



PRESCOTT PRESERVATION COMMISSION A G E N D A

PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, SEPTEMBER 11, 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, September 11, 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

Steve Adams

Russ Buchanan

John Langellier

Elisabeth Ruffner

Mike Todd

III. REGULAR AGENDA

1. **Consider approval** of the minutes of the July 10, 2009 meeting.
2. **Consider approval** of the minutes of the August 14, 2009 meeting.
3. **HP09-025, 944 ½ Apache Drive.** Historic Preservation District # 10, Pine Crest. APN: 108-01-085. Request to replace five (5) single-pane aluminum windows in the addition (944 1/2 Apache Drive) with wood windows in similar style to the main house (944 Apache). Owner/Applicant is Betty Newell. Catherine Moody, 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. **HP09-026, 114-122 S. Montezuma Street.** Historic Preservation District # 1, Courthouse Plaza. APN: 109-02-011. Request is to clean all brick and stone work on the front and rear; includes the removal and replacement of Terra-cotta fillet ledge sections with precast concrete, on the front of the Palace. Owners are M& I Trust Company. Applicant is Nawkaw Pacific Southwest Inc. Nancy Burgess, Historic Preservation Specialist.
5. **HP09-027, 160 S. Montezuma Street.** Historic Preservation District # 1, Courthouse Plaza. APN: 109-02-019. Request to install new 6' by 2' neon display sign for new business "Chubs". Owner is John S. Thorup. Applicant is PV Signs. Nancy Burgess, Historic Preservation Specialist.

IV. SUMMARY OF CURRENT OR RECENT EVENTS

V. ADJOURNMENT

VI. FIELD TRIP

Tour of restored Knights of Pythias Building, 105 South Cortez Street.
Frank DeGrazia, tour leader

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 **September 3, 2009 at 10:00 A.M.** 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*

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
AUGUST 14, 2009
PRESCOTT, ARIZONA**

MINUTES of the **PRESCOTT PRESERVATION COMMISSION** held on **AUGUST 14, 2009** in **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

I. CALL TO ORDER

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

II. ATTENDANCE

MEMBERS PRESENT Doug Stroh, Chairman Steve Adams Russ Buchanan Frank DeGrazia Elisabeth Ruffner	OTHERS PRESENT George Worley, Asst. Community Development Director Nancy Burgess, Historic Preservation Specialist Cat Moody, Applications Mgr., GIS Coordinator Mike Bacon, Community Planner Kelly Sammeli, Recording Secretary
MEMBERS ABSENT John Langellier Mike Todd	COUNCIL PRESENT Lora Lopas, Councilwoman

III. REGULAR AGENDA

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

Ms. Ruffner, **MOTION: to approve the minutes** of the July 10, 2009 meeting. Mr. DeGrazia, 2nd. (Stroh, Adams and Buchanan abstained from the vote due to absence) **Vote: 2 in favor, none against, however, the motion failed on this item due to a lack of majority vote.**

- 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 noted that at the July 10, 2009 meeting the item as presented was denied, and the applicant was requested to bring back a revised design and that is what the Commission is reviewing today.

At this time, *Commissioner Adams recused himself from the consideration of this item due to a potential conflict and left the dais.*

Ms. Burgess continued with the report and indicated that the proposal was to repaint over the existing non historic, non conforming 16' X 20' (320 sq feet) sign. The sign is allowed per an approved City of Prescott Board of Adjustment Variance from 1998 and as long as the 320 square foot area is used for a sign, the Variance is allowed to continue. Ms. Burgess reported that under the current *Land Development Code* provisions, signage for each tenant in a Commercial Center would be limited to a maximum of 80 sq feet without a variance. In addition, since the sign is not for M3Compaines or any of their related businesses, this signage will not be counted against the currently allowed 80 sq feet of signage per tenant. Ms. Burgess indicated that one of the questions raised during the last Preservation Commission was regarding Salt River Projects office and whether or not the sign advertized the business being conducted within the building. Ms. Burgess noted that she had received an email from Greg Kornrumph, representative from Salt River Project, and provided a brief summary of the email. Ms. Burgess noted that the email indicated that SRP had opened the local office for the purpose of conducting education, outreach, and community partnership activities with the focus on water resources of the Verde River watershed. In addition, SRP operates and maintains numerous water gages and other water monitoring equipment throughout the Verde River water shed. Prescott is located within Verde watershed area and because of the operational and maintenance activities they are in need of a local office. The email also stated that these activities have been a component of SRP since 1903 and that was another reason that they were attracted to this particular historic building. The Verde River is the primary theme of the onsite educational and outreach activities and the sign is intended to reflect that. Ms. Burgess added that in addition to the email there were other documents attached regarding the educational outreach program and other Salt River Project programs that they are planning to conduct out of the office location at 110 E. Gurley Street. Ms. Burgess continued by noting that at the last Preservation meeting, the Commission indicated that the identification of Salt River Project was too minimal and that they have now added language in a banner form along the bottom of the sign that states "For More Information Visit SRP's Office" and a finger pointing in a downward position. In addition, the colors have been toned down. Ms. Burgess concluded the staff report by inviting Mr. Kornrumph to the podium to speak.

Mr. Greg Kornrumph, 110 E. Gurley Street, Suite 200A, indicated that in addition to the email, the newsletter for the Department of Water Resources was attached as it introduces Allison Watercutty, who is the outreach coordinator with regard to education activities in the area. Mr. Kornrumph noted that he would answer any questions that the Commissioners might have for him.

Chairman Stroh called for questions from the Commission. Hearing none, Chairman Stroh indicated that his concerns with the sign are that, as one enters into Prescott, the sign would detract from the view of Thumb Butte and the historic downtown. Chairman Stroh added that the existing sign is designed in more sepia colors and sepia color is more suitable.

Mr. DeGrazia concurred and indicated that he did not see how the sign addresses Prescott.

Mr. Kornrumpf noted that the sign is intended to represent the activities on site. Mr. Kornrumpf added that the Verde River is the focus of what is going to be discussed within the office location.

Chairman Stroh inquired if they would consider toning the sign down making it more sepia toned.

Mr. Kornrumpf noted that he thought they had done that with the current revision.

Ms. Burgess noted for the record that the design guidelines say "*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.

Chairman Stroh indicated that he did not believe that the colors on the sign represented the downtown historic district and are somewhat overpowering.

Mr. Stephan Markov, Morgan Sign Company, 704 Moeller Street, was commissioned by SRP to design the sign. Mr. Markov indicated that he tried several versions of a sepia tone and the water and the sky look very brown. Mr. Markov added that in conversations with SRP they wanted to keep the green tone to the water. Mr. Markov added that most of the colors were earth tones and will be even more toned down than what is reflected in the sign concept.

Mr. DeGrazia indicated that he thought the Commission had requested they add more verbiage to the sign, and asked Ms. Burgess to place the two renderings of the sign on the overhead.

Ms. Burgess placed the renderings on the overhead and noted that the new sign had the hand pointing down and the banner that states "For More Information Visit SRP's office. Ms. Burgess indicated that replaced the small SRP that was on the left hand corner on the original version of the sign.

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

Mr. Buchanan indicated that he could support the sign if the colors were muted down, the owner of the building likes the sign and it has been determined that it is a legal use.

Mr. Jeff Davis, 110 E. Gurley, M3 Company, indicated in light of what he heard today he would like to request the decision on the sign be postponed by the Commission.

Mr. Davis further remarked although they received some direction at the last meeting from the Commissioners about the colors and the message on the sign he wanted to be sure of the direction the sign should go. Mr. Davis indicated that he has a good reputation with the City and that they will do the right thing. Mr. Davis added that he would like the opportunity for Stephan to work with SRP on the verbiage and to work with staff on the colors. He would rather obtain something that is more acceptable than having the whole sign denied.

Mr. Davis noted that the issues last time were: 1) SPR was not identified large enough as a tenant in the building; 2) it was not clear they were in the building; and, 3) there was too much Verde River.

Mr. Davis continued by stating if the Commission could take a moment to make sure the applicant is clear on what direction to go with the sign and what the Preservation Commission would like to see, he would like to go back and work with SRP in the design that would be acceptable.

Ms. Ruffner indicated that she believes the Commission is not at all unanimous on even having a depiction of a place in Arizona on the building and unless the request is formally withdrawn today she would make a motion on obliterating the sign entirely.

Ms. Burges asked Mr. Davis if they wanted to formally withdrawing their request and reapply with a different application next month.

Mr. Davis stated that as long as they could make the next meeting, they would formally withdraw the request.

Ms. Burgess noted that the applicant should use the design guidelines for the Courthouse Plaza District regarding signage for the starting point on the design of the sign.

Ms. Ruffner added that because of the design guidelines of the Historic Preservation District # 1, the sign should be complementary to and keeping with the characteristics of the building and be visually compatible with the historic character of the district. Keeping the building an important historic building and not depicting something which is not the identity symbol of the organization, she would prefer that the wall be repainted to simulate the original brick. To apply the Salt River ad or any kind of identity symbol for the company in any size, which is legal because it is a non conforming sign privilege, with the address of the building and the finger pointing to the street, could indicate that the location may be around the corner, and she would like to see what she just suggested as our approach to the solution to this question.

