



PRESCOTT PRESERVATION COMMISSION * A G E N D A

PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, APRIL 10, 2009
8:00 AM

CITY COUNCIL CHAMBERS
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1100

The following Agenda will be considered by the **Prescott Preservation Commission** at its **Regular Meeting / Public Hearing** to be held on **Friday, April 10, 2009** in **Council Chambers, 201 S. Cortez Street, Prescott, Arizona** at **8:00 AM**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS

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

III. REGULAR AGENDA

1. **Consider approval** of the minutes of the March 13, 2009 meeting.
2. **HP09-008, 117 E. Gurley Street, Ste 113.** Historic Preservation District # 2, Elks Building and Theater. APN: 109-01-011C. Request for a sign permit to replace a face panel in an existing sign box. Owner is Prescott Elks Building LLC. Applicant is Ben Filer for Sharp Homes Reality, Inc. Historic Preservation Specialist, Nancy Burgess.
3. **HP09-010. 325 E. Gurley Street.** Historic Preservation District #13, Southeast Prescott. APN: 109-01-056A. Request is to remove old stucco, eliminate flashing, add popouts around the windows. Install stucco over reverse board and batten, wrap stucco over top of parapet and popouts, Repaint, same colors. Owner/ Applicant is Loren Q. Rowling. Community Planner, Mike Bacon.

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 928-777-1100 (voice) or (TDD) to request an accommodation to participate in the meeting.

4. **HP09-011, 319 S. Mt. Vernon Street.** Historic Preservation District # 13, Southeast Prescott. APN: 110-03-034. Consider request for support for variance to reduce corner side setback along Oak Street from 15 feet to 7 feet, and request for approval of proposed building permit to install garage to be moved from another location as shown in photos, with minor code adjustments. Owner is Warren C. Kuhles. Applicant is Robert Burford. Nancy Burgess, Historic Preservation Specialist.
5. **HP09-009, 117 East Gurley Street.** Historic Preservation District # 2, Elks Opera House/Theater. APN: 109-01-011B, 109-01-011C. Consider request to restore the interior of the Elks Theater to original design. Request includes new seats, new sprinkler system, restore marquee to the original 1920's design, remove shist stone veneer at the front foyer. Owner is City of Prescott. Applicant is Otwell Associates Architects. Nancy Burgess, Historic Preservation Specialist. This item will include a tour of the Elks Opera House.
6. **Farwell to Don Rantz and Welcome to Cat Moody.**

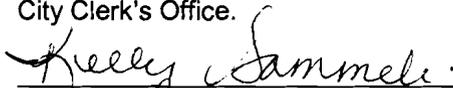
IV. SUMMARY OF CURRENT OR RECENT EVENTS

V. ADJOURNMENT

* See Item 5 for Additional Location.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on **April 2, 2009** at **11:00 AM** in accordance with the statement filed with the City Clerk's Office.



**Kelly Sammeli, Boards and Commissions Administrative Specialist
Community Development Department**

PRESCOTT PRESERVATION COMMISSION
March 13, 2009
Prescott, Arizona

MINUTES OF THE **PRESCOTT PRESERVATION COMMISSION** held on **March 13, 2009** in the **CITY COUNCIL CHAMBERS** located at **201 S. CORTEZ ST.**, Prescott, Arizona.

I. CALL TO ORDER

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

II. ATTENDANCE

MEMBERS PRESENT

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

OTHERS IN ATTENDANCE

George Worley, Asst. Community Development Director
Nancy Burgess, Historic Preservation Specialist
Mike Bacon, Community Planner
Kelly Sammeli, Recording Secretary

COUNCIL MEMBERS PRESENT

Lora Lopas, Council Liaison

III. REGULAR AGENDA

- 1. Consider approval** of minutes of the February 13, 2009 meeting.

Mr. DeGrazia, **MOTION:** to approve the Prescott Preservation Commission minutes of the February 13, 2009. Mr. Wright, **2nd. VOTE: 6-0.**

- 2. HP09-007, 319 S. Mt. Vernon Avenue.** Historic Preservation District # 13, Southeast Prescott. APN: 110-03-034. Consider request for support for variance to exceed the total lot coverage. Owner is Warren C. Kuhles. Applicant is Robert Burford. Historic Preservation Specialist, Nancy Burgess.

Ms. Nancy Burgess, Preservation Specialist noted that the application was a request for support from the Preservation Commission for a variance for the property at 319 S. Mt. Vernon, located on the corner of S. Mt. Vernon Avenue and Oak Street to add a garage. Ms. Burgess reported that the Preservation Commission had reviewed projects for this location in the past, including a previous variance for side yard setbacks. Ms. Burgess indicated that the applicant seeks support for a variance to exceed the lot coverage. Ms. Burgess reported that the current lot coverage is at 39% and 40 % lot coverage is allowed per code. Ms. Burgess noted that the request for the addition of the garage to be located at the rear of the lot, off the alley, would bring the lot coverage to 46%. Ms. Burgess further noted that the property currently does not have a garage and the house itself has been converted back to a single family residence from a multi-family dwelling and has had a lot of restoration and improvements on the property. Ms. Burgess placed a photograph of the property on the overhead projector and indicated that because there is a sight triangle at the corner of the property, the garage would have to be set back on the lot to keep a clear view of the sight triangle. The proposal reflects the driveway entrance to be located off of Oak Street which the City Engineering Department has approved. Ms. Burgess indicated that the applicant is intending to work around the tree in the area so it will not have to be removed. Ms. Burgess

noted that the garage that is proposed is a garage that is going to be relocated from Country Club Drive and it is not a historic building. If the variance is approved by the Board of Adjustment, the garage placement on the property would not have a negative impact on the historic integrity of the property. In closing Ms. Burgess noted that the architect, Robert Burford and the applicant, Warren C. Kuhles were present at the meeting. Ms. Burgess further noted that she and Mr. Burford checked and rechecked the lot coverage calculation and are certain that with the addition of the garage, the lot coverage would be at 46%.

Mr. DeGrazia inquired if the lot coverage calculation included the porches.

Ms. Burgess indicated that any covered porches are included as well as anything that has a footprint.

Mr. DeGrazia inquired if the brick driveway was included in the calculation.

Ms. Burgess reported that sidewalks or driveways are not calculated, the calculation is based on the under roof area.

Mr. Todd inquired why the applicant is coming before the Preservation Commission prior to obtaining the variance from the Board of Adjustment.

Ms. Burgess indicated that the Board of Adjustment wants a recommendation by the Preservation Commission regarding the appropriateness of the variance request in a historic district.

Mr. Todd asked the applicant if the storage shed would be removed when the garage is placed.

Mr. Warren Kuhles, 319 S. Mt. Vernon indicated that the storage shed would be removed.

Mr. DeGrazia commented that the area coverage appeared to be a lot more than 46%.

Ms. Burgess reported that she had thought that too, so she had several people scale it out to double check and it is correct.

Chairman Stroh noted that the Commission was reviewing the site plan today for support of the variance request and if the Board of Adjustment approves the request, the applicant will return back before the Preservation Commission with the overall garage design.

Ms. Burgess indicated that was correct. If the variance is approved the applicant will have to return before the Preservation Commission for review, because the garage will require a building permit and in order to obtain the building permit, the project has to be approved by the Preservation Commission.

Mr. Todd inquired if there was a deck or patio area in top of the garage.

Chairman Stroh inquired where the garage will come from.

Mr. Kuhles noted that he could not remember the address exactly but he thought it 988 or 986 Country Club Drive. (actually 829 Country Club Drive)

Ms. Burgess noted that the garage is not a historic building and it was located at the last house in the West Prescott Historic District just where Vista enters into County Club Drive.

Ms. Burgess further noted that the garage was yellow and green in color and that there are stairs to the side of the garage that provide access to the top of it for a deck area.

Ms. Burgess described how the lot at 319 S. Mt. Vernon is relatively flat and the placement of the garage will be set out of the sight triangle. The doors of the garage will face Oak Street, the driveway entrance is off of Oak Street and the rear yard is fenced with a six foot high fence so the garage will be somewhat hidden.

