



MINUTES
PRESCOTT PRESERVATION COMMISSION
Friday, January 12, 2007 - 8:00 AM
City Council Chambers
201 S. Cortez Street, Prescott, AZ

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS PRESENT

Don Rantz, Chairman
Lori Carlson, Vice-Chairman
Russ Buchanan
Frank DeGrazia
Tim Greseth
Doug Stroh
Marv Wright

OTHERS PRESENT

Nancy Burgess, Historic Preservation
Specialist
Matt Podracky, Asst. City Attorney
Mike Bacon, Community Planner
Ryan Smith, Community Planner
Kathy Dudek, Recording Secretary

III. AGENDA ITEMS

A. Election of Chairman and Vice-Chairman for one year term from January 12, 2007 until January 11, 2008.

Mr. Rantz, **MOTION:** to elect Douglas Stroh Chairman from January 12, 2007 until January 11, 2008. Mr. Greseth, 2nd. **Vote: 7-0.**

Mr. Greseth, **MOTION:** to elect Frank DeGrazia Vice Chairman from January 12, 2007 until January 11, 2008. Mr. Rantz, 2nd. **Vote: 7-0.**

(After elections, newly-elected Chairman Stroh conducted the remainder of the meeting).

B. HP06-035, 348 South Mt. Vernon Street, Joslin and Whipple Historic District. APN: 110-03-023. Zoning is Single Family 9 (SF-9). Second request for approval of remodeling to include raising roofline 6' for master suite. HPD #13, Southeast Prescott. Applicant is owner Karen E. Boomer. Preservation Specialist is Nancy Burgess.

The City of Prescott endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 777-1100 (voice) or (TDD) to request an accommodation to participate in this meeting.

Ms. Burgess reviewed the staff report and indicated the applicant:

- will install a new Arts and Crafts style front door;
- will install 1/1 wood double-hung windows to match existing windows;
- will install 2 x 6 trim board at the top plate to separate the original building from the addition;
- will install 2 x 6 fascias on the front gable and the dormer roofs;
- will install ½ round gutters;
- will install alternating rows of square and fishscale cedar shingles on the front gable;
- will install a stained glass window in the peak of the gable; and,
- will install gables over the two new front windows with pitch to match to roof.

Ms. Burgess noted that the house is not eligible to be listed in the National Register and further stated the applicant is aware that the changes to the house will make it permanently ineligible.

Commissioners queried and commented on:

- eliminating, or lessening, the “gingerbread” look; and,
- a 3-cut decorative shingle.

Ms. Karen Boomer, owner/applicant, 348 S. Mt. Vernon, indicated she will take the suggestions to her architect.

Commissioners further queried and remarked on:

- if a variance is needed [Ms. Burgess: no];
- rather than decorative shingles from the top plate going up, that the shingles start from the point where roof slope begins; and,
- the entryway and drawings not being to scale.

Mr. Wright, **MOTION: to approve HP06-035**, 348 S. Mt. Vernon Street, with a rectangular or square window; with less “gingerbread”; detail of shingles to start at roof slope; placing a dormer on the north side of the gable roof; and compliance with agency comments listed within the Staff Memo dated January 3, 2007. Ms. Carlson, 2nd. **Vote: 7-0.**

C. HP07-001, 515 Virginia Place/520 East Willis Street, East Prescott Historic District. APN: 114-05-087. Zoning is Multi-family Medium (MF-M). Request for support for variance for front yard setback on East Willis Street for new construction (substantially complete). Applicant is agent for owner, Michael Wacker. Preservation Specialist is Nancy Burgess.

Ms. Burgess reviewed the staff report and indicated:

- the request is for support for a variance that must go before the Board of Adjustment for an after-the-fact consideration;
- the porch encroaches five feet into the required 20' front setback;
- lot coverage totals 43% where 40% is permitted;
- the City did not take into consideration the front covered porch into front setback as the site plan was unclear and showed a 25' setback to the wall;

- a complaint was received about the closeness to the street and the percentage of lot coverage;
- the building is located in the East Prescott Historic District and has a significant historic impact on the East Willis Street neighborhood;
- the project is substantially complete; and,
- staff has no recommendation.

The applicant/applicant, Michael Wacker, is present to answer questions.

Commissioners queried and remarked on:

- whether this is a building department concern or a planning and zoning issue because the project is substantially complete [Ms. Burgess: it is a planning concern]; and,
- what is the worse case scenario [Ms. Burgess: if a variance is not granted the worst case scenario would be to remove the porch];

Ms. Carlson, **MOTION: to support the variance request for HP07-001**, 520 E. Willis Street (515 Virginia Place) that includes: 1) encroachment into the front yard setback; and, 2) 43% lot coverage. Mr. Rantz, 2nd. **Vote 7-0.**

D. HP07-002, 112A Union Street, Courthouse Plaza Historic Preservation District. APN: 109-01-016. Zoning is Downtown Business District (DTB). Request for approval of a permit to install a canvas awning with a sign, AZ Home & Development Sales. Applicant is agent for owner, A Shade Beyond. Community Planner is Mike Bacon.

