



**MINUTES**  
**PRESCOTT PRESERVATION COMMISSION**  
**Friday, March 14, 2008 - 8:00 AM**  
**City Council Chambers**  
**201 S. Cortez Street, Prescott, AZ**

**I. CALL TO ORDER**

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

**II. ATTENDANCE**

**MEMBERS PRESENT**

Doug Stroh, Chairman  
Frank DeGrazia, Vice Chairman  
Russ Buchanan  
Don Rantz  
Elisabeth Ruffner  
Mike Todd  
Marv Wright

**OTHERS PRESENT**

George Worley, Assistant Community Development Director  
Nancy Burgess, Preservation Specialist  
Mike Bacon, Community Planner  
Kathy Dudek, Boards & Commissions Recording Secretary  
Kelly Sammeli, Transcribing Secretary  
**COUNCIL MEMBER(s) PRESENT**  
Lora Lopas, Council Liaison  
Jack Wilson, Mayor

**III. REGULAR AGENDA**

1. **Consider approval** of the minutes of the 2-08-08 meeting.

Mr. Wright, **MOTION: to approve the minutes** of the February 8, 2008 meeting. Mr. DeGrazia, 2<sup>nd</sup>. **Vote: 7-0.**

2. **HP08-005, 316 S. Mount Vernon.** Bashford Tract Joslin & Whipple Historic District. Southeast Prescott Historic Preservation District # 13. APN: 110-03-008. Request approval for a building permit for a detached single car carport. Owner/applicant is John Calvert. Community Planner is Mike Bacon.

Mr. Bacon reviewed the staff report and indicated:

- the request is for a remodeling and addition of a new carport located in the rear of the property;
- the residence is a 1910 Classical bungalow with an existing small garage in the rear;
- the applicant has submitted a detailed narrative to describe the work;
- the applicant has access to the garage from an existing easement with the neighbor;
- modifications of the deck and landscaping that will not be addressed by the commission;
- report contains photos of existing site, including the easement and

- surrounding areas;
- carport will be enclosed on three sides and would be considered a garage;
- staff is recommending approval of the request;

Commissioners queried and remarked on:

- that all setbacks are being met and lot coverage is being met;
- that there is sufficient room to get to new carport area;
- why is there no garage door;
- does the existing garage straddle the property line;

Carol Hubert, owner, indicated that the carport started out as simple as possible not to add any extensive new building. However, it got more and more “garage like” and that is why it doesn’t have a door. Along the back wall there will be just a small gate to access the deck, and they were trying not to add a lot to the area; to try to keep it low key and it just got a little more enclosed than was anticipated.

Mr. Stroh, **MOTION: to approve HP08-005**, application for building permit for single car carport. Mr. Wright, 2<sup>nd</sup>. **Vote: 7-0**.

- 3. HP08-006, 100 East Sheldon Street, Suite 200.** Depot Marketplace Historic Preservation District. APN: 113-18-006. Request approval for a sign permit. Owner/applicant is Wachovia Securities. Historic Preservation Specialist, Nancy Burgess.

Ms. Burgess reviewed the staff report and indicated:

- the request is for a sign permit replacement on the Santa Fe Depot on all
- four of the exterior elevations;
- signage currently is for A G Edwards and they are changing their name to Wachovia;
- the new signs are to be placed on the building in the same general locations within the present framework;
- the new sign will be in a grey color approved by the Depot Marketplace management;
- staff is recommending approval and a representative of the sign company is present;

Mr. Todd requested that upon removal of the old sign, if any holes are present after replacement of new signage that the previous holes be patched and painted to match the building.

Mr. Todd, **MOTION: to approve HP08-006**, application for Depot Marketplace Building sign change for 100 E. Sheldon Street, Suite 200. Mr. Stroh, 2<sup>nd</sup>. **Vote: 7-0**.

- 4. HP08-007, Knights of Pythias Building, 105 South Cortez Street.** Courthouse Plaza Historic Preservation District. APN: 109-109-021A. Request approval for a building permit for addition of elevator lobby, exterior decks at east elevation; and request approval for selected interior demolition, replace and /or rebuild windows. Applicant is Otwell & Associates. Owner is

TIS Holding Company, LLC. Historic Preservation Specialist, Nancy Burgess.

*Commissioner DeGrazia recused himself from this item due to a potential conflict of interest and left the dais.*

Ms. Burgess reviewed the staff report with photos and indicated:

- the site with a reflection of a 1930 photo;
- that very few historic changes have occurred to the storefront;
- that from the second floor up no changes have occurred;
- that the front windows have been replaced;
- that the side windows have been replaced about 15 years ago with a heritage fund grant;
- the proposal is to remove the staircase on the exterior of the building, and install an elevator structure in this area;
- there will be further discussion of this with presentation from Otwell & Associates, Architects;
- the details of the interior and the mezzanine reflect that a lot of work needs to be done to this building;
- that the third floor interiors have been gutted ;
- the second floor was recently remodeled and there is not much planned for this area, the area is currently being utilized as offices and no change of use will take place;
- the condition of the windows, the plan is to replace all the windows;
- the detailed request of proposals for the exterior and the interior;
- on the west elevation, the front, to open up the facade with a new storefront system, replacement of wood windows with aluminum clad windows, patch, plaster and paint;
- on the south elevation, replace the wood windows with aluminum clad wood windows, patch, plaster and paint;
- on the north elevation, replace the wood windows with aluminum clad wood windows, patch, plaster and paint;
- on the east elevation, the rear of the building on the alley, there will be an addition to house the elevator, two exterior decks, new stairways and addition of two parking spaces;
- current parking is grandfathered in and there is no major change of use to occur;
  - the interior proposal is to:
    - demo the existing mezzanine and build a new mezzanine;
    - add an ADA restroom ;
    - partition walls and access to the new elevator and lobby;
    - the mezzanine will have a private art gallery, support offices, an exit corridor, and access to the new elevator, lobby, and exterior deck;
  - the second floor will have a new stairway to the third floor which is required by the fire code, there currently is a stairway on the second floor from an entry way on Cortez Street but it does not continue up to the third floor so addition of the stairway is needed for egress;
  - remodeling and replacement of the wood floors;
  - third floor addition of an ADA restroom and a small catering kitchen;
  - access to the new elevator and the exterior deck;

- general remodeling on the third floor as that area was gutted;
- new roof and addition of mechanical, plumbing, and electric systems.