Mr. Wright noted that the garage appears to be screened and then asked the applicant how close the roof top deck would be to the neighbors, and if they had spoken to the neighbors to the north, regarding the project about the possibility of the deck overlooking their rear yard.

Mr. Kuhles indicated that he has not talked to the neighbors however, would be willing to have the conversation.

Mr. Wright noted that it might be helpful for the applicant to have input from the neighbor when he goes to the Board of Adjustment and again asked how close the roof top deck would be to the northern neighbor?

Mr. Kuhles indicated that it would depend on the final placement of the garage but the garage would be about 25 feet away.

Mr. Wright commented that would mean that the deck area could view most of the neighbor's back yard.

Chairman Stroh inquired if the neighbors had been notified.

Ms. Burgess reported that the neighbors will be notified as part of the notification process of the variance request with the Board of Adjustment.

Mr. Kuhles noted that the neighbors were good friends as well as neighbors.

Chairman Stroh inquired what the driveway would be made of.

Mr. Kuhles noted it would be concrete and that he would prefer to have the driveway come off of the alley rather than Oak Street, but he would need to discuss that with the architect.

Robert Burford, Architect, 339 S. Cortez Street, noted that the alley does have a sight triangle because it has several houses that access the alley for their driveways. Mr. Burford further noted that they might request a variance from that also. Mr. Burford indicated that in rotating the garage to get the access from the alley they encountered several setbacks. One was the separation distance of the house and the garage and the other was if the garage doors open up into the alley, the setback would require a six foot setback, and that will still put the garage too close to the house to allow access to the stairs for the deck. Mr. Burford further noted that another concern they have is that Mt. Vernon is one story higher than the alley and the garage deck will be approximately the same level as the main living level of the house next door. Mr. Burford added that Mr. Kuhles can have a discussion with the neighbor and that information will be provided as part of the variance request and that they are asking for the Preservation Commissions support to move forward with the variance request.

Mr. DeGrazia inquired why the plans in their packet reflected two setbacks, one noted at 25 feet and the other at 4 feet.

Mr. Burford explained that the 25 foot setback was for the residence and the 4 foot setback was for the accessory structure. Mr. Burford added that if the accessory structure (the garage) does not open onto the alley the setback is only 4 feet, however, if the doors would open onto the alley the setback would require 6 feet.

Mr. Todd asked Mr. Burford that if they were trying to get access off of the alley and the garage has to set back to accommodate the sight triangle, does that leave enough room to enter off the alley and immediately enter into the garage?

Mr. Burford indicated that they were looking at possibly rotating the garage a little more.

Ms. Burgess explained that for the doors to face towards the alleyway is because the alley tends to be narrow and the 6 ft setback allows for room to maneuver, and if the doors don't open onto the alley, the building can be set back at 4 feet, closer to the alley and it has to be a detached structure.

Chairman Stroh called for other comments or questions from the Commissioners.

Mr. Wright commented that he could support only the garage because there is enough buffering however, because the neighbors to the north will be directly affected by the roof top deck he would not support the garage with the roof top deck until the Commission knows for sure that the neighbor is o.k. with that.

Ms. Burgess indicated that they were not voting on the design of the garage they were only voting on the support or non support of the variance. Ms. Burgess further indicated that Mr. Kuhles will be receiving and submitting letters regarding the project from the neighbors that he would submit during the Board of Adjustment process, and if the variance is granted by the Board of Adjustment, Mr. Kuhles will return before the Preservation Commission with the complete project design to review.

Mr. Wright indicated that if the motion was for the garage and nothing was mentioned about the deck he would support it today.

Chairman Stroh concurred with Mr. Wright's concerns.

Ms. Burgess indicated that today the Preservation Commission was only looking at lot coverage.

Chairman Stroh indicated that he also could support the request.

Mr. Buchanan asked Mr. Burford if they had considered going with a zero setback on the east side and have the doors open up on the view triangle since they were asking for a variance anyway.

Mr. Burford noted that could give them enough room to come into the current gate.

Ms. Ruffner indicated that she was concerned with the historic neighborhood and a "tainted" garage and the pattern of the site needs to be taken into consideration also, and by trying to make the garage fit, the historic grid of the garages are lost.

Mr. Buchanan commented that he agreed, and that he didn't mean to rotate the garage, but move it over to a zero lot line.

Chairman Stroh noted that each of Commission members has concerns and that the project will be reviewed in detail if the variance is approved and they come back to the Preservation Commission.

Ms. Burgess noted that the applicant can request the setback adjustment in the variance also but it will not be part of the recommendation of the Preservation Commission as it was not included as part of the agenda item of increasing the lot coverage. Ms. Burgess further noted that the request was for a 6% increase of lot coverage.

Chairman Stroh called for a motion.

Mr. DeGrazia, MOTION: Move to approve HP09-007, for support for additional lot coverage variance.

2nd. Chairman Stroh. VOTE: 6-0.

3. Discuss and Adopt 2009 Goals.

Ms. Burgess noted that the Commissions had a 2009 Goal list in their packet and reported that the draft goals for 2009 were comprised from the 2008 Goals and from discussions that have taken place over the last year.

Ms. Ruffner comments that she thought the goals for 2009 were good except she would like to recommend that the Commission make a stronger statement about listing the museum at the Rodeo Grounds to a higher priority. Ms. Ruffner then asked staff where the Master Plan for the Rodeo Grounds is that administrative services is working on.

Ms. Burgess indicated that they are working on the plan and there have been some engineering studies as well as life safety studies started however they have not been completed.

Ms. Ruffner inquired if it would be likely that the Master Plan would include the recommendation of the museum building for the Preservation Commission.

Ms. Burgess indicated that there has been some discussion however nothing has been firmed up and if the Commission would like to make changes to move Number 6 of the 2009 goals list up, then it can be done.

Discussion ensued regarding the different components of the Rodeo Grounds that could be included into a National Register nomination such as the different rock buildings and the bleachers.

Ms. Ruffner commented that she had the wording for a motion for Goal # 6.

Ms. Ruffner, MOTION: that Goal # 6 is revised to read: "recommend inclusion of all buildings eligible (for the National Register) and affirmation of the intention to create the Worlds Oldest Rodeo Museum at the Rodeo Grounds in the Master Plan".

Mr. Todd, 2nd. VOTE: 6-0.

Ms. Burgess inquired if the item needs to be moved up.

Ms. Ruffner commented no, she did not think so, however, all the Commissioners should keep all of the goals in mind as something they need to keep doing.

Mr. Todd asked Ms. Burgess who she had in mind to participate with the realtor workshops and walking tours, of Goal # 8.

Ms. Burgess noted that she will be doing that herself and that she will be participating in a realtors workshop later this month.

Ms. Ruffner noted that she would like to attend that.

Mr. Todd inquired about the walking tours and how often they would occur.

Ms. Burgess indicated that it depends on the type of walking tour people are interested in. Ms. Burgess further noted that if people are looking for a historical story type walk then she referred people to Melissa Ruffner. Ms. Burgess noted that she does architectural walking tours and it depends on the group and what they are looking for.

Mr. Todd inquired if the tours were pre scheduled.

Ms. Burgess noted that they were and that she generally invites the Commissioners to come along as it is interesting and very educational.

Ms. Ruffner commented that with the imminent retirement of Ms. Burgess that the Commission should take more responsibility of informing the general public of the architectural assets and building history within Prescott.

Ms. Burgess informed the Commission that there will be a Boards and Commission workshop, which is worth attending on April 21, 2009 for all board members and commissioners. There will be many helpful topics discussed such as ethics, Parliamentary Procedures, historic preservation, and code responsibilities.

Ms. Ruffner inquired if the State Centennial Committee would be invited to attend the training.

Ms. Burgess indicated that would be up to management as it was a committee rather than a board or commission. Ms. Burgess noted that she would mention it to Tom Guice.

Chairman Stroh inquired if the City of Prescott would be hosting the State Preservation Conference again in the future.

