A. HP06-008, Application for permit for awning and sign, 117 South Cortez Street** - request for approval of application for sign permit, HPD #1, Courthouse Plaza. Applicant is Wolfgang Dieterich. Preservation Specialist is Nancy Burgess.

Ms. Burgess reviewed the staff report and indicated the request is for a green awning and will be comparable to the sign for Raskins Jewelry. The ski-jump sign will be removed. The applicant is in the audience to answer questions.

Mr. Wolfgang Dietrich, A Shade Beyond, 474 E-Z Street, described the awning. He indicated that the metal awning will stay intact; however, the existing sign will be removed.

Commissioners queried and remarked on:

- the existing awning that runs over three businesses; and,
- the mounting, lighting, etc.

Mr. Wright, **MOTION: to approve HP06-008**, 117 South Cortez Street. Mr. Stroh, 2nd. **Vote: 6-0.**

- B. HP06-009, Request for support for Variance the Goldwater House, 217 East Union Street** – request for support for a variance to reduce the required on-site parking for conversion from 7 apartments (grandfathered) to 5 condominiums, HPD #6, Union Street. Applicant is property owner Gregory Hague. Community Planner is Mike Bacon.

Ms. Burgess reviewed the staff report and indicated a representative for the owner is present. A letter was received from the property owner and will be read into the record. The Goldwater House has been comprised of 7 apartment units since the 1940s; subsequently, that use, as well as parking, has been grandfathered. The current owner has chosen to make renovations and change the use to condominiums; consequently, the trigger occurs, under the new *Land Development Code*, for a request for a variance for an on-site parking reduction.

Commissioners queried and commented on:

- parking for the lot below; and,
- parking on the Goodwin Street lot.

Mr. Robert Pizorno, representative for Mr. Hague, 4800 N. Scottsdale Road, #6000, Scottsdale, AZ 85251, read the owner's letter into the record.

Commissioners further queried and commented on:

- more cars on an already crowded street with no guarantee that the condo owners will be part-time residents;
- what does this project bring to the stability of the neighborhood;
- the City's being asked to pick up the burden of the parking;
- a lack of clarity in what appears to be a different request than from previous month's request, i.e., voting on condos with the impression that the additional parking existed;
- alternatives, i.e., a driveway cut on Union Street or using the City's parking garage.

Mr. Worley referenced the previous Code's requirement for 2 parking spaces per unit. Under the new *LDC*, the calculation is 1 parking space per bedroom per unit with an additional ½ space (for guest parking) per unit.

Mr. Pizorno commented on:

- if the house were to be built from scratch, the owner would follow all required codes;
- the existing house did not meet the previous Codes;
- the owner is not able to renovate the structure unless a conversion to condominiums occurs because of the large financial expenditure required.

Mr. John Dunatov, 7950 E. Redfield, Scottsdale, project manager for the owner indicated the site has its own considerations. The engineering for the parking on Goodwin Street was not completed at the time of last month's meeting. It is the owner's intent to take cars off the street and onto the Goodwin property for the Goodwin Street property..

Chairman Rantz indicated by obtaining a parking variance, the historic property will be preserved in its natural state. The property, itself, is more important than the parking.

Mr. Stroh, **MOTION: to recommend support** for the parking variance at 217 E. Union Street, The Goldwater House, HP06-009. Ms. Carlson, 2nd. **Vote: 3-3.** (Opposed: DeGrazia, Greseth, Wright). **MOTION FAILS TO CARRY.**

C. Report on Heritage Tourism Conference, Prescott. Elisabeth Ruffner.

Ms. Ruffner reported on the Heritage Tourism Conference, and presented the following overview:

- \$100,000 was allocated for the two-year project;
- the panel discussions were not as expected, i.e., the commentators, not the moderators, handled the questions afterward;
- the Chamber of Commerce's photograph was not a "true" Victorian Prescott representation;
- an erroneous report was printed stating that the Bashford House was demolished for a fast-food restaurant;
- the first Tax Act conference was held in Prescott;
- the Smithsonian Culture Festival is coming to Prescott in November;
- National Geographic projects do mapping of the historic situation using a multi-faceted approach; and,
- ASU, as well as other colleges and universities, offer a Tourism and Development program to undergraduates; and
- Architecture courses, in higher-learning venues, are offering Historic Preservation courses.

D. Report on Heritage Tourism Conference, Prescott. Lorri Carlson.

Ms. Carlson, also reviewing the conference, presented the following overview:

- the conference lacked an in-depth presentation of materials;
- both professionals and volunteers attended the conference, with approximately 250 persons from 35 states in attendance;
- much of the material presented requires political influence, and Prescott did not have any elected representatives at the conference.

It should be noted that, after discussion, many Commissioners didn't know about the conference. It appears that the mailing list soliciting participants was limited and needs to have some additional names added to it.

E. Discussion regarding Historic Preservation Month and recognition of Dozen Distinctive Destinations designation.

Ms. Burgess noted that Historic Preservation Month is May and that Council will make a proclamation at its May 2, 2006 study session. The nominations for Stewardship Awards are being looked at and Ms. Carlson is helping.

The National Trust promised a representative in recognition of Prescott's being named a "Dozen Distinctive Destination" award recipient. A luncheon may be held for persons who were involved with the Dozen Distinctive Destinations (DDD) designation.

Ms. Burgess indicated she is looking for a "stuffed" [imitation, not real] javelina to circulate to the other eleven designees of the DDD.

F. Consider approval of the minutes of 03-10-06.

Chairman Rantz: **MOTION to approve the minutes** of the March 10, 2006 meeting. Mr. Wright, 2nd. **Vote: 6-0.**

IV. SUMMARY OF CURRENT OR RECENT EVENTS

V. ADJOURNMENT

The meeting was adjourned at 8:57 a.m.

Don Rantz, Chairman