



PRESCOTT PRESERVATION COMMISSION A G E N D A

PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, OCTOBER 9, 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, October 9, 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 September 11, 2009 meeting.
2. **HP09-028, 211 S. Pleasant Street.** Historic Preservation District # 13, Southeast Prescott. APN: 110-01-026. Request for building permit to install a six-foot chain link fence along the rear yard, Owner/Applicant is Anne J. & Leo C. Henzl. Historic Preservation Specialist, Cat Moody.

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.

3. **HP09-029, 111 S. Mount Vernon Street.** Historic Preservation District # 13, Southeast Prescott. APN: 110-01-045. Replace concrete on front porch; reconstruct footings for two structural posts on porch, then re-install posts; install wrought iron fence with gates across front and side yard; and add a new concrete walkway in the front and driveway in the rear of the property. Owner is Marilyn Dinero. Applicant is Rob Ward/R&M Custom Builders, Inc. Historic Preservation Specialist, Cat Moody.

4. **HP09-030, 1089 Old Hassayampa Lane.** Historic Preservation District # 15, Historic Homes at Hassayampa. APN: 108-07-161. Request a building permit to build an 8' X 12' laundry room on the northeast corner of the existing house. Owners are CKT Trust. Applicant is Charles and Tonya Kennedy. Historic Preservation Specialist, Cat Moody.

IV. SUMMARY OF CURRENT OR RECENT EVENTS

V. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on October 1, 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
SEPTEMBER 11, 2009
PRESCOTT, ARIZONA**

MINUTES of the **PRESCOTT PRESERVATION COMMISSION** held on **SEPTEMBER 11, 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 Russ Buchanan Frank DeGrazia John Langellier 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 Steve Adams Mike Todd | COUNCIL PRESENT Lora Lopas, Councilwoman |

III. REGULAR AGENDA

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

Mr. Langellier, **MOTION: to approve** the minutes of the July 10, 2009 meeting.
Ms. Ruffner, 2nd.
VOTE: 5-0.

2. **Consider approval** of the minutes of the August 14, 2009 meeting.

Ms. Ruffner, **MOTION: to approve** the minutes of the August 14, 2009 meeting.
Mr. DeGrazia, 2nd.
VOTE: 5-0.

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 (9441/2 Apache Drive) with wood windows in similar style to the main house (944 Apache). Owner/Applicant is Betty Newell. Catherine Moody, Historic Preservation Specialist.

Ms. Moody, placed a photograph of the property on the overhead projector and reported that the property is associated with 944 Apache Drive and is located within the Pine Crest National Register District. Continuing, Ms. Moody noted that the applicants have requested to replace the non-original, single-pane

aluminum slider windows with wood windows similar in style to the main house at 944 Apache Drive. Ms Moody closed her report by describing the various window details supplied by Builders Wholesale and offering that the windows will be installed by Foreste Contractors.

Chairman Stroh called for questions or comments from the Commissioners.

Ms. Ruffner inquired if the window openings were original and if the slider window would be replaced with two double hung windows or one large double hung window.

Ms. Moody reported that all the window openings are original, the sizes and locations of the windows will not change and, the slider window will be replaced with only one window. Ms. Moody further indicated that Eric Forest was present to explain the installation.

Mr. Eric Foreste, Foreste Homes General Contractors indicated that the proposed windows are a fiberglass construction that are made to look like real wood and are designed to resemble the windows in the old house.

Chairman Stroh inquired why the replacement of window "C" which is a 48" H x 72" W was not being replaced by a pair of single hung windows instead of the casement picture window.

Mr. Forest explained that the home was a block structure and the owner wanted to do the least expensive replacement. Mr. Forest added that the option of two windows was never discussed.

Chairman Stroh indicated that he thought it would be more appropriate to do pair of windows and asked Mr. Forest if there are windows six feet wide that will crank open.

Mr. Forest noted that he thought it was fixed window.

Ms. Ruffner offered that during the era that the house and the addition were built "picture windows" were typical.

Mr. DeGrazia inquired if the windows were made of fiberglass or wood, as the application noted that they would be wood.

Ms. Moody added that it was also her understanding that the windows would be wood.

Mr. Forest indicated that they were a fiberglass window that looks just like wood.

Ms. Moody reported that the applicant was made aware that the windows had to be wood.

Ms. Betty Newell, 944 W. Apache Drive explained that the casement window does not face the street and will not affect the appearance of the house. Her

daughter, who was unable to attend the meeting, knows more about the windows.

Mr. DeGrazia asked Ms. Newell if she could clarify if the windows would be wood.

Ms. Newell indicated that her daughter had made all the arrangements and she would have to defer Mr. Foreste.

Mr. Foreste indicated that if the Preservation Commission would prefer wood windows that is what they would install.

Ms. Ruffner, **MOTION: to approve HP09-025** with the following condition of approval: 1) comply with Agency comments listed within the memo dated September 1, 2009 which states replacement of five non-original windows with new wood windows in a similar style to the main house.

Mr. DeGrazia, 2nd. VOTE: **5-0**.

- 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; 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.