Ms. Burgess indicated that Prescott was now at the bottom of the list because the event was held in Prescott two years ago. Ms. Burgess further noted that the City of Prescott has hosted the event twice in twenty years.

Ms. Ruffner noted that the City can accommodate over 500 guests and that she would like to see Prescott make a submission that Prescott host the State Preservation Conference again in the next several years. Ms. Ruffner further noted that she has submitted two buildings this year for the Governors' Award, as part of the State Preservation Conference: the Knights of Pythias building and the Sam Hill Warehouse. Ms. Ruffner also informed the Commissioners that the State Historical Convention will be held in Prescott in April of this year.

Ms. Burgess asked the Commissioners if there was anything further on the goals.

Mr. Buchanan asked his fellow Commissioners if they thought it made sense to target 2012 to host the conference.

Ms. Ruffner noted that the Centennial event will start in February of 2011 and that the Preservation Commission should target that date.

All the Commission members concurred.

Ms. Burgess inquired if goal # 3 should be amended to include the target date.

Chairman Stroh noted yes.

Ms. Ruffner added that the City of Prescott and Yavapai County have appointed Centennial Commissions (committees). Ms. Ruffner further noted that there is also a website that will include Yavapai County's history and a calendar for state events with maps to recognize the Centennial of the State of Arizona. Ms. Ruffner explained that the City has had several meetings to discuss what role they will play in the Centennial events and that there is a world-renowned Philatelist that has shared information regarding first day covers and that it is almost automatic to have a stamp created for the Centennial of a State. Ms. Ruffner further explained that it is typical for the state to unveil a Centennial Stamp at the Capital and that all communities are eligible in asking for a first day cover celebration for that community, which is then franked within the post office of that community.

Ms. Burgess reported that there were Commission members assigned to some of the goals and that if they were unable to do it, now was the time to opt out. Ms. Burgess further reported that Mike Bacon will be handling the stewardship and preservation awards again this year and Mr. Stroh and Mr. Buchanan will also be on that committee. Ms. Burgess reminded the Commissioners to keep in mind any nominations for historic preservation or stewardship awards so that there will projects to award. Ms. Burgess also indicated that she will need to get with Ms. Ruffner to discuss if there will be an Elisabeth Ruffner award this year.

Ms. Ruffner inquired if the Knights of Pythias building and the Sam Hill Warehouse should be included.

Mr. Burgess noted that the Sam Hill Warehouse has already been done and that the Knights of Pythias will not be completed and could be saved for next year. However, it is up to the committee.

Ms. Ruffner indicated that she was meeting with the owners of the Knights of Pythias building and could inquire what the projected date of completion was.

Mr. DeGrazia indicated it was the third week in May.

Ms. Ruffner commented that the Preservation Commission should try and include the site then.

Ms. Burgess indicated that it would certainly be discussed.

Mr. Wright noted that he would no longer be with the Preservation Commission in July and they would have to find a replacement for his assignment in relation to Goal # 5.

Ms. Burgess indicated that was correct.

Mr. Todd indicated that he would like to attend the walking tour if he could be notified when it will take place.

Ms. Burgess noted Mr. Todd's request and indicated that she has one coming in October and she could use someone to assist in keeping the group together if he was interested.

Mr. Todd commented that he would be happy to do that if he was available.

Ms. Burgess indicated that a motion to adopt the goals was in order if everyone now agreed with the changes.

Chairman Stroh, MOTION, to adopt the 2009 Goals with the revisions that the Commission has inserted.

Ms. Ruffner, 2nd.

VOTE: 6-0.

IV. SUMMARY OF CURRENT OR RECENT EVENTS

1. Recap and update on 2008 Preservation Commission projects. Marv Wright.

Mr. Wright provided photographs on overhead projector and noted that the photographs reflected some of the items that were reviewed in 2008 by the Preservation Commission. Mr. Wright provided an overview of the projects as the photographs were shown and noted the changes that had occurred with projects on North Pleasant, South Pleasant, Mount Vernon, and The Smoki Museum. The review included new signage located through-out the downtown area, including a request for political signage, and included the Elks Building, the Knights of Pythias building and the new Panda Express. In reviewing the projects Mr. Wright commented that the Preservation Commission must be doing a great job as the projects turned out very well. Mr. Wright closed his report by noting that there was not much change on the Goldwater House.

Mr. Todd inquired what the process was to have the sign project that needed repainting corrected. (Referring to the proposed political sign at Cortez & Gurley).

Ms. Burgess noted that George Worley would respond to the procedures that are occurring.

Mr. Worley, Assistant Community Development Director, indicated that the political sign did not go up and that the property owner claimed an original grandfathering status of the American Ranch sign. Mr. Worley noted that the case file has been passed onto the Legal Department to determine what the outcome will be, however, until the outcome is decided the sign will remain.

Mr. DeGrazia noted that he was under the impression that when the American Ranch sign was painted it was illegal.

Mr. Worley indicated that the information has yet to be determined as there was some research being conducted to see if there were any sign permits issued for the older signs within the downtown area and the Legal Department can determine the outcome.

Chairman Stroh asked Mr. Wright if, in his opinion, he believes that the projects increased the value of the homes and the surrounding homes affected by the projects reviewed by the Preservation Commission.

Mr. Wright indicated yes, and added that there are projects that still remain to be completed that were already approved.

Chairman Stroh noted that was a positive report and that should conclude the meeting.

Mr. Todd noted that he wanted to make a correction to the minutes as he was not present at the last meeting but in reviewing the minutes on page 9 there was an item that indicated a 6-0 vote and there was only five Commissioners present.

Ms. Burgess noted that change will be made to the minutes. Ms. Burgess added that the City was presently taking applications to fill the vacant position on the Commission and if any of the Commissioners knew anyone who would be interested in applying, please tell them to fill out an application and turn it into the City Clerk.

V. ADJOURNMENT

The meeting was adjourned at 9:02 AM.

Doug Stroh, Chairman

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
April 10, 2009**

AGENDA ITEM: HP09-008

Assistant Director: George Worley

Historic Preservation Specialist: Nancy Burgess

Report Date: March 31, 2009

REQUEST: Approve, Approve with modifications, deny, request for permit to (1) restore the interior of the Elks Opera House; (2) install new seats; (3) install a Code-required sprinkler system; (4) install new stage lighting; (5) install new stage floor; (6) Install new chair lift to the stage; reconstruct the box seats; (7) restore the marquee to the 1920s configuration with new signage and lighting; (8) remove the schist stone veneer in foyer to expose grey brick pilasters and granite bases; (9) remove the dropped ceiling in foyer, restore oppressed metal ceiling in the foyer (10) other miscellaneous work as described on the plan.

Historic Preservation District: #2 Elks Building and Theater

APN: 109-01-011C

Zoning: DTB

Location: 117 East Gurley Street, the Elks Building, 1978 Multiple Resource Area National Register District

Agent/Applicant: Otwell Associates, Architects

Owner: City of Prescott

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan (HPMP): In part, the HPMP chapter for the Elks Building and Theater Historic District recommends the following:

- Improve the quality of the alley
- Do not allow additional coverings or coatings on the original masonry that would obscure the brick pattern
- Restore theater entry to original design
- Replace existing business signage with simpler, historically accurate design; do not allow box-type of fluorescent signs
- .replace windows with 1/1 double hung design; do not allow sliding elements or aluminum
- Promote continued use of the Elks Building . . . as a quality professional and entertainment complex in the heart of Prescott

Conformance with Design Guidelines: The design guidelines for the Elks Building and Theater Historic District do not specifically address design elements or restoration recommendations, but do encourage “recovery” of the original integrity of the design.

Existing Conditions:

National Register Status: This property is listed in the National Register of Historic Places. The building may be described as a Territorial Commercial Style which presents a stark, structural effect with bands of contrasting masonry above low the windows which accentuate the horizontal thrust. The building was completed in 1905.

