



PRESCOTT PRESERVATION COMMISSION A G E N D A

PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, AUGUST 14, 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, August 14, 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 July 10, 2009 meeting.
2. **HP09-017, 110 E. Gurley Street, Suite 200**, Historic Preservation District # 1, Courthouse 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. **HP09-019, 202 S. Montezuma Street**. Historic Preservation District # 1, Courthouse Plaza. APN: 109-02-046A. Request to open a business "Eco 3 Oil Change" in existing building that is vacant; located on the corner of S. Montezuma Street and Goodwin Street. Site and Landscaping review. Applicant is Diane Rosito. 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.

4. **HP09-024, 202 S. Montezuma Street.** Historic Preservation District # 1, Courthouse Plaza. APN: 109-02-046A. Request for approval of new sign permit to install wall signage and a pole mounted sign for the business known as “Eco 3 Oil Change” located on the corner of S. Montezuma Street and Goodwin Street. Owner is Diane Rosito. Applicant is A & B Sign Company. Nancy Burgess, Historic Preservation Specialist.
5. **HP09-020, 1107 Old Hassayampa Lane.** Historic Preservation District # 15, Historic Homes at Hassayampa. APN: 108-07-169. Request is to replace all the aluminum windows with appropriate casement style windows with a Prairie Style grid pattern. Applicant is Robert Girard. Owners are Kim and Phat Hoang. Historic Preservation Specialist, Nancy Burgess.
6. **HP09-021, 124 W. Gurley Street.** Historic Preservation District # 1, Courthouse Plaza. APN: 113-15-117. Tenant Improvements, request to install track lights to interior and remove old stucco and expose brick wall for new location of Black Arrow Indian Art store. Applicant is Black Arrow Indian Art, Inc. Donald R Coffey. Owner is PF Investments LLC. Historic Preservation Specialist, Nancy Burgess.
7. **HP09-022, 124 W. Gurley Street.** Historic Preservation District # 1, Courthouse Plaza. APN: 113-15-117. Request to install reverse pan, LED lighted letters and logo “Black Arrow” at new location of Black Arrow Indian Art store. Applicant is Morgan Sigh Co. Owner is Black Arrow Indian Art, Inc. Donald R Coffey. Historic Preservation Specialist, Nancy Burgess.
8. **HP09-023, 217 E Union Street.** Historic Preservation District # 6, Union Street. APN: 109-01-036. Request includes interior and exterior rehab and remodeling of the main house and the guest house. This will include window and roof replacement, addition of a carport, fencing and a deck roof. Owners are Warren & Patty Kuhles. Applicant is Robert Burford, Architect. Nancy Burgess, Historic Preservation Specialist.

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 **August 6, 2009 at 12:00 PM** in accordance with the statement filed with the City Clerk’s Office.

Kelly Sammeli, Administrative Specialist
Community Development Department

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
JULY 10, 2009
PRESCOTT, ARIZONA**

MINUTES of the **PRESCOTT PRESERVATION COMMISSION** held on **July 10, 2009** in **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

I. CALL TO ORDER

Chairman *pro tempore* DeGrazia called the meeting to order at 8:00 AM.

II. ATTENDANCE

MEMBERS PRESENT	OTHERS PRESENT
Frank DeGrazia, Chairman <i>pro tem</i>	George Worley, Asst. Community Development Director
John Langellier	Matt Podracky, Senior Assistant City Attorney
Elisabeth Ruffner	Nancy Burgess, Historic Preservation Specialist
Mike Todd	Cat Moody, Applications Mgr., GIS Coordinator
Marv Wright	Kathy Dudek, Recording Secretary
MEMBERS ABSENT	COUNCIL PRESENT
Doug Stroh, Chairman	Jack Wilson, Mayor
Russ Buchanan	

III. REGULAR AGENDA

- 1 **Consider approval** of the minutes of the June 12, 2009 meeting.

Mr. Wright, **MOTION:** to approve the minutes of the June 12, 2009 meeting.
Ms. Ruffner, 2nd. **Vote:** 4-0-1 (abstention by newly-seated Commissioner Langellier).

2. **HP09-017, 110 E. Gurley Street, Suite 200**, Historic Preservation District # 1, Courthouse 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.

Ms. Burgess reviewed the staff report and indicated:

- the property was formerly the Prescott National Bank Building, which from 1923 to 1957, was the home of Valley National Bank;
- a photo of the building from the 1940s had a painted sign for Valley Bank similar to what is being proposed;
- during the 1980s there was a Territorial Courthouse advertising sign, an off-site sign, that was painted on the building, without a permit;

- between 1997 and 1998, the sign was painted over with a Murphy's/Gurley Street Grill sign, and there was no permit for that sign;
- about the same time a complaint was received by the City of Prescott for the Murphy's/Gurley Street Grill sign which was an off-site advertising sign for businesses not contained within the building;
- in 1998 the building had changed hands and was owned by M3, represented by Jeff Davis, who is here, and who still has offices in the building;
- Mr. Davis applied for a variance for the Murphy's/Gurley Street Grill particular painted sign;
- when Mr. Davis purchased the building, according to his letter, it was his understanding that the sign painted on the building was an approved sign and he wasn't aware that he needed to do anything;
- the variance for 320 square feet of wall painted sign was approved with two conditions:
 - 1) that any future change to the texture or design of the sign must be reviewed and approved through the normal sign permit procedures, and because this particular building is within the Prescott Courthouse Overlay District, it would include coming through the Prescott Preservation Commission (which is open to interpretation), and
 - 2) upon termination of the lease that it not be renewed unless otherwise allowed (this is open to interpretation);
- in 1999, M3 applied for a wall-mounted clock sign which was installed and calculated at 40 square feet (SF) with 40 SF of signage remaining for M3;
- in 2002, the American Ranch wall painted sign went up, which is considered an on-site sign because M3 was the developer of American Ranch;
- the permit was issued and the planning manager, Julie Pindzola, waived the requirement that it go to the Preservation Commission;
- recently a candidate running for office requested a political sign in this location;
- the sign was never installed because political signs are limited to 24 SF;
- in June 2009, the application came in for the sign requested;
- the requested sign does not count as part of M3's 80 SF because it is not an advertisement for M3—it is for a tenant in the building;
- the sign is an advertisement for the Salt River Project (SRP), with the "little" SRP logo placed in the lower left-hand corner;
- this 320 SF sign is allowed in this location on this building pursuant to the variance that was granted in 1998, but the sign has to be for a business contained within the building—it cannot be an off-site sign for a business down the street, around the block, or around the corner;
- SRP does have an office in the building;
- the size is still permissible under the variance that is in place, but the dilemma with this request at the current time, which staff discussed at length, is that the sign appears to advertise an off-site location, the Verde River, as well as an on-site business, SRP;
- off-site advertising is not permitted within the Downtown Business District (DTB);
- a painted sign is allowed and approvable under the guidelines of the Courthouse Plaza Historic Preservation Overlay District (CPHPOD);
- the Prescott Historic Preservation Master Plan recommends using historically consistent signage that is: flat against the building, no flashing, revolving or roof-mounted signs are permissible;

- the sign meets all those criteria;
- the design guidelines address appearance, color, size, location, position, method of attachment, materials used and that the sign be complementary to, and in keeping with, the character of the building;
- that the sign be visually compatible with the historic character of the district;
- guidelines also address the sign band, which does not apply in this case, and guidelines address colors of neutral tones compatible with the building design and the entire district;
- it is within the purview of the Commission to request compatible colors or deny the application if the Commission determines that the proposed sign does not meet Historic Preservation District guidelines for signage;
- a list of recommendations for this particular project, along with conditions, should you wish to approve, include:
 - 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 SF
 - 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).