Ms. Burgess reconfirmed that the applicant was formally withdrawing the request.

Applicant withdrew the request.

No Action Taken.

Commissioner Adams returned to the dias and the meeting continued.

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 Southwest corner of S. Montezuma Street and Goodwin Street. Request for support for Special Use Permit, Site and Landscaping review. Applicant is Diane Rosito. Nancy Burgess, Historic Preservation Specialist.

Ms. Burgess reported that the site was on the corner of Montezuma and Goodwin Streets and has been vacant for some time. The Commission approved a previous project for the site which is on hold at this time and the property owner is leasing the site to Eco3 Oil Change, which is an environmental Oil Change business. Ms. Burgess noted that this type of business is no longer allowed in the Downtown Business District however, it is allowed with a Special Use Permit. The applicant is requesting two things; one is support for the Preservation Commission for a Special Use Permit and two is a waiver for the 10' wide landscaping strip along both Montezuma Street and Goodwin Street. Ms. Burgess placed the site plan on the overhead and continued to report that if the applicant put in the landscaping strip on the existing site, it would eliminate all the parking and the building would be unusable. There are existing planters in the right-of-way that the applicant is proposing to plant and maintain, as well as clean up the building, which would allow the building to be utilized instead of sitting empty and being an eyesore in the downtown area. Ms. Burgess further noted the parking layout, the three entrances to the site, and the planter locations on the overhead site plan. In closing the report Ms. Burgess indicated that the Commission would be reviewing the signage request as another item on the agenda and the applicant was present.

Chairman Stroh called for questions from the Commissioners.

Mr. DeGrazia inquired if the City had addressed the entrance off of Montezuma and the impediment to the flow of traffic.

Diane Rosito, 742 Moeller Street, Applicant indicated that the City has required that there be a right in, right out, only at both Montezuma and Goodwin Street.

Mr. DeGrazia noted that entrance off of Montezuma will impede the traffic the most.

George Worley, Assistant Community Development Director reported that the Planning and Zoning Commission had reviewed the project yesterday (August 13, 2009) in regard to the SUP and they also made suggestions to the lay out of the parking area. Mr. Worley added that staff believes that the applicant will comply with all the parking site design requirements.

Mr. Adams asked Ms. Burgess to clarify what the Commission's role was with the request.

Ms. Burgess explained that the Commission is being asked to support the request for the SUP to operate the business in the downtown business district, support for the waiver of the landscaping requirement and the approval of the use of the planters in the right-of-way as the alternate landscaping for the site, with the conditions that were noted in the staff report.

Mr. Adams noted that although he concurred with Mr. DeGrazia about the egress off of Montezuma he was not sure that was in the Commission's preview.

Ms. Burgess noted that was correct, that the Commission was not reviewing the site plan.

Mr. DeGrazia inquired what would happen to the previous project that the Preservation Commission had approved for the site last year.

Ms. Burgess reported that the other project is an approved project that currently is on hold and will continue to be approved, and that this is an interim project for the use of the building that is already on the site.

Mr. DeGrazia noted that the current land use requirements do not allow automotive type uses in the downtown area.

Ms. Burgess noted that was correct unless there is an approved Special Use Permit by the City Council to allow the use. Ms. Burgess added that because the site is a vacant property and an eyesore, by allowing the use it would clean up the site, bring people downtown and add another business to the area.

Chairman Stroh invited the applicant to explain the business.

The applicant, Ms. Diane Rosito, indicated that she has owned Canyon Auto and Truck Repair for eight years and has studied motor oil and filtration systems for about five years. Ms. Rosito further indicated that she has determined through her studies that synthetic oil is a superior product over conventional oil. Ms. Rosito reported that she has operated Eco3Oil change within the Canyon Auto and Truck repair since October of 2008 where she was able to work out all the bugs prior to moving the business to a stand-alone facility. Ms. Rosito added that she believes the business is very good and will be well suited in the location being requested.

Mr. DeGrazia inquired if commercial vehicles would be coming to the location.

Ms. Rosito indicated that the commercial vehicles would be taken care of at Canyon Auto and Truck Repair on Moeller St.

Chairman Stroh called for other comments or questions.

Ms. Ruffner indicated that she was pleased to see something going in there.

Chairman Stroh concurred.

Mr. Buchanan inquired if the Preservation Commission could make recommendations on the landscaping.

Ms. Burgess noted "yes", because there were two items that the Commission would be acting on. The request to waive the 10' landscaping strip and the landscape plan.

Mr. Buchanan indicated that he would like to see a few ornamental trees planted along the Norris building.

Ms. Burgess noted that there would be concerns with that because the footing on the Norris building is very shallow and the Prescott brick is soft and not in good condition.

Mr. DeGrazia inquired if the window on the North side along Goodwin Street would have the tree and grass design on the window as was presented.

Ms. Rosito answered yes.

Ms. Burgess reported that the signage would be discussed under a separate agenda item.

Ms. Ruffner, **MOTION: to approve HP09-019**, 202 South Montezuma Street to support Special Use Permit and the wavier for the 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) to approve the landscape plan; 3) to comply with all staff recommendations listed with the staff memo dated July 28, 2009.

Chairman Stroh, 2nd. **VOTE: 5-0.**

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 monument sign for the business known as "Eco 3 Oil Change" located on the Southwest corner of S. Montezuma Street and Goodwin Street. Owner is Diane Rosito. Applicant is Morgan Sign Company. Nancy Burgess, Historic Preservation Specialist.

Ms. Burgess reported that sign proposal had recently changed and the new proposal was handed out prior to the start of the meeting. Ms. Burgess placed a copy of the sign design on the overhead projector. Ms. Burgess continued to report that the request included two wall mounted signs and a monument type sign. Ms. Burgess noted that because of the late submittal, she would ask Stephan Markov from Morgan Sign to explain the design further in detail. Continuing, Ms. Burgess noted the light band that runs along the top of the building and reported that the light band cannot shine up into the sky because the City has a Dark Sky Ordinance. The light can shine in a downward direction but not up. Ms. Burgess invited Mr. Markov to the podium to explain the new sign package.

Mr. Stephan Markov, Morgan Sign Company indicated that the total square footage of the signs would be 65 square feet. The building front is 70 feet and so the applicant is within their allowable square footage by code. The free standing sign will be 15 square feet and the rest will be applied to the building itself. Mr. Markov reported that because the letters are upper and lower case he did an average calculation and each letter is about one foot. The signs will light up with a soft green light to create an eco friendly look to the building.

Ms. Burgess asked Mr. Markov to explain the monument sign design.

Mr. Markov reported that the sign is made out of aluminum with a flex backing which the florescent light will illuminate. The green light will shine through the green band, the "Eco3" Logo and the wording, "on site analysis". Mr. Markov also noted that the entire frontage of the building will be covered with poly metal

panels for a clean white look. At this time Mr. Markov provided an example of the panels for the Commissioners to view.

Mr. Adams inquired if the monument sign was measured by the lettering or by the sign itself.

Mr. Bacon, Community Planner indicated that unless the lettering is relief lettering the sign is measured as a box.

Mr. Markov noted that the sign will be placed inside the planter and is only three foot wide which he believes is more effect for site clearance.

Mr. Adams inquired why the monument sign was changed to the current design.

Mr. Markov indicated it was more modern looking.

Mr. DeGrazia indicated that he liked the concept, however he was concerned with the stark white color and the ornamentation in the window. Mr. DeGrazia added that it could be too much of a contrast next to the other downtown buildings.

Mr. Adams concurred with Mr. DeGrazia.

Mr. Markov indicated that the Green and White colors are what is currently being used for the Eco image.

Mr. Adams inquired what type of lighting is used for the down lighting.

Mr. Markov noted that the lighting consist of eight foot florescent high output lighting that will run along the entire perimeter.

Mr. Adams indicated that the Commission should think hard about florescent down lighting, as it will be different than the other lighting in the downtown area.

Chairman Stroh asked Mr. Adams what he would suggest.

Mr. Adams indicated neon lighting.

Mr. Markov indicated that the applicant is on a budget and the neon would be much more costly.

Mr. DeGrazia inquired if there was a panel underneath the lighting.

Mr. Markov noted yes.

Chairman Stroh noted that there were several types of florescent lamps and inquired if they were proposing to use a close color.

Mr. Markov noted yes, they would use the "Daylight" lamp.

Chairman Stroh invited the applicant to address the Commissioners concerns about the bright white on the building.

Ms. Rosito indicated that she has established the white as part of her color scheme and Logo. Changing the color to a tan or beige would change everything that she has built around her Logo for the company. The marketing material and the graphics would all be affected, and further requested that she not have to change the white or green colors.

Mr. Adams noted that he preferred the previous monument sign design over the new one as there is nothing like it in the downtown area.

Ms. Burgess placed the old sign design vs. the new design on the overhead for the Commission to view. Ms. Burgess noted that the building is a 1950s building and the metal cladding is compatible with the style and time period of the building. Ms. Burgess reminded the Commissioners that there is no paint color review for the District, the building has been white for some time now, and the painting on the windows does not fall under the purview of the sign permit that the Commission was reviewing.

