



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, JUNE 12, 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, June 12, 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	Elisabeth Ruffner
Frank DeGrazia, Vice-Chairman	Mike Todd
Russ Buchanan	Marv Wright
John Phillip Langellier	

III. REGULAR AGENDA

- 1. Consider approval** of the minutes of the May 8, 2009 meeting.
- 2. HP09-015, 114 S. Pleasant Street**, Historic Preservation District # 13, Southeast Prescott, APN: 109-01-058. Request for a sign permit to install a new free-standing sign. Applicant is Morgan Sign Company. Historic Preservation Specialist, Nancy Burgess.
- 3. HP09-016, 203 Union Street**, Historic Preservation District # 6, Union Street, APN: 109-01-038. Zoning is Business General. Request an adaptive reuse of the property from residential to office use and redesign the parking to meet City standards and ADA requirements for back access to the rear of the building and parking. Owner is PF Investments, LLC. Applicant is Alex Vakula. Historic Preservation Specialist, 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 928-777-1100 (voice) or (TDD) to request an accommodation to participate in the meeting.

4. **HP09-014, 142 S. Pleasant Street**, Historic Preservation District # 13, Southeast Prescott, APN: 109-01-039. Request is to replace damaged siding on the house. Owner/ Applicant is Pleasant Possibilities LLC. Historic Preservation Specialist, Nancy Burgess.
5. **A presentation by Doug Stroh regarding the restoration of the Hubbell Trading Post.**

IV. SUMMARY OF CURRENT OR RECENT EVENTS

V. ADJOURNMENT

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 **June 4, 2009 at 4:00 P.M.** 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
MINUTES – May 8, 2009
Prescott, Arizona**

MINUTES OF THE **PRESCOTT PRESERVATION COMMISSION** held on **May 8, 2009** in **CITY COUNCIL CHAMBERS** located at **201 S. CORTEZ STREET**, Prescott, Arizona.

I. CALL TO ORDER

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

II. ATTENDANCE

<p>MEMBERS PRESENT Doug Stroh, Chairman Frank DeGrazia, Vice Chairman Russ Buchanan Mike Todd Elisabeth Ruffner Marv Wright</p>	<p>OTHERS IN ATTENDANCE George Worley, Asst. Community Development Director Nancy Burgess, Historic Preservation Specialist Cat Moody, GIS Coordinator Kathy Dudek, Recording Secretary</p> <p>COUNCIL MEMBERS PRESENT Lora Lopas, Council Liaison</p>
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III. REGULAR AGENDA

- 1. Consider approval** of the minutes of the April 10, 2009 meeting.

Mr. Wright, **MOTION: to approve the minutes** of the April 10, 2009 meeting. Mr. DeGrazia, 2nd. **Vote: 6-0.**

- 2. HP09-012, 1102 Iron Springs Road**, APN: 115-09-057A, Zoning BG. Courtesy Review for Lloyd's Liquors, for support for a Variance to exceed the allowable square footage and to move and roof-mount a non-conforming sign from the 1970s for Lloyd's Liquors. Owner is Don Moon. Applicant is Otwell Associates Architects. Historic Preservation Specialist, Nancy Burgess.

(This item was reviewed after Item #3)

Commissioner DeGrazia recused himself and left the dais.

Ms. Burgess reviewed the staff report and indicated:

- this is not a situation that would normally come before Commission;
- the request comes after the widening of Iron Springs Road;
- the sign and building has been in existence since the 70s;
- the sign would not be permitted under today's *Land Development Code (LDC)*;
- there is a serious stacking issue at the drive-thru window and the request to move the iconic sign will help to mitigate the problem;
- the proposal calls for remodeling the building and moving the sign as well as the porte cochere;
- National Park Service Bulletin #25 addresses the need for preserving iconic signs;

- the existing sign is part of Prescott and represents a time period when creative neon signs were a signature of the community;
- the only place to move the sign is to the roof; and,
- the request is for Commission to support the variance request at the Board of Adjustment.

Mr. Wayne Sanford, Otwell & Associates, 121 E. Goodwin Street, had a PowerPoint™ presentation. Iconic signs, as well as signs that exceeded *LDC* requirements, were shown.

Commissioners remarked on:

- the improvements to the building are desirable and the classic sign should be kept;
- the sign is an icon at night when approaching the City from Williamson Valley; and,
- this is an appropriate solution in response to the widening of Iron Springs Road.

