



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.

II. ATTENDANCE

MEMBERS PRESENT:

Don Rantz, Chairman
Lorri Carlson, Vice Chairperson
Russ Buchanan
Frank DeGrazia
Doug Stroh
Marv Wright

OTHERS PRESENT:

Gary Kidd, City Attorney
Nancy Burgess, Historic Preservation Specialist
Mike Bacon, Community Planner
Kathy Dudek, Recording Secretary
Cherri Letner, Community Development Secretary
Bob Luzius, Councilman

MEMBERS ABSENT:

Tim Greseth

III. REGULAR AGENDA ITEMS

- A. HP06-010, Application for permit to re-roof garage, 202 South Mt. Vernon Avenue** - request for approval of application for roofing permit, HPD #13, Southeast Prescott. Applicant is Michele Sensing. Preservation Specialist is Nancy Burgess.

Ms. Burgess reviewed the staff report and circulated a sample of the shingle requested to be used for the garage at 202 S. Mount Vernon Avenue. The garage is not listed in the National Register.

Ms. Michele Sensing, owner, 203 S. Mount Vernon Avenue, was present to answer questions from the Commissioners.

Commissioners queried and commented on:

- using wood shingles; and,
- resheathing the garage roof.

Mr. Wright, **MOTION: to approve** the request to re-roof the garage at 202 S. Mount Vernon Avenue. Mr. Stroh, 2nd. **Vote: 6-0.**

- B. HP06-011, Application for permit to re-roof house, 125 South Pleasant Street** - request for approval of application for roofing permit, HPD #13, Southeast Prescott. Applicant is J. D. Quality Roofing. Preservation Specialist is Nancy Burgess.

Ms. Burgess reviewed the staff report and a sample of the roof shingle to be used was passed to the Commissioners. The house is in the Southeast Prescott Historic District and is listed on the National Register. The applicant and the owner are in the audience to answer any questions.

Ms. Carlson, **MOTION: to approve** the request to re-roof 125 S. Pleasant Street. Mr. Stroh, 2nd. **Vote: 6-0.**

- C. HP06-012, Application for sign permit – 156 South Montezuma Street, Sam'l Hill Hardware Building** - request for approval of application for sign permit for the Treat Center, HPD #1, Courthouse Plaza. Applicant is Kathleen Gaspar. Preservation Specialist is Nancy Burgess.

Ms. Burgess reviewed the staff report for a sign permit for the Treat Center. The sign is to be mounted on the building above the striped awning. A total signage area of 37.33 SF is being requested. There is no other signage on the building. The requested sign background will be black with gold vinyl lettering.

Ms. Carlson, **MOTION: to approve the sign permit** application for the Treat Center, 156 S. Montezuma Street. Mr. Wright, 2nd. **Vote: 6-0.**

- D. HP06-009, Second 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 4 condominiums, HPD #6, Union Street. Applicant is property owner Gregory Hague. Community Planner is Mike Bacon.

Chairman Rantz, **MOTION: to reconsider** request for support of a variance at 126 E. Union Street. Mr. Stroh, 2nd. **Vote: 6-0.**

Mr. Bacon reviewed the staff report and indicated:

- the applicant has reduced the number of condominiums requested to four (three located in the house plus the one located in the carriage house);
- the net parking requirement, because of the reduction in number of units, has been reduced by one space;
- the variance will request a reduction of six spaces.

Gregory Hague, 141 S. Mount Vernon Avenue, owner of the Goldwater House stated that he bought the house a year ago. The house is

grandfathered in as a 7-unit apartment building with six units located in the house and one unit located in the carriage house. He indicated he did his due diligence and when he found out the cost of restoration, it was more feasible to convert the building into condominiums.

Other points raised by Mr. Hague include:

- the first floor will contain one condo unit, not two as previously requested;
- the Goodwin Street property was purchased to eliminate the parking problem, but that cannot be done satisfactorily; and,
- the restoration will be done correctly, both inside and outside.

Commissioners queried and remarked about:

- the existing Code when the house was purchased;
- a “3rd” option of restoring the building as a single-family home;
- establishing a condominium/homeowners association;
- work to the exterior being controlled by the association without having the individual owners doing their own things to the outside;
- the terraced second and third floors; and,
- installing a firewall between each floor.

Mr. Wright stated that this may be the only time the property is looked at for many years and prefers only one unit on each floor of the house.

Mr. Hague referenced the following:

- from a financial aspect, the condominium request is the most feasible;
- the property could remain as 7 apartments and parking would not be a problem as it is grandfathered; and
- he is taking a risk with only three units in the house and the fact that a prospective buyer might balk at not having an on-site parking space.

Mr. Stroh, **MOTION: to recommend support** of the request for a variance at 217 E. Union Street, to the Board of Adjustment for a reduction in on-site parking. Ms. Carlson, 2nd. **Vote: 4-2.** (Nay: DeGrazia and Wright). Motion carries.

- E. HP06-013, Application for sign permit – 120 West Gurley Street -** request for approval of application for sign permit for three signs for Creative Interiors, HPD #1, Courthouse Plaza. Applicant is Jim Padgett. Preservation Specialist is Nancy Burgess.

Ms. Burgess reviewed the staff report and indicated the goosenecks will remain and that the signs will be composed of wood and vinyl graphics. The signs total 28.95 SF and one will be mounted on the “ski-jump,” one beneath the cantilevered awning and one on the rear of the building.

Mr. Wright, **MOTION: to approve** the application for a sign permit for Creative Interiors, 120 W. Gurley Street. Ms. Carlson, 2nd. **Vote: 6-0.**

F. Report and presentation on The Smelter Building, Clarkdale (Verde Valley Senior Center). Doug Stroh.

Postponed. To be rescheduled to the June 9, 2006 meeting.

(Commissioner DeGrazia excused himself from the remainder of the meeting).

G. Approval of Historic Preservation Awards and Stewardship Awards. Nancy Burgess and Lorri Carlson.

Ms. Burgess discussed the awards and indicated Richard Williams is ready to make the plaques.

She further referenced and/or discussed:

- The Brinkmeyer House;
- 116 Park Avenue;
- ADOT garage;
- Prescott United School District's Lincoln and Washington Schools

Commissioners queried and discussed:

- Taking a look at "The Raven" on N. Cortez Street because of the wonderful restoration that has recently been completed.

Mr. Wright, **MOTION: to approve the recommendations** for Historic Preservation Awards and Stewardship Awards. Ms. Carlson, 2nd. **Vote: 5-0.**

H. Report and reading of Proclamation regarding Historic Preservation Month; recognition of National Trust Dozen Distinctive Destinations designation. Nancy Burgess

Ms. Burgess paraphrased the Proclamation and discussed the theme, "Sustain America." Ms. Carlson was present to accept the Proclamation at the City Council meeting on April 25, 2006.

Ms. Burgess briefly summarized Mr. Veerkamp's remarks that occurred at a luncheon for the National Trust's "Dozen Distinctive Destinations" designation and at the City Council meeting on May 9, 2006.

I. Consider approval of the minutes of 04-14-06.

Mr. Rantz, **MOTION: to approve** the minutes of the April 14, 2006, meeting. Mr. Wright, 2nd. **Vote: 5-0.**

IV. SUMMARY OF CURRENT OR RECENT EVENTS

Commission requests updates on the plantings at the car wash on E. Gurley Street and the rental unit at 509 – 511 E. Gurley Street. City Attorney Kidd remarked that his office is working with the issues on the rental unit.

V. ADJOURNMENT

The meeting was adjourned at 8:55 a.m.

Don Rantz, Chairman