

PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, December 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, December 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 November 13, 2009 meeting.
- 2. HP09-033, 135 South Pleasant Street.** Historic Preservation District # 13 Southeast Prescott. APN: 110-01-016B. Request for a building permit to repair the front porch. Project scope includes: new concrete surface on porch; replacement of old posts with new posts consisting of stone veneer base with a concrete cap and chamfered wood 6x6 posts; and, installation of new railings. Owner/Applicant is William Whittington.
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. **HP09-034, 511 East Gurley Street.** Historic Preservation District # 13, Southeast Prescott. APN: 110-01-043. Request for a building permit to install a new 30" x 48" sign for business identification for the Law Offices of John M. Sears. Owner is G&B Prescott Properties. Applicant/Agent is Morgan Sign Company for Law Offices of John M. Sears P.C.
Historic Preservation Specialist, Cat Moody.
4. **HP09-035, 107, 109, 111, and 113 South Cortez Street.** Historic Preservation District # 1, Courthouse Plaza. APNs: 109-01-020, 109-01-118, and 109-01-017. Request for building permit to replace existing awnings with new fixed frame awnings. Owner is Annette Williams. Applicant /Agent is A Shade Beyond.
Historic Preservation Specialist, Cat Moody.
5. **HP09-036, 105 South Cortez Street.** Historic Preservation District # 1, Courthouse Plaza. APN: 109-01-021A. Request for a building permit to install a new covered patio to the third floor deck. Project scope includes: installation of a steel frame to support a metal paneled roof; install canvas on the sides and front of the steel frame; and, modification to the ladder to allow the system to be installed. Owner is 'TIS Holdings, LLS. Applicant/Agent is Otwell Associates Architects. Historic Preservation Specialist, Cat Moody.
6. **HP09-037, 133 South Washington Avenue.** Historic Preservation District: none – located in the Joslin and Whipple National Register District. APN: 110-02-008. A courtesy review and request for a building permit to build a 352 square foot single story guest house in the rear of the property. Owners are Brock & Chantel McCaman. Applicant/Agent is Doug Stroh.
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 **December 2, 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
NOVEMBER 13, 2009
PRESCOTT, ARIZONA**

MINUTES of the **PRESCOTT PRESERVATION COMMISSION** held on **NOVEMBER 13, 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 Frank DeGrazia, Chairman <i>pro tempore</i> Russ Buchanan John Langellier Elisabeth Ruffner Mike Todd	OTHERS PRESENT George Worley, Asst. Community Development Director Nancy Burgess, Historic Preservation Specialist Cat Moody, Historic Preservation Specialist Kelly Sammeli, Recording Secretary
MEMBERS ABSENT Doug Stroh Steve Adams	COUNCIL PRESENT Lora Lopas, Councilwoman

III. REGULAR AGENDA

- 1. Consider approval** of the minutes of the October 9, 2009 meeting.

Mr. Langellier, **MOTION: approval** of the October 9, 2009 minutes with the correction that Mr. Todd be added to members present.

Mr. Todd, 2nd.

VOTE: 4-0-1. (Abstention Mr. DeGrazia due to absence)

Chairman *pro tempore* DeGrazia noted at this time that the signing of the minutes of the October 9, 2009 meeting will be signed by Chairman Stroh upon his return.

- 2. HP09-031, 120 E. Sheldon Street, Suite # 105.** Historic Preservation District # 8 Santa Fe Depot. APN: 113-18-006. Request for building permit to install new pan channel letter sign totaling 31.97 square feet for a new business known as "Wonderland Boutique". Owner is Depot Marketplace, LLC. Applicant is A&B Sign Company, Inc. Historic Preservation Specialist, Cat Moody.

Ms. Moody placed a photograph of the proposed signage on the overhead projector and reported that the site is located at the Depot Marketplace, 120 East Sheldon Street, Suite 105. Ms. Moody further noted that the building is located within the Santa Fe Depot Historic District. Ms. Moody reported that the applicant was requesting to install new signage consisting of LED pan channel letters, with the

square footage of the sign totaling 31.97square feet. Ms. Moody continued to report that staff recommends that upon the removal of the old sign and the installation of the new sign, the area be patched and painted to match the existing exterior of the building. Ms. Moody concluded the presentation and noted that the applicant, Mr. Perry Wiewick of A&B Sign Company was present at the meeting to answer any questions.

Chairman *pro tempore* DeGrazia called for questions from the Commissioners. Hearing none, the item was opened for public comment. Hearing none, Chairman *pro tempore* DeGrazia closed the item and called upon the Commissioners for a motion.

Mr. Langellier, **MOTION: to approve HP09-031**, signage for the Wonderland Boutique as submitted, with the condition that the applicant patch and paint the area as needed after the installation.

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

3. **HP09-032, 100 E. Sheldon Street, Suite 200.** Historic Preservation District # 8, Santa Fe Depot. APN: 113-18-006. Request for a building permit to install new replacement signage for Wells Fargo Advisors from Wachovia Securities totaling 23.6 square feet. Owner is Depot Marketplace Owners, LLC. Applicant is Signtech USA. Historic Preservation Specialist, Cat Moody.

Ms. Moody placed a photograph of the subject property on the overhead projector and reported that the site was located within the Santa Fe Depot building itself, which is listed in the National Register as well as located within the Santa Fe Depot Historic District. Ms. Moody noted that the request consisted of the removal of existing signs and replacement of new signage on only two sides of the building. Continuing, Ms. Moody placed an elevation view of each side of the building on the overhead projector and noted that the new signage for Wells Fargo Advisors would be located on the South and the East elevations of the building. In addition, there will be a smaller sign placed over the doorway on the south side of the building. Ms. Moody further reported that the signs on the main facades of the building consist of individual letters that will be a quarter inch thick, gold anodized, brushed aluminum, with a horizontal grain. Ms. Moody indicated that the comprehensive sign plan for the Depot Marketplace does has color guidelines, and the brick red color located on the Wells Fargo sign and logo are very similar to the color guidelines. Ms. Moody further indicated the total square footage of the signage is less than 24 square feet where 50 square feet is allowed. Ms. Moody noted that Phil Keesee, representative of the sign company was present to answer questions and concluded the report.

Chairman *pro tempore* DeGrazia inquired if red was required in the additional signage.

Ms. Moody indicated that the color red was not a requirement of the sign, it was one of the colors that are in the guideline color pallet for the Depot Marketplace. Ms. Moody further noted that the sign lettering for the building would be gold.

Chairman *pro tempore* DeGrazia commented that by penetrating the surfaces of the building with more holes it would at some point ruin the integrity of the building and inquired if staff ever recommended that the signage be painted on the buildings.

Ms. Burgess, Historic Preservation Specialist, noted that staff has requested that signs be painted on buildings, however, the problem with this building is that it is heavy dash stucco and it is hard to get a clean sign on the finish. Ms. Burgess added that the signage that is currently painted on the building is left over from railroad era.

Ms. Ruffner inquired if the small plaque on the south face of the building by the door was a National Register plaque.

Ms. Burgess noted that was correct.

Chairman *pro tempore* DeGrazia called for other comments or questions from the Commissioners. Hearing none, the item was opened up to the public. Hearing no public comment Chairman *pro tempore* DeGrazia called for a motion.

Ms. Ruffner, **MOTION: move to approve HP09-032**, the sign permit for Santa Fe Depot, 100 East Sheldon Street, Suite 200, Depot Marketplace, Historic Preservation District # 8.

Mr. Langellier, 2nd.

VOTE: 5-0.

IV. SUMMARY OF RECENT OR CURRENT EVENTS

Ms. Burgess announced that on November 13th, 14th, & 15th there would be a fund raising boutique to help pay for the Citizens Cemetery fence project. Ms. Burgess noted that the event will be held at the Brinkmeyer House which was built in 1898 and is still owned by the Brinkmeyer family. Ms. Burgess added that it was a great opportunity to pick up Christmas gifts, support the Citizens Cemetery project, and view the historical house as it is rarely open to the public.

Ms. Ruffner informed the Commission that she had reviewed the outcome and legal opinion of case C2008-1560 out of Pima County Superior Court. Ms. Ruffner indicated that the case looked at the taking of property under Prop 207 and found in the public's interest of preservation was served with a zoning overlay. Ms. Ruffner encouraged all of the Commission members to review the case.

V. ADJOURNMENT

Chairman *pro tempore* DeGrazia adjourned the meeting at 8:18 AM.

Frank DeGrazia, Chairman *pro tempore*

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report December 11, 2009	
AGENDA ITEM: HP09-033, Request for permit to resurface concrete and replace posts and rail on front porch.	
Assistant Director: George Worley <i>GW</i>	
Director: Tom Guice <i>TG</i>	
Historic Preservation Specialist: Cat Moody <i>CM</i>	
Report Date: November 30, 2009	

Historic Preservation District: # 13, Southeast Prescott

APN: 110-01-016B

Zoning: MF-M

Location: 135 South Pleasant Street

Agent/Applicant: William Whittington

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. See attached Arizona Historic Property Inventory form.

Applicants propose to:

- (1) Replace the current, non-original posts on the front porch with new posts consisting of a stone or brick base with concrete cap and a chamfered wood 6x6 post
- (2) Repair/replace the railing with a like period rail
- (3) Resurface the concrete on the front porch

The Historic Preservation Master Plan does address the East Prescott National Register, and points of note include:

- Front porches are a dominant and important element throughout the district
- Encourage porches consistent with the historic style
- Encourage post and column treatment and other details consistent with the historic style of the building
- Stucco should not be used over a building sheathed in wood or brick
- Encourage scale consistent with existing structures and styles

Conformance with Design Guidelines

Existing Conditions

The building may be described as having elements of the Bungalow style. It was constructed between 1910 and 1924 and the structural condition appears to be 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 post design consisting of a stone or brick base with concrete cap and a chamfered wood 6x6 post would be in keeping with the architectural style of the home, providing that the scale is consistent with existing structures and styles. This can be achieved by using a stone veneer which consists of smaller, more regular stone elements and a pattern that emphasizes the horizontal lines consistent with the style of the building (suitable patterns will be presented at the commission meeting).

The railing as proposed will maintain the historic integrity of the home. The proposed stamped concrete porch will not have a substantial effect on the historic integrity of the home.

Site Visit: Recommended

Recommended Action:

MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS HP09-033, 135 South Pleasant Street, proposals for (1) Replace the current, non-original posts on the front porch with new posts consisting of a stone veneer base with concrete cap and a chamfered wood 6x6 post; (2) Repair/replace the railing with a like period rail; (3) Resurface the concrete on the front porch with the following Condition of Approval: Comply with Agency comments listed within this memo dated November 30, 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. 128 Survey Area East Prescott Historic District

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

Address 135 S. Pleasant, Prescott, AZ 86301

City or Town Prescott vicinity County Yavapai Tax Parcel No. 110 - 01 - 016 B

Township T13N Range R02W Section _____ Quarters _____ Acreage <1

Block 3 Lot(s) 18 Plat (Addition) Original Townsite Year of Plat (Addition) 1864

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 1910-1924 known estimated Source 1924 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) Northeast

Negative No. Roll 4, Neg. 6



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 Bungalow 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 a roughly rectangular plan. The main roof is an end gable with a smaller offset gable covering the porch. A shed roof covers a projection to the N. Eaves are wide and unenclosed. Rafters are exposed and decorative beams with triangular bracing project under the gables. Three square wood posts support the porch.