Commissioners queried and remarked on:

- the color issue is somewhat “fluorescent” looking and doesn’t fit the character of the Plaza and the context of the building;
- to fit the character of the Plaza, a muted pastel, sepia or black-and-white color would be more appropriate;
- this is Prescott, not the Verde Valley, Phoenix or Tucson, and support should come from a depiction of local nature—the Granite Dells, Granite Creek, Thumb Butte or the Bradshaw Mountains—which would be more appropriate for our community than a feature outside the area;
- does the creation of a mural on a wall of a building in this community require a sign permit, or could this be designated as a sign or a mural [Mr. Worley: a mural is treated as public art. There is no permit; however, there is a review process to determine location, size and appropriateness. It is handled administratively through the Community Development Director. This is not proposed as a mural, and it is not artwork as we understand through conversations with the applicant. It is intended for commercial signage; and, the applicant does have a variance which grants him non-conforming status to that sign. If he were to change the type of sign from commercial to a mural, he may well lose the grandfathering for the sign];
- the sign, because of the small “SRP” should be considered a mural;
- the bright colors detract when coming into town—and support would never be given to put up historic pictures of Downtown Prescott on the Verde River;
- the sign appears to be a billboard which is not right for the heart of the historic district;
- how long will SRP be a tenant there because the signs stay up forever [Mr. Jeff Davis, 110 E. Gurley, M3 Company: they have a two-year lease with options behind that];
- will SRP have a customer service type office or executive office [Mr. Davis: executive offices have been set up];

- it is not clear that SRP is serving any customers here.

Mr. Davis indicated:

- keep in mind a precedent has been set;
- he has an historic building, a tremendous investment, and has restored five historic buildings, including a block in Wickenburg;
- the entire wall on the back of the building has been painted numerous times, it cannot be restored, so something will be painted there;
- he has tried to mute the colors but is somewhat contained, and can't create an old historic sign for the Palace, Summit Bank, etc., [he,] can't do that;
- the present sign is outdated and did not promote historic Prescott, the Granite Dells or Thumb Butte—it promoted a brand new subdivision not in the City of Prescott, it did not have M3's name on there—it supported American Ranch;
- this promotes the Verde River, it is not inside the City limits, it is outside of our historic area, and is similar or identical to the American Ranch, which needs to be kept in mind;
- the sign is being put up by a tenant inside the building, who has the name there, be it not big enough, but it depicts that they are inside the building;
- it could be argued that you [Commission] could take a position that this isn't giving the right message or doing the right thing;
- the Code does allow it, and precedence has been set with American Ranch through those approvals;
- the problem, [Mr. Davis thinks], is with the colors—it is not our intent for this to be a mural, it is our intent for this to be a wall sign to continue to have the grandfathered right--and when this sign no longer is required or being utilized by SRP, and possibly for Armadillo Candleworks in the lobby, or there is possibly another development in town, the sign would carry on that way.

Commissioners further queried and remarked on:

- clarification between “on-site”/“off-site” context

Mr. Worley: the City defines on-site and off-site advertising specifically. In the case of American Ranch, the issue of “on-site”/“off-site” is whether or not the service provided on site and the sign were linked together. The sign directed people to the M3 offices in the building in association with American Ranch. The person could walk in the door, go to M3 offices and discuss and/or purchase property in American Ranch. There was a service provided directly related to the signage. Staff is a little conflicted on the Verde River because we are not sure that there is a service provided on site associated with the off-site area. It is something that SRP has an interest in; and, SRP having an office in the building gives them some presence when it comes to on-site signage. We would allow on-site signage for SRP; however, the question of the scale and size arises. Is it really an advertisement for the SRP office or is it an off-site advertisement for the Verde River? It has both elements, so it is not a clear “yes-no” question. (Refer to *Land Development Code* definition of on-site signage and off-site signage).

The sign does say SRP, and SRP has an office at the location. There is an element of on-site signage. As you can see from their proposal, a less than significant element is given to SRP; and, SRP is insignificant in relation to the rest of the sign.

- is the company selling the water in the Verde River, or is it selling the Verde River to the people who see the sign;
- the distinction is when you have the American Ranch Sign, you are selling a commercial product in that building—but this is a depiction of a natural resource in Arizona—not one of our community in the Prescott area which is what should be depicted;
- since the space can't be restored, it is what it is, and with the variance, is Mr. Davis allowed to put a mural there [Mr. Worley: it would be the Community Development Director's decision]; and,
- SRP makes it a commercial sign, and a mural is more general in nature.

Mr. Davis further remarked that he is looking for some direction because he has a tenant in the building that has leased the space, has provided the design, and SRP on the sign does indicate that they are in the building and they have hours of business. If the color is not appropriate, then we can work with that. I don't think we can say put a resource that is one of ours [on the sign]. This is not a commercial operation with the Verde River. He would like to do the right thing for the downtown area. He believes that he is in compliance and following precedent. The issues here are: 1) is it too neon looking; 2) is it too bright; 3) is SRP not big enough; 4) should we resize. Mr. Davis stated he is open to suggestions.

Further questions directed to Mr. Davis included:

- after looking at the building, have you considered painting on the building "110 Executive Suites" so that is more in line with what the building is and what it is representing, i.e., a more business-type lettering [Mr. Davis: the reason the building is changing is with the economic times and the business world. . . it is where space has become available—it is not what I want to do necessarily, but this is what I have. My position is that I am in conformance, and I need to work with you so that it is something we all can be proud of].
- if this is not restorable, faux painting can bring the side back to a "brick looking" siding [Mr. Davis: I don't care to go there].

Mr. Jack Wilson, Mayor, 1514 Eagle Ridge Road, proffered:

- this is perhaps in the most important historical district in town;
- the lease provisions discussed under a conditional use permit should be looked at closely, and, if a tenant/owner leaves, is there still a CUP;
- just because Julie Pindzola, former planning manager, administratively approved something, the errors of the past shouldn't be perpetuated into the future;
- we have an opportunity to look at things every time a project comes before us;
- we should do the right thing now;
- does SRP have any business in this area—it is based outside of this county;
- the colors clash and are not historic;
- what is the purpose or motivation for the sign—why would SRP rent from Mr. Davis when they have no business here, and SRP is suing the City of Prescott;
- this is an affront to the citizens of Prescott, and they [SRP] are saying they basically want us to stop pumping from the Big Chino water ranch;
- he is solidly against approval as it is part of a public relations campaign and has nothing to do with a tenant occupying the building.

Mr. Davis asks that he not get caught in the middle of the battle between the City and SRP. They have lease space, and they are on site. Mr. Davis respects the mayor's comments.

Commissioners Ruffner and Todd made motions that died because there was a lack of a 2nd after both motions.

Mr. Wright indicated that whatever goes up [the sign] must come back before Commission for approval.

Chairman DeGrazia indicated that there was a conflict with context and color. Commission needs to come to agreement on some level. He believes that the request is for an advertisement. The color as well as another "Arizona gem" should be depicted. There is, perhaps, a subliminal message trying to be pushed onto people; and, again, it may not be our job as commissioners to delve into that. Is it possible to have another "Arizona gem" put on the building that would be more relevant to the City?

Mr. Stephan Markov, Morgan Sign Company, 704 Moeller Street, was commissioned by SRP to design the sign. One of the options would be to convert this to a sepia tone for a more historic look.

Chairman DeGrazia asked about using something "more local". [Mr. Markov: that was not discussed. But I am sure they would be open to that suggestion. I won't say with certainty, but there are other options especially with the text below. Six or seven other slogans were considered.

Mr. Worley doesn't believe there is precedent as to how much of the sign must be for advertising. The applicant is requesting direction or ideas for the sign, i.e., ½ or ¼ would be local advertising, etc. This would give them parameters for coming back to Commission.

Ms. Ruffner indicated that the applicant has the privilege of reading our discussion or watching it.

Mr. Todd is fine with the motion but is reluctant to set a percentage with the applicant. In the future, an applicant may cite a precedent about percentages.