Ms. Ruffner comments that she liked the bright green and white of the building, as it does suggest the ecological sensitivity of the process; Prescott is a growing, changing, eclectic town that has no style, and all the additions and corrections have been accepted over time.

Mr. Adams noted that he is prepared to support the signage proposal but not the colors, as the white sheen on the panels is too bright. Mr. Adams noted that his concern was when the sun hits the panels it will be even whiter than noted in the rendering.

Ms. Rosito informed the Commission that the panels would be a very low sheen, and will not be shiny. Ms. Rosito added that it is of her best interest to make the building look as nice as it possibly can and be tastefully done.

Ms. Burgess noted that the Commission may make it a condition for the panels to be a low sheen, matte finish if they wanted to.

Chairman Stroh concurred, adding that he believes it is a positive image for Prescott and likes the way it light up at night.

Mr. Adams noted that he would like to see that.

Mr. Markov added that he can submit a sample of the panel to Ms. Burgess prior to installation for approval.

Mr. DeGrazia, **MOTION: for approval of HP09-024**, 202 South Montezuma Street for sign approval with the following conditions: 1) that a low sheen panel be used on the exterior cladding of the building and be submitted to Nancy Burgess for final approval; 2) that down lighting is provided under the canopy along the North and East façade; and, 3) a diffuser panel be provided in the down lit area and a daylight florescent light be used opposed to a cold florescent light.

Chairman Stroh, 2nd. **VOTE: 5-0.**

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.

Ms. Burgess reported that the proposal was to replace all the non-historic, non-original windows at 1107 Old Hassayampa Lane and that the location was the last house to be restored in the Historic Homes at Hassayampa. Ms. Burgess added that neither the applicant nor the owners were available however; Scott Shira was here on their behalf. Ms. Burgess noted that there are no original windows left in the house except for the porthole window in the bathroom. The windows have all been replaced over the years. The current proposal is to replace all the windows with a Prairie style grid pattern window. This will be the same style as several other homes built in the same style and time period within the Historic Homes of Hassayampa District. The windows will be aluminum clad, single pane with flanking casement style windows in a Claret red color. This will be the same as the original design. Ms. Burgess placed the renderings of the proposal on the overhead and indicated that it will be a big first step in the restoration of the house. Ms. Burgess concluded the report and noted that Scott Shira was present to answer questions.

Chairman Stroh called for questions or comments from the Commissioners.

Scott Shira, 1101 Old Hassayampa Lane, indicated that Bob Girard and Phat Hoang extended their apologies for not being to attend. Mr. Shira noted that he is familiar with the site and can answers any questions that the Commissioners might have.

Ms. Ruffner commended the owners and designer for going back closer to the original style of windows and made a motion.

Ms. Ruffner, **MOTION: to approve HP09-020** with the following condition of approval: to comply with the Agency comments listed within the memo.

Chairman Stroh, 2nd. **VOTE: 5-0.**

Chairman Stroh called for a seven minute break in the meeting at 10:05 A.M.

Chairman Stroh reconvened the meeting at 10:12 A.M. and called for agenda item # 6.

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.

Ms. Burgess reported that the request was for tenant improvements for the Kastner Building that is located on the northeast corner of Gurley and Montezuma Streets. The business is currently located within Bashford Courts and will be locating into half of the Kastner Building at 125 W, Gurley. Ms. Burgess noted that the previous occupant of the store front was Lavenders Blue. Continuing, Ms. Burgess placed a photograph of the interior on the overhead and noted that the proposal is to remove plaster off of the brick walls, install display cabinets, and install tract lighting. Ms. Burgess then placed on the overhead an interior photo of the business next door (Drawn West) and indicated that the proposal is similar to the interior of the business. Ms. Burgess concluded the staff report and noted that the owner of the business was present.

Mr. Don Coffey, 130 W. Gurley Street, Ste, 204 indicated that he has been a retailer in downtown Prescott for 13 years and looks forward to being in the new location. Mr. Coffey noted that the building has great bones and he was inspired with a vision. His business has been based upon "tradition meets contemporary" and the location is going to be a perfect fit. Mr. Coffey added that he wants to have a similar interior style of Drawn West, which will expose the brick walls and accentuate his business.

Chairman Stroh called for other comments or questions, hearing none called for a motion.

Mr. Adams, **MOTION: move to approve the** request for tenant improvements, 124 West Gurley Street, the Kastner Building; comply with Agency comments listed within the memo dated July 28, 2009.

Chairman Stroh, **2nd. VOTE: 5-0.**

7. **HP09-022, 124 W. Gurley Street.** Historic Preservation District # 1, Courthouse Plaza. APN: 113-15-117. Request to install reverse pan, channel LED lighted letters and logo "Black Arrow" at new location of Black Arrow Indian Art store. Applicant is Morgan Sign Co. Owner is Black Arrow Indian Art, Inc. Donald R Coffey. Historic Preservation Specialist, Nancy Burgess.

Ms. Burgess noted that this proposal was for a sign for the same business " Black Arrow". Mr. Burgess noted that there was a sign band on the building and placed the proposed sign on the overhead. The request includes one wall mounted sign to the face of the building, 13.7 sq. ft. composed of PVC routed letters and graphics and a lighted teal blue feather. There is also one small perpendicular sign 36"x 12" that will be located underneath the canopy. The sign will have the 8' clearance required for the sidewalk passage for safety. The signage total is 16.7 square feet, where 40 square feet of signage is allowable for the store front. Ms. Burgess concluded the report and that Stephan Markov from Morgan sign was still present if there were questions.

Mr. Coffey, Owner of Black Arrow interjected that Black Arrow Logo is all over the world because of the internet. Mr. Coffey offered that the sign proposal is reflective of the Logo that is on the website, the business cards, and brochures for Black Arrow Indian Art Designs.

Mr. Markov indicated that when the old sign is removed, the repairs to the building, (patching & painting) will be done and then the new sign will be installed.

Chairman Stroh inquired if the new sign would be back lit with LED lights.

Mr. Markov noted that was correct and that the feather will have a turquoise light as well.

Mr. Adams inquired what the sign underneath the canopy would be made out of.

Mr. Markov indicated that the sign will be made out of a new material which is expanded PVC that will be routed out and will have a 3 dimensional look.

Ms. Ruffner noted that she would like to commend the property owner and the tenant for bringing another quality store front downtown and made a motion.

Ms. Ruffner, **MOTION: move that the Commission approve HP09-022**, 124 W. Gurley Street request for two signs located at the Kastner Building, 124 W. Gurley Street, to comply with the Agency comments listed within the memo dated July 28, 2009.

Chairman Stroh, **2nd**.

Mr. DeGrazia added **an amendment to the motion: that the holes from the preceding sign be filled and the background painted to match the rest of the building.**

Chairman Stroh, 2nd the amendment. Vote: 5-0.

- 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.

Ms. Burgess noted that there have been several projects submitted for the property known as the Goldwater House in the past, varying from apartments units to the current request. Ms. Burgess reported that currently the house is completely gutted and in the rear of the property there is a non-historic carriage house with an apartment above it. Mr. Warren Kuhles has purchased the house and the intention is to return the house to a single family residence. Ms. Burgess added that Mr. Kuhles has obtained with the purchase all the leftovers including some windows, trim, etc; that were removed. One thing that has not been located is the stained glass window that was in the east side of the house. Ms. Burgess continued to report that a large amount of foundation work has already been completed (prior to obtaining a permit) on the house, which was inspected by a City building inspector who has required that a structural engineer's report be submitted, so that a permit can be issued and closed out. Most of the work is interior, however there is some exterior work that needs to be approved by the Commission. Ms. Burgess briefly described the work to the site which includes:

widening of the driveway entrance off of Union Street to 20'; repair the curb, gutter and sidewalk; reconfigure the steep approach and repave the right-of-way; replace the main entry; reconfigure the steps from the front to the side of the house; raise up the wrought iron fence on the stone wall; add new extensions of fencing along the side yards and rear lot line; install a new roof over the rear deck; replace the rear steps; replace all windows with new insulated glass units; re-roof both the main house and the rear building; (remove the cedar shingles and replace with architectural grade fiberglass shingles); clean and re-point the existing stone foundations and repaint the exterior. Building interior work will include leveling all floors, provide the structural members as required, remove decaying or compromised structural members, provide new plumbing, electrical, heating and cooling units add new insulation and finishes to restore the site to a single family residence. Ms. Burgess added that they are currently searching for a photograph of the stained glass window that was removed.

Ms. Ruffner indicated that she recalls that the glass was the same colored glass that was used in the Carnegie Library and that they might be able to track the window through that source.

Ms. Burgess noted that the window may still be there as there are a lot of things that are stored in a large storage pod which are hard to get to.

Ms. Burgess added that she would like to discuss the one issue that will have a negative impact on the historic integrity of the building and that is the request to install a free-standing carport. Ms. Burgess placed the site plan on the overhead projector and noted that the free standing carport would be installed in the area of the bay window. There is no current design of the carport as the applicant is waiting to see what the Commission has to say regarding the carport. The idea is that a person can get out of a car under cover and enter into a door off of the kitchen area.