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) Asbestos shingles

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 The yard consists mostly of 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 _____

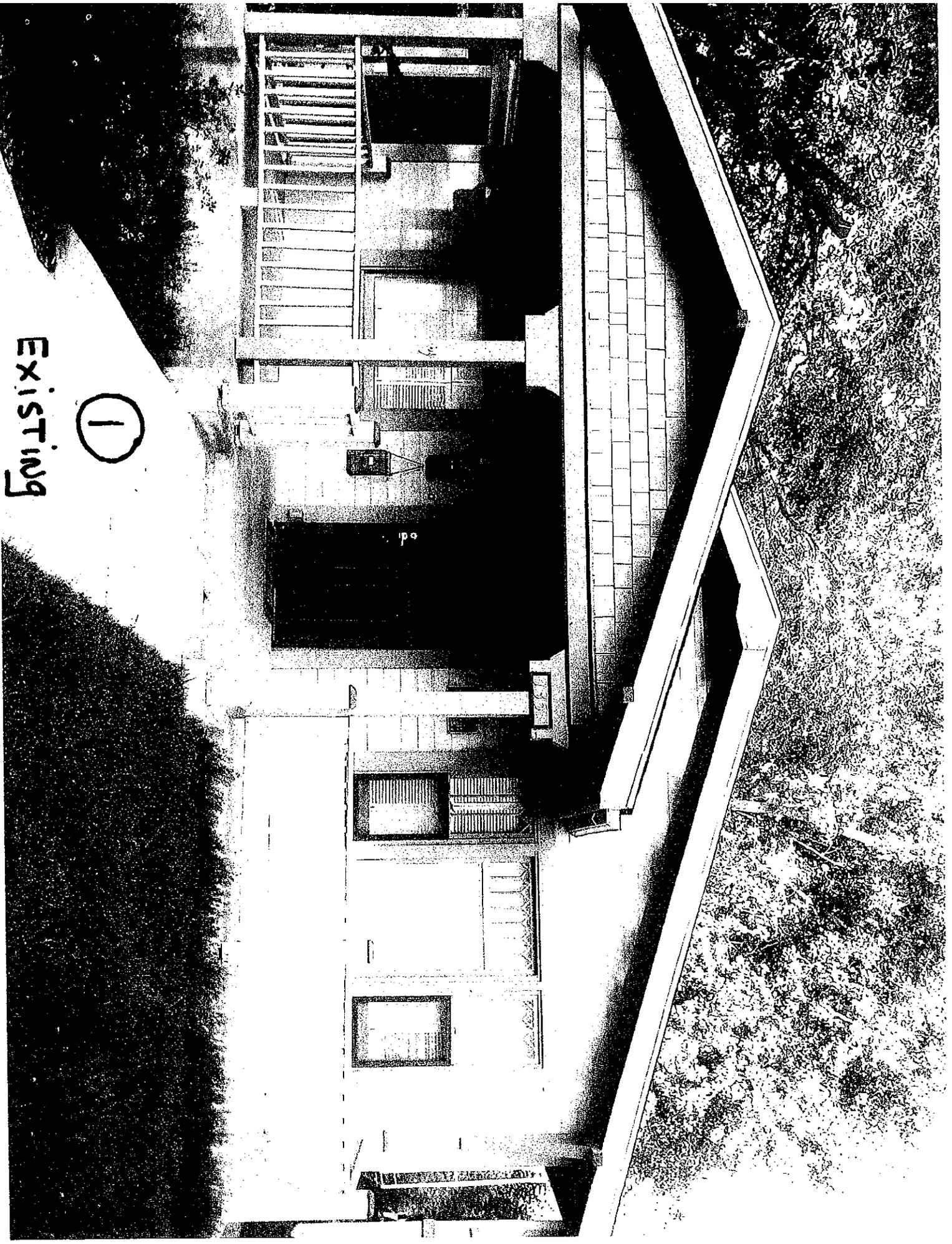
FORM COMPLETED BY

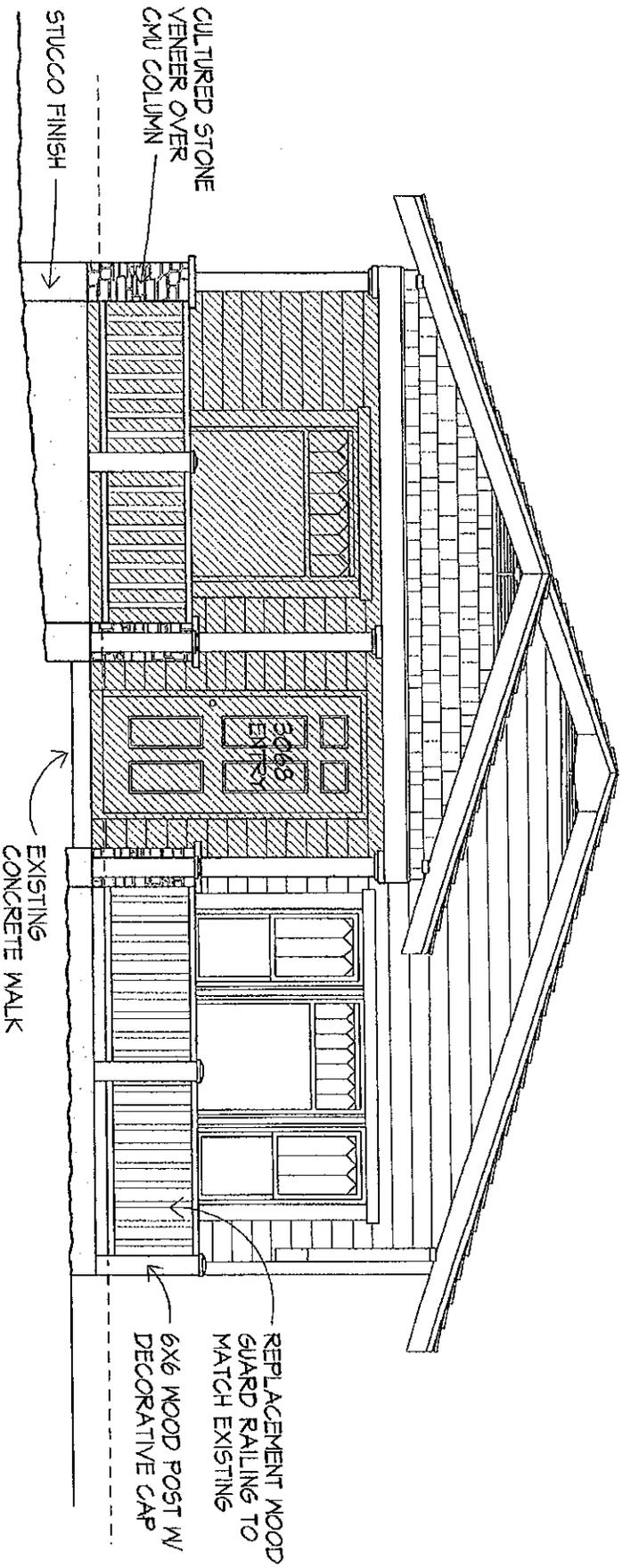
Name and Affiliation Steven C. Adams/Adams Architecture & Planning, Inc.
Mailing Address 1214 McDonald Drive, Prescott, AZ 86303

Date 01 September 2001
Phone (928) 778-5118

Existing

①

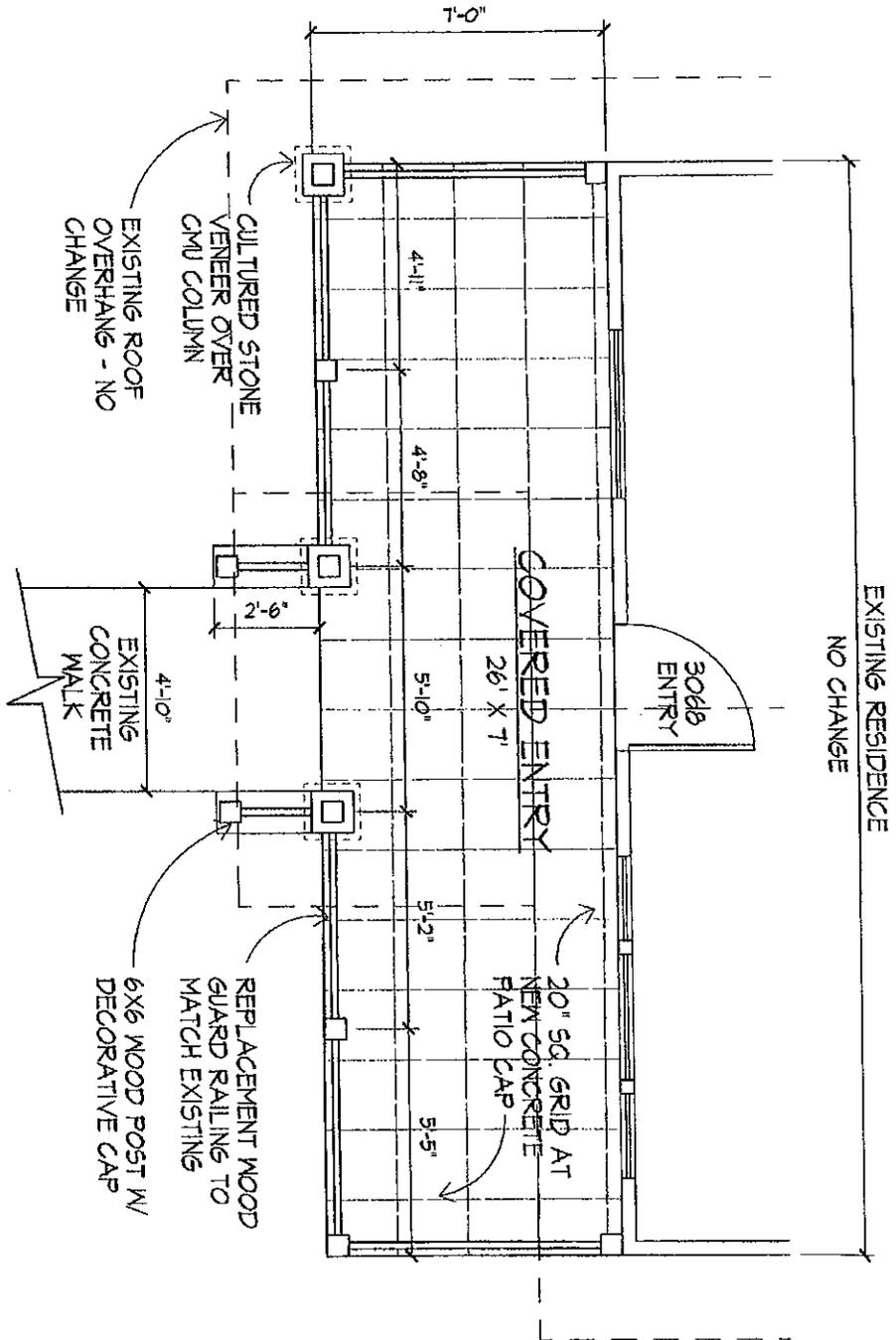




FRONT ELEVATION

1/4" = 1'-0"