Ms. Burgess reported that the proposal was to do a major clean up on the building known as "The Palace". The majority of the work will be to clean the brick and stone on the building. However, part of proposal is to replace the deteriorated Terra-cotta fillet trim on the front of the building with a cast concrete element. Ms. Burgess placed a photograph of the area on the overhead projector and noted that the right hand side of the building (the north side) is in the worst condition. Continuing, Ms. Burgess noted that they intend to take a piece of the Terra-cotta and use it as a mold to cast concrete pieces to replace the broken or missing Terra-cotta. The replacement pieces of cast concrete will be color stained to match the existing Terra-cotta. In addition, there will be some clean up of the brick work and repairs in the back of the building, where they will also "stain match" the brick. There will be a permit required to work in the City right-of-way on the front of the building. Ms. Burgess further reported that she had done some research on the Terra-cotta replacement concept and had found information in Chapter 7 of "The Preservation of Historic Architecture" (Preservation Briefs), which is published by the United States Department of the Interior that indicated that precast concrete units can be cast hollow, and can be colored or stained to match Terra-cotta, with excellent results. Ms. Burgess also noted that she had checked into the replacement process of Terra-cotta by manufacturers and indicated that it was a very involved process. Ms. Burgess closed the report by noting that new Terra-cotta would be the ideal replacement for the broken or missing pieces, however, precast concrete is an acceptable alternative under the Preservation Briefs. Ms. Burgess invited Scott Hammonds,

the agent for the project, to the podium to answer any questions from the Commissioners.

Mr. Scott Hammonds, 6200 South Mesa Vista Drive, Gold Canyon, AZ, representative for Nakaw Pacific Southwest, Incorporated introduced himself and inquired if there were any questions.

Mr. DeGrazia commended the owner for making the improvements to the building and then further indicated that he had concerns with the staining of the precast concrete because the Terra-cotta was colored through and through. Mr. DeGrazia added that the stain could fade off of the concrete within a couple of years and the area would stick out even more than it does with the broken, missing pieces.

Mr. Hammonds offered that at his company, Nakaw Corporation manufactures their own stain products. Mr. Hammonds indicated that his company has done many Main Street historical projects over the years and his company provides a guarantee that the stain will not fade for at least 25 years; and if it does fade, they will fix it to the correct shade. Mr. Hammonds explained that once they have approval by the Commission, they would order the pieces from Mesa Concrete in Phoenix, who cast all kinds of ornamental pieces from molds.

The pieces are approximately 23" wide by 15-16" deep and once cast they will be hollowed out to make them lighter. The pieces will be put back in place, the whole building will be cleaned and then the stain will be applied on the new concrete pieces to match to old Terra-cotta pieces. Mr. Hammonds added that when the building is completed, a person should not be able to tell the difference between the old Terra-cotta and new pieces. Mr. Hammonds reiterated that with the 25 year warranty, if there ever is a shading difference they will come back and fix it.

Mr. DeGrazia inquired what the cost difference was between the cast concrete and the Terra-cotta.

Mr. Hammonds indicated that the cost of the Terra-cotta was three times more than the cast concrete. Mr. Hammonds added that he did check with a supplier in Boston that could make the pieces from Terra-cotta, however, by the time the pieces were made and shipped it would be too costly for the property owner.

Mr. DeGrazia inquired if it made sense to color the concrete with a dye when it is cast.

Mr. Hammonds noted that is something that could be done but it would be impossible to match the original Terra-cotta and they would still have to stain the pieces. The product that they will use will have water repellent in it, so it will help protect the pieces.

Mr. Buchanan inquired if other things would be done to the building.

Mr. Hammonds reported that in the front of the building, there are several bricks that have holes and they will be filled in with epoxy and color stained to match the rest of the bricks.

Mr. Buchanan inquired if the previous repairs on the building made would also be redone.

Mr. Hammond noted that they would only be fixing the holes that are currently there.

Mr. Buchanan inquired how the new cast concrete pieces will be anchored on the building.

Mr. Hammonds reported that 95% of the piece is on the ledge of the building, and they will be kept down in place with epoxy. The pieces will be manufactured longer and cut down to slide together.

Mr. Buchanan inquired if the pieces could be cast in a colored concrete through and through as Mr. DeGrazia described, so if they did fade they would fade towards a color similar to the Terra-cotta and not the gray concrete color.

Mr. Hammonds noted that was something they could do however, they would have to agree on a default color.

Mr. Buchanan offered he thought that it would be better than the gray concrete.

Mr. Hammonds indicated that the stain is a penetrating stain so it will penetrate the pieces. Mr. Hammonds stressed again that they guarantee that the pieces would not fade for at least 25 years.

Mr. DeGrazia inquired what would be done with the stamped metal work on the building (in the pediment).

Mr. Hammond noted that the metal work would be lightly cleaned first and if it is needed it will be coated with rust inhibitor to further protect it as it old and frail.

Mr. DeGrazia inquired if Mr. Hammonds would provide the Commission with the name of some of the buildings they have restored with the precast concrete.

Mr. Hammond noted that the restored buildings have not been around Arizona. They have been in areas of Georgia, Pennsylvania and Chicago however, he would happy to get the references. Mr. Hammonds further added that on the back of the building they will be cleaning the brick and color matching the brick so the doors and windows that were filled in with different brick will not be noticeable any more.

Mr. DeGrazia inquired about cleaning the soft mortar between the brick in the rear of the building.

Mr. Hammonds noted that the majority of the cleaning would be by hand.