Ms. Burgess concluded the report by noting that the bulk of the project will be interior, and also noted that Mr. Kuhles as well as the Architect, Mr. Burford were present to answer questions regarding the proposal.

Chairman Stroh called for questions and comments from the Commissioners.

Mr. DeGrazia noted that it was a very ambitious project and it was very admirable that they will be going to the extent they are. Mr. DeGrazia inquired if the concern Ms. Burgess had with the carport was the detracting of the main house or the style of the carport.

Ms. Burgess indicated that a style has not been determined because they wanted to see what the Commissions' take was on the idea. However, it will be very visible from the street. Ms. Burgess added that there are many questions to be answered: if it should be attached or detached; placed forward on the lot or further back; what type of roof it should have, etc., and once that is determined Mr. Burford can proceed with some type of design.

Ms. Burgess added that a Victorian house would never have a carport however, it could have a Porte Cochere which would be attached to the building.

Mr. DeGrazia offered that a breezeway from the existing garage to the stairs could be installed.

Ms. Burgess indicated that the applicant is looking for input as to what might be acceptable from the Commission before they moved further trying to design something that might not be accepted.

Chairman Stroh invited Mr. Burford to the podium.

Mr. Robert Burford, 339 S. Cortez Street indicated that there are functional reasons to have a carport for the main house. Mr. Burford reported that the existing carriage house on the rear of the property has an apartment on top of it so the garage doors are very low, and it does not accommodate the larger modern vehicles. Mr. Burford added that the garage is located further in the rear of the property, and with the main house being utilized as a single family residence; the addition of a carport near the main house makes sense. There is a belt course around the main house that could be the start of a roof that would be attached to house and come out with two columns instead of a free standing carport. Ms. Burgess indicated that was more in line of a Porte Cochere. It is a work in progress and the owner would like to have some type of covered area to the back of the house and would like it be in coordination with the structure. There is also a setback requirement on that side which may need a variance in order to get a carport that the owner may like. The rest of the project is refurbishing the existing structure, weather proofing, and the addition of a new roof. The new major items are the carport, the rear roof and the re-arrangement of the front entry to the sidewalk. Mr. Burford indicated that it might be an agreement that a carport might work at the location and if it should be attached to the main house or not.

Chairman Stroh inquired what the current setbacks were.

Mr. Burford noted that the current setbacks were 7'.

Ms. Ruffner gave a historic background overview of the Goldwater house.

Mr. Adams inquired if the Commission would be looking at the fencing.

Ms. Burgess noted that the landscaping plan, including the fence would be looked at a later time.

Mr. Adams inquired if there were historic photographs of the wall/sidewalk area.

Mr. Burford noted that there is no documentation of what went from the front door to the west, to the existing driveway.

Ms. Burgess noted that from a photograph dated circa 1910, there is notation of a gate and a driveway however, she would suggest the Mr. Kuhles go to Sharlot Hall and review all the photographs for the Goldwater House to see if there is documentation of the front step configuration, or anything that might have existed in the way of a car cover.

Mr. Adams asked Ms. Burgess to put up the (modern) photograph of the front elevation on the overhead.

Mr. Adams inquired that if it was possible, could some of the vents be relocated to the back side of the house when the re-roofing occurred.

Mr. Burford noted that several of the vents were installed for the multi-family units and some of them will be removed. In addition, the chimneys will be refurbished.

Mr. Adams noted that as far as the carport goes, he is not against it and it could be designed to complement the main house. Mr. Adams added that it may be a good idea to allow a detached carport because of the column structure on the house.

Mr. DeGrazia inquired if once the chimneys were redone if the fireplaces would be useable.

Mr. Burford indicated that the chimney is basically the only thing left and that the hearth, mantel, and detailing have all been removed.

Chairman Stroh indicated that he agreed with Mr. Adams that the carport would be fairly invisible and would not like to see it attached to the house. Chairman Stroh added that he would like to see the structure pushed 8' to the south as it would be hidden with the pop out. (bay window)

Mr. Burford indicated that they will present a detailed design in the future as he was getting the impression from the Commission that a carport could work.

Mr. DeGrazia inquired if there was anyway to elevate the back garage to allow for a larger entry.

Mr. Burford noted that it could not because it is a two story structure.

Ms. Burgess added that the carriage house is at the maximum height that an accessory building is allowed.

Ms. Burgess indicated that the other details of the structure, such as the roof and detailing will need to be discussed in the future also.

Mr. Adams noted that his first choice would be to have the structure detached.

Chairman Stroh asked Ms. Burgess how the Commission should handle the request.

Ms. Burgess reported that the foundation work will need to be approved so they can get the engineering going and get the permit finalized out. Ms. Burgess recommended that they approve some of the elements so the applicant can move forward and then they can return with the more detailed items that would affect the exterior of the building.

Ms. Ruffner noted that the Commission could go ahead with the staff recommendations deleting the freestanding carport on the west side and the front fencing.

Ms. Burgess indicated that there are four major things that the Commission should not approve (today) at the meeting which were, the front fence, the front steps and railing, the painting, and the carport.

Mr. Adams inquired about the shed roof over the rear deck.

Mr. Burford indicated that the pitch of the roof would be very shallow however, it has not been determined if it would be a deck for the third floor. Mr. Burford added that it would some type of modified heat weld roof and a pitch of about 1 to 12.

Mr. Adams noted that the Commission probably could not approve it as the design has not been finalized.

Mr. Burford indicated that he understood that as they were unable to provide very much information without getting the Commissions opinion on the carport. Mr. Buford added that they did leave some of the items in limbo until they were able to determine if some of the design ideas would be acceptable by the Commission. They would then return before the Commission with a more detailed plan for review and possible approvals.

Mr. Burford reported that his list of items to return with was the carport, the rear roof structure, the railings, the fencing, front entry steps and porch.

Ms. Burgess recommended that the Commission use the staff recommendation but remove the re-roofing, reconstruction of the entry porch deck, including the stairs, painting the exterior, the roof over the second story deck on the rear of the house, and the carport. Ms. Burgess indicated then the applicant can start some of the renovation and return with the items that the Commission is concerned with.

Mr. DeGrazia inquired if they should also delete the fencing.

Ms. Burgess noted yes.

Mr. DeGrazia indicated that he would make the motion if there was no further discussion.

Mr. DeGrazia, **MOTION: for approval of HP09-023**, 217 East Union with the following modifications: 1) approve the widening of the driveway entrance and re-grading to improve drainage; 2) approve the exterior building repairs including replacement of all windows, except stained glass windows, with new wood windows; 3) approve re-pointing the stone foundation; 4) approve interior work to include structural reinforcements of beam and framing; 5) approve new stairway in the presumed location of original stairs; 6) approve new plumbing, electrical, and mechanical systems; 7) approve new kitchen, baths and interior walls in an open floor plan; and, 8) approval of the non-historic garage/apartment work

including: trim, stair railing, electrical and plumbing fixtures, paint and floor finishes.

Ms. Ruffner, 2nd. **VOTE: 5-0.**

IV. UPDATES

None.

V. SUMMARY OF RECENT OR CURRENT EVENTS

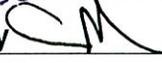
Ms. Burgess announced that everyone was invited to the Elks Opera House on September 12, 2009 from 4 P.M. until 7 P.M. as there will be a birthday celebration for Elisabeth Ruffner. There will be hors d' oeuvres and a no host bar and that it is the hope that donations will be made to the Elks Opera House Foundation.

Ms. Ruffner added that hopefully some of the restoration will have begun by September 12th.

VI. ADJOURNMENT

Chairman Stroh adjourned the meeting at 10:24 AM.

Doug Stroh, Chairman

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report September 11, 2009	
AGENDA ITEM: HP09-025, 944 ½ Apache Drive: Replace non-original windows	
Assistant Director:	George Worley 
Historic Preservation Specialist:	Catherine Moody 
Report Date: September 1, 2009	

REQUEST: Replace non-original, single-pane aluminum windows with new wood windows.

Historic Preservation District # 10 Pine Crest

APN: 108-01-085

Zoning: MF-M

Location: 944 ½ Apache Drive

Agent/Applicant: Virginia Newell, 944 ½ Apache Dr Prescott 86303

Owner: Betty Newell, 944 Apache Dr

STAFF ANALYSIS:

Conformance with the Prescott Historic Preservation Master Plan

This property is within the boundaries of the Pine Crest National Register Historic District and Pine Crest HPD # 10. It is listed in the National Register of Historic Places. See attached Arizona Historic Property Inventory form. The window replacement applies only to the apartment addition and not to the original windows in the main house.

The Historic Preservation Master Plan for the Pine Crest Historic District in general recommends that a property be used for its original purpose, and single family uses be encouraged; that details consistent with the historic style of the building be used, such as the vertical orientation of wood windows, common for the Bungalow Style. The plan also encourages the preservation of rock outcroppings and mature, native landscaping and encourages additions or changes to the back of buildings to preserve the historic front facades.

Applicants propose to replace the non-original, single-pane aluminum windows with new wood windows in similar style to the main house. The window replacement proposal will not alter the size or location of the window openings. The return to traditional wood windows will serve to enhance the historic integrity of the building.