Ms. Ruffner, **MOTION: to deny** the request as presented as not sufficiently meeting the criteria as an advertisement of a business within a building. Mr. Wright, 2nd. **Vote: 4-0-1** (abstention due to a potential conflict of interest: Langellier).

Mr. Davis wants to have clarification and appreciates everyone's time. He hears a clear denial because this is not advertising "SRP" as our local tenant with the lettering being big enough.

Ms. Burgess indicated another direction in regards to the colors. A suggestion to work on the colors should be made.

Mr. Davis stated from an aesthetic aspect, there is an opportunity to do something nice for downtown without getting a bunch of words. He doesn't want to list eight tenants, with web addresses, etc. Mr. Davis likes the idea of the picture and something big with the colors that are done right. I hear clearly that SRP is not big enough and we are not promoting our on-site business.

Ms. Ruffner responded by indicating that no business is being promoted. The sign should say what is in the building. Photographs and designs of lakes and Thumb Butte are not a part of what we are talking about.

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.

Ms. Burgess reviewed the staff report and indicated:

- this request is for the same address, same ownership;
- this is a business directory sign which is 12 SF and is counted toward M3's 80 SF;
- the total SF for M3 used will be 52 SF, and 28 SF is still unused;
- the directory will go inside the alcove on the Gurley Street side, mounted on the wall;
- the directory is permitted under the *Land Development Code*;
- it is an unlighted business directory sign that includes a PVC panel, with poly-metal vinyl graphics and in copper over black;
- the sign would allow M3 to list the tenants that are accessible through this entrance in the building, and names could be changed as tenants change;
- the only issue is the installation on the brick;
- one of the requirements that staff is recommending is if the sign is approved, that the lag bolts be installed in the mortar and there be no damage to the bricks.

Commissioners queried and commented on:

- the exemplary sign design;
- the brick joints looking small can the sign be attached to the mortar joints [Mr. Markov: doesn't see a problem].

Mr. Wright, **MOTION: to approve HP09-018**, Business Directory Sign, 110 E. Gurley Street, to comply with staff recommendations. Mr. Langellier, 2nd. **Vote: 5-0.**

IV. UPDATES

(None).

V. SUMMARY OF RECENT OR CURRENT EVENTS

- Ms. Burgess indicated that this is Commissioner Marv Wright's last meeting. He has served on the PPC for six years. A plaque was given to him for his years of service with cake to follow after the meeting.

Mr. Wright remarked that he has enjoyed serving on the commissioners and would still be watching the meetings, not in person but rather on TV.

Mr. DeGrazia stated that he appreciates Mr. Wright's conscientiousness and that he brought a lot to Commission.

Mr. Todd proffered that Marv was always prepared and had insightful comments.

- Ms. Burgess noted that 55 of the 1933 balcony seats at the Elks Theater have been marked and will not be auctioned.
- Ms. Ruffner stated that she attended the Statewide Historic Preservation Conference in Phoenix, and that Nancy Burgess gave an exemplary report on cemeteries.

VI. ADJOURNMENT

Chairman DeGrazia adjourned the meeting at 9:07 AM.

Frank DeGrazia, Chairman *pro tempore*

Since this sign is not for the M3 Companies or any of their related businesses, this signage will not be counted against the currently allowed 80 square feet of signage per tenant.

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.

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*". It is within the purview of this Commission to request more compatible colors if the Commission so desires.

Site Visit: Not Recommended

STAFF RECOMMENDATIONS:

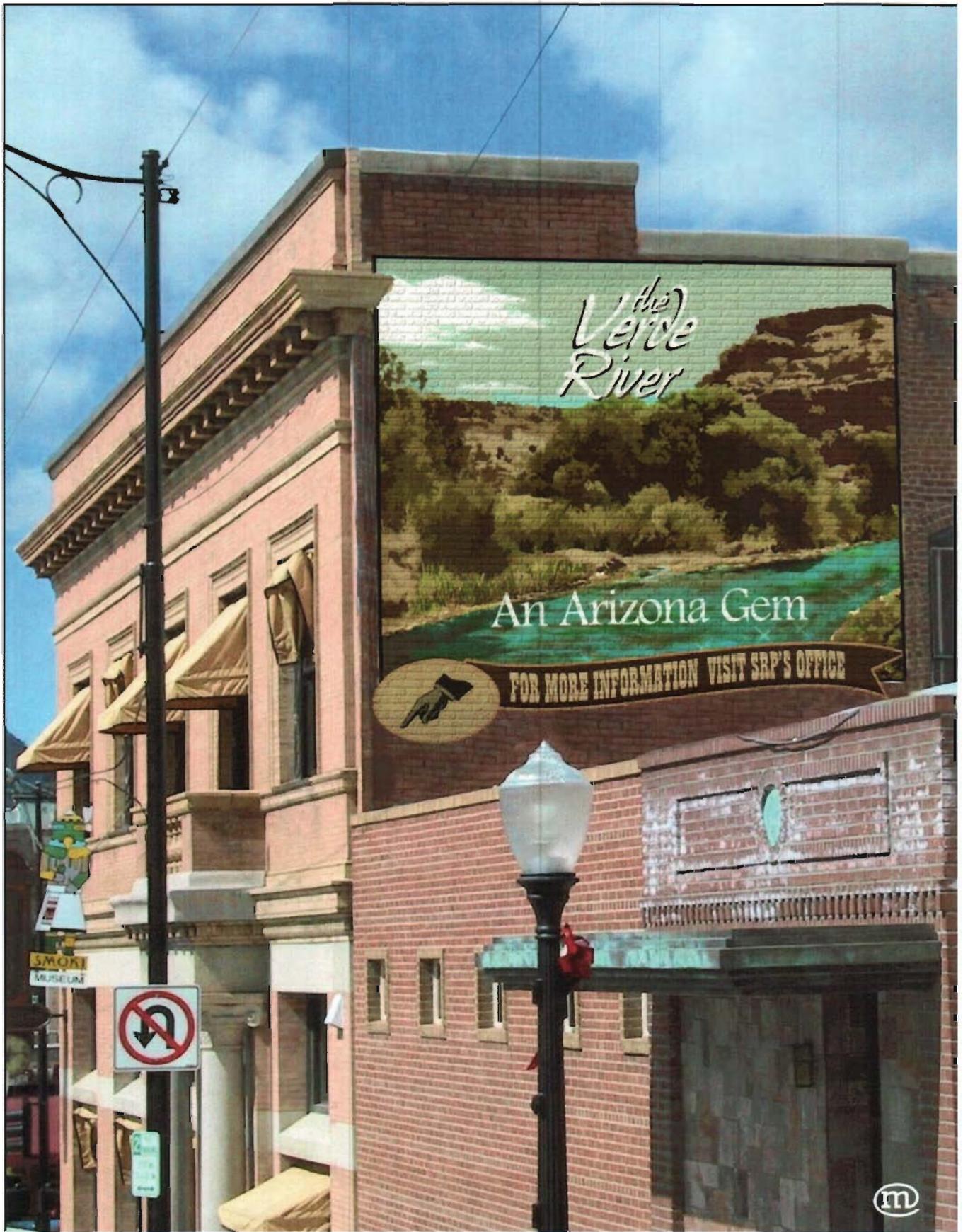
Approve with conditions, specifically: (1) that the area of the sign message not exceed the current dimensions of the existing painted sign; (2) that, pursuant to Variance 9808, the sign cannot exceed 320 square feet; (3) that the colors of the sign are in conformance with any requirements as to colors set forth by this Commission as of the date of this meeting; (4) that, pursuant to the Design Guidelines for HPD #1, this Commission may require that the image presented by the sign be "*complimentary to and in keeping with the characteristics of the building and be visually compatible with the historic character of the district*".