The Elks Building and Theater has experienced many remodels over the last 100 years. Historically, some changes have been made approximately every 10 years. Major changes occurred in about 1910, in 1928, in the 1930s and, most dramatically, in the 1940s. Improvements to the historic integrity of the interior were made in the early 1980s. A recently completed draft Historic Building Preservation Plan has been prepared by Otwell Associates Architects. This report contains a careful analysis of all of the work which needs to be performed on the Elks Building and Theater (interior, exterior and code compliance) in order to restore it to its original integrity. Not all of the work can be completed initially, and the recommended work has been prioritized by the nature of its urgency, its code requirements or deficiencies and its potential positive impact on the historic integrity and restoration of the building.

The scope of work which is proposed for this project is comprehensively illustrated and explained in the attached plans and narrative.

Site Visit: A site visit will be conducted at the beginning of this item. The Commissioners and staff will then return to the City Council Chambers for review, discussion and voting for this item.

Recommended Action: Approve, approve with modifications, request for permit for restoration, rehabilitation and code required upgrades to the Elks Building and Theater (interior and exterior), +117 East Gurley Street, Elks Building and Theater Historic District. **Note:** Individual scope items may be addressed individually if preferred.

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
HP09-010 - 325 E. Gurley Street
Staff Report
4/10/09**

AGENDA ITEM: HP09-010 Cleaning Machine--Various improvements to building.

Assistant Director: George Worley *GW*

Community Planner: Mike Bacon *MB*

Report Date: 4/1/09

Location: 325 E. Gurley Street

APN: 109-01-056A **Zoning:** Business General (BG)

Historic Preservation District: Southeast Prescott # 13

National Register Historic District: East Prescott

Agent/Applicant/Owner: Loren Rowling, 325 E. Gurley Street, Prescott, AZ 86303

Request. The applicant is requesting Commission approval to 1) repair and/or replace existing stucco, 2) stucco over existing reverse board and batten, 3) eliminate flashing, 4) wrap stucco over top of parapet, 5) repaint with the same colors, and 6) construct pop-outs around the existing windows (see attached illustrations).

Previous Commission Approvals

2007, February. HP07-010 A ±338 sq. ft accessory storage building

2005, October. HP05-015 Landscape plan and color proposal for retaining walls.

2005, July. HP05-009. Grading and retaining walls

STAFF ANALYSIS

Existing Conditions

This property is a non-contributor to the East Prescott National Register Historic District (see attached Historic Property Inventory Form).

Conformance with the Prescott Historic Preservation Master Plan

The project is consistent with the following Master Plan guidelines:

- "Compatibility with the streetscape and historic siting should be followed at all times"
- "Do not allow exposed concrete masonry". (p10.26).

Conformance with Design Guidelines

The Secretary of the Interior's Standards for Rehabilitation, #9, states:

"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

STAFF RECOMMENDATION

Staff recommends approval.

Site Visit: Not Recommended

SUGGESTED MOTION:

Move to Approve HP09-010 in accordance with substantial conformance with the proposed renderings submitted to the Commission on 4/10/09.

- ① Prep Walls to be Stuccoed (remove wood ect.)
- ② Apply moisture barrier & weep screen (inspect if need)
- ③ Apply 1" & 1/2 inch foam as required to make flush ~~with~~ for stucco to be even (inspect)
- ④ Apply 1 coat stucco on all foam & popouts,
- ⑤ Finish coat (Skip Trowl) to be applied next day
Sand finish on popouts

Detail on Building 12" popout around Top, 4" around all window

Band around Top 12" with metal cap as Flashing

Remove
+ Awning
+ reinstall
Popouts
4"



Popouts

Popouts



325 east gurley

8x10
Remodern
FF

Popouts



RECEIVED



City of Prescott

MAR 31 2009

Building Permit Application

201 S. Cortez St.

Prescott, AZ 86303

(928)777-1356 Fax (928)777-1258

CITY OF PRESCOTT
COMMUNITY DEVELOPMENT

Permit #: B0903-094

Project Address:

325 E GURLEY

BG

Assessor's Parcel #: 109-01-056A

Subdivision Name: Prescott Original

Lot #:

Description of Work: (For a re-roof permit include pitch of roof, # of squares* and roof materials.)

STUCCO OVER PLYWOOD SIDING w/ POP CUTS AROUND WINDOWS + DOORS.

Value of Work: 3000.00

Square Footage: 1360

BLDG PLUMB MECH ELEC DEMO REROOF

APPLICANT/CONTACT:

LOREN ROWLING

Phone:

445-3858

Address:

325 E GURLEY

Email Address:

THECLEANINGMACHINE@MSN.COM

City: PRESCOTT AZ

State: AZ

Zip: 86301

OWNER:

LOREN ROWLING

Phone:

Address:

325 E GURLEY

Email Address:

City: PRESCOTT

State: AZ

Zip:

CONTRACTOR:

SELF

Must have licensed contractor for work

Phone:

per ROC or

Address:

Email Address:

letter permitting cement to do work.

City:

State:

Zip:

Plu Randy P. TID

Lic#:

Sales Tax #:

State Tax #:

The undersigned, under penalty of perjury, does hereby certify that all improvements made to the above project, at the address as stated above, by means of the building or improvement of structures or appurtenances of such property, have been performed by a duly licensed contractor unless the entire structure is intended for the undersigned's sole occupancy as owner and no part is provided for occupancy by the public, employees or business visitors and no part of the premises are intended for sale or rent.

I understand the owners who sell or rent property not completed with a licensed general contractor, may be subject to a Class I Misdemeanor under Arizona Revised Statutes 32-1151 and 32-1154. A Class I Misdemeanor is punishable by a fine not to exceed \$2500.00 and/or one year in the County jail. I understand and acknowledge the above certification.

Owner/Contractor:

Sandy P. TID

Date:

3/31/09

* Number of Squares = Sq ft of building or roof divided by 100.

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
April 10, 2009**

AGENDA ITEM: HP09-011 Request for Support for Variance for a reduction in the Corner Yard Setback.

Assistant Director: George Worley *GW*

Historic Preservation Specialist: Nancy Burgess
Community Planner: Mike Bacon *MCB*

Report Date: March 31, 2009

Request. The applicant is requesting the Commission to review this project in order to make a positive recommendation to the Board of Adjustment for a requested variance of 8' of the required 15' corner yard setback for relocating an existing 480 sq. ft detached garage from another location to this site. The garage will be compatible and in line with the existing 7-foot corner lot setback of the home.

At the March meeting, the corner yard encroachment and potential variance for the garage was discussed, but no action could be taken on the request because it was not agendized for the March meeting.

Historic Preservation District: Southeast Prescott #13
Joslin and Whipple National Register Historic District
APN: 110-03-034
Location: 319 South Mt. Vernon Street
Agent/Applicant/Owner: Patty and Warren Kuhles

Zoning: SF-9

Prior Commission Approvals:

2006, August. HP06-027 Various requested improvements including a front gable addition on the west; extension of the porch deck, and addition of a side gable roof over an existing open deck on the south (Oak Street).

2006, Nov. HP06-033 Commission support for variance of 8 feet for the porch into the required 15' corner yard, and later granted by the Board of Adjustment.

2009, March HP09-007 Commission support for a Variance for Exception to Lot Coverage from 40% to 46%.

STAFF ANALYSIS

Existing Conditions

The building may be described as a Classical Bungalow and was constructed in approximately 1921. It is located on the southeast corner of South Mt. Vernon Street and Oak Street and faces west (Mt. Vernon Street). Structural condition is good/excellent. The lot is 50 feet by 150 feet, or 7,500 square feet. To the best of Staff's knowledge, the prior usage of the residence was multi-family with no internal garage.

Since the 2006 Commission approved additions to the home have taken place, the property owner has removed the Oak Street Right-of-Way greenery (grasses) and replace them with decomposed granite.

This property is within the boundaries of the Joslin and Whipple National Register Historic District and the Southeast Prescott HPD # 13. It is listed in the National Register of Historic Places. (See attached Arizona Historic Property Inventory form).

Conformance with the Prescott Historic Preservation Master Plan

The Historic Preservation Master Plan does not address the Joslin and Whipple National Register Historic District specifically, but, in general, recommends that a property be used for its original purpose.