Conformance with Design Guidelines

Existing Conditions

The building may be described as a Bungalow and was constructed between 1911 and 1924. Structural condition is good. The house currently has horizontal sliders, single-pane aluminum windows which are out of character with the Pine Crest District. The

Agenda Item: HP09-025 944 ½ Apache Drive

proposed window replacement will include double hung, casement, and awning windows which are in keeping with the style of the district.

Site Visit: Recommended

STAFF RECOMMENDATION: Approve HP09-025, 944 ½ Apache Drive, HPD #10, Pine Crest, proposal for replacement of five non-original windows with new wood windows in similar style to the main house.

Recommended Action:

MOVE TO APPROVE HP09-025 with the following Condition of Approval:

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

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, Arizona 85007.

PROPERTY IDENTIFICATION

For Properties identified through survey: Site No. 11 Survey Area Pine Crest Historic District

Historic Name(s) (Enter the name(s), if any, that best reflect the property's historic importance.)

Address 944 - 944 1/2 Apache Drive, Prescott, AZ 86303

City or Town Prescott vicinity County Yavapai Tax Parcel No. 108 - 01 - 085

Township T13N Range R02W Section 605 Quarters Acreage <1

Block F Lot(s) 1 & 2 (Parts) Plat (Addition) Pine Crest Addition Year of Plat (Addition) 1911

UTM Reference: Zone 12 Easting E363850 Northing N3822700

USGS 7.5' Quadrangle Map: Prescott Quadrangle (USGS)

ARCHITECT not determined known Source

BUILDER not determined known Source

CONSTRUCTION DATE 1911-1924* known estimated Source 1924 Sanborn Fire Map

* Later addition to south.

STRUCTURAL CONDITION

- Good (well maintained; no serious problems apparent)
Fair (some problems apparent) Describe: General upkeep and landscape.
Poor (major problems; imminent threat) Describe:
Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Single Family Residential

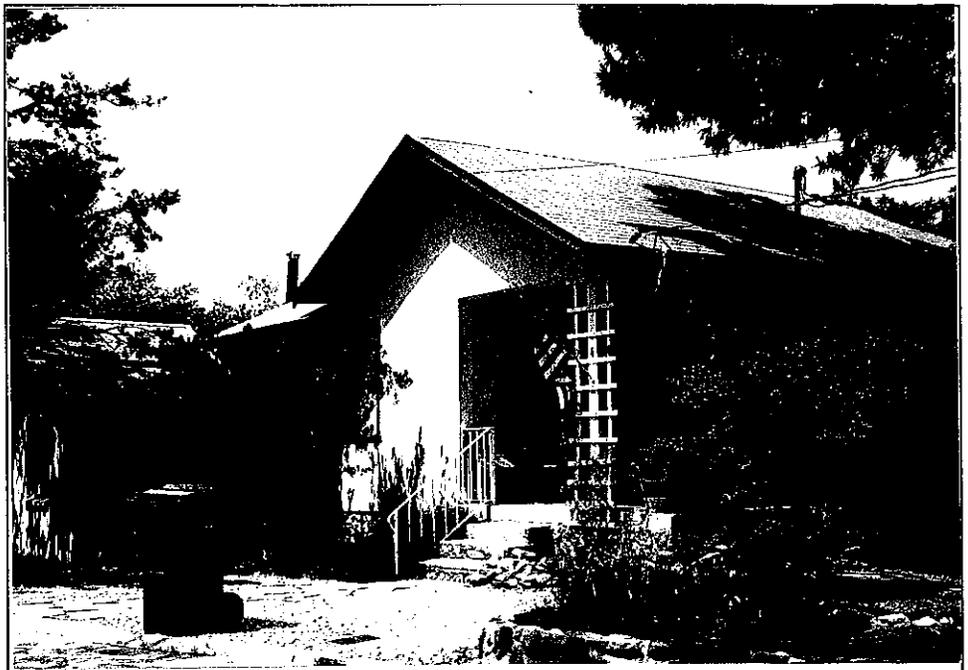
Sources Arizona State Historic Property Inventory Form - 1989

PHOTO INFORMATION

Date of Photo August 2001

View of Direction (looking towards) Southwest

Negative No. Roll 1, Exp. 16



SIGNIFICANCE

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. The significance of a property is evaluated within its historic context, which are those patterns, themes, or trends in history by which a property occurred or gained importance. Describe the historic and architectural contexts of the property that may make it worthy of preservation. Additional sheets should be attached where necessary.

A. HISTORIC EVENTS/TRENDS Describe any historic events/trends associated with the property The Pine Crest Historic District is significant due to its association with the early expansion of Prescott and as a cohesive grouping of early 20th century architecture.

B. PERSONS List and describe persons with an important association with the building _____

C. ARCHITECTURE Style Bungalow No Style

Stories 1 Basement Roof Form Offset gables connected by a shed roof; exposed rafter tails.

Describe other character-defining features of its massing, size, and scale One-story residence asymmetrical in massing and irregular in plan. Re-entrant porch supported by one wood post.

INTEGRITY

To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.

LOCATION Original Site Moved: Date _____ Original Site _____

DESIGN Describe alterations from the original design, including dates Addition to south – date unknown.

MATERIALS Describe the materials used in the following elements of the property

Walls (Structure) Wood frame Walls (Sheathing) Stucco (original); concrete masonry (addition)

Windows Wood and aluminum Describe Window Structure 1/1 double hung and sliders

Roof Composition shingles Foundation Stone (original); concrete (addition)

SETTING Describe the natural and/or built environment around the property Native ponderosa pines exist, but landscape is in poor condition.

How has the environment changed since the property was constructed? Other than increased development surrounding the Pine Crest Historic District, the property and the District remain essentially unchanged.

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction _____

NATIONAL REGISTER STATUS (If Listed, Check the Appropriate Box)

Individually Listed Contributor Noncontributor to Pine Crest Historic District
Date Listed September 1989 Determined Eligible by Keeper of National Register (Date _____)

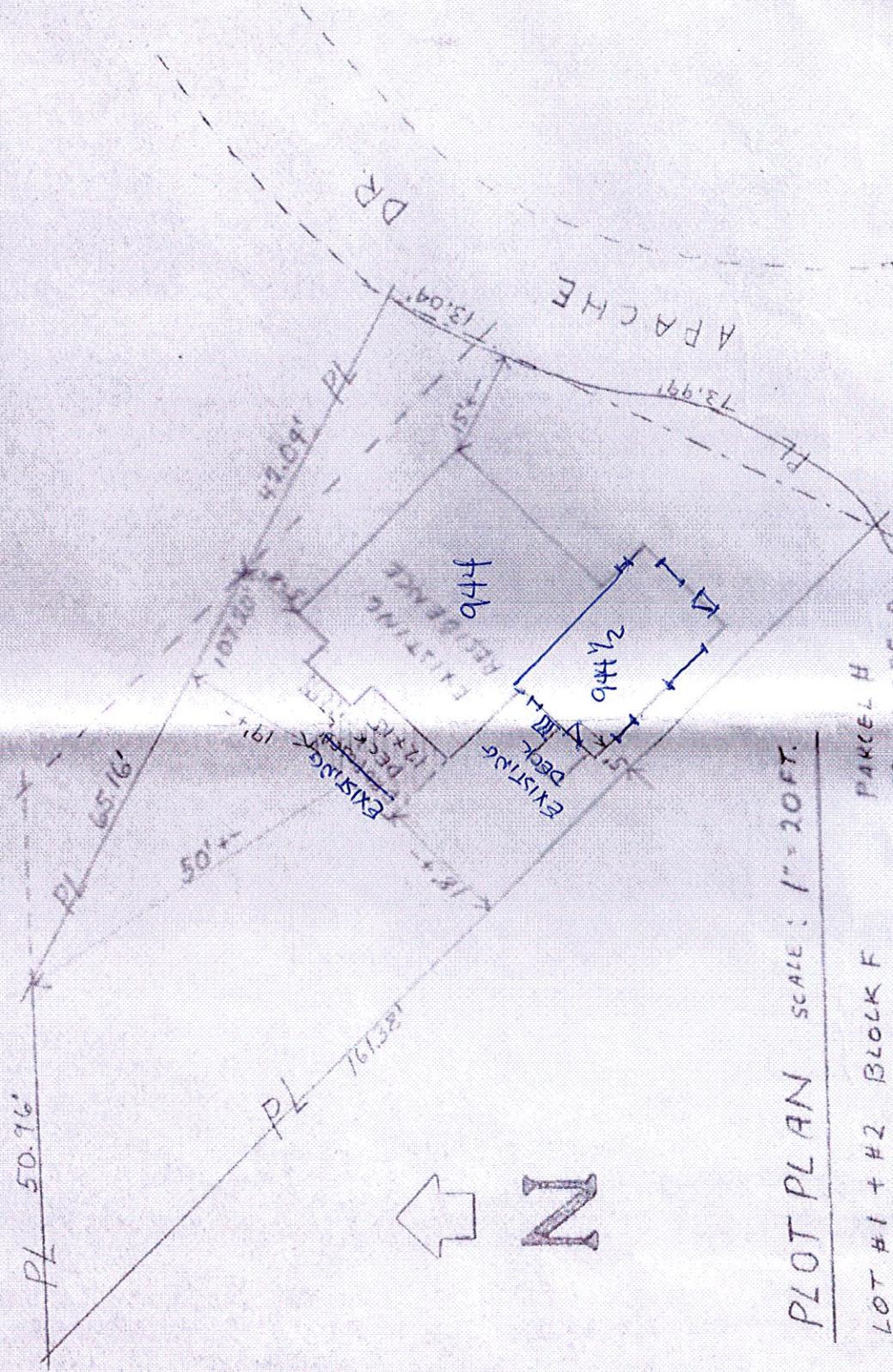
RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (option of SHPO Staff or Survey Consultant)

Property is is not eligible individually
Property is is not eligible as a contributor to a listed or potential historic district
 More information needed to evaluate
If not considered eligible, state reason _____

FORM COMPLETED BY

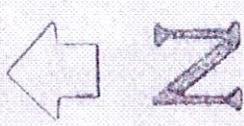
Name and Affiliation Steven C. Adams/Adams Architecture & Planning, Inc.
Mailing Address 1214 McDonald Drive, Prescott, AZ 86303

Date 01 August 2001
Phone (928) 778-5118



PLOT PLAN SCALE: 1" = 20 FT.

