



# PRESCOTT PRESERVATION COMMISSION A G E N D A

PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
FRIDAY, JULY 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, July 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

Russ Buchanan

John Phillip Langellier

Elisabeth Ruffner

Mike Todd

Marv Wright

## III. REGULAR AGENDA

1. **Consider approval** of the minutes of the June 12, 2009 meeting.
2. **HP09-017, 110 E. Gurley Street, Suite 200**, Historic Preservation District # 1, Court-house Plaza. APN: 113-16-065. Request to paint new message/text over an existing non-conforming painted wall sign. Applicant is Morgan Sign Company. Nancy Burgess, Historic Preservation Specialist/George Worley, Assistant Director.
3. **HP09-018, 110 E. Gurley Street, Suite 200**, Historic Preservation District # 1, Court-house Plaza. APN: 113-16-065. Request a sign permit for a Business Directory sign to be installed in the alcove, totaling 12 square feet. Applicant is Morgan Sign Company. Nancy Burgess, Historic Preservation Specialist.

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.

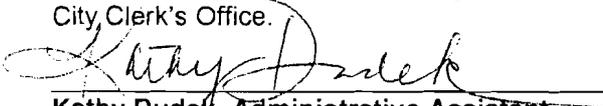
**IV. SUMMARY OF CURRENT OR RECENT EVENTS**

**V. ADJOURNMENT**

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**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 **July 6, 2009 at 10:00 AM** in accordance with the statement filed with the City Clerk's Office.

  
Kathy Dudek, Administrative Assistant  
Community Development Department

**PRESCOTT PRESERVATION COMMISSION  
MINUTES – June 12, 2009  
Prescott, Arizona**

MINUTES OF THE **PRESCOTT PRESERVATION COMMISSION** held on **June 12, 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**

<b>MEMBERS PRESENT</b> Doug Stroh, Chairman Frank DeGrazia, Vice Chairman Elisabeth Ruffner Mike Todd Elisabeth Ruffner Marv Wright	<b>OTHERS IN ATTENDANCE</b> George Worley, Asst. Community Development Director Nancy Burgess, Historic Preservation Specialist Cat Moody, Application Manger/GIS Coordinator Mike Bacon, Community Planner Kathy Dudek, Recording Secretary
<b>MEMBERS ABSENT</b> Russ Buchanan John Phillip Langellier	<b>COUNCIL MEMBERS PRESENT</b> Lora Lopas, Council Liaison

**III. REGULAR AGENDA**

1. **Consider approval** of the minutes of the May 8, 2009 meeting.

Mr. DeGrazia, **MOTION: to approve** the minutes of the May 8, 2009 public meeting. Chairman Stroh, 2<sup>nd</sup>. **Vote: 5-0.**

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.

Ms. Burgess reviewed the staff report and indicated:

- the property is on the 100 block of South Pleasant on the west side of the street;
- the property has been used for commercial purposes in the past;
- the applicant is present today;
- there are no design guidelines for this project;
- the owner is looking for a sign that fits into the neighborhood;
- the sign will not be lighted;
- the sign meets the requirements for size and location; and,
- staff recommends approval.

There were no questions by Commissioners or the public.

**Action Taken:** Mr. Wright, **MOTION: to approve HP09-015, 114 S. Pleasant Street**, as presented. Ms. Ruffner, 2<sup>nd</sup>. **Vote: 5-0.**

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.

*Mr. DeGrazia recused himself due to a possible conflict of interest and then left the dais.*

Ms. Burgess reviewed the staff report and indicated:

- the request is for the Marks House, one of five very important Victorian houses in the area;
- the request is to convert back to professional office space on the first floor;
- parking and ADA requirements are problematic;
- the property is listed in the National Register;
- handicap access, including a motorized lift, will go in the back of the house;
- placing the handicap access in front of the house will affect the historic integrity of the property;
- the site plan was shown on the overhead and described in detail;
- existing diseased elms and one diseased, mistletoe-covered oak will be removed;
- there is a large change of elevation on the property;
- there will be very minor interior changes, mostly in ADA modifications to the restroom, and the top floor will be used for storage;
- in 1978 the property was declared to be one of the most important Territorial buildings by the MRA;
- there are no plans to alter the front of the building;
- a matching fence will be installed on other parts of the property.