Conformance with Design Guidelines

The Secretary of the Interior's Standards for Rehabilitation, #9, states:

“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

The proposal will not have an impact on the historic integrity of the property located at 319 South Mt. Vernon Street. The proposed corner yard setback will match the setback given previously by the Board of Adjustment to the porch.

Site Visit: Not Recommended.

STAFF RECOMMENDATION

Recommend approval or approval with modifications to the Board of Adjustment for HP09-011 to support a Variance of 8' of the required 15' corner yard in order to allow a 7' setback from Oak Street.

If the variance is granted by the Board of Adjustment, the below condition of approval will not require the applicant to reappear before the Commission in order to be given a Building Permit to move and relocate the garage. This is not usually done, but is warranted in this instance in order to eliminate an unnecessary procedural step.

The Commission is aware of the existing garage architecture which will not be architecturally altered on site; therefore, there is no need for the Commission to review the architecture of the building at a future meeting for the purpose of granting a Building Permit.

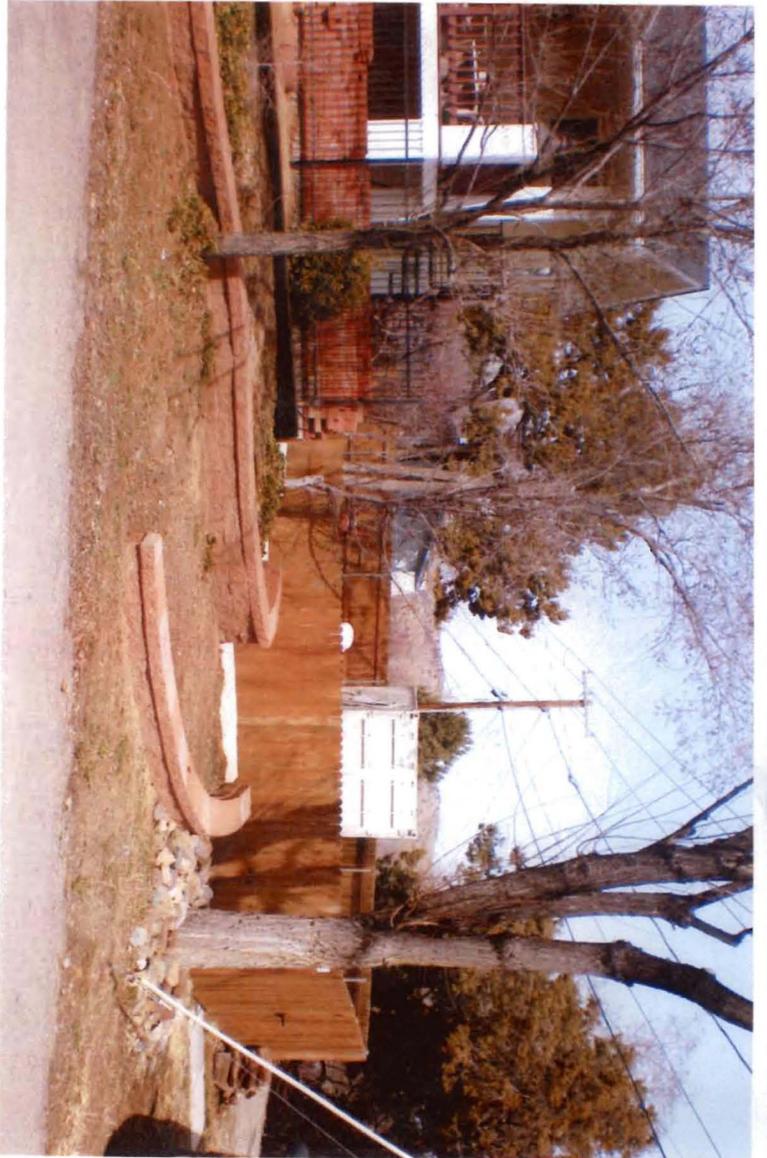
The use of decomposed granite in the street R.O.W. is not historically appropriate; furthermore, it encourages additional parking spaces to be taken at a right angle from Oak Street. Staff is recommending as a condition that the R.O.W. area be landscaped with plants (grasses, shrubs, flower, etc) with no decomposed granite.

SUGGESTED MOTION:

MOVE TO RECOMMEND APPROVAL OR APPROVE WITH MODIFICATIONS TO THE BOARD OF ADJUSTMENT HP09-011 to decrease the corner yard to 7' in order to move an existing garage from another property to this site; with the following Conditions of Approval:

1. Substantial conformance with the site plan dated March 18, 2009.
2. A landscape plan for the right-of-way be submitted and approved by Staff prior to the issuance of a Building Permit for the garage.
3. The landscaping be installed prior to the Final Inspection of the garage
4. A Building Permit may be granted if a Variance is granted by the Board of Adjustment without any review of the garage by the Preservation Commission if the garage architecture is not changed.





ROBERT BURFORD

ARCHITECT

November 28, 2006

CITY OF PRESCOTT

Variance Application for 319 So. Mt. Vernon Ave.

Addendum

The following is a short list of properties in the general locale of the site that are on corner lots and do not appear to conform to the current corner setback requirements. This list is offered to further address the criteria the Board of Adjustment is to consider, specifically 9.13.4.A.1 Substantial Detriment and .A.6 Utilization.

329 S. Mt. Vernon SF-9

Approximately 6 feet from the chain link fence (assumed property line) to the face of the garage

243 S. Washington SF-9

22'-8" curb to house. Approx 7'-6" assumed property line to house

303 S. Washington SF-9

16 feet from back of curb to house. Assume less than 7' from prop. line to house

148 S. Washington MF-M

The zoning changes at the center line of Goodwin to SF-9

7'-7" +/- prop. line to residence

149 S. Washington MF-M

The zoning changes at the center line of Goodwin to SF-9

9 feet +/- prop. line to residence

305 S. Arizona MF-M

6 feet +/- Property line (fence) to recently built addition

303 S. Pleasant MF-H

8 feet back of sidewalk to porch columns. Assume prop. line closer to res.

248 S. Mt Vernon SF-9
4'-7" back of sidewalk to residence

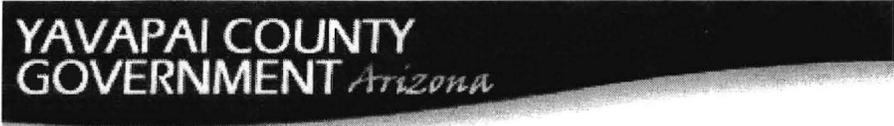
302 S. Mt. Vernon SF-9
8'-4" Back of sidewalk to garage

146 S. Mt. Vernon SF-9
11 feet back of sidewalk to garage. 6 feet wooden fence (property line) to garage

202 S. Mt. Vernon SF-9
16 feet back of sidewalk to garage. 9 feet fence to garage. Property line appears to be inside the fence line.

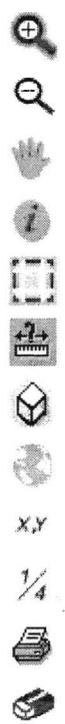
319 S. Mt Vernon SF-9
Subject property
7 feet property line to porch columns

The above are all measured on the long corner side of the properties. Although property lines are not determined accurately, it is clear that several properties do not meet the current corner setback requirements. There are other setback distances at interior sides and at fronts in the locale that do not comply with the current setback requirements as well. We did not survey properties beyond the immediate locale for other setback non-conformities.