Chairman Stroh asked Ms. Burgess what her opinion was on changing the color of the infill brick in the rear as he felt that it told a story.

Ms. Burgess indicated that with the header left behind it will still tell the story.

Mr. DeGrazia asked Ms. Burgess her opinion on the use of the precast concrete vs. the Terra-cotta.

Ms. Burgess indicated that the best choice would be to recast the Terra-cotta. However, she was aware that the cost is prohibitive. Ms. Burgess added that having the building cleaned will be good, and since the process is allowed by the Secretary's Standards, it is acceptable for the condition of the building.

Chairman Stroh noted that he has good luck with staining of concrete blocks and since the color is a lighter color and the sun light is of an eastern exposure it should not be an issue.

Ms. Ruffner indicated that she is in support of the project although she would have liked to see more of what the company has provided.

Chairman Stroh called for a motion.

Mr. Langellier, **MOTION: to approve** with modifications, HP09-026, 114-120 South Montezuma Street, with the following conditions of approval: 1. Comply with Agency comments listed within the memo dated September 1, 2009 which calls for the following five points; 1) the use of cast concrete elements for the replacement of the damaged Terra-cotta fillet elements; 2) that the precast concrete replacement units be cast directly from an original, existing, undamaged piece of the Terra-cotta fillet elements; 3) that the precast concrete 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; and, 5) any other conditions which may become apparent as a result of the analysis of this project.

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

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.

Ms. Burgess reported that the proposal was for a replacement sign for an existing business which was "Quizno's" and will now be known as "Chub's". The location is allowed to have fifty square feet of signage per the *Land Development Code* and the total square footage of the proposed sign is twelve square feet. The proposed sign will be a perpendicular, wall mounted, neon lighted sign that will be installed centered on the front façade of the building. Ms. Burgess noted that the sign must not protrude more than 36 inches from the face of the wall and the sign will be installed so it protrudes 2' 10" (34"). The sign design is consistent with the historic signage in the downtown in the 1940s and 1950s. Ms. Burgess

closed her report by adding that there are several “grandfathered” perpendicular signs in the downtown area plus some newer ones. Ms. Burgess noted that the applicant was present to answer any questions from the Commission.

Chairman Stroh called for questions or comments from the Commissioners.

Mr. Buchanan inquired if there were any plans to fix the crack in the stucco in the front of the building.

Mr. Bill Mayo, PV Sign Company indicated that it was his understanding that the owner was going to repair all the cracks in the stucco.

Ms. Ruffner indicated that the proposed motion did not require treatment to the façade, only that the repairs be made to the area of the removal of the old sign and inquired if the repair to the stucco should be added to the motion.

Mr. Buchanan inquired if that would be a reasonable request.

Chairman Stroh offered that the area does need to be repainted.

Mr. Mayo indicated that the area is very limited however, to make the paint match it would need to go up to the ledge. (above the storefront & below the parapet)

Ms. Burgess noted that the business owner is not the building owner and the building owner will have to make the arrangements to make the repairs and paint.

Chairman Stroh asked Ms. Burgess if that could be in the motion.

Ms. Burgess indicated that was correct as a recommendation.

Chairman Stroh called for other questions or comments from the Commission. Hearing none called for a motion.

Mr. DeGrazia, **MOTION: to approve HP09-027**, 160 South Montezuma Street, with the following conditions: that the holes left from the previous sign be repaired properly, patched and painted, and the sign as presented to the Commission be approved.

Chairman Stroh inquired if Mr. DeGrazia intended to add that the cracks in the façade are repaired and the entire front façade be painted.

Mr. DeGrazia indicated that he was not sure that it was within the purview of the request, even though he would also like to see it done.

Chairman Stroh asked Ms. Burgess if they could require the cracks to be repaired and the entire façade be painted.

Ms. Burgess recommended that the Commission make it in a form of a request and not a condition for issuance of the permit. Ms. Burgess added that staff could

work with the business owner and the property owner to see if the request would be feasible.

Chairman Stroh inquired if the request could be added to the motion.

Ms. Burgess noted yes the Commission could include the request as part of the motion.

Motion failed for lack of a second.

Chairman Stroh, **MOTION: to approve HP09-027**, for the sign as presented, that the stucco be patched and painted from the existing sign, and request that the owner repair the entire stucco façade and repaint it.

Mr. Langellier, 2nd. **VOTE: 5-0.**

IV. SUMMARY OF RECENT OR CURRENT EVENTS

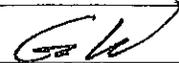
V. ADJOURNMENT

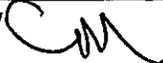
Chairman Stroh adjourned the meeting at 9:45 AM.

Doug Stroh, Chairman

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
211 South Pleasant Street
October 9, 2009**

AGENDA ITEM: HP09-028, Request to install a six-foot chain link fence in rear yard.

Assistant Director: George Worley 

Historic Preservation Specialist: Cat Moody 

Report Date: Sep 29, 2009

Historic Preservation District # 13, Southeast Prescott

APN: 110-01-026

Zoning: MF-H

Location: 211 South Pleasant Street

Agent/Applicant: Anne Henzl, 211 South Pleasant Street, Prescott, AZ 86303.

Owner: Same

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan

This property is within the boundaries of the East Prescott National Register Historic District and the Southeast Prescott HPD # 13. It is listed in the National Register of Historic Places.