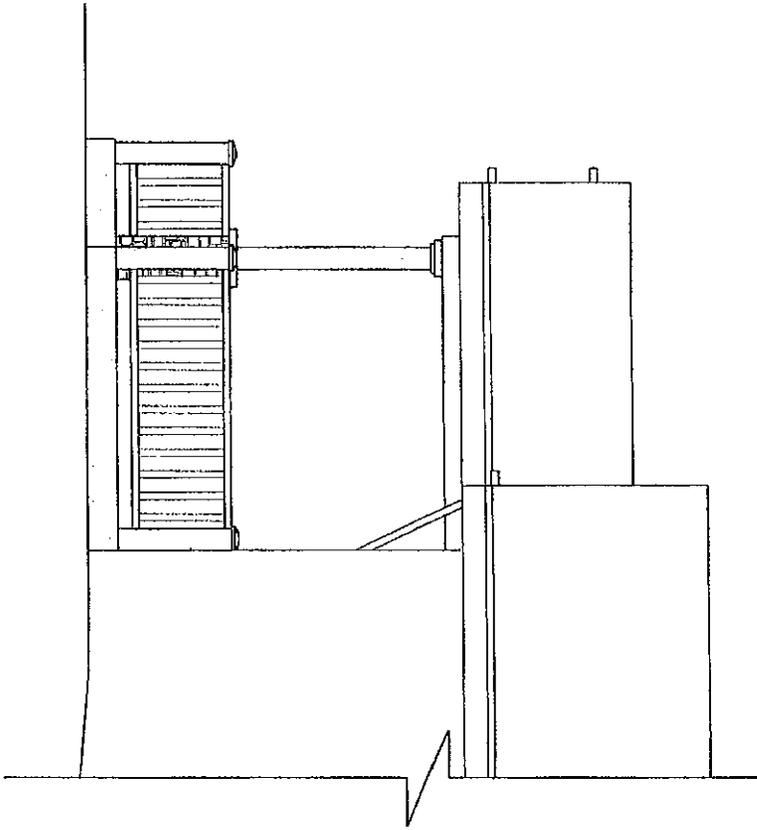
2-A



FLOOR PLAN

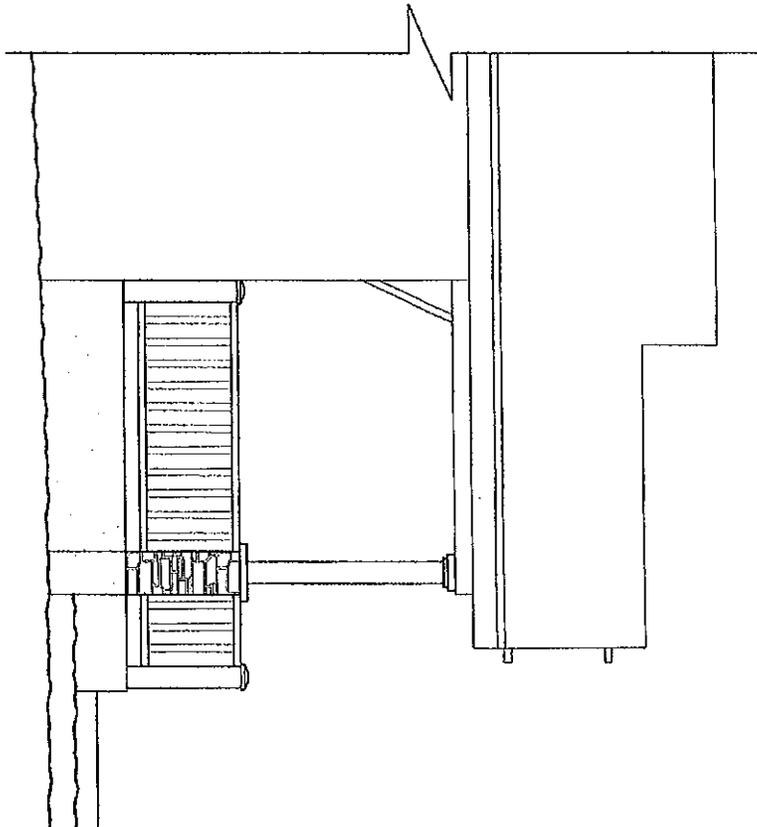
1/4" = 1'-0"

2-B



RIGHT ELEVATION

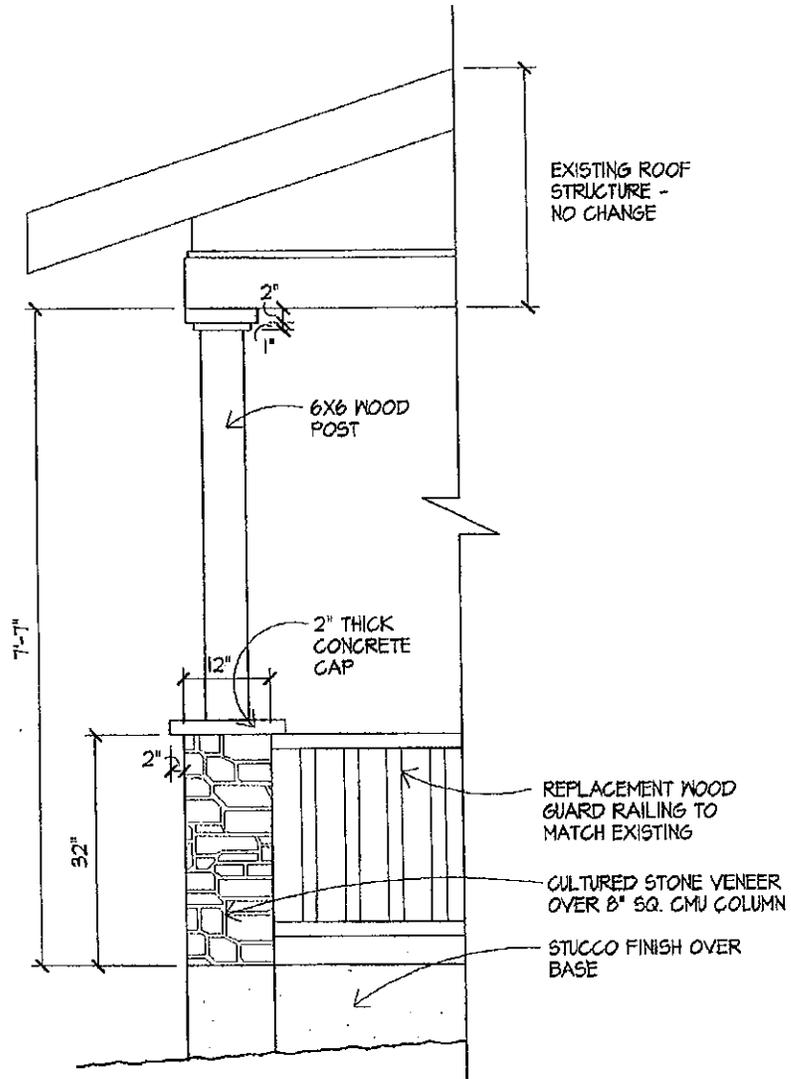
1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

2-C



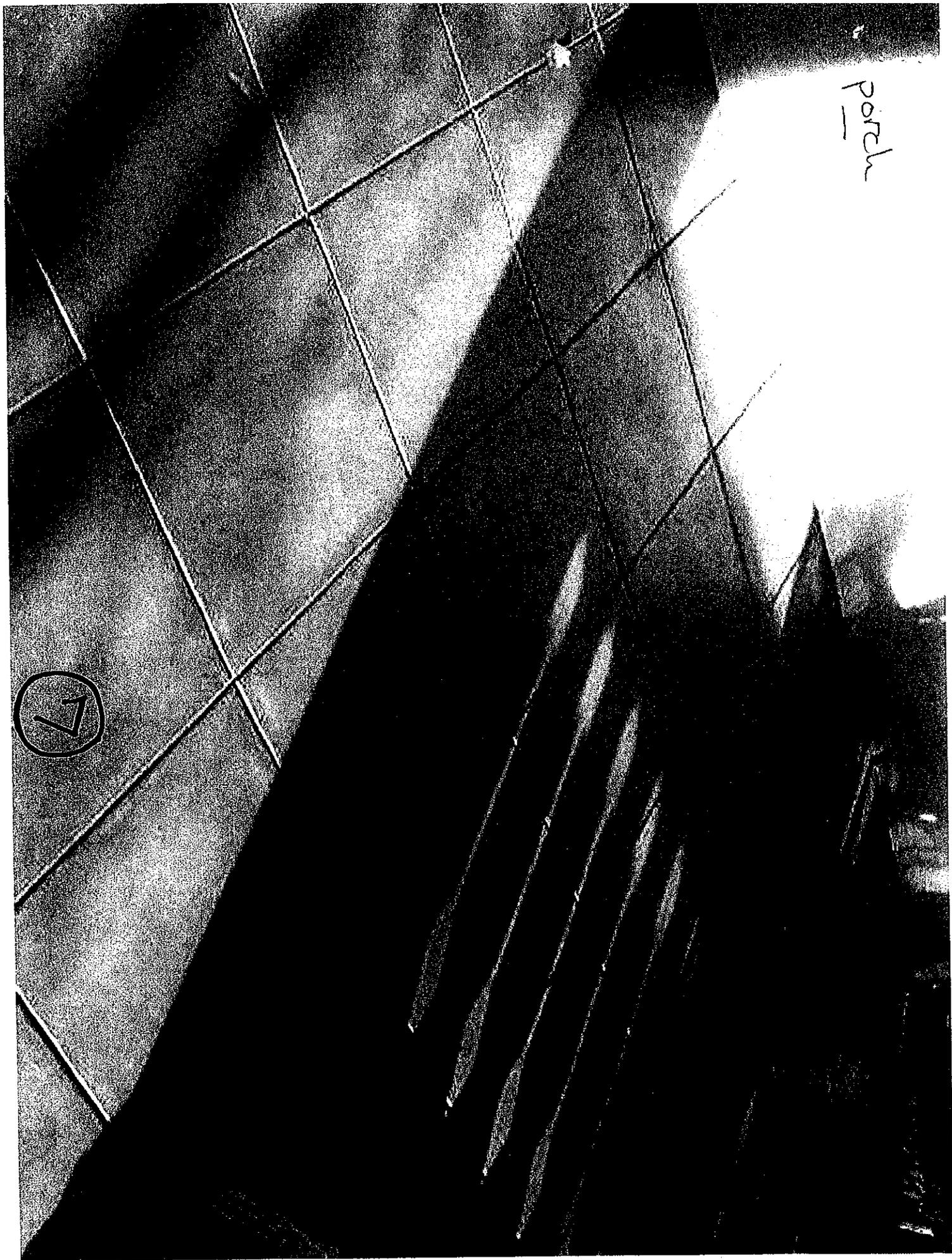
COLUMN DETAIL

1/2" = 1'-0"

2-D

porch

7



PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report December 11, 2009	
AGENDA ITEM: HP09-034, 511 East Gurley Street, Request for approval of free-standing sign.	
Assistant Director: George Worley <i>GW</i> Director: Tom Guice <i>TG</i>	
Historic Preservation Specialist: Cat Moody <i>CM</i>	
Report Date: November 30, 2009	

Historic Preservation District: # 13, Southeast Prescott

APN: 110-01-043

Zoning: BG

Location: 511 East Gurley Street

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

Owner: John M. Sears, 511 E Gurley Street, Prescott, AZ 86303

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan

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

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.