INTERACTIVE MAPPING APPLICATION

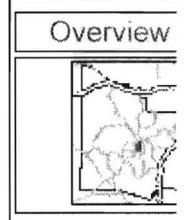
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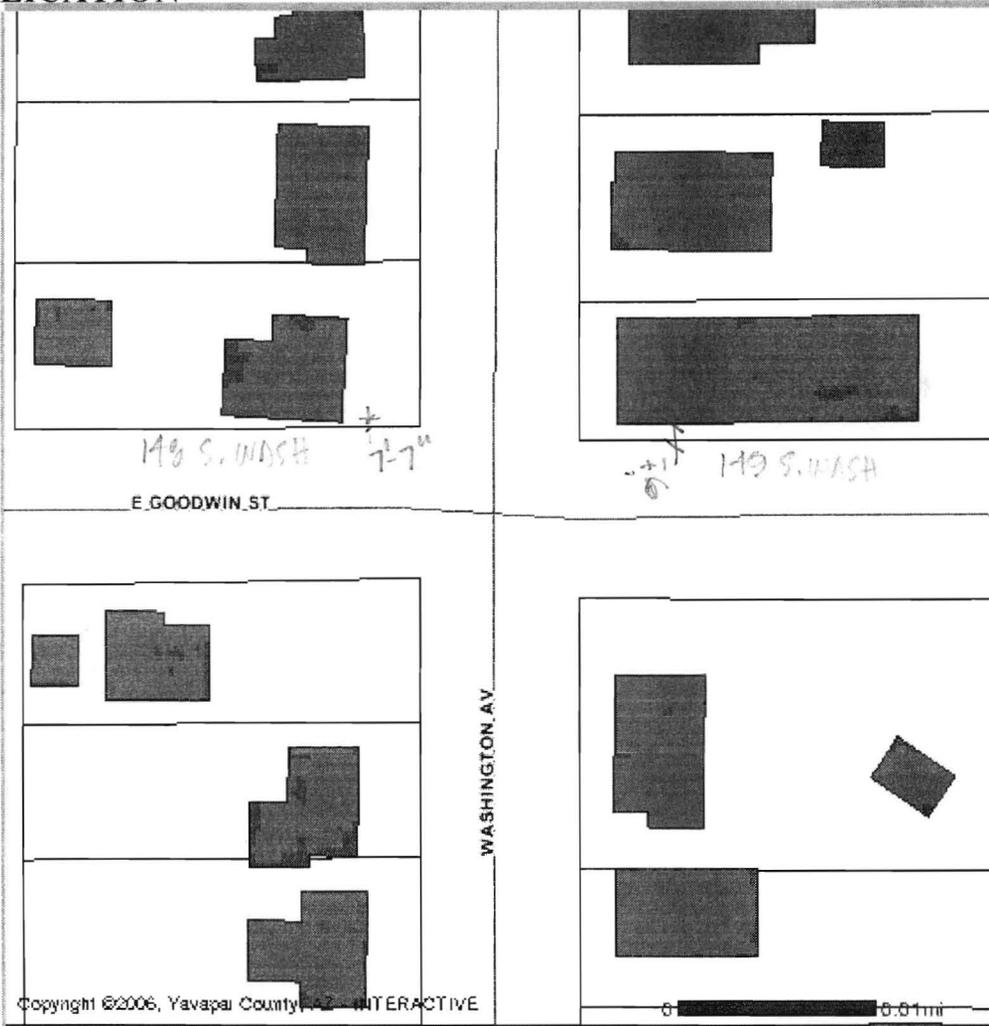
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110-03-034	3		<input type="checkbox"/> Buffer this parcel
Owner Information			
Owner(Primary)		Owner(Secondary)	
KUHLES WARREN C		N/A	
Owners Mailing Address			
319 S MOUNT VERNON			
Owner City		Owner State	Owner Zip
PRESCOTT		AZ	86303
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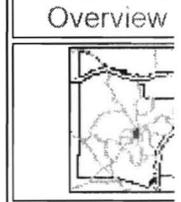


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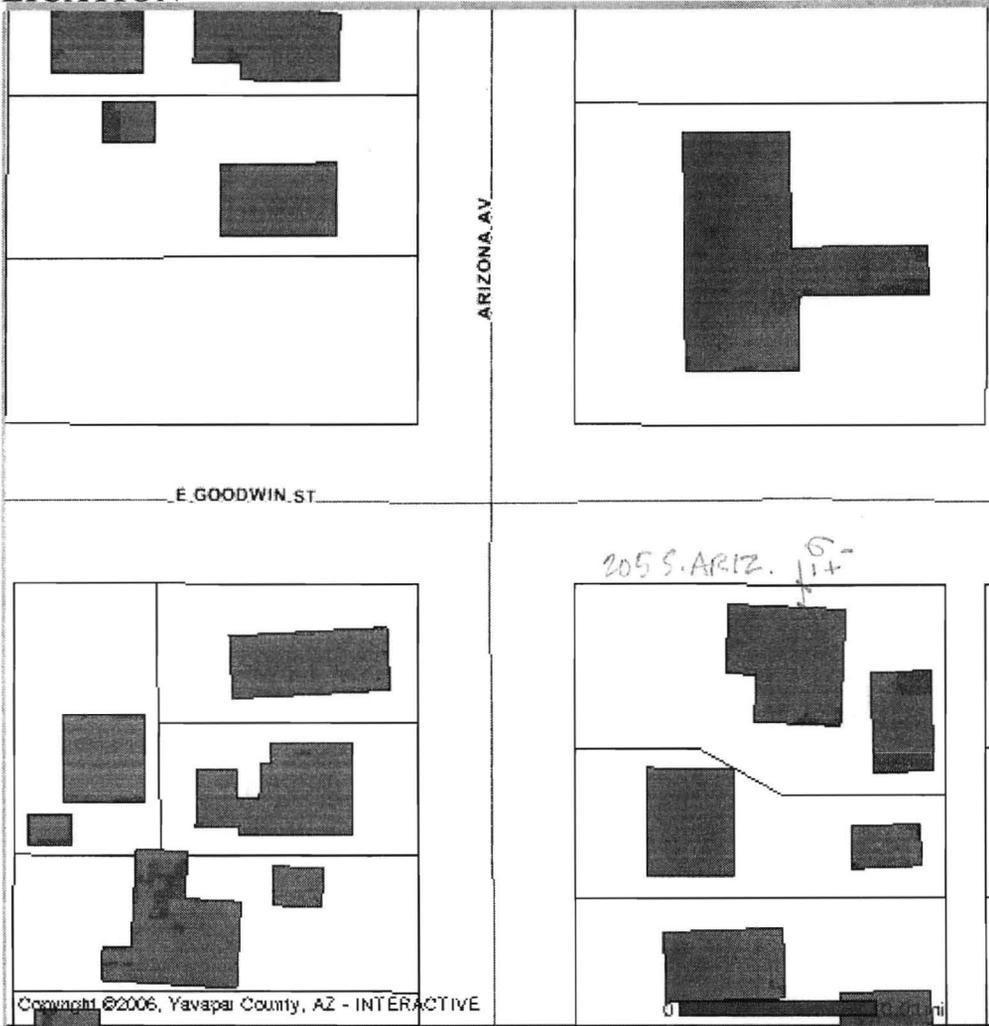
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Owner Information		<input type="checkbox"/> Buffer this parcel	
Owner(Primary) KUHLES WARREN C	Owner(Secondary) N/A		
Owners Mailing Address 319 S MOUNT VERNON			
Owner City PRESCOTT	Owner State AZ	Owner Zip 86303	
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YAVAPAI COUNTY GOVERNMENT *Arizona*

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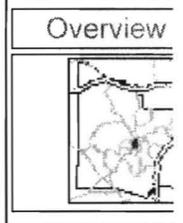


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Parcel ID 110-03-034 **Check Digit** 3 Buffer this parcel