Mr. Bill Otwell, 121 E. Goodwin Street noted, along with a PowerPoint™ presentation :

- he enjoyed the feeling of déjà vu with Elisabeth Ruffner back on the Commission;
- Mr. Will VanderHaven is here representing the owner and will be the director of activities of the building;
- the ground floor will house the art gallery, the name of the gallery will be “TIS”;
- the second floor is being utilized as offices and the third floor will be used for art classes for children and art studios;
- the building was built in 1892 and one of the few survivors of the fire of 1900;
- this is a significant building and may be one of the last opportunities to do a major rehabilitation of one of these original buildings of 1892;
- the building is incredibility intact;
- the facade shows what appears to be stone, that is actually stucco and was rendered to look like stone, which was applied after the fire of 1900;
- the wood canopy that was on the front of the building did burn, the building was charred, and that is when they applied the “stone like” stucco;
- the original cornices are there;
- the ground floor store front has been through about three different storefronts;
- the widows on the west elevation have the original brick mold and the original configuration however, they appear to be about 1970s windows; they are not the original windows but they do have the original moldings;
- the windows on the south side were installed in 1991; John Crandall actually built the replica windows and they were installed with a Heritage Fund grant;
- a new roof was also put on at that time;
- the windows have not been maintained and there is no screen sash placed on the outside of the windows, and these windows are just too far gone to preserve;
- the owner is concerned with the long-term maintenance of the windows especially being so high in the air, so we are proposing to install aluminum clad custom windows which are a very close match to the original windows;
- they will be single hung where the bottom sash will operate;
- exterior will be aluminum clad, the interior will be wood window;
- will be able to replicate the interior casing, stools and trim around the windows;
- another component of this project is that a few years ago there was person that was going to by this building and the property was in escrow and they put a dumpster in the back and basically ripped the guts out of the top floor and were working their way down to the second floor and we were able to stop them;
- all the wainscoting, molding, and ceiling tiles were removed by First National Bank and thought to be taken to Phoenix many years ago;
- the second floor has been done very nicely and will remain intact;

- new mechanical, electrical, plumbing and heating systems will be put in place;
- major change to this building will be the east façade where an elevator tower and stairwell will be installed;
- reconstruction of the storefront, pretty close match to the original storefront;
- storefront doors to be wood; wood component, clad with copper on the exterior;
- install canvas awning, retractable, which will be used in both down position and retracted position;
- uses on the Courthouse Plaza, great addition to the mixes of uses that we have; I really personally like the idea of the different type of uses with the art gallery on the ground floor, the art studios above and then the offices on the second floor;
- the building is incredibly well built and we are trying to preserve anything that is historic;
- proposed elevator tower on the left and a stairwell that allows egress, also extending the internal stairwell from the second floor to the third floor so that there will be two ways to exit the building;
- railing on the exterior decks will be a nicely detailed, there will be a nice upper deck on the third floor, and a smaller deck on the second floor;
- a new stairwell out of the lower floor in the back of the building, down below alley level and the stairwell will be coming out of the alley level;
- required to build a firewall, with no openings in it so we will be placing fire rated glass block in the top that matches the windows in the building to the north so that there is at least some light coming into the area;
- the elements of the elevator tower and the staircases will be rendered in a concrete block and stucco combination so that this will be new, different from the historic brick building;

Commissioners queried and remarked on:

- if the new elevator tower will bring this building into ADA compliance;
- the lack of wheelchair access in the back of the building, but will have accessible through the interior of the building;
- was it discovered if the mezzanine was original to the building, (Otwell: no the mezzanine was not, it was out of a newer material.);
- the addition of the second stairwell from the second floor to the third floor
- the new stairwell will allow better egress
- how pleased that this building will be brought back to life in a respectable way
- what was plastered over after the fire? (Otwell: brick. Originally it was brick, exposed brick) so the brick was charred black and they couldn't get it off? (Otwell: that's an assumption on our part on that was the reason, in fact, there might be a newspaper report of that nature;
- all in all it is a very good project, similar to that of the Hassayampa;
- on the west elevation a relief element, surface treatments;

Mr. Rantz, **MOTION: to approve HP08-007** the restoration of the Knights of Pythias Building, 105 South Cortez Street. Ms. Ruffner, 2<sup>nd</sup>. **Vote: 6-0-1** (recused: DeGrazia).

*After the vote, Mr. DeGrazia returned to the dais.*

- 5. Update of projects reviewed by this Commission in 2007.** Commissioner Marv Wright presented an overview of the projects that the preservation approved in the recent past.

Mr. Adam Rowling, 112 S Pleasant expressed concerns about showing projects that have not even been started or of those that do not require a permit. He suggested to the Commission that these projects not be included in future presentations; Or, that if they do, at least have the courtesy to let the people know that it is going to be talked about.

#### **IV. SUMMARY OF CURRENT OR RECENT EVENTS**

Ms. Burgess announced that Elizabeth Ruffner has been nominated as an Arizona History Maker for 2008.

#### **V. ADJOURNMENT**

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Doug Stroh, Chairman