LOT #1 + #2 BLOCK F
 PINECREST SUB DIV.
 PARCEL #
 108-01-085 B



WINDOW REPLACEMENT PROJECT: 944 ½ Apache Drive, Pinecrest



**Main House: 944 Apache Drive on right
Addition is at left: 944 ½ Apache Drive**

Project Description:

Replace five (5) single-pane aluminum windows in the addition (944 ½ Apache Dr.) with wood windows in similar style to the main house (944 Apache Dr.).

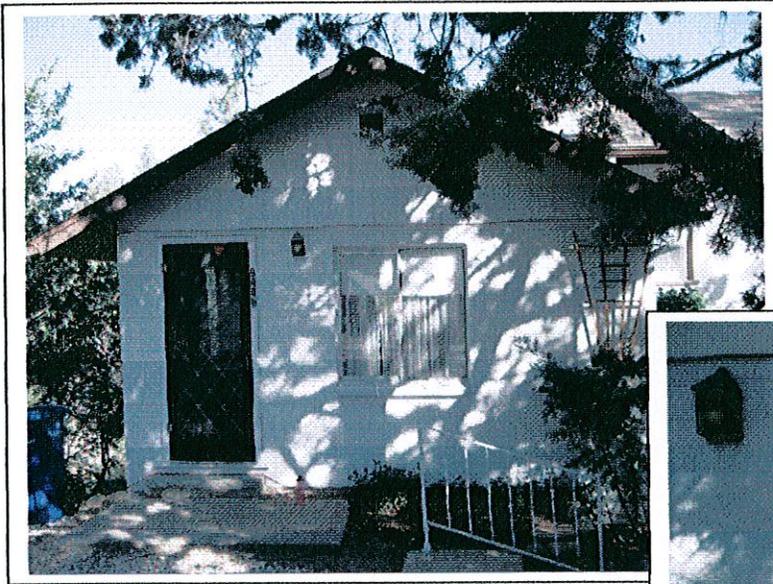
Contractor:

Foreste Holmes Construction

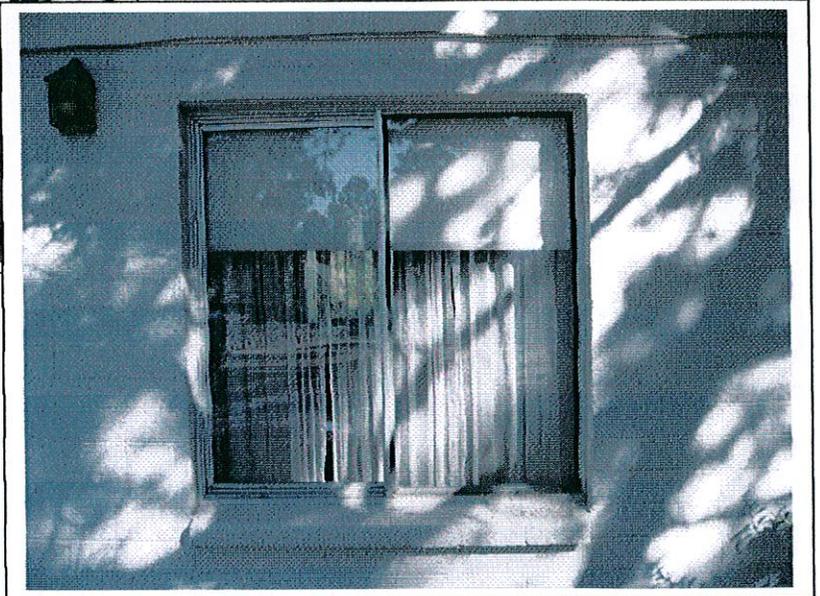
Window Supplier:

Builders Wholesale, LLC. (see attached description of windows).

WINDOW REPLACEMENT PROJECT: 944 ½ Apache Drive, Pinecrest

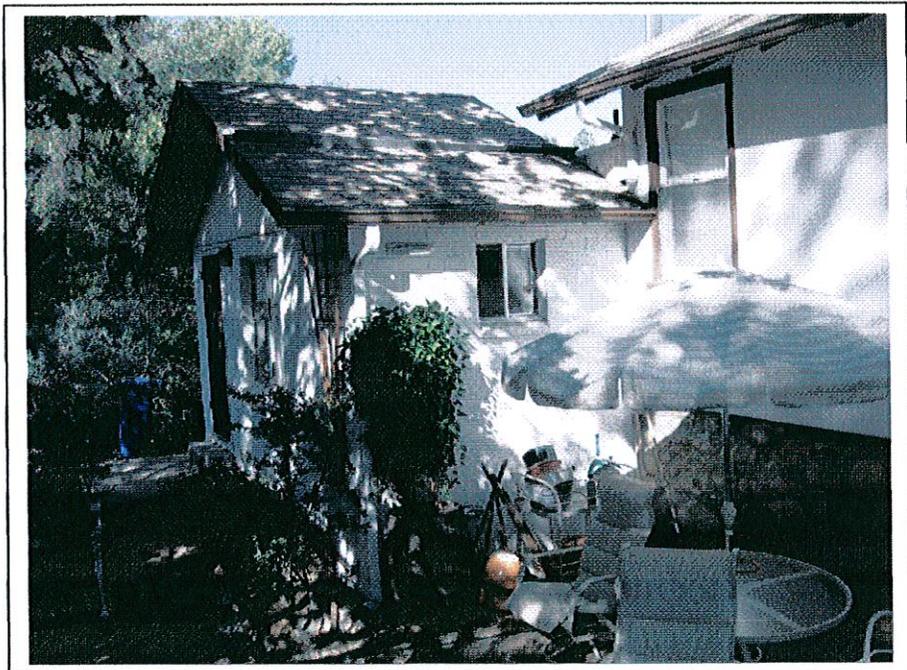


South-
East Facing (Street front 944 ½ Apache Dr.)



South-
East Facing Window:
Dimensions: 48"H x 42"W.
Replacement: Double-Hung

WINDOW D

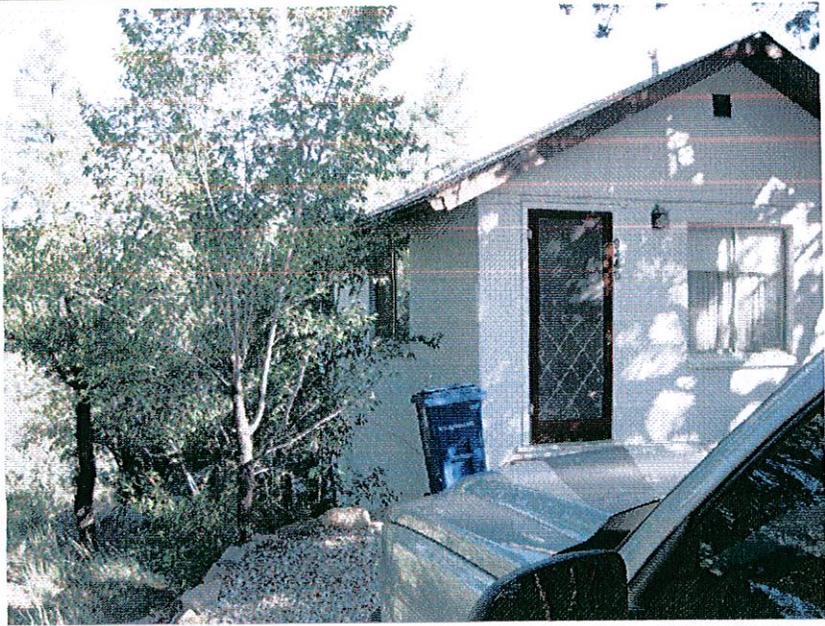


-east
North-facing Kitchen window:
Dimensions: 24"H x 24"W.
Replacement: Casement

Note Existing Double Hung window
with brown trim on Main House
(944 Apache Dr.).
Dimensions: 54"H x 30"W

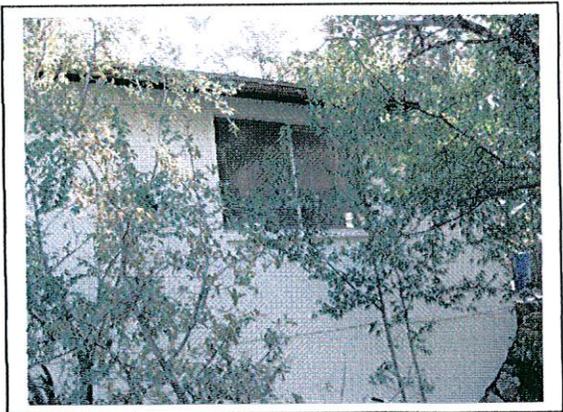
WINDOW E

WINDOW REPLACEMENT PROJECT: 944 ½ Apache Dr.