Owner Information

Owner(Primary) KUHLES WARREN C **Owner(Secondary)** N/A

Owners Mailing Address

319 S MOUNT VERNON

Owner City PRESCOTT **Owner State** AZ **Owner Zip** 86303

Recorded Date **Last Transfer Doc Docket** **Last Transfer Doc Page**

11-27-06

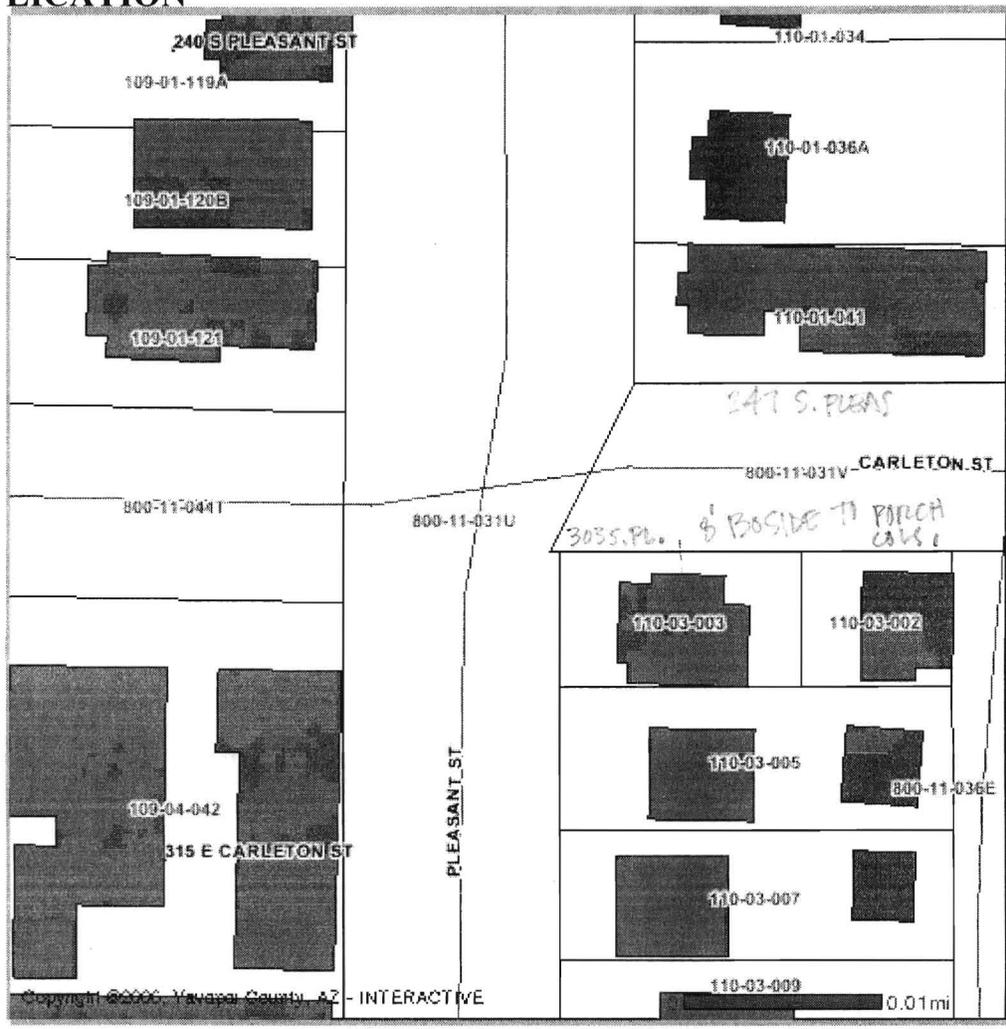
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Owner Information			
Owner(Primary)		Owner(Secondary)	
KUHLES WARREN C		N/A	
Owners Mailing Address			
319 S MOUNT VERNON			
Owner City		Owner State	Owner Zip
PRESCOTT		AZ	86303
Recorded Date	Last Transfer Doc Docket	Last Transfer Doc Page	

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YAVAPAI COUNTY GOVERNMENT *ARIZONA*

INTERACTIVE MAPPING APPLICATION

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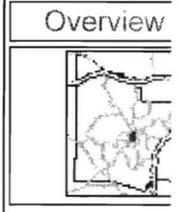
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ARIZONA HISTORIC PROPERTY INVENTORY FORM

SHPO

State Historic
Preservation
Office
1300 W. Washington
Phoenix, AZ 85007

SURVEY SITE NO.: 21

Accession No.

--	--	--	--	--

COUNTY: Yavapai

PROPERTY NAME: _____

SURVEY AREA: Joslin and Whipple Historical District

IDENTIFICATION

PARCEL NO.: 110-03-034

ADDRESS: 319 South Mount Vernon Street

CITY/TOWN: Prescott, Arizona

LOT: 12 BLOCK: 2 PLAT: Bashford Tract 1901 B2/3 Maps & Plats

TOWNSHIP: 13N RANGE: 2W SECTION: 3 QUARTER: NW USGS QUAD: Prescott

UTM REF Z | 1 | 2 | Easting | 3 | 6 | 5 | 8 | 2 | 1 | Northing | 3 | 8 | 2 | 2 | 5 | 0 | 8 | ACRG: Less than 1

PROPERTY TYPE: Single-family Residence

HISTORIC USES:

1. Residence
2. _____

PRESENT USE: Residence

Abandoned Demolished

STYLE: Bungalow

CONSTRUCTION DATE: 1921

Known Estimated

Date Source: City Records

ARCHITECT/BUILDER/CRAFTSMAN: _____

STRUCTURAL CONDITION:

Good Fair Poor

Comments: _____

INTEGRITY OF ORIGINAL FEATURES:

Good Fair Poor

Comments: _____

Negative Number:

1. R-1, F-20A
2. R-7, F-5

Date of Photo:

1. March 1997
2. August 1999

View:

1. East Elevation
2. South elevation

Photographer or Source:

William Otwell

Additional Photos Attached



STORIES: 1 with possible basement
FOUNDATION: Not visible due to cladding
STRUCTURAL MATERIALS: Wood
WALL CLADDING: Wood siding, horizontal
bevel
ROOF TYPE: Wood, Cross Gable
ROOF CLADDING: Wood shingles
OUTBUILDINGS: _____
WINDOWS: Aluminum single hung
ENTRY: Front offset

VERANDAS: Full width front porch
APPLIED EXTERIOR ORNAMENT: Window &
door
INTERIOR: N/A
ENVIRONMENT/LANDSCAPING: 3 large pines
mature elms on both streetscapes
ALTERATIONS/DATES OF ALTERATIONS: side
Porch added; rear addition; greenhouse
addition; railings added.

STATEMENT OF SIGNIFICANCE

1. Theme/Context: 1908-1947: District includes portions of 4 subdivisions platted in 1908, 1928, & 1934; it represents post 1900 residential growth and development in Yavapai County and the City of Prescott (annexed into the City of Prescott in 1924 & 1945) east of the City proper. This was a rural area which was platted in a grid but retains changes in elevation from north to south.
2. Historical Association: District represents early 20th Century residential development in east Prescott. Whipple Heights was platted in 1908. Structures dating from 1910-1935 predominate, though some early structures were built in the area prior to subdividing. Gurley Street provided access to the area beginning in the late 1860s. Architectural influences are predominately Bungalow/Revival styles. Structures in the southern portion of the district are oriented into the landscape, which includes native plants & granite outcroppings. A portion of the south boundary abuts the Acker Property, which is open space deeded to the City of Prescott.
3. Architectural Association: This property includes features which represent the Bungalow style: one story, square plan, hipped roof, porch across entire front facade, tall flat topped window openings and modest, simple trim

BIBLIOGRAPHY/SOURCES

Yavapai County Records, City of Prescott; A Field Guide to American Houses, Virginia & Lee McAllister, Alfred A. Knopf, Inc., New York, 1984; American Shelter, Lester Walker, The Overlook Press, New York, 1981.

NATIONAL REGISTER STATUS

Listed Date _____ Individually Eligible Potentially Eligible as _____ Contributing Property
Not Eligible due to AGE INTEGRITY Are conditions reversible? YES NO

REFERENCE FILES/REPORTS

1. _____
2. _____
3. _____

SURVEYOR: Otwell Asso. SURVEY DATE: May 1997 DATE FORM COMPLETED: June 1997

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
April 10, 2009**

AGENDA ITEM: HP09-009	
Assistant Director:	George Worley 
Historic Preservation Specialist:	Nancy Burgess 
Report Date: March 31, 2009	

REQUEST: Approve, Approve with modifications, deny, request for permit to (1) restore the interior of the Elks Opera House; (2) install new seats; (3) install a Code-required sprinkler system; (4) install new stage lighting; (5) install new stage floor; (6) Install new chair lift to the stage; reconstruct the box seats; (7) restore the marquee to the 1920s configuration with new signage and lighting; (8) remove the schist stone veneer in foyer to expose grey brick pilasters and granite bases; (9) remove the dropped ceiling in foyer, restore oppressed metal ceiling in the foyer (10) other miscellaneous work as described on the plan.