Ms. Ruffner: **MOTION: to support the Variance request** to exceed the allowable square sign footage and to move the sign to the roof, HP09-012. Mr. Todd, 2nd. **Vote: 5-0.** (Recused: DeGrazia).

3. **HP09-013, 150 E. Sheldon Street**, Historic Preservation District # 8, Santa Fe Depot. APN: 113-18-006. Request for a sign permit to install a new sign for Brown Bag Burger. Owners are Depot Market Place, LLC. Applicant is A & B Sign Company. Community Planner, Mike Bacon.

(This item was reviewed prior to Item #2)

Ms. Burgess reviewed the staff report and noted:

- the request is for new signage at the Depot Marketplace;
- the sign consists of illuminated pan channel letters with a free-form cabinet;
- the signage totals approximately 31 square feet where 40 feet is allowed; and,
- the owner is present.

Commissioners queried and commented on:

- if the sign replaces an existing sign (Ms. Burgess: yes); and,
- that the wall would have to be patched and repaired if not already done.

Mr. Richard Hopkins, 150 E. Sheldon, owner of Brown Bag Burgers was present. Although there were no questions from the Commissioners, he briefly discussed the menu after being asked. Mr. Hopkins indicated that this will be a family business and that the family has had the same business in Yuma prior to coming to Prescott.

Mr. Wright, **MOTION: to approve HP09-013**, 150 E. Sheldon Street, Depot Market Place with the condition that any needed repairs, i.e., patching and painting, be done prior to the installation of the new signage. Mr. Stroh, 2nd. **Vote: 6-0.**

4. **Recommendations by Commission regarding Historic Preservation and stewardship awards for Preservation Month, May, 2009.** Community Planner, Mike Bacon.

Ms. Burgess reviewed the staff report and noted:

- May is Historic Preservation Month; and,
- two of the addresses in the Staff Report have been removed as the house and/or owner have received awards previously (*refer to amended Staff Report*).

Ms. Ruffner noted that she did not participate in the tour as noted in the Staff Report; consequently, Ms. Burgess noted that the Staff Report will be corrected to reflect the change.

Mr. Wright, **MOTION: to approve the recommendations** as amended in the Staff Report.
Mr. Stroh, 2nd. **Vote: 6-0.**

5. A presentation by Doug Stroh regarding the restoration of the Hubbell Trading Post.

Chairman Stroh requested that the presentation be moved to the June 12, 2009 meeting.

IV. SUMMARY OF CURRENT OR RECENT EVENTS

Ms. Burgess reviewed the upcoming State Historic Preservation Conference. The following persons will attend: Nancy Burgess, Cat Moody, Elisabeth Ruffner and Doug Stroh. Ms. Burgess will present a workshop on historic cemeteries.

V. ADJOURNMENT

Chairman Stroh adjourned the meeting at 8:29 AM.

Doug Stroh, Chairman

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report June 12, 2009	
AGENDA ITEM: HP09-015, The Boville House, 114 South Pleasant Street, Free-standing sign	
Assistant Director:	George Worley
Historic Preservation Specialist:	Nancy Burgess
Report Date:	June 1, 2009

Historic Preservation District # 13, Southeast Prescott

APN: 109-01-058

Zoning: MF-H

Location: 114 South Pleasant Street

Agent/Applicant: Morgan Sign Company, 704 East Moeller Street, Prescott, AZ 86301

Owner: Pleasant Street Properties, LLC, 114 South Pleasant Street, Prescott, AZ 86303

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan

This property is within the boundaries of the East Prescott 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.

- Applicants propose a free-standing sign in the location shown and as illustrated in the attachments.

The Historic Preservation Master Plan chapter for the East Prescott Historic District in general recommends that a property be used for its original purpose and encourages scale consistent with existing structures and styles.

Conformance with Design Guidelines

Existing Conditions

The building may be described as a Classical Bungalow and was constructed between 1910 and 1924. It is located on the west side of South Pleasant Street and faces east. Structural condition and historic integrity are good. The house was listed in the National Register in 1989. The design guidelines for the Southeast Prescott Historic Preservation Overlay District do not address signage.

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

Agenda Item: HP09-015, 114 South Pleasant Street

and proportion, and massing to protect the integrity of the property and its environment.

The proposed signage will have no impact on the historic integrity of the building.