- Applicants propose a 30"x48" steel frame with plex graphics free-standing sign in the location shown and as illustrated in the attachments. The sign is not lighted.

The sign square footage (10 square feet) is clearly within the allowable 24 square feet.

Conformance with Design Guidelines

Existing Conditions

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

Agenda Item: HP09-034, 511 East Gurley Street

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

Site Visit: Recommended

Recommended Action:

MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS HP09-034, free-standing sign, 511 East Gurley Street, HPD#13 with the following Condition of Approval:
1. Comply with Agency comments listed within this memo dated November 30, 2009.



HISTORIC PRESERVATION COMMISSION APPLICATION

HP# 09-034

Property Address: 511 E. Gurley St.

Assessor's Parcel Number(s) (APNs): 110-01-043

Township _____ Section _____ Range _____ ¼, ½ Section _____ Zoning: BG

Subdivision Name: East Prescott

		For Staff Use Only
Owner Name & Address: <u>Law Offices of John M. Sears P.C. (Business)</u> <u>G+B Prescott Properties LLC PO Box 5612 Carefree, AZ</u> <u>511 E. Gurley St. Prescott (Business) 86377</u> Phone: <u>928-778-5208</u> Fax: _____ Email: _____		Date Received: <u>11.20.09</u> Taken In By: <u>CAC</u> Assigned To: _____
Applicant/Agent Name & Address (If different than property owner, Agent letter must accompany submittal): <u>Morgan Sign Co.</u> <u>704 E Moeller St.</u> <u>Prescott, AZ. 86301</u> Phone: <u>928-778-6336</u> Fax: <u>928-778-5094</u> Email: <u>morgansign@caldeone.net</u>		Date Application Complete: _____ PAC Date: <u>NA</u> HPC Date: _____

Project Description: 30" x 48" free standing sign for business ID.

National Historic Register: Contributor: Yes No _____

Historic Preservation District Name and Number: Southeast Prescott

Stephan Markov Name Stephan Markov Signature 11/20/09 Date

Sign is fabricated using 1/8" steel plate welded to frame consisting of 4"x4" & 2"x2" steel tubing. Laser cut plex graphics will be attached with silicone adhesive. Plex graphics and metal lattice will be painted plum color. Text is address number "511" and "John M. Sears Law Offices". Sign is double-faced. 8" x 24" concrete footings will be used to install sign. Additionally a 12" x 18" polymetal directional sign will be installed at back door entry using silicone adhesive and VHB tape. Text is "Please follow path to front entrance" with an arrow. Color will be plum background with white copy.

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. 68 Survey Area East Prescott Historic District

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

Address 511 E. Gurley, Prescott, AZ 86301

City or Town Prescott vicinity County Yavapai Tax Parcel No. 110 - 01 - 043

Township T13N Range R02W Section _____ Quarters _____ Acreage <1

Block 7 Lot(s) E 50' 2 & 4 Plat (Addition) _____ Original Townsite _____ Year of Plat (Addition) 1864

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 1910-1924 known estimated Source 1924 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) _____

South

Negative No. Roll 5, Neg. 24



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 Basement Roof Form Gables

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 an end gable with offset gable covering the front porch. Pairs of square columns support the porch. Eaves are wide and unenclosed with decorative false beams. A deep frieze is located at the porch. A slump block chimney is located to the E. A second residence has been constructed at the SW corner of the property.

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 A stuccoed stone wall topped by metal posts with swaged chain have been added since the previous documentation (1989).

MATERIALS Describe the materials used in the following elements of the property
Walls (Structure) Wood frame Walls (Sheathing) Beveled siding

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 The yard consists mostly of miscellaneous shrubs and is in fair condition. The parkway also contains several shrubs.

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 _____)

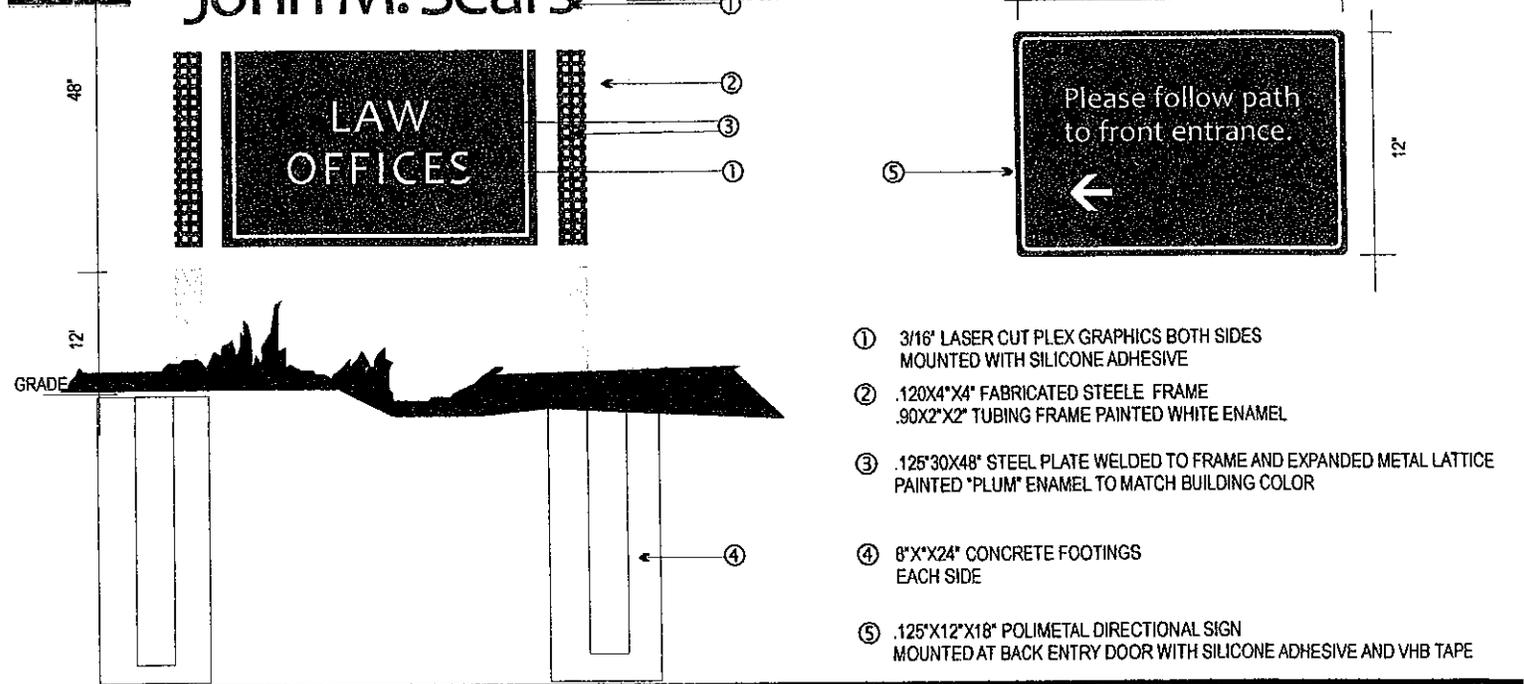
RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (option of SHPO Staff or Survey Consultant)

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



- ① 3/16" LASER CUT PLEX GRAPHICS BOTH SIDES MOUNTED WITH SILICONE ADHESIVE
- ② .120X4"X4" FABRICATED STEEL FRAME .90X2"X2" TUBING FRAME PAINTED WHITE ENAMEL
- ③ .125"30X48" STEEL PLATE WELDED TO FRAME AND EXPANDED METAL LATTICE PAINTED "PLUM" ENAMEL TO MATCH BUILDING COLOR
- ④ 8"X"X24" CONCRETE FOOTINGS EACH SIDE
- ⑤ .125"X12"X18" POLIMETAL DIRECTIONAL SIGN MOUNTED AT BACK ENTRY DOOR WITH SILICONE ADHESIVE AND VHB TAPE

PROJECT:
 PROPOSED ID SIGN FOR JOHN M. SEARS LAW OFFICES
 511 E. GURLEY ST. PRESCOTT, AZ 86301
 928.778.5208

DRAWN BY: SKM SCALE: NTS

DATE: 11/19/09

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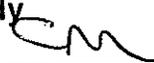
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 Prescott, AZ 86301
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 www.morgansign.com
 morgansign@cablone.net

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
December 11, 2009**

AGENDA ITEM: HP09-035 – Request for approval of permit for replacement of five storefront awnings.

Assistant Director: George Worley 

Director: Tom Guice 

Historic Preservation Specialist: Cat Moody 

Report Date: November 30, 2009

Historic Preservation District: Courthouse Plaza #1

APN: 109-01-020, 109-01-018, 109-01-017

Zoning: DTB

Location: 107 - 113 South Cortez Street.

Agent/Applicant: A Shade Beyond, 474 EZ Street, Prescott, AZ 86301

Owner: Annette Williams 23028 Grand Terrace Td, Grand Terrace CA 92313

Existing Conditions: The properties are located within the boundaries of the Courthouse Plaza Historic Preservation District (#1). They are listed as contributors to the Courthouse Plaza Historic District in the National Register of Historic Places. The current awnings are pipe-frame awnings, with canvas that is weathered and fraying.

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan:

The applicant is requesting approval for the five existing pipe-frame awnings to be removed and replaced with fixed-frame canvas awnings. Additional work to improve the appearance of the buildings- power washing and repainting the facades, will take place while the awnings are down.

This project must be in compliance with the City of Prescott *Historic Preservation Master Plan* and the provisions of Chapter 8, Courthouse Plaza Historic District.

Conformance with Design Guidelines

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

- The use of canvas or fabric awnings is encouraged at all locations in the district
- First floor awnings may extend over the public right-of-way (sidewalk). The width of first floor awnings may be up to the width of the storefront and/or inset. The color should match or be complementary to the primary color of the facade; the color must not distract from the facade.

Agenda Item: HP09-035, 107 - 113 South Cortez Street

- Awnings should be flat with an angle of approximately 45 degrees from the sidewalk to the facade. Curved awnings are permitted but are not encouraged. Some historic buildings include awning bands set into the front facade, usually just above the storefront. These should be used whenever possible to provide a historically correct configuration.

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

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

Site Visit: Not Recommended

Recommended Action: MOVE TO APPROVE HP09-035 as submitted, replacement of five storefront awnings at 107 - 113 South Cortez Street, and associated power washing and repainting, in conformance with the Historic Preservation Master Plan and the Design Guidelines for the Courthouse Plaza HPD #1.

PROJECT:

All existing old pipe-frame awnings shall be removed and replaced with fixed-frame canvas awnings.