Commissioners queried or commented on:

- the history of the single-family residence, which also included a bed and breakfast and multi-family;
- the laborious work done in the 1980 which restored its integrity;
- if there was a zoning issue (Ms. Burgess: no)
- any objection by the neighbor to the north (Ms. Burgess: no, it is a real estate office);
- whether the oak tree could be saved (Ms. Burgess: no, even though I favor saving trees, it is too diseased and will likely die soon);
- the vines covering the sidewalk may be a liability issue;
- is there a landscaping plan to replace the 6 or 7 trees (Mr. Bacon: the landscaping issue will be addressed by staff at site plan submittal); and,
- the preference is to restore any historic home in Prescott back to single family whenever possible to do so.

Mr. Todd, **MOTION: to approve HP09-016**, 203 Union Street, The Marks House, as submitted. Ms. Ruffner, 2<sup>nd</sup>. **Vote: 4-0.** (Recused: DeGrazia)

*(Mr. DeGrazia returned to the dais).*

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.

Ms. Burgess reviewed the staff report and indicated:

- the request is to replace the deteriorating siding at this bed and breakfast;
- because of the scale and being in an overlay district, the project has to come before Commission and a building permit is required;
- the house was moved from S. Marina Street when the public safety building was erected;
- the building was placed on a new foundation;
- the siding at the northwest corner of Goodwin Street and Pleasant Street is the siding that is being replaced due to deterioration;
- the replacement siding will be as close to the existing siding as possible and it will be painted to match the existing painting;

Commissioners queried and commented on:

- commending the City of Prescott for moving the building rather than destroying it several years ago;
- the successful bed-and-breakfast operation and the need for calling way ahead to get a reservation.

Mr. Wright, **MOTION: to approve HP09-014**, 142 S. Pleasant, replacement siding on the south side of the building. **Mr. Stroh, 2<sup>nd</sup>. Vote: 5-0.**

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

Chairman Stroh presented pictures of his restoration project, The Hubbell Trading Post in Winslow, Arizona. The Hubbell Trading Post was in operation from 1917 to 1952 and once housed the largest Navajo rug in existence.

#### **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.

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Doug Stroh, Chairman



## **STAFF ANALYSIS**

### **Conformance with the Prescott Historic Preservation Master Plan:**

The property is located within the boundaries of the Courthouse Plaza Historic Preservation District (#1). The Master Plan, in regard to signage, recommends the following:

- Use historically consistent signage; use only flat against the building; no flashing, revolving or roof-mounted signs are permissible.

The proposed sign conforms to this recommendation.

### **Conformance with Design Guidelines:**

The Design Guidelines for HPD #1 state, in part: "*the appearance, color, size, location, position, and method of attachment of signs, as well as the materials used, and the design, shall be complimentary to and in keeping with the characteristics of the building and be visually compatible with the historic character of the district*" and, further, "*[a]ll signage should be placed flat against the façade.*"

The Design Guidelines further address the placement of the signs on the building as follows: "*[m]any historic buildings include insets or other areas within the façade design specifically for signage. Where this condition exists, the signage shall be constrained within this area and shall not extend beyond the provided borders*". In this instance, the size of the sign has already been approved pursuant to the variance of 1998.

Any type of sign may be prohibited if, in the opinion of the Commission, it does not meet the criteria set forth in the Design Guidelines.

The Design Guidelines further address colors as follows: "*All colors should be of neutral tones, compatible with the building design and the entire district*". It is within the purview of this Commission to request more compatible colors or deny the application if the Commission determines that the proposed sign does not meet the HPD design guidelines.

### **Site Visit: Recommended**

### **STAFF RECOMMENDATIONS:**

Approve, approve with conditions or deny this request. The following conditions are offered for Commission consideration: (1) that the area of the sign message not exceed the current dimensions of the existing painted sign; (2) that, pursuant to Variance 9808, the sign cannot exceed 320 square feet; (3) that the colors of the sign be in conformance with any requirements as to colors set forth by the Commission at the time of the meeting; (4) that the sign primarily advertises the on-site business (staff has concerns that the vast majority of the sign advertises the Verde River rather than an on-site service or business).



Verde River

An Arizona Gem



MUSEUM





**Agenda Item: HP09-018, 110 East Gurley Street**

**Conformance with Design Guidelines:**

The Design Guidelines for HPD #1 state, in part: "*the appearance, color, size, location, position, and method of attachment of signs, as well as the materials used, and the design, shall be complimentary to and in keeping with the characteristics of the building and be visually compatible with the historic character of the district*" and, further, "*[a]ll signage should be placed flat against the façade.*"

Cabinet signs are no longer specifically prohibited but any type of sign may be prohibited if, in the opinion of the Commission, it does not meet the criteria set forth in the Design Guidelines.