Agenda Item: HP09-017, 110 East Gurley Street

Recommended Action:

MOVE TO APPROVE WITH CONDITIONS HP09-017, 110 East Gurley Street:

1. Comply with all Staff Recommendations listed within this memo dated July 28, 2009 and/or any other conditions or requirements prescribed by this Commission.



The property is located within the boundaries of the Courthouse Plaza Historic Preservation District (#1). This project must be in compliance with the City of Prescott *Historic Preservation Master Plan* and the provisions of Chapter 8, Courthouse Plaza Historic District.

Regarding, the Courthouse Plaza Historic District, the *Historic Preservation Master Plan* (HPMP, adopted by City Council 12/9/1997) provides, in part:

- Landscaping within the district is limited to the public right-of-way
- Fabric awnings are encouraged

Conformance with Design Guidelines

The **Design Guidelines** for the Courthouse Plaza Historic District provide, in part, the following:

- All colors should be of neutral tones, compatible with the building design and the entire district.
- The use of canvas or fabric awnings is encouraged at all locations in the district. Metal awnings, including aluminum, are not acceptable.
- Landscaping, including trees, shrubs and ornamentals, are not allowed at the front of the building within the front property line.

The applicant is requesting a waiver from the City Council as a condition of the approval of the Special Use permit to eliminate the 10' landscape strip and instead to landscape the existing planters, which are in the City right-of-way (see plan). This request is consistent with the provisions stated above of both the Historic Preservation master Plan and the Design Guidelines for HPD #1. This Commission may make a recommendation to the City Council regarding the appropriateness of waiving the 10' landscape strip which is required under the current LDC for commercial properties.

The applicant is requesting approval of the landscape plan which includes the existing planters which are shown on the plan. Since there is also an existing City of Prescott planter on the corner, and to be consistent within the downtown, the plants used in the now unused planters should be consistent with the downtown planters in design and plant materials.

Site Visit: Recommended

STAFF RECOMMENDATIONS:

(1) Make recommendation to the City Council regarding support for the Special Use Permit ; (2)) Make recommendation to the City Council regarding support for the Waiver of the 10' landscape strips along Goodwin and Montezuma streets; (3) Approve with conditions, the landscape plan, specifically that the plants used in the now unused planters be consistent with the downtown planters in design and plant materials.

Recommended Action:

1. MOVE TO SUPPORT REQUESTS FOR SPECIAL USE PERMIT and WAIVER for 10' landscape strip with the condition that the plants used in the now unused planters be consistent with the downtown planters in design and plant materials and that the plant materials be watered regularly, be kept weed-free and maintained. 2. Approve landscape plan. 3. Comply with all Staff Recommendations listed within this memo dated July 28, 2009 and/or any other conditions or requirements prescribed by this Commission, 202 South Montezuma Street.

Two of the proposed signs conform to this recommendation.

Conformance with Design Guidelines: The pole mounted sign is an internally lighted reverse routed aluminum cabinet with ¾" push-through acrylic lettering for the green "3" and the leaf. It is 96" X 36" (24 square feet, the maximum allowed for a pole mounted sign) and is 12' tall (the maximum height allowed by the LDC). The first wall mounted sign is an internally lighted cabinet with an acrylic face. The second wall mounted sign is individually cut out pan channel letters mounted on a back-lighted raceway (eco3 oil change).

The Design Guidelines for HPD #1 state, in part: "*{t}he 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.

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*". It is within the purview of this Commission to request more compatible colors if the Commission so desires. The cabinet sign cannot have an internally lighted white background.

Site Visit: Recommended

STAFF RECOMMENDATIONS:

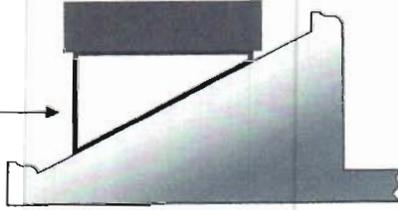
Approve specifically the wall-mounted, back-lit individual cut-out pan channel letter sign (eco3 oil change). Make a determination as to whether the wall-mounted cabinet sign and the pole mounted cabinet sign are "*complimentary to and in keeping with the characteristics of the building and visually compatible with the historic character of the district*". Design Guidelines for HPD #1. If the recommendation for these two signs is that they do not meet the requirements of the design guidelines, make recommendations as to alternatives

Recommended Action:

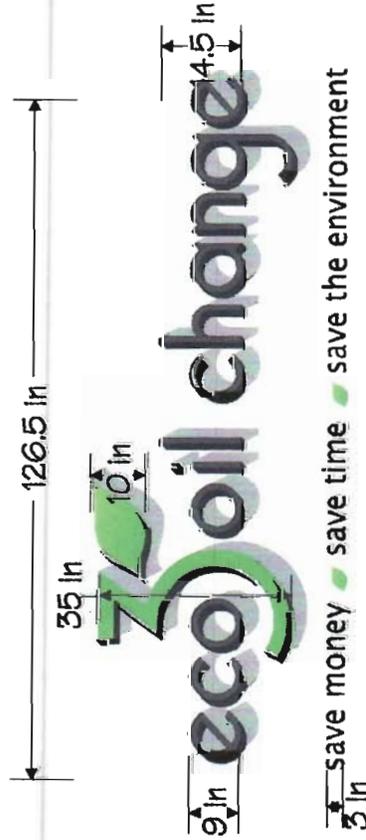
MOVE TO APPROVE WITH CONDITIONS HP09-024, 202 South Montezuma Street:
1. Comply with all Staff Recommendations listed within this memo dated July 28, 2009 and/or any other conditions or requirements prescribed by this Commission.



fabricate custom steel mounting brackets



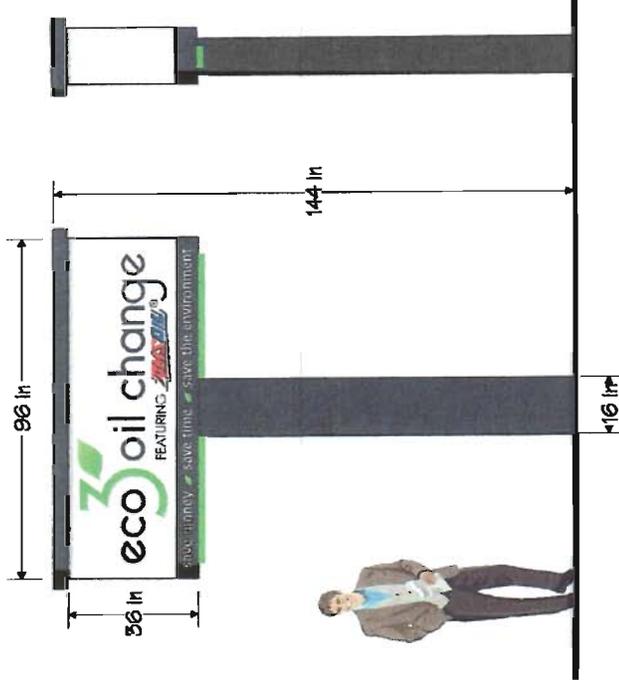
Manufacture LED illuminated pan channel letters and cabinet. Letters to have black/white acrylic faces. By line as 1/4" routed aluminum FCO's



save money • save time • save the environment

THIS ARTWORK HAS BEEN CREATED BY A&B SIGN COMPANY TO ASSIST YOU IN VISUALIZING OUR PROPOSAL
 THESE DESIGNS ARE EXCLUSIVE PROPERTY OF A&B SIGN COMPANY AND ARE NOT TO BE REPRODUCED, COPIED, EMAILED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF A&B SIGN COMPANY.