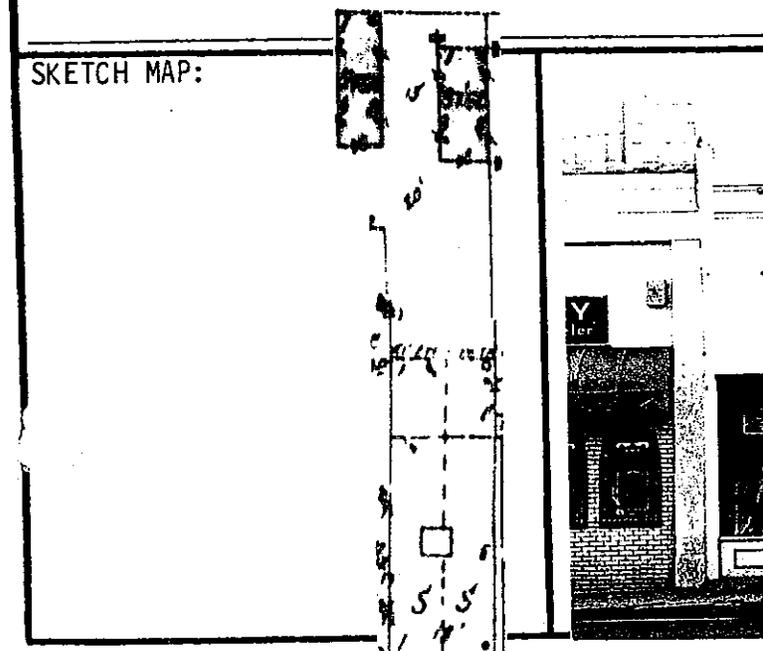
ADDITIONAL WORK: POWER WASH & REPAINT BUILDINGS
(COLOR SWATCHES SUBMITTED)

(Attach additional sheets if necessary)

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION: Courthouse Plaza
 SURVEY AREA NAME: Historic District
 HISTORIC NAME: _____
 ADDRESS/LOCATION: 107 S. Cortez St.
 CITY/TOWN: Prescott, AZ 86303
 TAX PARCEL NUMBER: 109-01-20 / ACRE(S) _____
 OWNER: Annette Williams
 OWNER ADDRESS: 23028 Grand Terrace Rd
 Grand Terrace, CA 92324
 HISTORIC USE: retail
 PRESENT USE: restaurant
 BUILDING TYPE: commercial
 STYLE: Indigenous/panel brick
 CONSTRUCTION DATE: circa 1900
 ARCHITECT/BUILDER: unknown
 INTEGRITY: altered minor
 CONDITION: good

DESCRIPTION
 SERIES: 1 DIMENSIONS: (1) 50 (w) 25
 STRUCTURAL MATERIAL: brick
 FOUNDATION MATERIAL: concrete
 WALL SHEATHING: stucco
 APPLIED ORNAMENT: none



COUNTY: Yavapai SURVEY SITE: 18
 USGS QUAD: Prescott
 T13N R 2W S 4 / NW 1/4 OF THE NE 1/4
 UTM

Description (contd.)
 ROOF TYPE: flat
 ROOF SHEATHING: built-up
 EAVES TREATMENT: flat parapet with coping at cornice
 WINDOWS: wood frame fixed sash
 ENTRY: recessed central entry with single door, sidelights
 PORCHES: none
 STOREFRONTS: recessed, original

configuration with original cast iron columns, wood kickplates
 NOTABLE INTERIOR: none
 OUTBUILDINGS: none
 ALTERATIONS: area above store front windows filled in & stuccoed

PHOTOGRAPH
 PHOTOGRAPHER: Nancy Burgess
 DATE: 6/21/87 VIEW: full; west side
 NEGATIVE NUMBER: R-5-11



Storefront is very similar to the original, and though not original it retains the original cast iron columns & original style wood frame, fixed sash windows; shares a common wall with "Knights of Pythias" building, built 1893.

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE COMMUNITY PLANNING _____ ECONOMICS _____
EXPLORATION/SETTLEMENT _____ GOVERNMENTAL _____ MILITARY _____ RELIGION _____ SCIENCE _____
THEATRE _____ TRANSPORTATION _____ TOURISM _____ OTHER(specify) _____

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S) owned by John H. & William H. Smith, proprietors of Smith Bros. Meat Market

RELATIONSHIP TO LOCAL DEVELOPMENT Relates to commercial development of downtown Prescott

CULTURAL AFFILIATIONS _____

ARCHITECTURAL MERIT typical of 19th Century narrow 1 story storefront.

MAJOR ARCH. FORM/MATERIAL Typical zero setback; early 20th Century commercial structure

ENGINEERING/STRUCTURAL _____

DISTRICT/STREETScape CONTRIBUTION _____

DISCUSSION AS REQUIRED: Though the area above the storefront windows has been covered with plywood & stuccoed over, the storefront is very similar to the original & changes to the exterior are minimal.

CONTEXT: ISOLATED/RURAL _____ RESIDENTIAL STREET _____ COMMERCIAL CENTRAL SQUARE
CBD: _____ OTHER: _____

BIBLIOGRAPHY/SOURCES:

State of Arizona Library and Archives clipping file.
Nelson, K. P. J., Prescott's First Century, 1864-1964, Arizona Pioneers Historical Society; 1963.
Weiner, Melissa Ruffner, Prescott, A Pictorial History, Donning Company, 1981.

LISTING IN OTHER SURVEYS: _____

NATIONAL REGISTER STATUS:

LISTED DETERMINED ELIGIBLE _____ DETERMINED NOT ELIGIBLE _____ NOT EVALUATED _____

COMMENTS/DEVELOPMENT PLANS/THREATS:

Good candidate for rehabilitation

SURVEYOR Nancy Burgess SURVEY DATE 6/1/87 DATE FORM COMPLETED 6/26/87

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION Courthouse Plaza
SURVEY AREA NAME: Historic District
HISTORIC NAME:
ADDRESS/LOCATION: 109-109½ S. Cortez St.
CITY/TOWN: Prescott, AZ 86003
TAX PARCEL NUMBER: 109-01-18 / **ACRE(S)**
OWNER: Annette Williams
OWNER ADDRESS: 23028 Grand Terrace Rd
 Grand Terrace, CA 92324
HISTORIC USE: retail- 3 business spaces
PRESENT USE: retail - 3 business spaces
BUILDING TYPE: commercial
STYLE: Indigenous / panel brick
CONSTRUCTION DATE: Circa 1900
ARCHITECT/BUILDER: unknown
INTEGRITY: altered minor
CONDITION: good

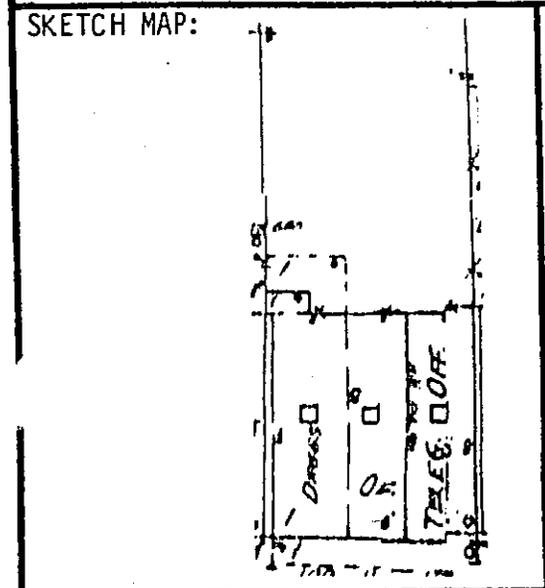
COUNTY: Yavapai **SURVEY SITE:** 19
USGS QUAD: Prescott
T 13N R 2W S 4 / NW ¼ OF THE NE ¼
UTM

Description (contd.)
ROOF TYPE: flat
ROOF SHEATHING: built-up
EAVES TREATMENT: stepped parapet with coping at cornice
WINDOWS: fixed sash, wood frame
ENTRY: recessed, single door
PORCHES: none
STOREFRONTS: 3 recessed central entries wood frame display windows

DESCRIPTION
STORIES: 1 **DIMENSIONS:** (l) 75 (w) 50
STRUCTURAL MATERIAL: brick
FOUNDATION MATERIAL: concrete
WALL SHEATHING: stucco
APPLIED ORNAMENT: none

NOTABLE INTERIOR: none
OUTBUILDINGS: none
ALTERATIONS: modern storefronts

PHOTOGRAPH
PHOTOGRAPHER: Nancy Burgess
DATE: 6/21/87 **VIEW:** full; west side
NEGATIVE NUMBER: R-5-10



SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE COMMUNITY PLANNING _____ ECONOMICS _____
EXPLORATION/SETTLEMENT _____ GOVERNMENTAL _____ MILITARY _____ RELIGION _____ SCIENCE _____
THEATRE _____ TRANSPORTATION _____ TOURISM OTHER(specify) _____

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S) At one time occupied by John Lawler,
prominent businessman, who later owned business properties on N. Cortez St.

RELATIONSHIP TO LOCAL DEVELOPMENT Relates to commercial development of downtown Prescott.

CULTURAL AFFILIATIONS _____

ARCHITECTURAL MERIT early 20th Century commercial

MAJOR ARCH. FORM/MATERIAL Typical zero setback; early 20th century commercial structure.

ENGINEERING/STRUCTURAL _____

DISTRICT/STREETSCAPE CONTRIBUTION part of commercial streetscape facing

DISCUSSION AS REQUIRED: courthouse square

This 3-space building is recognizable in all streetscape photos & its configuration is virtually unchanged from date of construction to present.

CONTEXT: ISOLATED/RURAL _____ RESIDENTIAL STREET _____ COMMERCIAL CENTRAL SQUARE
CBD: _____ OTHER: _____

BIBLIOGRAPHY/SOURCES:

State of Arizona Library and Archives clipping file.
Nelson, K. P. J., Prescott's First Century, 1864-1964, Arizona Pioneers Historical Society, 1963.
Weiner, Melissa Ruffner, Prescott, A Pictorial History, Donning Company, 1981.