Site Visit: Recommended

Recommended Action:

MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS HP09-015, free-standing sign, 114 South Pleasant Street, HPD#13 with the following Condition of Approval:

1. Comply with Agency comments listed within this memo dated June 1, 2009.

<p>PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report June 12, 2009</p>	
<p>AGENDA ITEM: HP09-016 Marks House, 203 East Union Street, adaptive re-use conversion from single family residential to law office, including ADA and parking requirements.</p>	
<p>Assistant Director:</p>	<p>George Worley</p>
<p>Historic Preservation Specialist: Community Planner:</p>	<p>Nancy Burgess Mike Bacon</p>
<p>Report Date: June 1, 2009</p>	

REQUEST: Approve, Approve with modifications, deny, request for approval of adaptive re-use of the Marks House, East 203 Union Street, from single family residential to law office, including ADA requirements and installation of a code compliant parking lot in the rear of the property with access off marina Street.

Historic Preservation District: #6, Union Street

APN: 109-01-038

Zoning: BG

Location: 203 East Union Street, 1978 Multiple Resource Area National Register District

Agent/Applicant: Francis DeGrazia Architect for Alex Vakula

Owner: P. F. Investments

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan (HPMP): In part, the HPMP chapter for the Union Street Historic District discourages incompatible additions and incompatible projects which are allowable under the current zoning; encourages single family residential use, retaining historic setbacks, scale consistent with existing structures and styles and that additions be to the rear of the property to retain the front facades.

Conformance with Design Guidelines: The proposal for conversion to a law office includes adding a lift and a sidewalk to a new deck to the rear of the building for ADA access, minor changes to a first floor bathroom for ADA access and landscape and parking changes to meet the Land Development Code requirements for on-site parking for professional office at 1 per 300 square feet of office space. See enclosed plans.

Existing Conditions

National Register Status: This property is listed in the National Register of Historic Places. The building may be described as a Queen Anne interpretation built in 1894. There is a garage in the rear of the property which is accessed from South Marina Street and will be counted as one of the five required parking spaces. Approval of the proposed project will require demolition of retaining walls, concrete, concrete steps fences and some existing trees, including an oak tree which is infested with mistletoe. New work will include new retaining walls, new fence, new concrete, a motorized lift and

Agenda Item: HP09-016, 203 East Union Street, Marks House

a sidewalk to a new wood deck. All of this work will occur in the back yard of the property and will not have a negative affect on the historic integrity of the house.

Historic integrity is good. Structural condition is good

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.

Site Visit: Recommended

Recommended Action: Approve, approve with modifications, request for approval for adaptive re-use for conversion to a law office, including ADA ramping and remodeling to the rear of the building; parking and landscape changes to comply with the City of Prescott's Land Development Code for on-site parking for professional office use. Comply with Agency comments listed within this memo dated June 2, 2009.

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report June 12, 2009	
AGENDA ITEM: HP09-014, Pleasant Street Inn, 114 South Pleasant Street, Replace siding on south side of house	
Assistant Director:	George Worley
Historic Preservation Specialist:	Nancy Burgess
Report Date:	June 1, 2009

Historic Preservation District # 13, Southeast Prescott

APN: 109-01-039

Zoning: MF-H

Location: 142 South Pleasant Street

Agent/Applicant: Jeanne Watkins, 142 South Pleasant Street, Prescott, AZ 86303.

Owner: Same

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan

This property is within the boundaries of the East Prescott National Register Historic District and the Southeast Prescott HPD # 13. It is **not** listed in the National Register of Historic Places.

- Applicants propose to replace the siding on the south side of the house due to severe weather damage with like siding painted to match the rest of the house. Any structural damage which is discovered once the siding is removed (none is known at this time) will be repaired at the same time.

The Historic Preservation Master Plan chapter for the East Prescott Historic District in general recommends that a property be used for its original purpose and encourages scale consistent with existing structures and styles.

Conformance with Design Guidelines

Existing Conditions

The building may be described as a Vernacular Victorian. It was moved to this site from South Marina Street in the 1980s, has several additions contemporary with the moving of the building and is a bed and breakfast. It is located on the west side of South Pleasant Street and faces east. Structural condition is good.

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.

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The proposed replacement of the siding will have no impact on the historic integrity of the building as long as it matches the siding on the original part of the building as closely as possible..

Site Visit: Recommended

Recommended Action:

MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS HP09-014, siding replacement, south side of building plus any necessary structural repairs, 142 South Pleasant Street, HPD#13 with the following Condition of Approval:

1. Comply with Agency comments listed within this memo dated June 1, 2009.