- Applicant proposes to install a 6 foot high chain link fence around the rear yard of the property along the portions of the yard not fenced by the neighbor's existing fences or structures. The fence will anchor to the rear of the house and detached garage as depicted on site plan.

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

Conformance with Design Guidelines

Existing Conditions

The building may be described as having architectural style elements of a Queen Anne Cottage. It is located on the east side of South Pleasant Street and faces west. Structural condition is good.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale

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

The proposed six foot fence in the rear yard will not have significant impact on the historic integrity of the building. Additionally, the narrow side yards create small returns of the fence at the rear of the structure, keeping the visual impact to a minimum from the street.

Site Visit: Recommended

Recommended Action:

MOVE TO APPROVE HP09-028, a six foot chain link fence in the rear of the property, 211 South Pleasant Street, HPD#13 with the following Condition of Approval:

1. Comply with Agency comments listed within this memo dated Sep, 29, 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. 135 Survey Area East Prescott Historic District

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

Address 211 S. Pleasant, Prescott, AZ, 86301

City or Town Prescott vicinity County Yavapai Tax Parcel No. 110 - 01 - 026

Township T13N Range R02W Section Quarters Acreage <1

Block 4 Lot(s) 6 Plat (Addition) East Prescott Addition Year of Plat (Addition) 1872

UTM Reference: Zone 12 Easting E365700 Northing N3823200

USGS 7.5' Quadrangle Map: Prescott Quadrangle (USGS)

ARCHITECT not determined known Source

BUILDER not determined known Source

CONSTRUCTION DATE 1895-1901 known estimated Source 1901 Sanborn Fire Map

STRUCTURAL CONDITION

- Good (well maintained; no serious problems apparent)
Fair (some problems apparent) Describe:
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 1989 Historic Property Inventory

PHOTO INFORMATION

Date of Photo September 2001

View of Direction (looking towards) Southeast

Negative No. Roll 4, Neg. 10



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 East Prescott constitutes one of the oldest and best preserved collections of American architectural styles built in Arizona in the late 19th and early 20th centuries.

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

C. ARCHITECTURE Style Elements of Queen Anne Cottage No Style

Stories 1 Basement Roof Form Gable

Describe other character-defining features of its massing, size, and scale One story frame structure with asymmetrical massing and an irregular plan. The main roof is a side gable with an offset end gable facing the street. The eaves are boxed. A decorative lattice vent is located in the upper gable end, which is also shingled. A shed roof covers an extension to the rear and the reentrant front porch. Turned posts with decorative brackets support the porch roof. A stained glass panel tops a front fixed glass window.

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 _____

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

Walls (Structure) Wood frame Walls (Sheathing) Clapboard

Windows Wood Describe Window Structure 1/1, double hung

Roof Composition shingles Foundation Wood

SETTING Describe the natural and/or built environment around the property The yard consists mostly of grass with one mature tree and is in good condition. The parkway is also grass.

How has the environment changed since the property was constructed? _____

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 East Prescott Historic District
Date Listed October 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 September 2001
Phone (928) 778-5118



CITY OF PRESCOTT
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SAFETY DIVISION
PLOT PLAN SKETCH

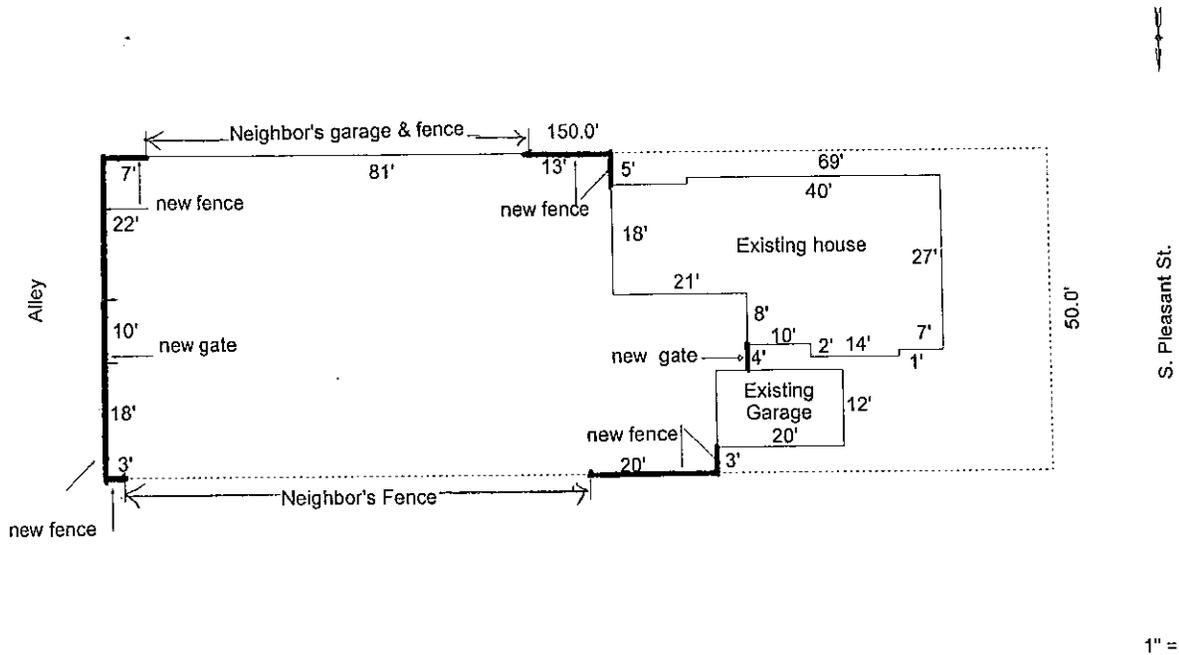
Building Permit #:

Job Address: 211 S. Pleasant St.