 <p>Prescott's Only Full Services Sign Shop AZ Licensed Contractor # 070010</p>		COMPANY: Eco 3 Oil Change CLIENT: Diane Rosito PHONE: 778-6466 APPROVAL:	EMAIL: caryonauto@cableone.net FILE: Eco 3 Oil Change Origin DATE: 7-22-09 Revise DATE:
Office 928 445-6995 Fax 928 776-4429 absign@qwest.net 691 North 6th street Prescott, AZ 86301			



Manufacture & install double sided, reverse routed aluminum cabinet with 3/4" push thru acrylic on the 3 and leaf. All other copy backed in acrylic. Cabinet to be internally illuminated.

		<p>THIS ARTWORK HAS BEEN CREATED BY A&B SIGN COMPANY TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. <small>THESE DESIGNS ARE EXCLUSIVE PROPERTY OF A&B SIGN COMPANY AND ARE NOT TO BE REPRODUCED, COPIED, EMAILED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF A&B SIGN COMPANY.</small></p>	
Office 928 445-6995	Company: Eco 3 Oil Change	EMAIL: caryonauto@cableone.net	
Fax 928 776-4429	CLIENT: Diane Rosito	FILE: Eco 3 Oil Change	
absign@qwest.net	PHONE: 778-6466	Origin DATE: 7-22-09	Revise DATE:
691 North 6th street Prescott, AZ 86301	APPROVAL:	DATE:	Design by SP

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report August 14, 2009	
AGENDA ITEM: HP09-020, 1107 Old Hassayampa Lane – Replace non-original windows	
Assistant Director:	George Worley <i>GW</i>
Historic Preservation Specialist: Nancy Burgess and Cat Moody	<i>CM NB</i>
Report Date: July 28, 2009	

REQUEST: Replace non-original windows with period and style appropriate new aluminum clad wood windows.

Historic Preservation District # 15, Historic Homes at Hassayampa
APN: 108-07-169 **Zoning: SPC**
Location: 1107 Old Hassayampa Lane
Agent/Applicant: Robert Girard
Owner: Kim and Phat Hoang

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan

This property is within the boundaries of the Historic Homes at Hassayampa National Register Historic District and the Historic Homes at Hassayampa HPD # 15. The house is listed in the National Register of Historic Places. See attached Arizona Historic Property Inventory form.

The Historic Preservation Master Plan does not address the Historic Homes at Hassayampa district, however, the Master Plan, in general, encourages the preservation of buildings and other features which contribute to the character of a district. The Master Plan further encourages the continued use of historic buildings and permitting only those renovations that are complimentary or compatible in design, siting, materials, etc. with existing historic structures and which contribute to the historic character of the area.

Conformance with Design Guidelines
Existing Conditions

The house may be described as a Spanish Eclectic residential building built 1944-45. Structural condition appears to be good. Historic integrity is good/fair.

Applicant proposes to replace all the windows in the home except a porthole window in a bathroom, which is original. The current windows are aluminum and will be replaced with appropriately styled casement windows with a Prairie style grid pattern. The replacement windows are Semco wood frame with aluminum cladding to the exterior, in

Agenda Item: HP06-037 1089 Old Hassayampa Lane

a Claret Red color (as found at 1110 Old Hassayama Lane). No window openings will be altered in width or height and no new window openings are proposed.

The Design Guidelines state, in general, that historic window and door patterns should be maintained, encourages the use of historic pane design of windows and encourages the use of wood for replacement doors and windows.

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

STAFF RECOMMENDATION: Approve HP09-020, proposal to replace windows, as stated, with appropriate Prairie style windows that reflect the pattern of other homes in the district built during the same period at 1107 Old Hassayampa Lane, HPD #15.

Recommended Action:

MOVE TO APPROVE HP09-020 with the following Condition of Approval:

1. Comply with Agency comments listed within this memo dated July 28, 2009.



RECEIVED

JUL 23 2009

HISTORIC PRESERVATION COMMISSION APPLICATION
CITY OF PRESCOTT
COMMUNITY DEVELOPMENT

IIP# 09-020

Property Address: 1107 Old Hassayampa Ln Prescott 86303

Assessor's Parcel Number (s)(APN): 108-07-169

Township 13 Section 0005 Range 02W 1/4, 1/4 Section _____ Zoning: SPC

Subdivision Name: Historic Homes at Hassayampa Country Club

	For Staff Use Only
Owner Name & Address: <u>Kim + Phat Hoang</u> <u>1107 Old Hassayampa Ln</u> <u>Prescott, AZ 86303</u> Phone: <u>623-687-8098</u> Fax: _____ Email: <u>kimhoang@cox.net</u>	Date Received: <u>7/23/09</u> Taken In By: <u>NB</u> Assigned To: <u>NB</u>
Applicant/Agent Name & Address (different than property owner, Agent letter must accompany submittal): <u>Robert Girard</u> <u>1110 Old Hassayampa Lane</u> <u>Prescott, AZ 86303</u> Phone: <u>928-777-0119</u> Fax: _____ Email: <u>robertgirard@hotmail.com</u>	Date Application Complete: _____ PAC Date: _____ HPC Date: <u>8/14/09</u>

Project Description: Window Replacement

National Historic Register: Contributor: Yes No

Historic Preservation District Name: Hassayampa Historic District

Kim H. Hoang _____ 7/22/09
Name Signature Date

Narrative Description of Window Replacement Project
For 1107 Old Hassayampa Lane

This home is a contributor to the Hassayampa Historic District and also falls under the design guidelines for the Hassayampa Historic Preservation Overlay District. As with many of the homes in this district the original windows have been replaced with inappropriate aluminum sliding windows. The design guidelines for district encourage the replacement of these windows with more historically appropriate windows to better reflect the way these homes were originally constructed.

Although all the original windows in this home except a porthole window in a bathroom (which will not be replaced) have been removed, the window style can be inferred by looking to the neighboring homes in the district that have original windows remaining. Every other home on the southern portion of the district built at the same time as this home (1944-1945) and by the same designer and builder have some original windows remaining. All operable windows are casement with a Prairie Style grid pattern. The picture windows are a single pane of glass with no grid pattern. Also all the operable window openings in this home are the exact size as in the other homes indicating that there is a high probability that the same type of windows were originally found in this home.

In this project to restore the original appearance of the home, all the inappropriate aluminum windows will be replaced with appropriately styled casement windows with a Prairie Style grid pattern. No window openings will be altered in width or height and no new window openings are proposed. The original front and back doors will remain.

The brand of windows to be used will be Semco provided by Builder's Wholesale located in Prescott. Casement window construction will be wood frame with aluminum cladding to the exterior. The Prairie Style patterns of the sidelight casement windows on the front facade of the home (which the design guidelines address) will reflect the exact same pattern as the other homes in the district built during this period. The remaining windows on the north, south, and east facades will be replaced with a single casement style window, except the kitchen which will have two casements. The windows in the bedrooms must meet fire egress codes and the remaining openings in the living room and dining room will have the same style of window. The grid pattern will be a simulated true divided light pattern with grids on the outside, between the thermopane glass and on the inside. The window color (see color chart provided) will be Claret Red. This exact style of Semco casement window replacement treatment has already been approved by the Preservation Commission for 1101 and 1109 Old Hassayampa Lane within the district.

July 22, 2009

Historic Preservation Commission
City of Prescott
210 S. Cortez
Prescott, AZ. 86301

RE: Agent Letter

To whom it may concern;

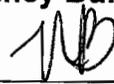
This letter is to verify that Robert Girard has been authorized to act as our agent in completing and submitting our application for a window replacement project at 1107 Old Hassayampa Lane to Prescott's Historic Preservation Commission.

Sincerely:



Kim Hoang
1109 Old Hassayampa Ln
Prescott, AZ 86303

Ph: 623-687-8098

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report August 14, 2009	
AGENDA ITEM: HP09-021 Tenant Improvements for a new business at 124 West Gurley Street.	
Assistant Director:	George Worley 
Historic Preservation Specialist: Nancy Burgess and Cat Moody	 
Report Date: July 28, 2009	

REQUEST: Request for approval for a permit for tenant improvements, Black Arrow Indian Art, Inc.