LISTING IN OTHER SURVEYS: National Register as part of Courthouse Plaza Historic District

NATIONAL REGISTER STATUS:

LISTED DETERMINED ELIGIBLE _____ DETERMINED NOT ELIGIBLE _____ NOT EVALUATED _____

COMMENTS/DEVELOPMENT PLANS/THREATS:

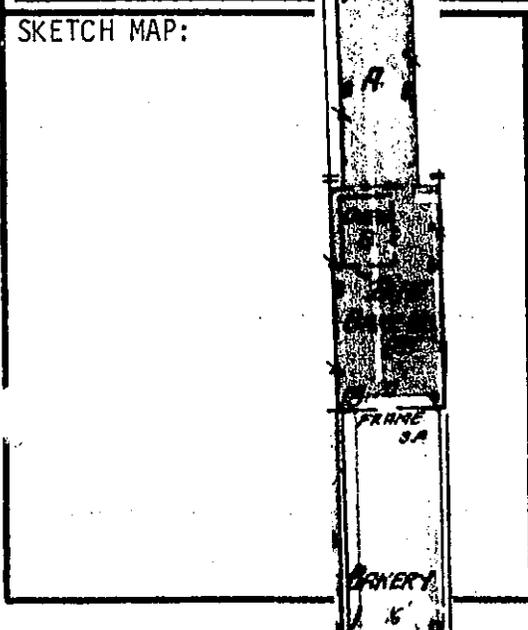
Excellent candidate for rehabilitation

SURVEYOR Nancy Burgess SURVEY DATE 6/1/87 DATE FORM COMPLETED 6/26/87

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION
SURVEY AREA NAME: Courthouse Plaza
Historic District
HISTORIC NAME:
ADDRESS/LOCATION: 113 S. Cortez St.
CITY/TOWN: Prescott, AZ 86303
TAX PARCEL NUMBER: 109-01-17
OWNER: Annette M. Williams
OWNER ADDRESS: 23028 Grand Terrace Rd.
Grand Terrace, CA 92324
HISTORIC USE: Retail/bakery
PRESENT USE: Retail/restaurant
BUILDING TYPE: Commercial
STYLE: Early 20th Century commercial
CONSTRUCTION DATE: Between March, 1905 & Feb.,
1907
ARCHITECT/BUILDER:
INTEGRITY: Altered major-minor
CONDITION: Fair/good

DESCRIPTION
STORIES: 1 DIMENSIONS: (l) 50 (w) 25
STRUCTURAL MATERIAL: brick
FOUNDATION MATERIAL: brick
WALL SHEATHING: stucco
APPLIED ORNAMENT: scoring in stucco



COUNTY: Yavapai SURVEY SITE: 20
USGS QUAD: Prescott
T 13N R 2W S 4 / NW 1/4 OF THE NE 1/4
UTM

Description (contd.)
ROOF TYPE: flat
ROOF SHEATHING: built-up
EAVES TREATMENT: plain parapet
WINDOWS: fixed sash, stainless steel
trim
ENTRY: Recessed central entry, single
door, stainless steel trim
PORCHES:
STOREFRONTS: flush, fixed sash,
stucco kickplates
NOTABLE INTERIOR: none
OUTBUILDINGS: none
ALTERATIONS: facade remodeled

PHOTOGRAPH
PHOTOGRAPHER: Nancy Burgess
DATE: 6/21/87 VIEW: full; west side
NEGATIVE NUMBER: 2-5-9



zero setback commercial building with false front type facade which has been stuccoed and scored in a decorative pattern, probably circa 1950's.

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE COMMUNITY PLANNING _____ ECONOMICS _____
EXPLORATION/SETTLEMENT _____ GOVERNMENTAL _____ MILITARY _____ RELIGION _____ SCIENCE _____
THEATRE _____ TRANSPORTATION _____ TOURISM OTHER(specify) _____

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S) Harry C. Shekels had building
constructed

RELATIONSHIP TO LOCAL DEVELOPMENT Relates to commercial development of downtown Prescott

CULTURAL AFFILIATIONS _____

ARCHITECTURAL MERIT Vernacular - early 20th Century commercial

MAJOR ARCH. FORM/MATERIAL Typical zero setback; early 20th Century commercial structure

ENGINEERING/STRUCTURAL _____

DISTRICT/STREETScape CONTRIBUTION _____

DISCUSSION AS REQUIRED:

For many years housed the ARizona Bakery. There was a stone bake oven on the rear of the property.

CONTEXT: ISOLATED/RURAL _____ RESIDENTIAL STREET _____ COMMERCIAL CENTRAL SQUARE
CBD: _____ OTHER: _____

BIBLIOGRAPHY/SOURCES:

State of Arizona Library and Archives clipping file.
Nelson, K. P. J., Prescott's First Century, 1864-1964, Arizona Pioneers
Historical Society, 1963.
Weiner, Melissa Ruffner, Prescott, A Pictorial History, Donning Company, 1981.

LISTING IN OTHER SURVEYS: National Register as part of Courthouse Plaza Historic District

NATIONAL REGISTER STATUS:

LISTED DETERMINED ELIGIBLE _____ DETERMINED NOT ELIGIBLE _____ NOT EVALUATED _____

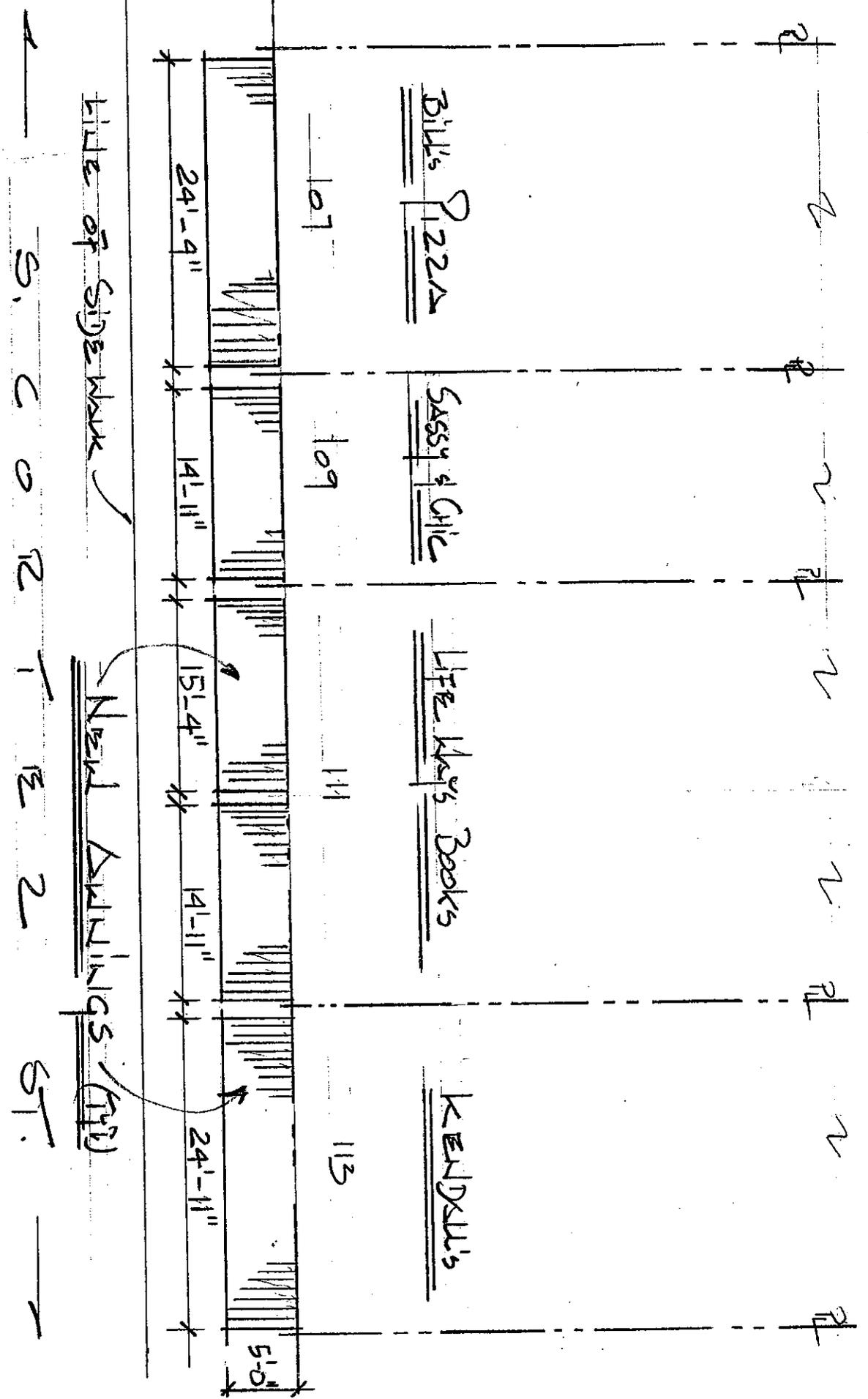
COMMENTS/DEVELOPMENT PLANS/THREATS:

Good candidate for rehabilitation.

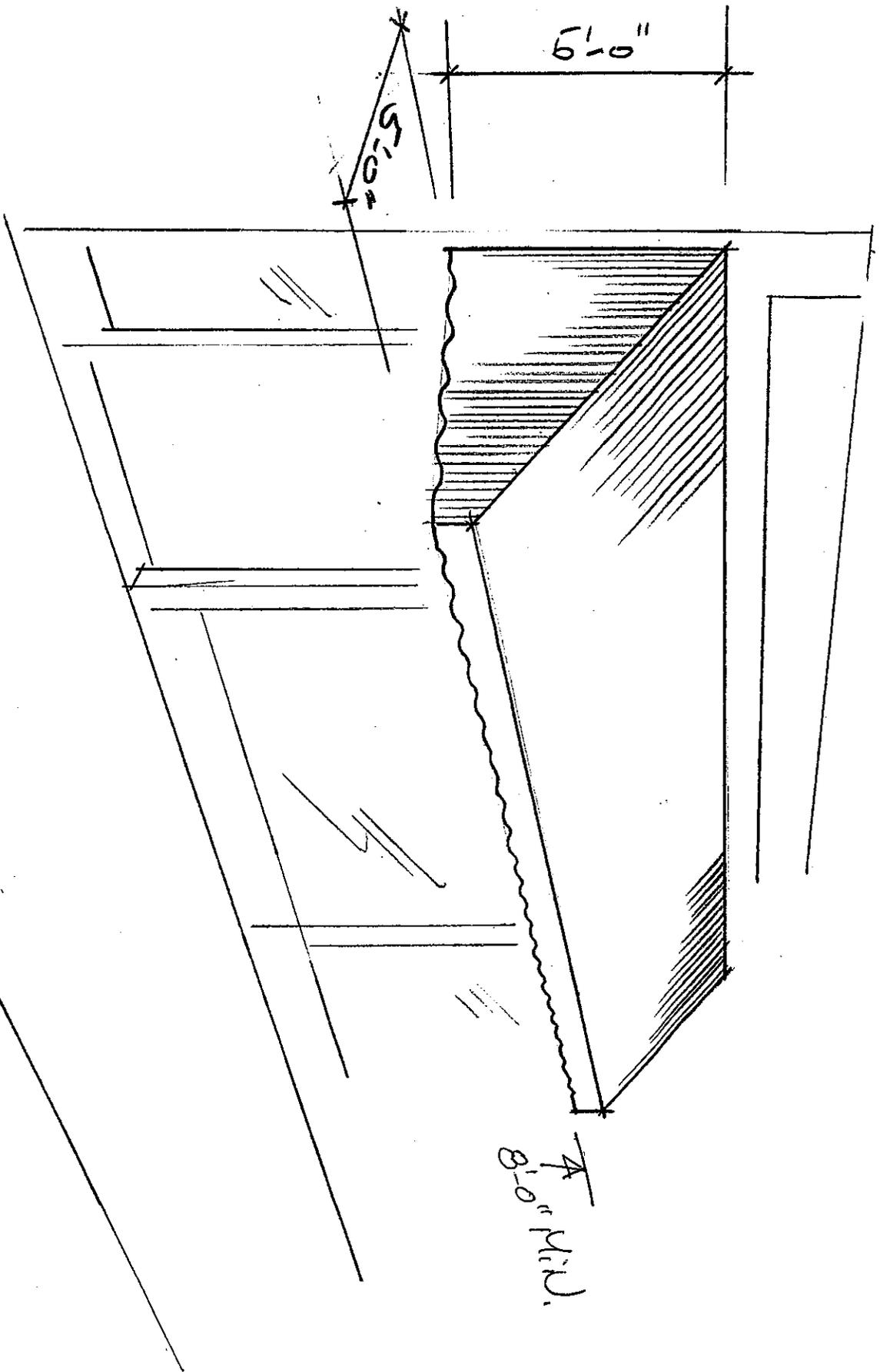
SURVEYOR Nancy Burgess SURVEY DATE 6/1/87 DATE FORM COMPLETED 6/26/87