Mr. Bacon reviewed the staff report and indicated:

- the proposed awning is black in color, 24'7" long, 5' wide and has a 6" wide front flap with a small sign, "Arizona Home and Development Sales";
- the applicant has not indicated the color of the lettering;
- the property is not listed in the National Register;
- the property is within the Courthouse Plaza Historic District; and,
- staff is recommending that the color, fabric and size match the adjoining awning subject to staff approval.

Mr. Wolfgang Dietrich, applicant for the owner, A Shade Beyond, 474 EZ Street, when asked the reason for the awning stated that the tenant is concerned with heat gain.

Commissioners queried and remarked on:

- the depth of the adjacent awning [4'] and the proposed depth of 5';
- the applicant working with the adjacent neighbor for continuity of depth, color, etc.; and,
- eliminating the "scallops" for a better look.

Mr. Malcolm Barrett, Jr., 112A Union Street, tenant gave a brief history of the building and indicated:

- the front of the building and the proposed side of the building are two separate, entirely different streetscapes;
- the most striking awning on Whiskey Row is the black Harley Davidson

- Company's awning; and,
 - changing the sign color and shape is what gives Prescott its character.
- Commissioners queried and commented on:
- if the applicant is willing to make the awning the same size as that of the Republican Headquarters awning [Mr. Barrett: the sign was designed with the existing conditions].

Mr. Barrett further stated that the sign lettering will be changed from "Arizona Home and Development Sales" to "Kim Horn Realty" and that black is compatible with this project.

Mr. Rantz, MOTION: **to approve HP07-002** subject to the following conditions: 1) that the depth of the awning from the front of the building be the same as the awning next door (Republican Party Headquarters); and, 2) that the awning be black. Mr. DeGrazia, 2nd. **Vote: 7-0.**

(Mr. Rantz was excused due to a prior commitment in Phoenix).

E. HP07-004, 107 South Cortez, Courthouse Plaza Historic Preservation District. APN: 109-01-016. Zoning is Downtown Business District (DTB). Request for approval of a permit to install a new face on existing cabinet sign, Bill's Pizza. Applicant is agent for owner, Morgan Sign Company. Owner is Bill Tracy. Community Planner is Mike Bacon.

Mr. Bacon reviewed the staff report and indicated:

- the proposed signage was recently approved for "Piezano's Pizza";
- Piezano's Pizza ceased operation and this is a request for replacement signage to fit into the existing cabinet;
- the type of proposed lettering is similar to the lettering that was removed from the TCBY store on Gurley Street;
- the background color will be green; and,
- staff is not offering a recommendation at this time.

Commissioners queried and commented on:

- the proposed lettering is not appropriate;
- a more "sophisticated" lettering is more desirable; and,
- the sign should look more territorial.

Mr. Bacon added that the existing window covering, including lettering, is temporary until extensive remodeling of the interior is completed.

Mr. Bill Tracy, applicant, 687 W. Hamlin Street [no signature appears on the attendance roster], indicated:

- he is concerned in maintaining the downtown historic district;
- the only sign that will appear inside the window is an "open" neon sign; and,
- the sign is simple and designed to give a feeling of "fun".

Mr. Wright, MOTION: **to approve HP07-004**, signage for Bill's Pizza, 107 South Cortez Street. Mr. Greseth, 2nd. **Vote: 5-1** (DeGrazia).

- F. **HP07-005, 1097 Old Hassayampa Lane, Historic Homes at Hassayampa Historic District. APN: 109-07-165. Zoning is Specially Planned Community (SPC). Request for approval of permit to install a wood fence to match existing wood fence (14'); plus brown chain link or brown hog wire fence with steel posts or with split rail posts and rails (140'). HPD #15, Historic Homes at Hassayampa. Applicant is owner Steve Trainor. Community Planner is Mike Bacon.**

Mr. Bacon reviewed the staff report and indicated:

- it is hard to visualize the types of fencing styles (3) proposed;
- chain link fencing is not compatible with the Historic Preservation District guidelines;
- other alternatives, i.e., hog-wire fencing, should be explored.

The applicant, Mr. Steve Trainor, 1097 Old Hassayampa Lane, is present to answer questions.

Mrs. Chris Folkes (Mrs. Trainor), [no signature appears on attendance record], stated the fence should appear to disappear; consequently, field fence will disappear if landscaping is placed around the fence.

Commissioners queried and commented on:

- a preference for Option # 3 [Mr. Trainor: wood would be more compatible];
- guidelines for fencing in the district [Mr. Bacon: yes, no chain link]; and,
- wire being placed on the inside of the fence.

Mr. Wright, **MOTION: to approve HP07-005**, 1097 Old Hassayampa Lane, with the condition that "Alternative 3", split rail with brown or black hog wire be used. Mr. DeGrazia, 2nd. **Vote: 6-0.**

- G. **Consider approval of the minutes of 12-8-06.**

Mr. Wright, **MOTION: to approve the minutes** of the December 8, 2006 meeting. Ms. Carlson, 2nd. **Vote: 6-0.**

IV. SUMMARY OF CURRENT OR RECENT EVENTS

None.

V. ADJOURNMENT

Chairman Stroh adjourned the meeting at 9:37 a.m.

Doug Stroh, Chairman