Historic Preservation District: #1 Courthouse Plaza

APN: 113-15-117

Zoning: DTB

Location: 124 West Gurley Street, the Kastner Building

Agent/Applicant:

Business Owner: Black Arrow- Donald R. Coffey

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan (HPMP):

Regarding, the Courthouse Plaza Historic District, the *Historic Preservation Master Plan* (adopted by City Council 12/9/1997) provides, in part:

- The use of wood for doors, windows and storefronts is strongly encouraged; aluminum or bare metal is not acceptable for any application; steel may be used on doors and windows if painted
- The use of details in the district is encouraged; these may include, but are not limited to, cornices, friezes, pediments, accentuated lintels, columns, parapet copings, arches above openings, brackets, and corbelling.
- Encourage detailing in the design; details must be historically consistent with the district and generally constructed of materials already on the building.

Conformance with Design Guidelines

The Design Guidelines for the Courthouse Plaza Historic District provide, in part, the following:

- The use of details is encouraged, insofar as the design is compatible and consistent with the character of the building and the district as a whole.
- All signage shall be placed flat against the façade. One suspended perpendicular sign per building is permitted if it complies with the rest of the requirements of these Guidelines.
- The use of canvas or fabric awnings is encouraged at all locations in the district. Metal awnings, including aluminum, are not acceptable.

Agenda Item: HP09-021, 124 West Gurley Street

- Awnings should be flat with an angle of approximately 45degrees from the sidewalk to the façade.

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."

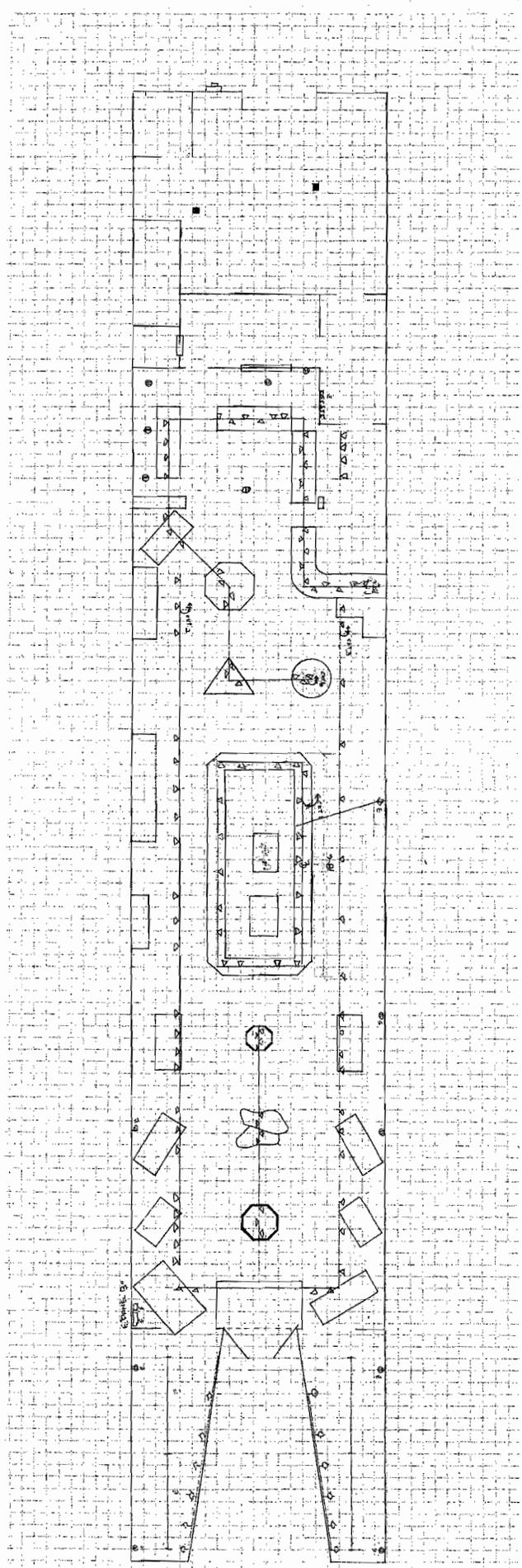
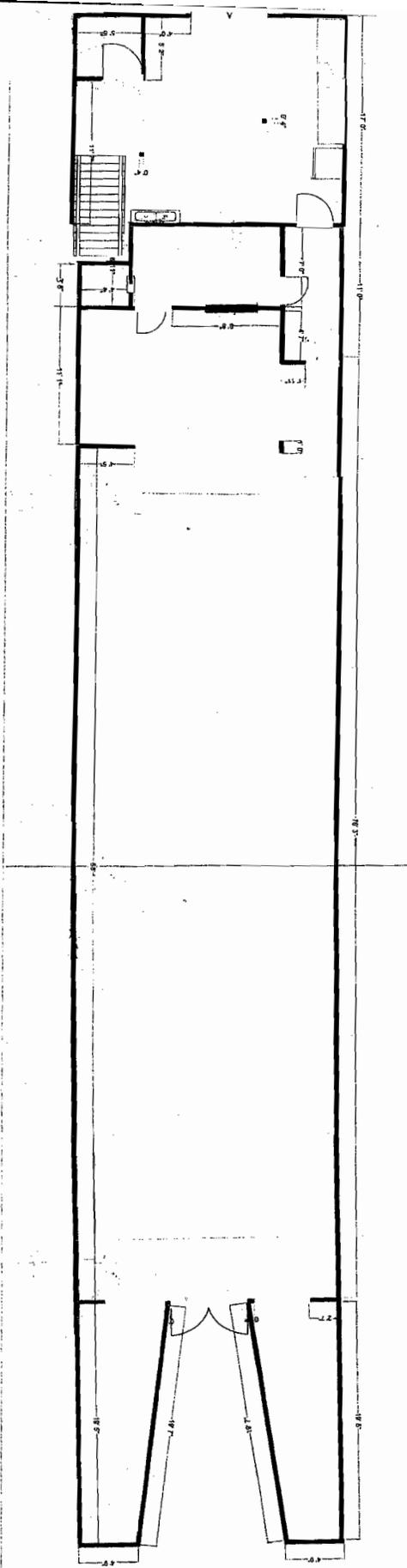
Site Visit: Recommended

Conformance with Design Guidelines: The proposal for the tenant improvements conforms to the requirements of the design guidelines for the Courthouse Plaza Historic District.

Existing Conditions

National Register Status: This property is not listed in the National Register of Historic Places.

Recommended Action: Approve request for permit for tenant improvements, 124 West Gurley Street, the Kastner Building; comply with Agency comments listed within this memo dated July 28, 2009.

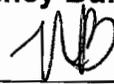




OLD
BEFORE



NEW
AFTER

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report August 14, 2009	
AGENDA ITEM: HP09-021 Tenant Improvements for a new business at 124 West Gurley Street.	
Assistant Director:	George Worley 
Historic Preservation Specialist: Nancy Burgess and Cat Moody	 
Report Date: July 28, 2009	

REQUEST: Request for approval for a permit for tenant improvements, Black Arrow Indian Art, Inc.

Historic Preservation District: #1 Courthouse Plaza

APN: 113-15-117

Zoning: DTB

Location: 124 West Gurley Street, the Kastner Building

Agent/Applicant:

Business Owner: Black Arrow- Donald R. Coffey

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan (HPMP):

Regarding, the Courthouse Plaza Historic District, the *Historic Preservation Master Plan* (adopted by City Council 12/9/1997) provides, in part:

- The use of wood for doors, windows and storefronts is strongly encouraged; aluminum or bare metal is not acceptable for any application; steel may be used on doors and windows if painted
- The use of details in the district is encouraged; these may include, but are not limited to, cornices, friezes, pediments, accentuated lintels, columns, parapet copings, arches above openings, brackets, and corbelling.
- Encourage detailing in the design; details must be historically consistent with the district and generally constructed of materials already on the building.