The Design Guidelines further address colors as follows: "*All colors should be of neutral tones, compatible with the building design and the entire district*".

**Site Visit: Not Recommended**

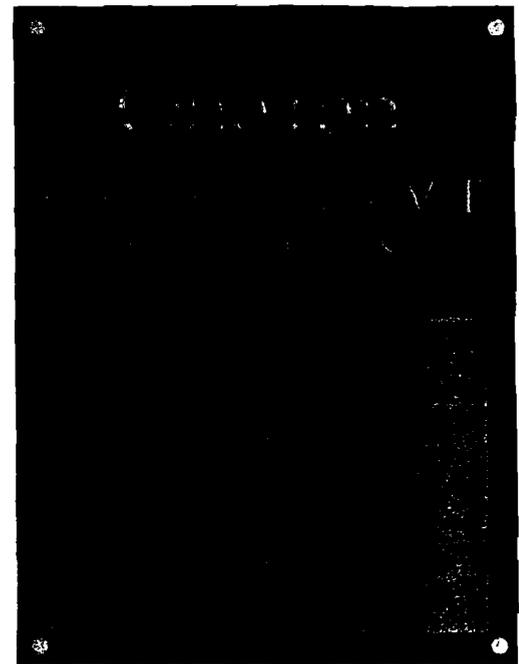
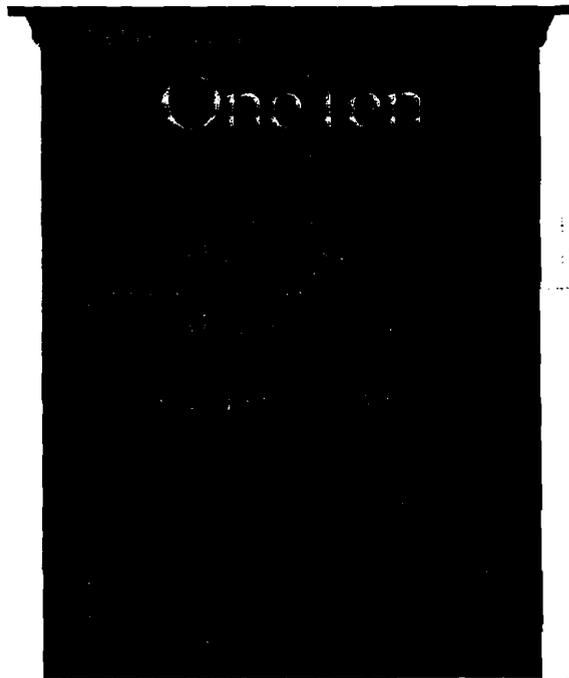
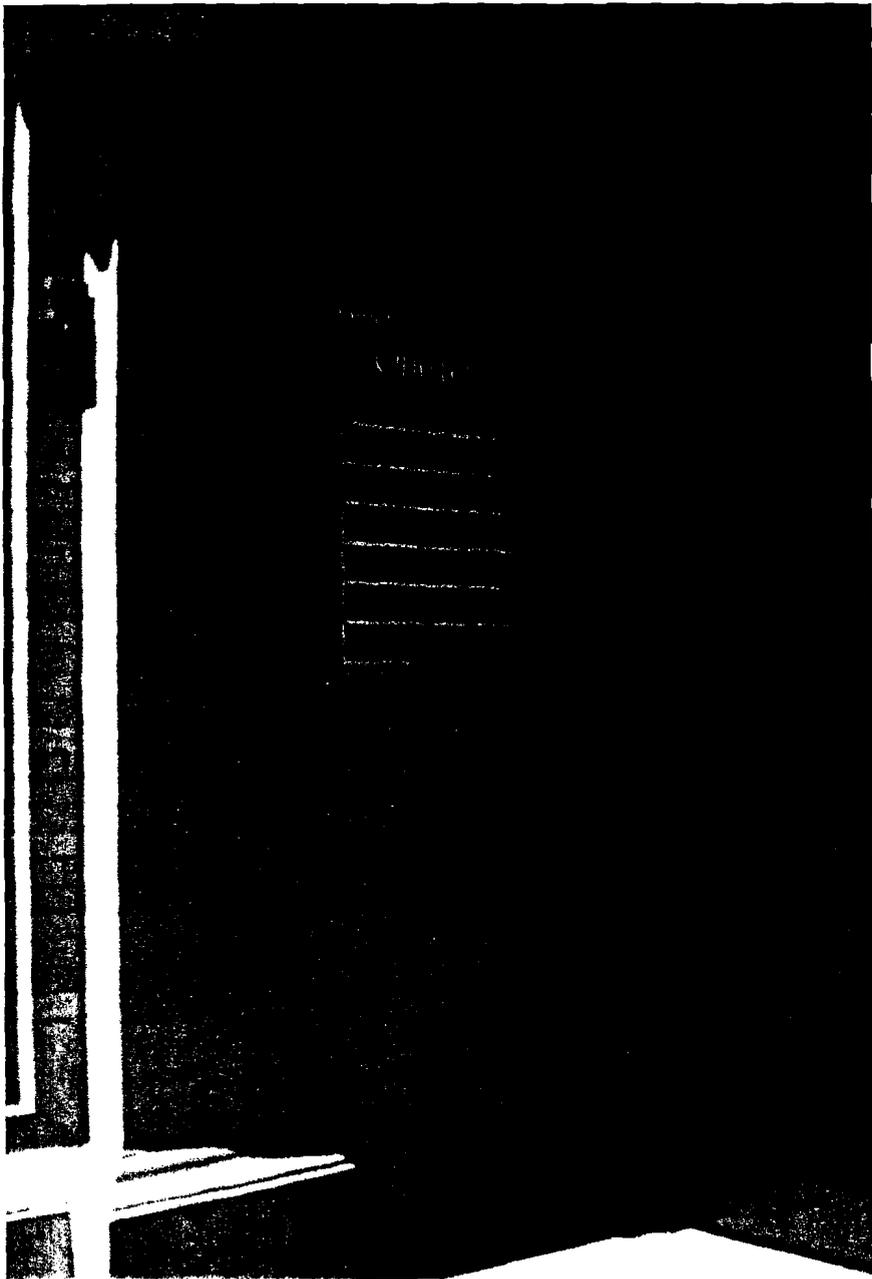
**STAFF RECOMMENDATIONS:**