Historic Preservation District: #2 Elks Building and Theater
APN: 109-01-011C **Zoning:** DTB
Location: 117 East Gurley Street, the Elks Building, 1978 Multiple Resource Area
National Register District
Agent/Applicant: Otwell Associates, Architects
Owner: City of Prescott

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan (HPMP): In part, the HPMP chapter for the Elks Building and Theater Historic District recommends the following:

- Improve the quality of the alley
- Do not allow additional coverings or coatings on the original masonry that would obscure the brick pattern
- Restore theater entry to original design
- Replace existing business signage with simpler, historically accurate design; do not allow box-type of fluorescent signs
- .replace windows with 1/1 double hung design; do not allow sliding elements or aluminum
- Promote continued use of the Elks Building . . . as a quality professional and entertainment complex in the heart of Prescott

Conformance with Design Guidelines: The design guidelines for the Elks Building and Theater Historic District do not specifically address design elements or restoration recommendations, but do encourage "recovery" of the original integrity of the design.

Existing Conditions:

National Register Status: This property is listed in the National Register of Historic Places. The building may be described as a Territorial Commercial Style which presents a stark, structural effect with bands of contrasting masonry above low the windows which accentuate the horizontal thrust. The building was completed in 1905.

The Elks Building and Theater has experienced many remodels over the last 100 years. Historically, some changes have been made approximately every 10 years. Major changes occurred in about 1910, in 1928, in the 1930s and, most dramatically, in the 1940s. Improvements to the historic integrity of the interior were made in the early 1980s. A recently completed draft Historic Building Preservation Plan has been prepared by Otwell Associates Architects. This report contains a careful analysis of all of the work which needs to be performed on the Elks Building and Theater (interior, exterior and code compliance) in order to restore it to its original integrity. Not all of the work can be completed initially, and the recommended work has been prioritized by the nature of its urgency, its code requirements or deficiencies and its potential positive impact on the historic integrity and restoration of the building.

The scope of work which is proposed for this project is comprehensively illustrated and explained in the attached plans and narrative.

Site Visit: A site visit will be conducted at the beginning of this item. The Commissioners and staff will then return to the City Council Chambers for review, discussion and voting for this item.

Recommended Action: Approve, approve with modifications, request for permit for restoration, rehabilitation and code required upgrades to the Elks Building and Theater (interior and exterior), +117 East Gurley Street, Elks Building and Theater Historic District. **Note:** Individual scope items may be addressed individually if preferred.

GURLEY STREET

STREET LIGHT

MARQUEE

SIDEWALK

ALLEY



PARKING LOT
(NOT IN SCOPE OF WORK)

PARKING LOT
(NOT IN SCOPE OF WORK)

SITE PLAN
1" = 10'-0"



ELKS THEATER REHABILITATION

1920's MARQUEE Photo 1936 Doors had been replaced.



*EXIST. MARQUEE
& STAIR STONE
VENUE*

CITY OF PRESCOTT ELKS OPERA HOUSE

ELKS OPERA HOUSE 104TH ANNIV
INFO CALL 778-5236

T. HATHAWAY & CO.
ATTORNEYS AT LAW

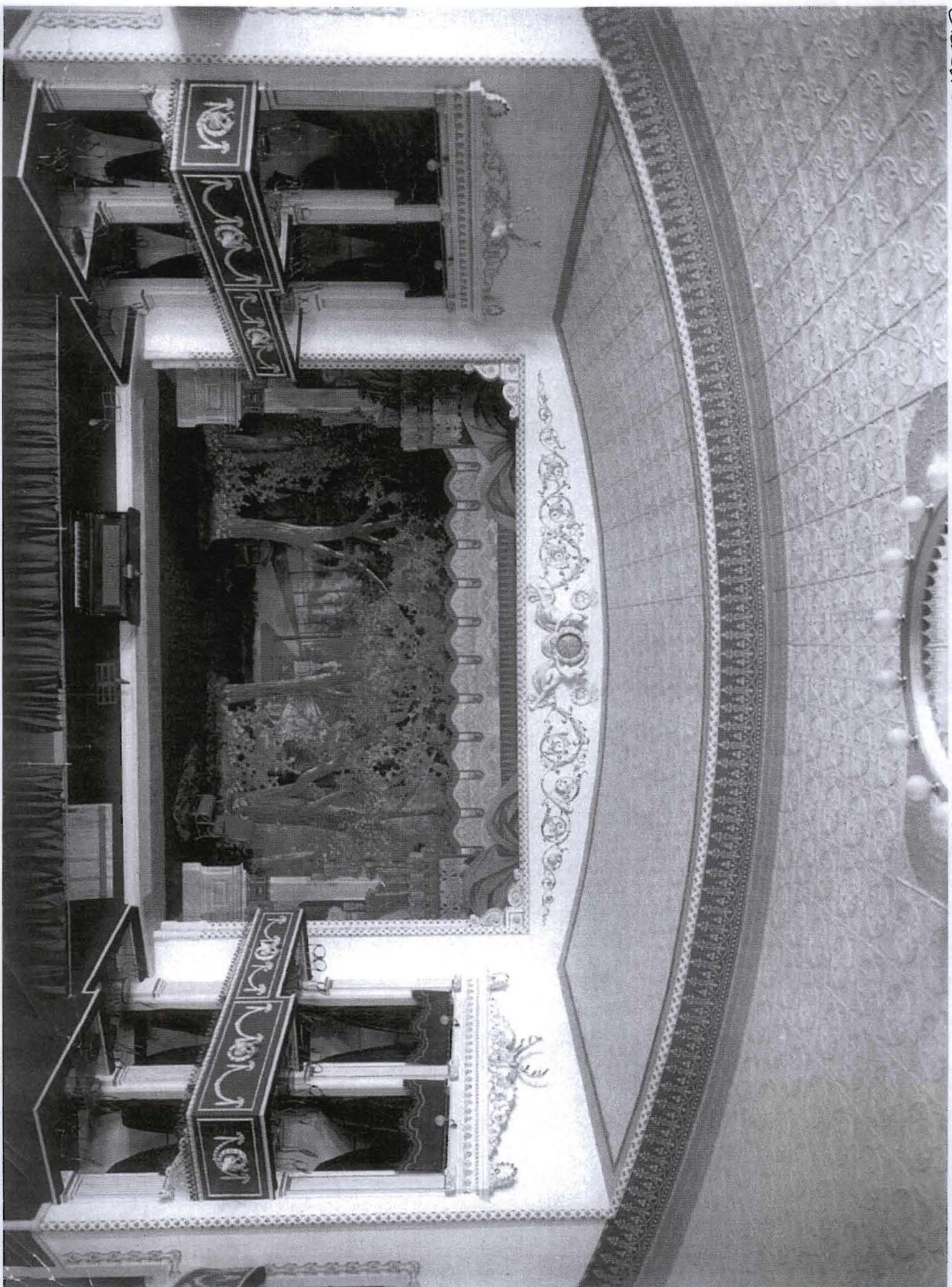
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Residential Co

Lisa Ormoy
Regional Sales



ORIGINAL INTERIOR: PROSCENIUM & OPERA BOXES, CIRCA 1909



EXIST. INTERIOR: PROSCENIUM





OFF WITH THE NEW AND ON WITH THE OLD--The marquee of the Elk's Theatre was the point of much conversation this past week as workmen took the most recent sign addition from

the old structure only to uncover a well-preserved marquee underneath. The old sign was lit with bulbs that followed the contours of the letters. The marquee will be rebuilt.