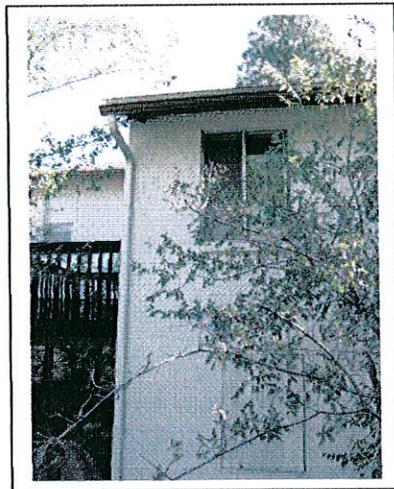
-west
South Facing – 2 windows in the side wall
of the building

-west
South Facing Window 1: WINDOW C
Dimensions: 48”H x 72”W
Replacement: Casement Picture Window



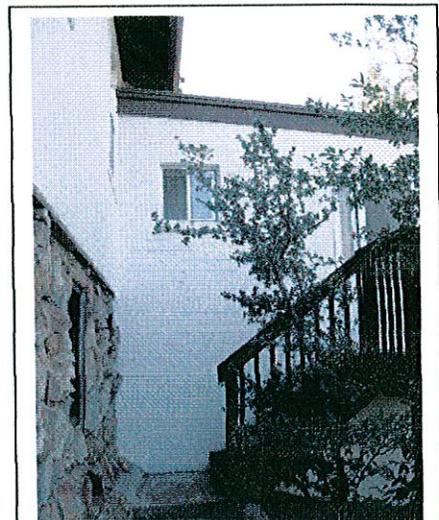
WINDOW B

-west
South Facing Window 2:
Dimensions: 48”H x 36”W
Replacement: Double-Hung



North-
West Facing Bathroom Window:
Dimensions: 24”H x 24”W
Replacement: Awning

WINDOW A



SEMCO

WINDOWS & DOORS
QUOTE - QT000716

BUILDERS WHOLESALE, LLC

400 W GOODWIN ST
PRESCOTT, AZ 86303
Phone 928-778-6655
Fax 928-778-3231

BUILDERS WHOLESALE

Standard Report

Job Name: JACKSON RES. / NEWELL RES

Ship To Address:

Bid For: (Business Address)

FOREST HOLMES CONST.

Global Options (For all windows unless otherwise specified)

PINE | WOOD WGB UNIT | PRIMED INT | JAMB = 4 9/16 | JAMB EXTN APPLIED | WTS = 06_11_09 | CONFIG = 061209-A

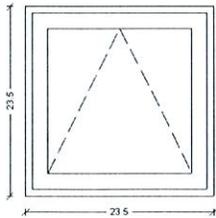
Each Total

Line 1	Qty 1	CONFIGURED UNIT	313.27	313.27
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RO = W= 24 H= 24
FRAME = W= 23 1/2 H= 23 1/2

CUSTOM CONFIG | BATH | STEP JAMB 4-SIDES | W/BRKMLD | STD SILL NOSING
AWNING WINDOW

AW**** | P11 | PRIMED EXT | BU = W= 23 1/2 | H= 23 1/2 | OPERATIVE |
W/BREATHERTUBE | LOE-270 | DUAL GLS | TEMP | WHT SCR N | FBG MESH |
STD HDWR | WHT HDWR



A

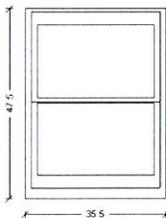
Line 3	Qty 1	CONFIGURED UNIT	402.05	402.05
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RO = W= 36 H= 48
FRAME = W= 35 1/2 H= 47 1/2

CUSTOM CONFIG | BED | W/BRKMLD | STD SILL NOSING

DOUBLE HUNG WINDOW

DW**** | P11 | PRIMED EXT | BU = W= 35 1/2 | H= 47 1/2 | O | EQUAL SASH |
W/BREATHERTUBE | W/FINGER PULL | TAUPE JAMBLINER | POWER BALANCE
| LOE-270 | DUAL GLS | WHT SCR N | FBG MESH | STD HDWR | WHT HDWR |
W/BRKMLD



B

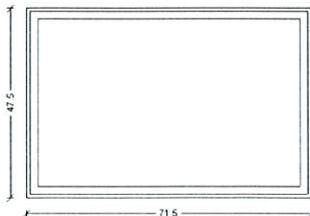
Line 5	Qty 1	CONFIGURED UNIT	637.52	637.52
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RO = W= 72 H= 48
FRAME = W= 71 1/2 H= 47 1/2

CUSTOM CONFIG | LIVING | STEP JAMB 4-SIDES | W/BRKMLD | STD SILL
NOSING

CASEMENT WINDOW

CWP**** | P11 | PRIMED EXT | BU = W= 71 1/2 | H= 47 1/2 | STAT |
W/BREATHERTUBE | LOE-270 | DUAL GLS | W/BRKMLD



C

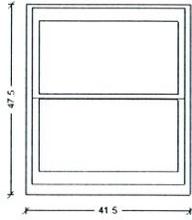
Bid For:
FOREST HOLMES CONST.

Job Name
~~JACKSON RES.~~ **NEWELL RES**

Line	Qty	Unit	Each	Total
7	1	CONFIGURED UNIT	445.19	445.19

RO = W= 42 H= 48
FRAME = W= 41 1/2 H= 47 1/2

CUSTOM CONFIG | KITCHEN | W/BRKMLD | STD SILL NOSING
DOUBLE HUNG WINDOW
DW**** | P11 | Dp-rating = 30 | PRIMED EXT | BU = W= 41 1/2 | H= 47 1/2 | O |
EQUAL SASH | W/BREATHERTUBE | W/FINGER PULL | TAUPE JAMBLINER |
POWER BALANCE | LOE-270 | DUAL GLS | WHT SCR N | FBG MESH | STD
HDWR | WHT HDWR | W/BRKMLD

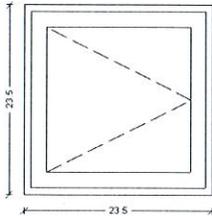


D

9	1	CONFIGURED UNIT	285.86	285.86
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RO = W= 24 H= 24
FRAME = W= 23 1/2 H= 23 1/2

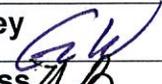
CUSTOM CONFIG | KITCHEN | STEP JAMB 4-SIDES | W/BRKMLD | STD SILL
NOSING
CASEMENT WINDOW
CW**** | P11 | PRIMED EXT | BU = W= 23 1/2 | H= 23 1/2 | H:RGHT |
W/BREATHERTUBE | LOE-270 | DUAL GLS | WHT SCR N | FBG MESH | ADJ
HINGES | WHT HDWR | W/BRKMLD



E

Total Material	+ Labor	+ Delivery	+ 0% Tax:	=	Sub Total
2,083.89	0.00	0.00	0.00		2,083.89
				Less Deposit	0.00
				Balance Due: \$	2,083.89

Prices good for 30 days from bid.
50% non-refundable deposit on special orders. Special orders are not returnable.
Tailgate Delivery, customer to help unload.

<p>PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report 114-122 South Montezuma Street, The Palace Building September 11, 2009</p>	
<p>AGENDA ITEM: HP09-026 – Replacement of damaged Terra-cotta fillets on the front façade of the building with cast concrete elements; cleaning of the brick and architectural elements on the entire building.</p>	
<p>Assistant Director:</p>	<p>George Worley </p>
<p>Historic Preservation Specialist:</p>	<p>Nancy Burgess </p>
<p>Report Date: September 1, 2009</p>	

REQUEST: To replace the deteriorated Terra-cotta fillet trim on the front façade of the Palace Building with cast concrete elements and to clean the brick and architectural elements on the entire building.

Historic Preservation District: Courthouse Plaza #1

APN: 109-02-011

Zoning: DTB

Location: 114-120 South Montezuma Street .