Scale: 1 inch = 30 ft.

Assessor's Parcel Number (s): 110-01-026

1. It is the responsibility of the owner or contractor to field verify ALL UTILITY MAINS prior to construction.
2. Any improvement in City right-of-way requires permit issued by City Engineering Department per Ordinance #1338.
3. No structure shall encroach onto any easement or right-of-way. Driveway entrance may require dip section or minimum 12 inch corrugated metal pipe.
4. DO NOT ALTER SIDEWALK. SIDEWALK MUST MEET AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
5. All mailbox installations must be to City of Prescott standard detail I-08. Any deviation must be specially permitted by the Engineering Department.
6. Approval of the Planning & Zoning Department is subject to all other easements, encumbrances, etc. or restriction which may apply to said property by virtue of any City Ordinances and/or state law and deed restrictions. The City takes no responsibility for said restrictions or requirements and the burden to comply with such restrictions lies solely with the property owner and/or applicant.



I, Anne Henzl, the owner's agent or the owner of record, for the structure to be located at:

211 S. Pleasant St., parcel number _____, do certify that the structure will meet all required setbacks, the property corner pins are correct and the footings are excavated upon the property as shown on the City approved site plan. If for any reason any deviation from the approved site plan becomes necessary, a revised site plan will be submitted for approval before any additional construction takes place.

Owner/Contractor Signature _____

Date _____

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| <p>PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT 111 South Mount Vernon Street Staff Report October 9, 2009</p> | |
| <p>AGENDA ITEM: HP009-029, Replace concrete on front porch; reconstruct footings for two structural posts on porch, then re-install posts; install wrought iron fence with gates across front and side yard; and add a new concrete walkway in the front and driveway in the rear of the property.</p> | |
| <p>Assistant Director:</p> | <p>George Worley </p> |
| <p>Historic Preservation Specialist:</p> | <p>Cat Moody </p> |
| <p>Report Date: September 29, 2009</p> | |

Historic Preservation District # 13, Southeast Prescott

APN: 110-01-045

Zoning: SF-9

Location: 111 South Mount Vernon Street

Agent/Applicant: Rob Ward/ R&M Custom Builders, Inc, PO Box 25938, Prescott Valley, AZ 86312

Owner: Marilyn Dinero, 111 South Mount Vernon Street, Prescott, AZ 86303

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan

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

Applicants propose to replace the cracking concrete under the covered front porch; temporarily remove two structural posts to reconstruct footing bases, and then re-install the same structural posts; add a wrought iron fence across the front of the property and along the side yard, with gates as depicted on the site plan; install a new concrete walk from the front porch out to the street, and install a new concrete driveway in the rear of the property.

The Historic Preservation Master Plan chapter for the East Prescott Historic District in general recommends that a property be used for its original purpose and encourages scale consistent with existing structures and styles. It encourages the use of wrought iron or open wood fencing at the front of the property.

Conformance with Design Guidelines

Existing Conditions

This Bungalow style house constructed in 1909 is in good structural condition. The wood picket fence along the front property line is in fair to poor condition.

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

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

The proposed concrete replacement under the covered front entry and associated post footings (which are likely not original to the construction of this house) will improve the structural integrity of the building. The realignment of the front walk will create direct access to the front entry, reflecting the use of this house as a single family residence (at some point in the past this was a double house with two entries). The wrought iron fence constructed of hammered edge square tube with lozenge accents and arts and crafts style decorative gate elements will conform to the recommendations from the historic preservation master plan. The concrete drive in the rear of the property will not have an impact on the historic integrity of the property located at 111 South Mount Vernon Street.

Site Visit: Recommended

Recommended Action:

MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS HP09-029, Replace concrete on front porch; replace post footing and re-install structural posts on porch; install wrought iron fence with gates across front and side yards; and install new concrete walkway in front and driveway in rear of property at 111 South Mount Vernon Street, HPD#13 with the following Condition of Approval:

1. Comply with Agency comments listed within this memo dated September 29, 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. 229 Survey Area East Prescott Historic District

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

Address 111 S. Mt. Vernon, Prescott, AZ 86301

City or Town Prescott vicinity County Yavapai Tax Parcel No. 110 - 01 - 045

Township T13N Range R02W Section _____ Quarters _____ Acreage <1

Block 7 Lot(s) 6, N 10' 8 Plat (Addition) East Prescott Addition Year of Plat (Addition) 1872

UTM Reference: Zone 12 Easting E365700 Northing N3823200

USGS 7.5' Quadrangle Map: Prescott Quadrangle (USGS)

ARCHITECT _____ not determined known Source _____

BUILDER _____ not determined known Source _____

CONSTRUCTION DATE 1909 known estimated Source County Assessor; 1910 Sanborn

STRUCTURAL CONDITION

- Good (well maintained; no serious problems apparent)
- Fair (some problems apparent) Describe: _____
- 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 residence; multi family (duplex); single family residence

Sources 1989 Historic Property Inventory

PHOTO INFORMATION

Date of Photo September 2001

View of Direction (looking towards) East

Negative No. Roll 4, Neg. 35



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 East Prescott constitutes one of the oldest and best preserved collections of American architectural styles built in Arizona in the late 19th and early 20th centuries.