Conformance with Design Guidelines

The Design Guidelines for the Courthouse Plaza Historic District provide, in part, the following:

- The use of details is encouraged, insofar as the design is compatible and consistent with the character of the building and the district as a whole.
- All signage shall be placed flat against the façade. One suspended perpendicular sign per building is permitted if it complies with the rest of the requirements of these Guidelines.
- The use of canvas or fabric awnings is encouraged at all locations in the district. Metal awnings, including aluminum, are not acceptable.

Agenda Item: HP09-021, 124 West Gurley Street

- Awnings should be flat with an angle of approximately 45degrees from the sidewalk to the façade.

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

Conformance with Design Guidelines: The proposal for the tenant improvements conforms to the requirements of the design guidelines for the Courthouse Plaza Historic District.

Existing Conditions

National Register Status: This property is not listed in the National Register of Historic Places.

Recommended Action: Approve request for permit for tenant improvements, 124 West Gurley Street, the Kastner Building; comply with Agency comments listed within this memo dated July 28, 2009.



OLD
BEFORE



NEW
AFTER

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
August 14, 2009**

AGENDA ITEM: HP09-022 Two new signs for a new business at 124 West Gurley Street.

Assistant Director: George Worley *GW*

Historic Preservation Specialist: Nancy Burgess and Cat Moody *CM NB*

Report Date: July 28, 2009

REQUEST: Request for permit for 2 signs, Black Arrow Indian Art, Inc.

Historic Preservation District: #1 Courthouse Plaza

APN: 113-15-117

Zoning: DTB

Location: 124 West Gurley Street, the Kastner Building

Agent/Applicant: Morgan Sign Co

Business Owner: Black Arrow- Donald R. Coffey

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan (HPMP): In part, the HPMP chapter for the Courthouse Plaza Historic District states: "Signage in the Courthouse Plaza Historic District in all cases should complement, and not detract, from the building. Signage shall be used for identification only, and not for advertising. All signage should be placed flat against the façade. One suspended perpendicular sign per building is permitted if it complies with the rest of the requirements of these guidelines".

Conformance with Design Guidelines: The proposal for the signs conforms to the requirements of the design guidelines for the Courthouse Plaza Historic District..

Existing Conditions

National Register Status: This property is not listed in the National Register of Historic Places.

Applicant is requesting approval for two signs which conform to the design guidelines for the Courthouse Plaza Historic Preservation District. The first sign is to be mounted to the face of the building, above the awning and is 23" x 86" (13.7square feet); the sign is composed of PVC routed letters and graphics with a black polymetal face laminate and translucent light blue/teal feather design. It will be illumined by low voltage white LED's creating a halo effect. The second sign will hang under the awning at the store front entry, is double-sided with printed graphics and is 1' x 3' (3 square feet). The applicant is proposing two signs totaling 16.7 square feet, which is within the Forty (40) square feet of signage allowed per storefront.

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: Not Recommended

Recommended Action: Approve request for permit for 2 signs, 124 West Gurley Street, the Kastner Building; comply with Agency comments listed within this memo dated July 28, 2009.



23"
Black Arrow
 86"

← WALL MOUNTED
 HANGING
 UNDER CANOPY →

36"
Black Arrow
 12"

PROJECT:

DRAWN BY: SKM
 DATE:
 SCALE: NTS

CUSTOMER APPROVAL:

THIS UNPUBLISHED DRAWING IS SUBMITTED FOR A PROJECT BEING DESIGNED FOR YOU BY MORGAN SIGN. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, REPRODUCED OR USED IN ANY FASHION WITHOUT EXPRESSED WRITTEN APPROVAL. THE ORIGINAL IDEAS HEREIN ARE PROPERTY OF MORGAN SIGN.



INTERNATIONAL SIGN ASSOCIATION
 A PROFESSIONAL SIGN ASSOCIATION
 MEMBER SIGN COMPANY
 IS A REGISTERED NAME IN THE STATE OF ARIZONA

ANNO MCMLXXXII
 Satisfaction by Design
morgan sign
 morganesign.com
 ROC # 173453

704 Mueller
 Prescott, AZ 86301
 P 928.778.6336
 F 928.778.5094
 www.morganesign.com
 morganesign@cablone.net

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

Staff Report
217 E. Union Street
August 14, 2009

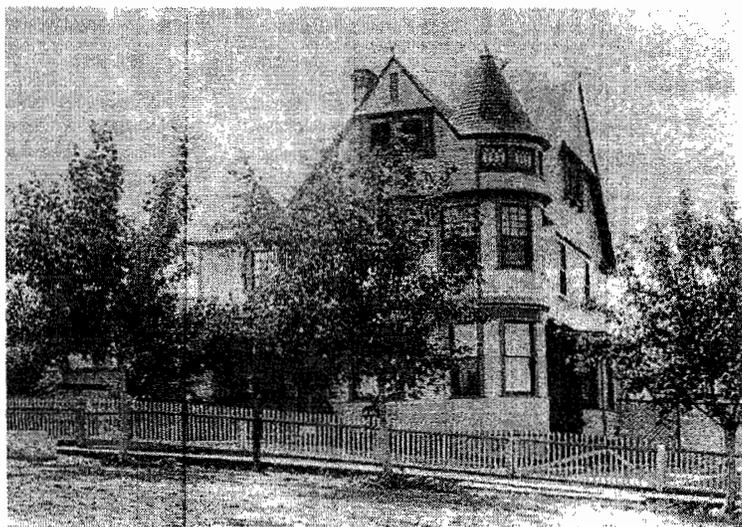
AGENDA ITEM: HP09-023, Request to make alterations to the site, repair and remodel main house including window replacement and carport addition.

Assistant Director: George Worley

Historic Preservation Specialists: Nancy Burgess Cat Moody

Report Date: Aug 4, 2009

REQUEST: The owners wish to completely refurbish the property and return the home to a single family residence. Site improvements include widening the driveway entrance, removing and reinstalling the front fence and re-grading to improve drainage. Exterior building repairs include replacement of all windows (except stained glass) with wood windows, re-roof with architectural shingles, replacing the existing non-original wood shingles, re-pointing the stone foundation, reconstruction of the entry porch deck, including stairs, and painting the exterior. Interior work includes structural reinforcements of beams and framing, new stairway in the presumed location of original stairs, new plumbing, electrical, and mechanical systems, construction of a new kitchen, baths and interior walls in an open floor plan. Building additions requested include a roof over the existing non-historic second story deck on the rear of the house, and a free-standing carport on the west side (see site plan).



■ **ABOVE:** Goldwater house, Prescott, circa 1910. Photo courtesy Shalot Hall Museum

For the non-historic rear building, the request is for trim, stair railings, electrical and plumbing fixtures, paint and floor finishes to complete the project.

Historic Preservation District: Union Street (Nob Hill) District #6

APN: 109-01-036

Zoning: BG

Location: 217 E Union Street, Henry Goldwater House.

Agent/Applicant: Robert Burford 339 S Cortez St Prescott AZ 86303

Owner: Warren and Patty Kuhles, 319 S Mt Vernon, Prescott, AZ 86303

Existing Conditions: The Goldwater House was previously a multifamily residence containing up to 7 apartments. The interior has been stripped of all interior finishes,

plaster, trim, etc. Structural integrity is good and in the process of being reinforced, as necessary. The intent is to restore the house to a single family residence. The rear structure is under construction, at the drywall finishing stage, and requires finishing to be livable.