Agent/Applicant: Scott Hammonds, Nakaw Pacific Southwest, Inc.,
 370 Commerce, Blvd., Bogart, GA 30622

Owner: M&I Trust Company, 141 South McCormick St., #206K, Prescott, AZ 86303

Existing Conditions. The property includes the Palace Building. It is a contributor to the Courthouse Plaza Historic District and was listed in the National Register of Historic Places as part of the 1978 MRA Territorial Architecture of Prescott nomination. The proposed work pertains to (1) the fillet trim on the north wing of the Palace Building, which is severely deteriorated and is spalling, with cast concrete elements made from a cast of the original, intact Terra-cotta trim; and (2) clean all of the brick and architectural elements on the building with minimal pressure washing, hand scrubbing with soft brushes and without chemicals. The applicant proposes to stain the concrete replacement elements to match the original after the materials have been cleaned.

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). This project will require review and approval by the Prescott Preservation Commission prior to the issuance of **any** permits for this project.

Further, the 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:

- Smooth faced concrete masonry and slump block are not acceptable

- 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

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.

Although there are some minor inconsistencies in the provisions of *the Historic Preservation Master Plan* and the Design Guidelines for the Courthouse Plaza Historic Preservation District, they are essentially consistent and comparable in their requirements and provisions.

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."

Further, Chapter 7, "The Preservation of Historic Glazed Architectural Terra-Cotta" of The Preservation of Historic Architecture, published by the United States Department of the Interior, defines Terra-cotta as "an enriched molded clay brick or block". It is often used as glazed architectural trim or as a building material. It was most popular and most refined throughout the first third of the 20th Century. It provided for crisp, vigorous modeling of architectural details as the molds were cast directly from clay prototypes without loss of refinements.

Chapter 7, "The Preservation of Historic Glazed Architectural Terra-Cotta" of The Preservation of Historic Architecture, further makes the following recommendations:

Material Spalling. Excessive expansion of the porous tile body caused by water and freezing temperatures produces major material spalling, a situation often difficult to repair.

Repair of Major Spalling. Glazed architectural Terra-cotta units which have spalled severely, thereby losing much of their material and structural integrity in the wall, should be replaced.

Replacement of structural glazed architectural Terra-cotta. When possible and where applicable, replacement units should be anchored in a manner similar to the original. Both structural and visual compatibility are major considerations when choosing replacement materials. Precast concrete units show great promise in replacing glazed Terra-cotta . . . Precast concrete units can, like fiberglass, replicate nuances of detail in a modular fashion; they can also be cast hollow, use lightweight aggregate and be made to accommodate metal anchoring when necessary. Concrete can be colored or tinted to match the original material with excellent results. Experience shows that it is advisable to use a clear masonry coating on the weather face of the precast concrete units to guarantee the visual compatibility of the new unit, to prevent

moisture absorption, to obtain proper reflectivity in imitation of the original glaze and to prevent weathering of the unit itself. Since the masonry backfill is already in place in the historic building, the replacement unit with anchoring may simply be fitted into the existing backfill by boring a slot or a hole for the new anchoring mechanism and bedding the anchor and the unit itself in mortar.

Cleaning. The successful cleaning of glazed architectural Terra-cotta removes excessive soil from the glazed surface without damaging the masonry itself. Of the many cleaning materials available, the most widely recommended are water, detergent and a natural or nylon brush.”

Site Visit: Recommended

STAFF RECOMMENDATION

Approve, approve with modifications, HP09-026, 114-120 South Montezuma Street, specifically addressing: (1) the use of cast concrete elements for the replacement of the damaged Terra-cotta fillet elements; (2) the requirement that the precast concrete replacement units be cast directly from an original, existing, undamaged piece of the Terra-cotta fillet elements; (3) the requirement that the precast replacement elements be tinted or stained to match the originals once the original elements have been cleaned; (4) that the above recommendation from Chapter 7, “The Preservation of Historic Glazed Architectural Terra-Cotta “of The Preservation of Historic Architecture, published by the United States Department of the Interior regarding cleaning of historic masonry be followed in the cleaning of the brick and the Terra-cotta elements on the building. (5) any other conditions which may become apparent as a result of the analysis of this project.

Recommended Action:

MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS, HP09-026, 114-120 South Montezuma Street, with the following Conditions of Approval:
1. Comply with Agency comments listed within this memo dated September 1, 2009 and/or any other conditions or requirements recommended by this Commission.

8-24-09

Palace Bar
114-122 Montezuma St
Prescott AZ

Project overview:

Nawkaw will perform the following work and or services.

Remove and replace existing damaged Terracotta ledge pieces from face of Palace Bar.

Damaged ledge pieces will be replaced with precast concrete duplicates cast from a sample taken from the Palace.

After the new ledge pieces have been put into place, Nawkaw will stain them to match the existing and remaining original pieces. Nawkaw will also patch any existing holes and stain to match original brick.

Nawkaw will pressure wash / hand wash using non-wire brushes, the entire front and back of the building. Pressure wash will be done using non toxic hot water on lowest allowable pressure setting.

Sincerely,
Scott Hammonds
480-888-5157



Filet
←

KICKAPOO EXPRESS

Hooligan's PUB

ATLANTA

JENNIFER
VALLEY
SALOON
RESTAURANT

COORS
BREWERY



Agenda Item: HP09-027, 160 South Montezuma Street

The proposed sign is historically consistent with traditional downtown signage from the 1940s and 1950s.

Conformance with Design Guidelines: The proposed sign is a perpendicular, wall mounted, neon lighted sign. The sign is to be installed centered on the front façade of the building above the storefront and below the second story windows. There are other perpendicular wall mounted signs within the Courthouse Plaza HPD which have been approved by this Commission.

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"*.

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

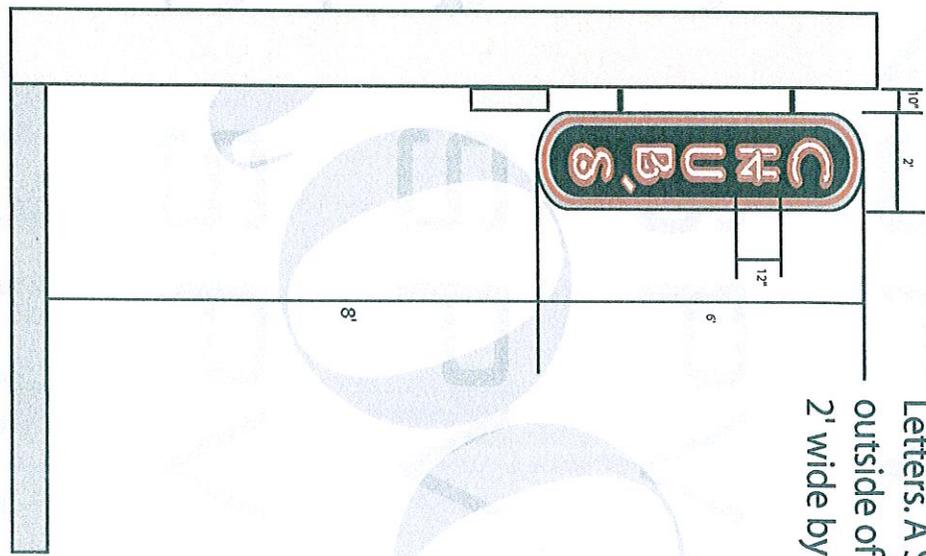
STAFF RECOMMENDATIONS:

Approve perpendicular, wall-mounted, neon lighted sign for Chub's Sandwiches. Require that the front façade of the building where the old Quiznos sign is to be removed is patched and painted to match the existing color(s).

Recommended Action:

MOVE TO APPROVE WITH CONDITIONS HP09-027, 160 South Montezuma Street:
1. Comply with all Staff Recommendations listed within this memo dated August 31, 2009 and/or any other conditions or requirements prescribed by this Commission.

Shiny Silver Can with Exposed Red 15 mm Neon Letters. A Single Stroke of Red 15 mm Neon Frames outside of sign. Dementions will be 6' tall by 2' wide by 14" thick



Approval _____
Fax to 866-379-8997

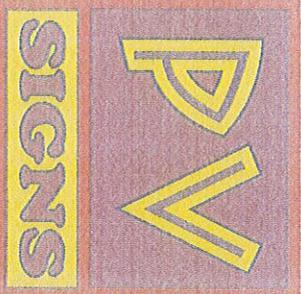
Job Name CHUB'S

Contact Pamela

Phone # 602-317-1963



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PV SIGNS LLC
Professional Signs & Graphics
AZ - ROC248900

To City of Prescott Historic Preservation,
At the location of 160 S. Montezuma St. in Prescott Az. Proposed to change name and signage to CHUB'S Sandwiches. PV Signs LLC a State licensed contractor with a UL listing will be contracted to design build and install the new proposed sign. The sign has been designed to hopefully meet the requirements of the board using a retro style to make it look as if it has been there for some time to the people of the surrounding areas. Prescott Valley Signs wants to work with the board to keep the historic area looking nice. All signs will be built to ASA standards.

The proposed sign will be six feet tall 2 feet wide with a thickness of 14 inches. Exposed double Ruby Red 15mm neon for the letters and a Single stroke of 15mm Ruby red neon to outline the edge. Mounted blade style to the building with 2 - 3 inch square tubes that will house the electrical for a extremely clean and professional look. The face will be black with white RPC housing the letter neon, The outside housing will be shiny silver with an access to repair electrical if needed.

Thank You for your Time

Ryan Guedel / PV Signs LLC