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

C. ARCHITECTURE Style Bungalow No Style

Stories 1 1/2 Basement Roof Form Gable

Describe other character-defining features of its massing, size, and scale One and one-half story frame structure with roughly asymmetrical massing and a rectangular plan. The roof is a large skirted and shingled end gable that extends over the front porch supported by simple wood columns. This was originally a double house with entries on the SW and NW corners. The entry on the NW corner has been recently filled in. A new hipped dormer is located on the N elevation.

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 The entry on the NW corner has been filled in since the previous documentation (1989).

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

Walls (Structure) Wood frame Walls (Sheathing) Shiplap

Windows Wood Describe Window Structure 1/1, double hung

Roof Composition shingles Foundation Concrete

SETTING Describe the natural and/or built environment around the property A wood picket fence defines the front property line. The yard is mostly grass and is in good condition. The parkway is also grass.

How has the environment changed since the property was constructed? _____

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 East Prescott Historic District
Date Listed October 1989 Determined Eligible by Keeper of National Register (Date _____)

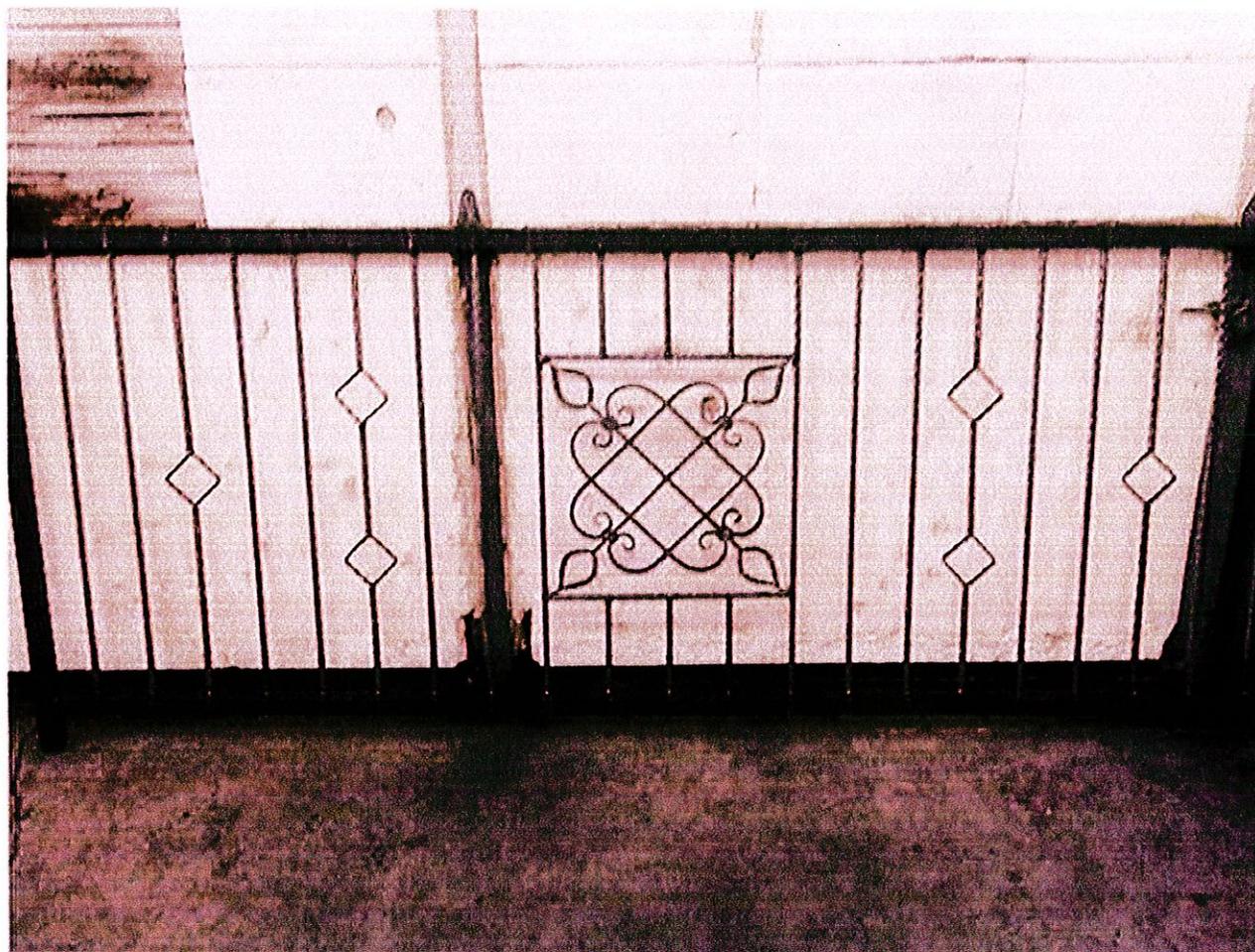
RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (option of SHPO Staff or Survey Consultant)