Background: The Henry Goldwater House is a two and one-half story wood frame structure built in 1894. The architectural style is Victorian Melange with irregular massing off of a basically rectangular plan. The windows are a variation on a "one-over-one" theme, including upper panes with 12 panels or vertical diamond patterns. The entry is along the western boundary leading to a large detached non-historic garage and studio/apartment at the back of the lot. A wrought iron fence on a granite base forms the front property line.

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan:

The property is located within the boundaries of the Union Street (Nob Hill) Historic Preservation District (#6), and is listed in the National Register of Historic Places at the statewide level of significance. This project must be in compliance with the City of Prescott *Historic Preservation Master Plan* and the provisions of Chapter 15, Union Street Historic District.

Regarding the Union Street Historic District, the *Historic Preservation Master Plan* (HPMP, adopted by City Council 12/9/1997) provides, in part:

- Retain historic scale, massing, materials, siting and character of the homes in the Union Street Historic District, respective of their original individual style;
- Discourage garages as part of main structure (place detached at side or rear of property);
- Maintain historic treatments of columns, rails, chimneys, corbels, fascias and other historic details;
- Encourage scale consistent with existing structures and styles;
- Maintain historic orientation of front door/walk;
- Encourage double-hung windows with vertical orientation with pane design to match existing;
- Use wide trim around fenestrations to match existing;
- Encourage varied and historically consistent color palettes;
- Encourage asphalt "architectural style" replacement shingles in the roof if wood shingles are not permitted; discourage asbestos shingles;
- Encourage wood for replacement doors and windows;
- Encourage continued use of existing driveways;
- Carefully evaluate additions for conformity and compatibility with the historic main house; additions to existing buildings should be to the rear of the property to maintain the front façade;
- Encourage picket wood or wrought iron fences at the front property line; keep front fence at or below three feet in height;

Conformance with Design Guidelines

The **Design Guidelines** for the Union Street Historic District provide, in part, the following:

“A physical description of each house appears in The Territorial Architecture of Prescott. These descriptions will serve as the design components and criteria for the district. It will be apparent that the descriptions are general in nature and do not refer to exact dimensions, colors and setbacks. It is the intent of these design criteria that the owners of the houses be encouraged to preserve and restore their houses in harmony with the original intent of the builder if changes are to be made”.

While most of the proposed work will **not** have a serious impact on the historic integrity of the Goldwater House, the one element which could have a significant impact is the construction of a free-standing carport. It is suggested that if the commission supports the addition of a carport to the west side of the property, that the commission consider a different location, such as attached to the non-historic garage/apartment.

Site Visit: Recommended

STAFF RECOMMENDATIONS:

Approve, approve with modifications, exterior work including: (1) widening the driveway entrance and re-grading to improve drainage; (2) removing and reinstalling the front fence; (3) exterior building repairs including replacement of all windows except stained glass windows with new wood windows; (4) re-roofing with architectural shingles which would replicate wood shingles as closely as possible; (5) re-pointing the stone foundation; (6) reconstruction of the entry porch deck, including stairs; (7) painting the exterior.

Approve, approve with modifications, interior work including: (1) structural reinforcements of beams and framing; (2) new stairway in the presumed location of original stairs; (3) new plumbing, electrical, and mechanical systems; (4) construct new kitchen, baths and interior walls in an open floor plan.

Approve, approve with modifications or deny building additions including: (1) a roof over the existing non-historic second story deck on the rear of the house; (2) a free-standing carport on the west side (see site plan).

Approve, approve with modifications, non-historic garage/apartment work including: trim, stair railings, electrical and plumbing fixtures, paint and floor finishes.

Recommended Action:

Approve, approve with modifications or deny specific items as listed in Staff Recommendations within this memo dated Aug 4, 2009 and/or any other conditions or requirements prescribed by this Commission for the Goldwater House, 217 E. Union Street, HPD #6.

ROBERT BURFORD

ARCHITECT

Date: July 13, 2009
Project: Goldwater House remodel/additions
Address: 217 E. Union St.
APN: 109-01-036
Owner: Warren & Patty Kuhles

LIST OF PLANNED AND UNDERTAKEN WORK FOR THE PROJECT:

This list is meant to be inclusive of the items that the Owners wish to do with the property and also includes items already undertaken to stabilize, weatherproof and alter the existing residence and lot. The intent is to completely refurbish the property to return it to a single family residence for the Owner. The list below describes the major areas of work to be taken to achieve that result. It is also intended to return this historic Prescott property to its previous status and character in the context of modern needs.

Site:

1. Increase the drive entrance to the property. This will require removing curb, gutter and sidewalk, reconfiguring the steep approach and installing new pavement in the right-of-way and on property. Driveway to have brick paver detailing.
2. Replace the entry concrete slab, regrade the yard from entry to driveway near the house, install new steps and walkway to driveway and provide low stone retaining wall as required by the new grades.
3. Install new fencing at perimeter of site. Front fence to be a low brick base with iron fence above (similar to existing) to 4 feet maximum. Fencing beyond front setback (approximately) to be maximum 6 feet high cedar wood slats on metal post and rail structure. Rear fence to be existing CMU wall (stuccoed) with new extensions at the rear and 10-20 feet along side yard lot lines.
4. Landscape the front and east side yards with grass, shrubs and flowers with a drip irrigation system.

Building additions:

1. Install new carport at west in line with drive and existing garage in rear building. This would be detached, four columns and a shallow pitched roof over. Columns to be decorative marble like coverings over structural columns.
2. Provide new roof over rear deck. Cover to be low pitch roof on new columns to match carport design. Eliminate metal stairs to third floor from existing rear deck area.

Building exterior work:

1. Replace all windows with new insulated glass units. (windows to fit openings came with the sale of the property—an inventory of these will need to be made)
2. Re-roof both the main house and the rear building. Remove cedar shingles and replace with architectural grade fiberglass shingles.
3. Clean and re-point the existing stone foundation. Repaint entire exterior.

Building interior work:

1. Return the main building to a single family residence. Remove selected walls, plumbing and other items to new design for all three floors.
2. Install new foundation alongside existing foundation. Remove or replace existing post and beam supports in basement/crawlspace area.
3. Level all floors provide additional structural members as required by new plan or existing conditions. This will include new bracing, beams, shear components, floor wall and roof members and other components to completely stabilize the structure of the building.
4. Remove decaying or compromised structural members including sheathing and siding and replace with new materials.
5. Install new multi-landing stairway from first to second floor. Install straight run stairway from second to third floor (stacked over a portion of the lower stairway). Provide dumb waiter (approximately 2 feet square) adjacent to stairs in the same shaft as the stairs to service all three floors.
5. Provide new plumbing system to serve new baths, kitchen, laundry and other needs. Replace water service from COP meter in. Replace sewer lines from entrance into building up.
6. Provide new electrical system from serving utility entrance in.
7. Provide new heating and cooling systems for the building. Proposed is a boiler fired radiant heat system for the lower two floors and a forced air system for the third floor.
8. Rebuild fireplaces as required to make both operable.
9. Install new insulation, wall and floor finishes, cabinetry, paint, finish plumbing and electrical fixtures and other components for a single family residence.

Rear building:

1. Install trim, stair railings, electrical trim, plumbing fixtures, paint and floor finishes to complete the project.
2. Owner requests permitting this unit as a "vacation rental" on a weekly basis for a portion of the year.

Work already undertaken:

When the Owner acquired the property the main house was essentially gutted of interior finishes, some walls and windows, and all of the plumbing, mechanical and electrical components. Stabilization and protection of the structure has been started including the following:

1. Boarding over of some exterior openings
2. Adding new foundation footings and walls inboard of the existing foundation
3. Removing some interior wall framing and installing new floor beams, columns and footings
4. Removing decaying wall and floor members and replacing with new
5. Leveling of floor framing
6. Yard earth work, grading and slab removal
7. Cleaning and tuck pointing of the foundation stone work
8. Installing door and window trim, stairway railings and other finish items at the rear building