A SHADE BEYOND
474 EZ Street
Prescott, AZ 86301

LOT 113
NEW BUILDINGS



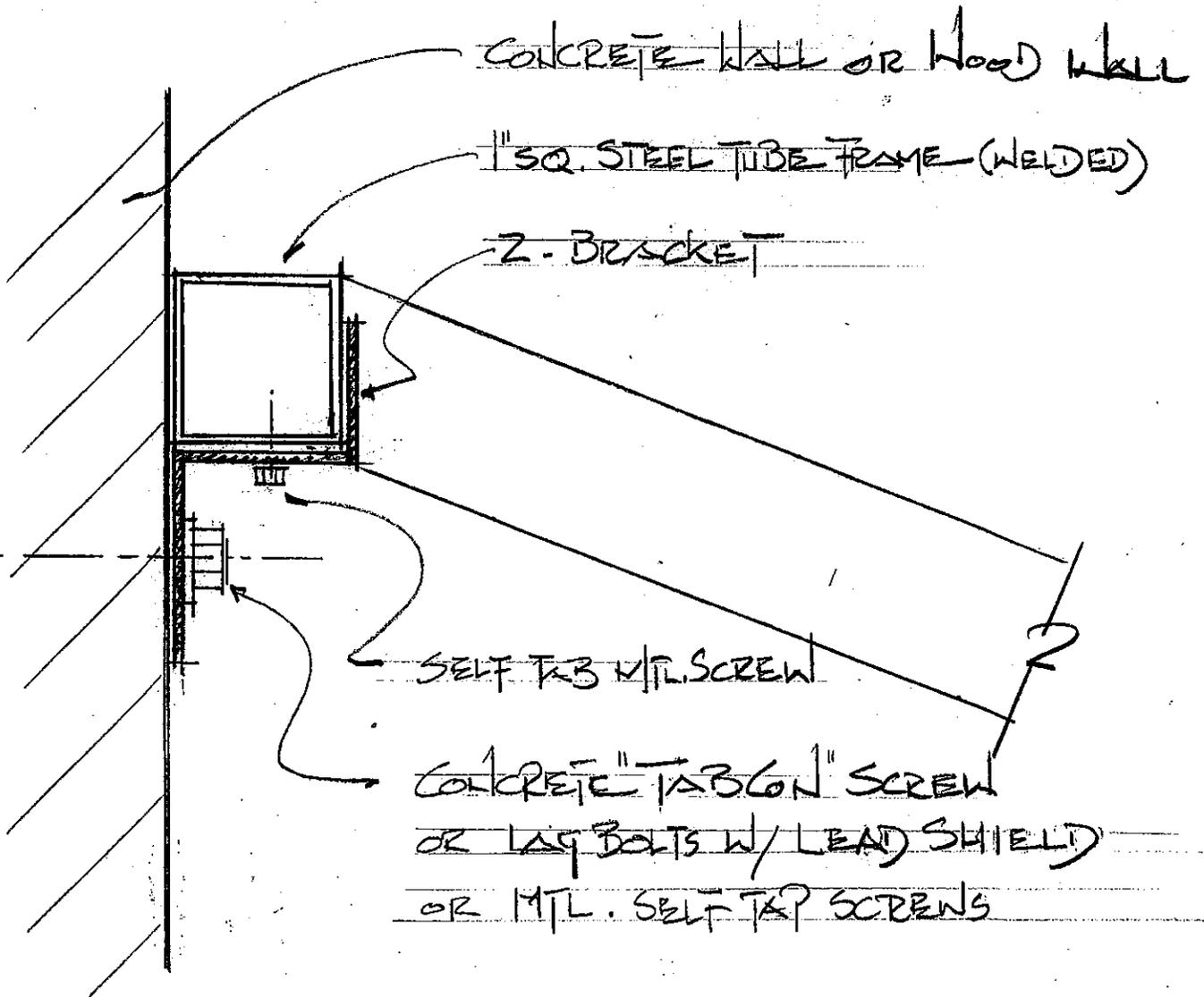
A SHADE BEYOND
474 EZ Street
Prescott, AZ 86301



ELEVATION (FR.)

New Additions

107 - 113 S. CORTEZ STREET



SECTION - WALL MOUNT DETAIL
FOR FIXED FRAME WINDOWS

A SHADE BEYOND
474 EZ Street
Prescott, AZ 86301
928-778-9300
800-373-6340

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report December 11, 2009	
AGENDA ITEM: HP09-036, 105 South Cortez Street – Request for approval of permit for roof with awning side panels to cover the third floor deck.	
Assistant Director: George Worley <i>GW</i>	
Director: Tom Guice <i>TG</i>	
Historic Preservation Specialist: Cat Moody <i>CM</i>	
Report Date: November 30, 2009	

Historic Preservation District: Courthouse Plaza #1

APN: 109-01-021A

Zoning: DTB

Location: 105 South Cortez Street

Agent/Applicant: Otwell Associates Architects, 121 East Goodwin Street, Prescott, AZ 86303

Owner: TIS Holdings LLC, c/o Quinton Lindsmith, 100 South Third Street, Columbus, Ohio, 43215

Existing Conditions: The property includes the Knights of Pythias Building, built in 1892-94 and a survivor of the Fire of 1900. The property is located within the boundaries of the Courthouse Plaza Historic Preservation District (#1). It is a contributor to the Courthouse Plaza Historic District and is listed in the National Register of Historic Places (1978) as a significant example of Territorial Architecture in Prescott. Good historic photographs exist of the building. The building has been completely renovated, and currently has a recently constructed, uncovered roof-deck on the third floor in the rear of the building.

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan:

The applicant is requesting approval for a roof structure over the third-floor deck consisting of a steel frame work system (painted to match the guardrails) that supports a metal paneled roof. The sides and front on this structure will be covered with canvas awning panels; full retractable side panels are proposed to enclose the space for year-round use.

This project must be in compliance with the City of Prescott *Historic Preservation Master Plan* and the provisions of Chapter 8, Courthouse Plaza Historic District.

Conformance with Design Guidelines

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

- Use only integral and natural colors of a neutral tone, compatible with the building and the district

- The use of canvas or fabric awnings is encouraged at all locations in the district
- Second and third floor awnings are also encouraged

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 roof structure is at the rear of the building, over new construction, and located on the third story. The roof framing is streamlined, painted to match, and the most visible elements will likely be the canvas awning side panels which intergrate well with the awnings at the front of the buildings surrounding the property. Due to these factors, there will be little to no impact on the historic integrity of the structure.

Site Visit: Not Recommended

Recommended Action: MOVE TO APPROVE as submitted, HP09-036, 105 South Cortez Street- The Knights of Pythias Building, roof with awning side panels to cover the third floor deck in conformance with the Historic Preservation Master Plan and the Design Guidelines for the Courthouse Plaza HPD #1.



HISTORIC PRESERVATION COMMISSION APPLICATION

HP# 09-034

Property Address: 109 S. CORTEZ

Assessor's Parcel Number(s) (APNs): 109-01-021 A

Township _____ Section _____ Range _____ 1/4, 1/2 Section _____ Zoning: _____

Subdivision Name: Prescott Original Town Site

		For Staff Use Only
Owner Name & Address: <u>'TIS HOLDINGS LLC</u> <u>c/o QUINTIN LINDSMITH</u> <u>100 S. 3RD ST</u> <u>COLUMBUS, OHIO 43215</u> Phone: _____ Fax: _____ Email: _____		Date Received: <u>11/23/09</u> Taken In By: <u>CAT</u> Assigned To: _____
Applicant/Agent Name & Address (If different than property owner, Agent letter must accompany submittal): <u>OTWELL ASSOCIATES ARCHITECTS</u> <u>121 E. GOODWIN</u> <u>PRESCOTT, AZ. 86303</u> Phone: <u>928.445.4951</u> Fax: <u>778.6120</u> Email: <u>FD @ OTWELL - ARCHITECTS . NET</u>		Date Application Complete: _____ PAC Date: _____ HPC Date: _____

Project Description: ADD A NEW COVERED PATIO TO THIRD FLOOR DECK

National Historic Register: Contributor: Yes No _____

Historic Preservation District Name and Number: COURTHOUSE PLAZA

<u>FRANK DELGRAZIA</u>	<u>Frank De Grazia</u>	<u>11.23.09</u>
Name	Signature	Date

KNIGHTS OF PYTHIAS
COVERED DECK

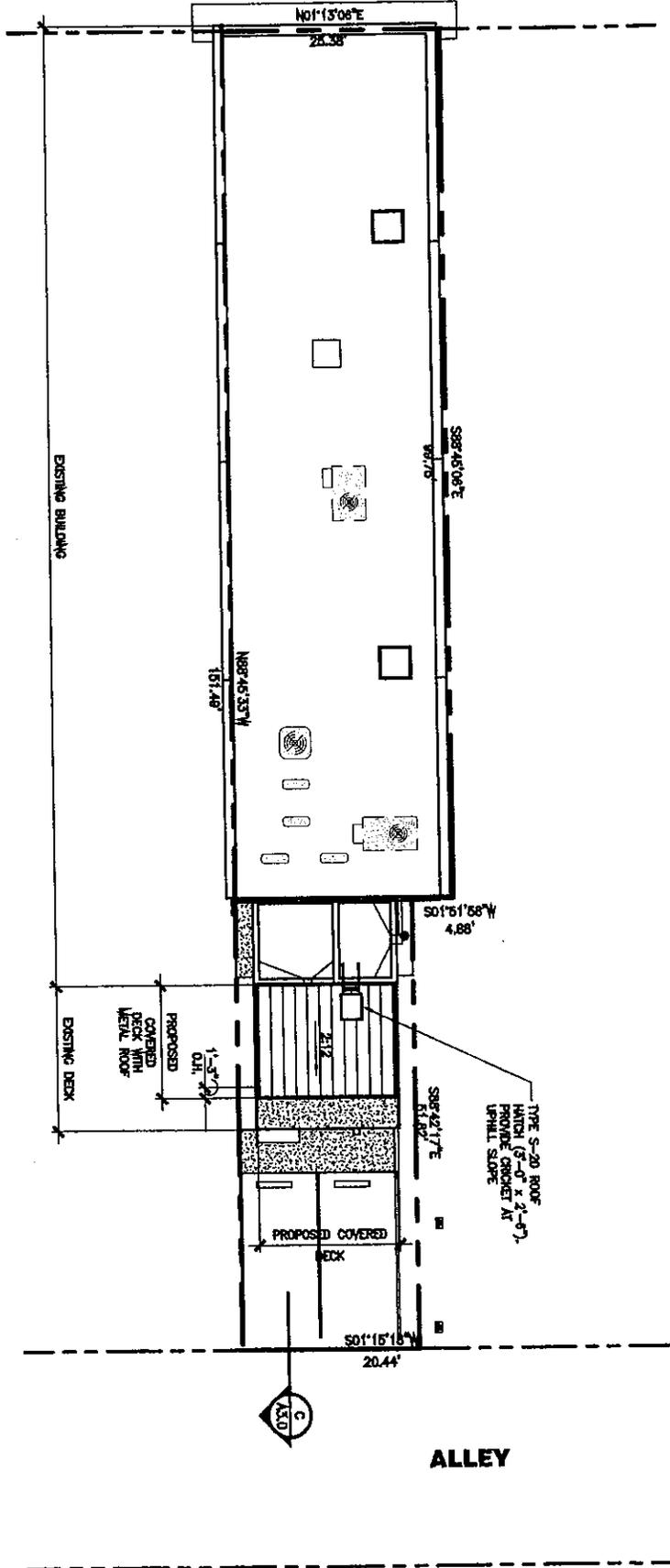
THE OWNERS OF THE RECENTLY RENOVATED KNIGHTS OF PYTHIAS BUILDING WOULD LIKE TO ADD A COVERED AREA TO THE THIRD FLOOR DECK.