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 _____

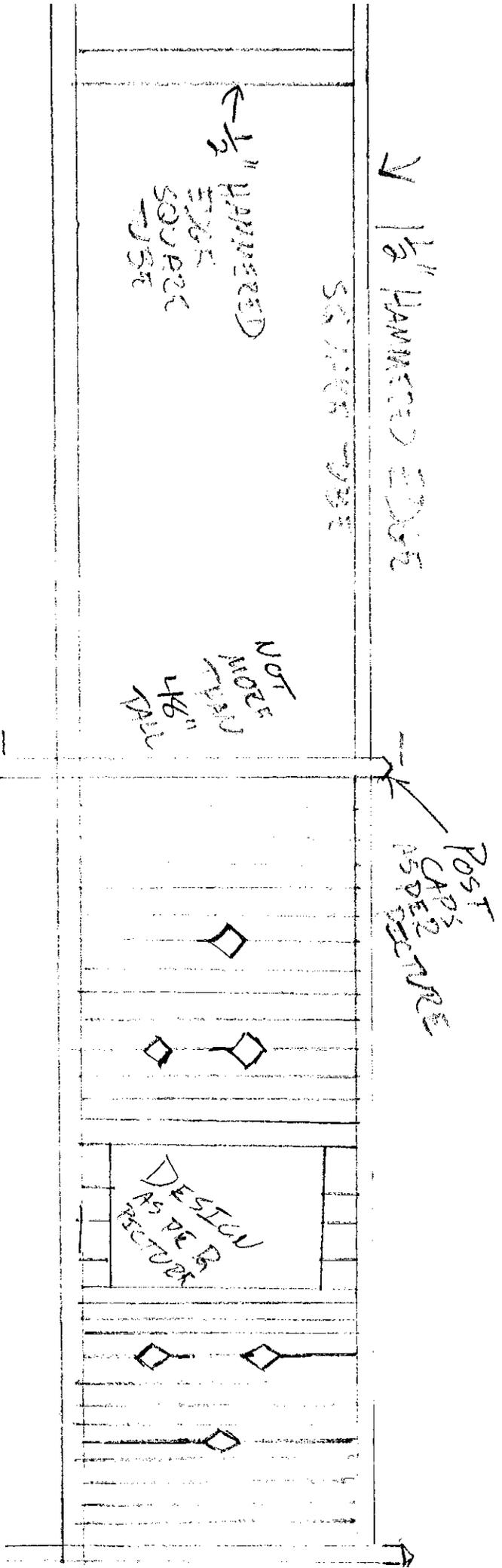
FORM COMPLETED BY

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

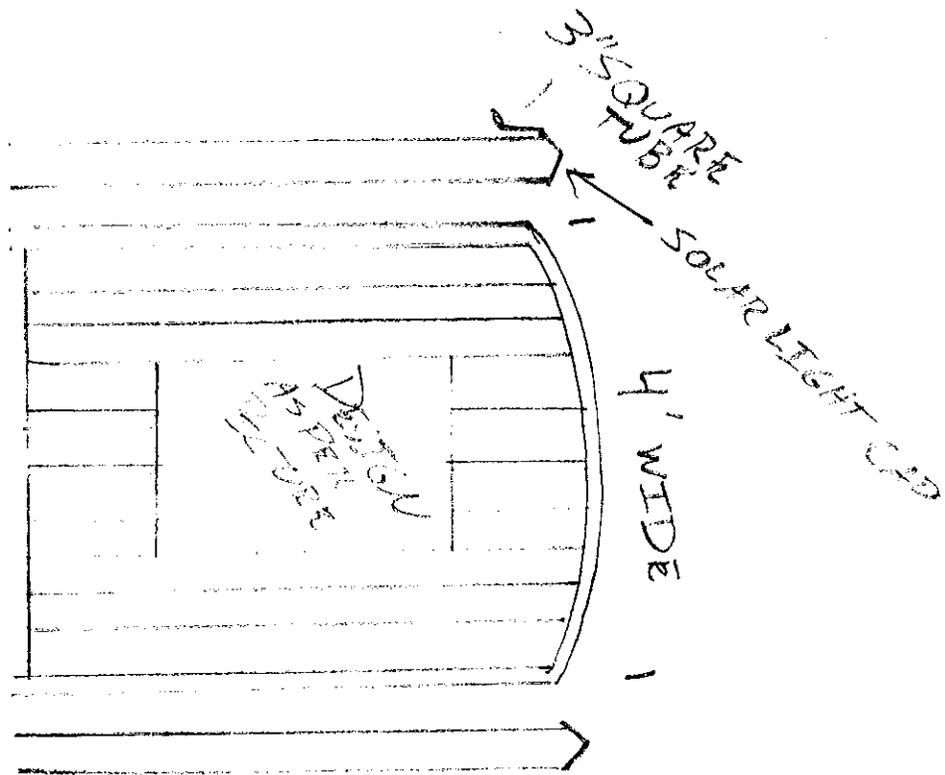
Date 01 September 2001
Phone (928) 778-5118