Approve as submitted with conditions, specifically: (1) that the lag bolt attachments be installed ONLY in the mortar: and (2) there is to be no damage of any kind (such as holes or chips) to the brick from the installation of this sign.

**Recommended Action:**

**MOVE TO APPROVE WITH CONDITIONS HP08-018, 110 East Gurley Street:**

1. Comply with all Staff Recommendations listed within this memo dated June 29, 2009 and/or any other conditions or requirements prescribed by this Commission.



30"

36"

.25" PLEX  
VINYL GRAPHICS

.125"X1" STUDS  
4 EACH PANEL

1" EXPANDED PVC  
BACK PANEL

1.5"X1.5"  
RETAINER

.25"X3.5" LAG BOLT  
LEAD ANCOR

WALL

125" POLIMETAL  
VINYL GRAPHICS

ORNAMENTAL CAP

.25"X2.5" LAG BOLT  
LEAD ANCOR

WALL

TYPICAL MOUNTING METHOD - EACH CORNER

PROJECT:  
XTERIOR SIGNAGE FOR 110 EAST GURLEY BUILDING.  
3 COMPANIES LLC 771-0411

DRAWN BY: SKM

SCALE: NTS

DATE:

CUSTOMER APPROVAL



ANNO MCMLXXXII

Satisfaction by Design



**morgan sign**

MORGAN SIGN COMPANY IS A REGISTERED  
TRADE NAME IN THE STATE OF ARIZONA

704 Moelle  
Prescott, AZ 86301  
p 928.778.6336  
f 928.778.5094  
www.morgansign.com  
morgansign@cableone.net

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m3companies

6

m3properties



WINDOW VINYL GRAPHICS



HAND PAINTED GRAPHICS ON WALL

OneTen  
EXECUTIVE  
SUITES

110



PROJECT:  
EXTERIOR SIGNAGE FOR 110 EAST GURLEY BUILDING.  
M3 COMPANIES LLC 771-0411

DRAWN BY: SKM

SCALE: NTS

DATE:

CUSTOMER APPROVAL:

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ANNO MCMII XXXII

Satisfaction by Design



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