THE SCOPE OF WORK WOULD ENTAIL PROVIDING A STEEL FRAME WORK SYSTEM (PAINTED TO MATCH THE GUARDRAIL) THAT SUPPORTS A METAL paneled roof (SEE AEP DRAWING & COLOR SUBMITTAL). THE SIDES AND FRONT ON THIS STRUCTURE WILL BE COVERED WITH CANVAS THAT MATCHES THE COLOR OF THE NEW AWNING AT THE FRONT OF THE BUILDING (SEE COLOR SWATCH SUBMITTAL).

ANOTHER FEATURE OF THE COVERED DECK WILL BE A HAND OPERATED ROPE AND PULLEY SYSTEM TO LOWER CANVAS SIDE PANELS TO BLOCK THE WIND AND ELEMENTS. ALSO TWO SMALL ELECTRIC HEATERS WILL BE ADDED TO CONDITION THE SPACE WITH THE PANELS IN THE CLOSED POSITION THEREBY PERMITTING YEAR ROUND USE OF THE SPACE.

THE LADDER THAT IS CURRENTLY IN PLACE WILL BE MODIFIED TO PERMIT THE NEW STRUCURE TO BE ATTACHED TO THE BUILDING AND A ROOF HATCH ADDED TO PERMIT ACCESS TO THE MECHANICAL UNITS ON THE MAIN ROOF.

SITE PLAN



ALLEY

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report December 11, 2009	
AGENDA ITEM: HP09-037, 133 South Washington Ave, Request for courtesy review of new 352 square foot guest house.	
Assistant Director: George Worley 	
Director: Tom Guice 	
Historic Preservation Specialist: Cat Moody 	
Report Date: December 1, 2009	

Historic Preservation District: none- In Joslin and Whipple National Register District
APN: 110-02-008 **Zoning:** MF-M
Location: 133 South Washington Ave
Agent/Applicant: Douglas Stroh, 132 S Montezuma St, Prescott AZ 86303
Owner: Brock and Chantel McCaman, 3770 W Driscoll Ln, Tucson AZ 85745

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan

This property is within the boundaries of the Joslin and Whipple National Register Historic District. The house is listed in the National Register of Historic Places. See attached Arizona Historic Property Inventory form.

The Historic Preservation Master Plan does not address the Joslin and Whipple district specifically, 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 architectural style of the house may be described as Bungalow. It was constructed in 1934 and its historic integrity is very good.

Applicant proposes to add a detached guest house to the northeast corner of the property, basically behind the existing house. Due to the proposed location and the proposed landscaping of the guest house, the guest house will be almost completely invisible from the street. The location for the guest house meets all setback requirements, and still maintains a less than 40% lot coverage for all structures combined.

Agenda Item: HP09-037, 133 South Washington Ave

The roof slope, single hung windows, and green and white paint will be elements that match the existing house.

The new construction is differentiated from the historic building by the use of modern materials and the design element of a gabled rather than hip roof form. Further, the fact that the proposed guest house is detached from and is located behind the historic house eliminates any impact the guest house would have on the historic integrity of the individual historic house and the neighborhood in general.

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

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

Site Visit: Recommend .

Recommended Action:

PROVIDE COMMENTS ON HP09-037, 133 South Washington Ave, Request for courtesy review of new 352 square foot guest house.

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE IN A WRITTEN NARRATIVE DESCRIBING THE PROJECT:

This project consists of the addition of a single story guest house of 352 S.F. to the rear of the property and two parking spaces, also located at the rear of the property.

The roof slope, single hung windows, and green and white paint of the guest house will match the existing house.

The addition of the guest house will bring the total lot coverage up to 26%.

(Attach additional sheets if necessary)

ARIZONA HISTORIC PROPERTY INVENTORY FORM

SHPO

State Historic
Preservation
Office
1300 W. Washington
Phoenix, AZ 85007

SURVEY SITE NO.: 105

Accession No.

--	--	--	--	--

COUNTY: Yavapai

PROPERTY NAME: _____

SURVEY AREA: Joslin and Whipple Historical District

IDENTIFICATION

PARCEL NO.: 110-02-008

ADDRESS: 133 South Washington Avenue

CITY/TOWN: Prescott, Arizona

LOT: 11 BLOCK: 19 PLAT: Whipple Heights 1908 B2/13 Maps & Plats

TOWNSHIP: 13N RANGE: 2W SECTION: 3 QUARTER: NW USGS QUAD: Prescott

UTM REF Z | 1 | 2 | Easting | 3 | 6 | 6 | 0 | 6 | 9 | Northing | 3 | 8 | 2 | 2 | 8 | 5 | 7 | ACRG: Less than 1

PROPERTY TYPE: Single-family
Residence

HISTORIC USES:

1. Residence
2. _____

PRESENT USE: Residence

Abandoned Demolished

STYLE: Bungalow

CONSTRUCTION DATE: 1934

Known Estimated

Date Source: 1948 Sanborn

Maps, City Records

ARCHITECT/BUILDER/CRAFTSMAN: _____

STRUCTURAL CONDITION:

Good Fair Poor

Comments: _____

INTEGRITY OF ORIGINAL FEATURES:

Good Fair Poor

Comments: _____

Negative Number:

1. R-4, F-6
2. _____

Date of Photo:

1. March 1997
2. _____

View:

1. West Elevation
2. _____

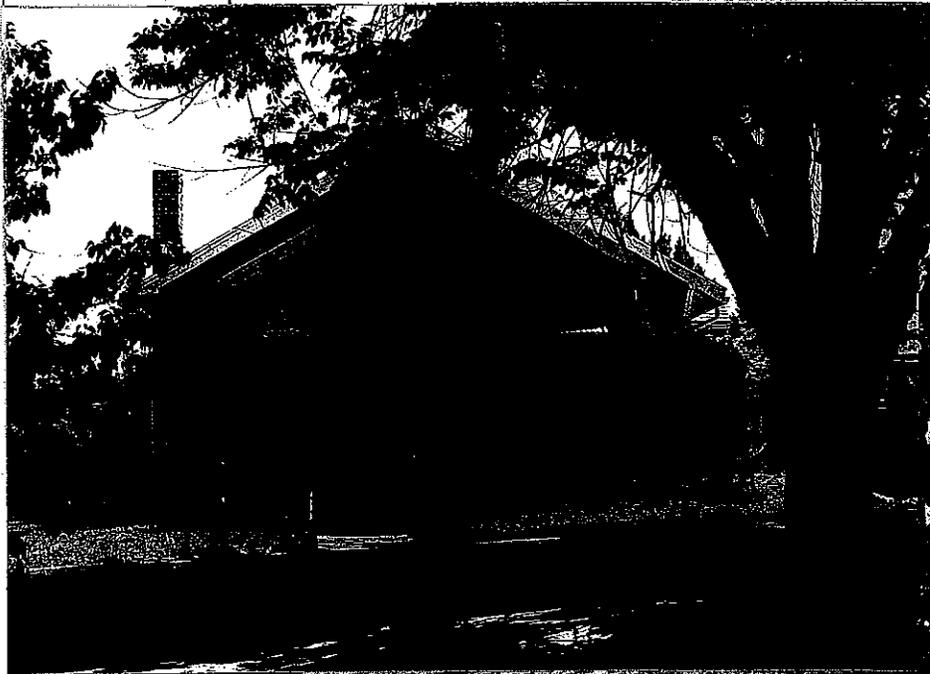
Photographer or Source:

William Otwell

Additional Photos Attached

Photograph 2

Sketch Map



STORIES: 1
FOUNDATION: Concrete
STRUCTURAL MATERIALS: Wood
WALL CLADDING: Wood siding, horizontal bevel
ROOF TYPE: Wood, Gable
ROOF CLADDING: Composition tile
OUTBUILDINGS: Garage
WINDOWS: Wood single hung 3/1, set in groups w/ arched hoods
ENTRY: Offset

VERANDAS: Partial front porch
APPLIED EXTERIOR ORNAMENT: Truncated columns support porch, bracheted eaves
INTERIOR: N/A
ENVIRONMENT/LANDSCAPING: Low stone perimeter retaining wall, lawn, mature trees
ALTERATIONS/DATES OF ALTERATIONS: Redwood Aluminum awning across front porch.

STATEMENT OF SIGNIFICANCE

1. Theme/Context: 1908-1947: District includes portions of 4 subdivisions platted in 1908, 1928, & 1934; it represents post 1900 residential growth and development in Yavapai County and the City of Prescott (annexed into the City of Prescott in 1924 & 1945) east of the City proper. This was a rural area which was platted in a grid but retains changes in elevation from north to south.
2. Historical Association: District represents early 20th Century residential development in east Prescott. Whipple Heights was platted in 1908. Structures dating from 1910-1935 predominate, though some early structures were built in the area prior to subdividing. Gurley Street provided access to the area beginning in the late 1860s. Architectural influences are predominately Bungalow/Revival styles. Structures in the southern portion of the district are oriented into the landscape, which includes native plants & granite outcroppings. A portion of the south boundary abuts the Acker Property, which is open space deeded to the City of Prescott.
3. Architectural Association: This property includes features which represent the Bungalow style: one story, square plan, hipped roof, porch across entire front facade, tall flat topped window openings and modest, simple trim.

BIBLIOGRAPHY/SOURCES

Yavapai County Records, City of Prescott; A Field Guide to American Houses, Virginia & Lee McAllister, Alfred A. Knopf, Inc., New York, 1984; American Shelter, Lester Walker, The Overlook Press, New York, 1981.

NATIONAL REGISTER STATUS

Listed Date _____ Individually Eligible Potentially Eligible as Contributing Property
Not Eligible due to AGE INTEGRITY Are conditions reversible? YES NO

REFERENCE FILES/REPORTS

1.	
2.	
3.	

SURVEYOR: Nancy Burgess SURVEY DATE: June 1997 DATE FORM COMPLETED: June 1997