ACTION WELDING
1514 SHOUP ST
PRESCOTT, AZ 86305
928-445-2579



ACTION WELDING
1514 SHOUP ST
PRESCOTT, AZ 86305
928-445-2579



| | |
|--|-------------------------|
| PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT 1089 Old Hassayampa Lane Staff Report October 9, 2009 | |
| AGENDA ITEM: HP09-030, Request to build an 8'x12' laundry room addition on the northeast corner of the existing house. | |
| Assistant Director: | George Worley <i>GW</i> |
| Historic Preservation Specialist: | Cat Moody <i>CM</i> |
| Report Date: September 30, 2009 | |

Historic Preservation District # 15, Historic Homes at Hassayampa
APN: 108-07-161 **Zoning: SPC**
Location: 1089 Old Hassayampa Lane
Agent/Applicant: Charles and Tonya Kennedy
Owner: CTK Trust, 1089 Old Hassayampa Lane, Prescott AZ 86303

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan

This property is within the boundaries of the Historic Homes at Hassayampa National Register Historic District and the Historic Homes at Hassayampa HPD # 15. The house is listed in the National Register of Historic Places. The garage is not listed. See attached Arizona Historic Property Inventory form.

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

Conformance with Design Guidelines

Existing Conditions

The house may be described as a Modern Minimal Traditional residential building built in 1940-41. Structural condition appears to be good. Historic integrity is good/fair. The garage is vernacular building probably built at about the same time as the house.

Applicant proposes to add an 8' x 12' addition, to serve as a laundry room, on the northeast corner of the house. The foot print for the addition is currently part of an existing deck which runs along the entire north side of the house. The exterior of the addition will be stucco to match the existing exterior walls; the roof will be shingle to match the existing roof as closely as possible. Two new 2'wide x 3'high casement style

Agenda Item: HP09-030 1089 Old Hassayampa Lane

windows will be added to the north wall of the addition, and an exterior door will be added to the west wall of the addition.

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

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

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

The addition will be located on the back of the house and will not be visible from the street or front entry.

Site Visit: Not Recommended

STAFF RECOMMENDATION: Approve HP09-030, proposal to construct a 8'x12' addition on the northeast corner of the existing house, 1089 Old Hassayampa Lane, HPD #15.

Recommended Action:

MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS HP09-030 with the following Condition of Approval:

1. Comply with Agency comments listed within this memo dated September 30, 2009.

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, AZ 85007.

PROPERTY IDENTIFICATION

For Properties identified through survey: Site No. 1 Survey Area Hassayampa Historic District

Historic Name(s) House #1 Hassayampa Country Club (Enter the name(s), if any, that best reflects the property's historic importance.)

Address 1089 Old Hassayampa Lane

City or Town Prescott vicinity County Yavapai Tax Parcel No. 108-07-161

Township 13 Range 02W Section 0005 Quarters Acreage 7.7

Block N/A Lot(s) N/A Plat (Addition) N/A Year of plat (addition) N/A

UTM reference: Zone Easting Northing

USGS 7.5' quadrangle map: Prescott

ARCHITECT Not determined known Source

BUILDER Marion Scott Not determined known Source John A. Bartlett-interview (6/13/02)

CONSTRUCTION DATE 1940-41 known estimated Source John A. Bartlett; Cory Ledgers

STRUCTURAL CONDITION

Good (well maintained: no serious problems apparent)

Fair (some problems apparent) Describe:

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 rental from completion to present (Sept., 2002)

Sources Prescott Evening Courier(6/25/45) John A. Bartlett

PHOTO INFORMATION

Date of Photo July 15, 2002

View Direction (looking towards) East

Negative No. Roll 1, Exposure 1



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 Hassayampa Historic District is significant due to its association with the Old Hassayampa Country Club, Harvey Cory, the owner of the club who had the homes built, and as a cohesive grouping of transitional architecture constructed between 1939-49.

B. PERSONS. List and describe persons with an important association with the building Harvey Cory who purchased the Hassayampa Country Club in 1939 and ran the club until his death in 1949.

C. ARCHITECTURE. Style Modern Minimal Traditional no style

Stories 1 Basement Roof form cross-gabled with exposed rafter tails

Describe other character-defining features of its massing, size, and scale single story residence, asymmetrical massing, irregular in plan, 1375 square feet, decorative rake molding, detached side gabled two stall garage with stucco finish

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 rear deck circa 1990's, original footprint, massing, windows, and entry doorways remain.

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

Walls (structure) formed and poured concrete Walls (sheathing) stucco

Windows 1/1 double hung, fixed picture

Roof original asbestos Foundation formed and poured concrete

SETTING. Describe the natural and/or built environment around the property native alligator juniper, ponderosa pine, and live oak. Historic plantings of Arizona cypress & deodora cedar, adjacent to golf course to the north and west, northern most home in a north to south curvilinear pattern of homes #1 through #13.

How has the environment changed since the property was constructed? Increased development now surrounds the district, however this home retains its historic view looking west over the golf course.

WORKMAN SHIP. Describe the distinctive elements, if any, of craftsmanship or method of construction Exterior walls are of formed and poured concrete, porthole entry window, decorative metal ridge cap.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

Individually Listed; Contributor Noncontributory to _____ Historic District
Date Listed _____ Determined eligible by Keeper of National Register (date _____)

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (opinion 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: Robert M. Girard, Northern Arizona University, Dept. of Geography Graduate School Date: 7/20/02
Mailing Address: 803 N. Leroux St., Flagstaff, AZ, 86001 Phone #: 928-214-0271