



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, JANUARY 8, 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, January 8, 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 December 11, 2009 meeting.
2. **Election of Chairman** for calendar year 2010.
3. **Election of Vice-Chairman** for calendar year 2010.

The City of Prescott endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 928-777-1100 (voice) or (TDD) to request an accommodation to participate in the meeting.

4. **HP09-038, 309 South Mount Vernon Street.** Historic Preservation District # 13, Southeast Prescott. APN: 110-03-031. Request approval for a demolition permit to remove old, unsafe brick fireplace, and a building permit to install a new gas burning fireplace. Project includes construction of a wood frame/stucco finished over chimney. Owner/Applicant is Lawrence A. Miller. Historic Preservation Specialist is Cat Moody.
5. **HP09-039, 330 South Mount Vernon Avenue.** Historic Preservation District # 13, Southeast Prescott. APN: 110-03-015. Request approval of a sunroom addition measuring 7' x 49' on the south side of the residence. Owner/Applicant is Stanton C Lovre, Jr. Historic Preservation Specialist is Cat Moody.

IV. UPDATE OF CURRENT EVENTS

1. **Acknowledging Troop A, Roughriders,** being honored as a Culturekeeper 2009.

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 29, 2009 at 2:00 PM** in accordance with the statement filed with the City Clerk's Office.



Kathy Dudek, Administrative Assistant
Community Development Department

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report January 8, 2010	
AGENDA ITEM: HP09-038, Request for permit for remove old brick fireplace and replace with stucco finished lower height chimney containing a gas burning fireplace;	
Assistant Director:	George Worley <i>GW</i>
Director:	Tom Guice <i>TG</i>
Historic Preservation Specialist:	Cat Moody <i>CM</i>
Report Date: December 29, 2009	

Historic Preservation District: # 13, Southeast Prescott

APN: 110-03-031

Zoning: SF-9

Location: 309 South Mount Vernon Avenue

Agent/Applicant: Lawrence A Miller, 309 S Mount Vernon Ave, Prescott AZ 86301

Owner: Same

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 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) Remove the old brick fireplace (wood burning) and chimney. 2) Replace with a wood-frame constructed, stucco-finish exterior chimney that contains a gas burning fireplace.

The Historic Preservation Master Plan does not address the Joslin and Whipple National Register Historic District specifically, but, in general, recommends that a property be used for its original purpose.

Conformance with Design Guidelines

Existing Conditions

The building may be described as Bungalow style and was constructed in 1921. Structural condition appears to be good.

The condition of the existing brick fireplace is quite poor, and a contractor's inspection deemed it unsafe for reuse with the proposed gas insert fireplace. The location of the new chimney will reflect the original chimney, but the new chimney will only be just as high as the eave line of the house, and will be finished with a stucco exterior rather than brick.

Agenda Item: HP09-038 309 South Mount Vernon Avenue

The proposed work will be screened from the street by the dense foliage of the existing landscaping, and therefore will have little consequence to the historic integrity of the house from a street-view perspective.

Maintaining the presence of the chimney is favorable since that is often one of the defining elements of the Bungalow style.

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

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

Site Visit: Recommended

STAFF RECOMMENDATION: Approve, approve with modifications, HP09-038, 309 South Mount Vernon Avenue, proposals for 1) Remove the old brick fireplace (wood burning). 2) Replace with a wood-frame constructed, with stucco-finish exterior chimney that contains a gas burning fireplace.

ARIZONA HISTORIC PROPERTY INVENTORY FORM

SHPO

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

SURVEY SITE NO.: 23

Accession No.

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COUNTY: Yavapai

PROPERTY NAME: _____

SURVEY AREA: Joslin and Whipple Historical District

IDENTIFICATION

PARCEL NO.: 110-03-031

ADDRESS: 309 South Mount Vernon Street

CITY/TOWN: Prescott, Arizona

LOT: 8 BLOCK: 2 PLAT: Bashford Tract

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

UTM REF Z 12 Easting 365882 Northing 3822539 ACRG: Less than 1

PROPERTY TYPE: Single-family Residence

HISTORIC USES:

1. Residence
2. _____

PRESENT USE: Residence

Abandoned Demolished

STYLE: Bungalow

CONSTRUCTION DATE: 1921

Known Estimated

Date Source: City Records

ARCHITECT/BUILDER/CRAFTSMAN: _____

STRUCTURAL CONDITION:

Good Fair Poor

Comments: _____

INTEGRITY OF ORIGINAL FEATURES:

Good Fair Poor

Comments: _____

Negative Number:

1. R-1, F-22A
2. _____

Date of Photo:

1. March 1997
2. _____

View:

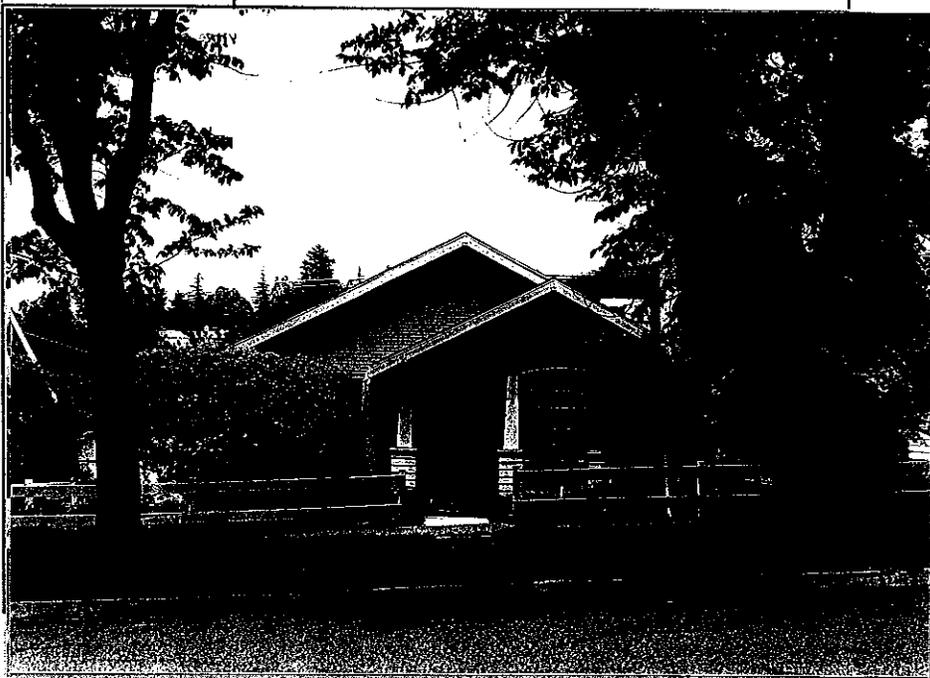
1. West Elevation
2. _____

Photographer or Source:

William Otwell

Additional Photos Attached

<p>Photograph 2</p>	<p>Sketch Map</p>
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STORIES: 1 with possible basement
FOUNDATION: Not visible due to cladding
STRUCTURAL MATERIALS: Wood
WALL CLADDING: Wood siding, horizontal bevel
ROOF TYPE: Wood, Gable
ROOF CLADDING: Composition tile
OUTBUILDINGS: _____
WINDOWS: Wood casement - 12 panels
ENTRY: Front offset

VERANDAS: Recessed front porch
APPLIED EXTERIOR ORNAMENT: Window & door trim, ornamental corbels
INTERIOR: N/A
ENVIRONMENT/LANDSCAPING: 2 large oaks
ALTERATIONS/DATES OF ALTERATIONS: Front windows altered

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.

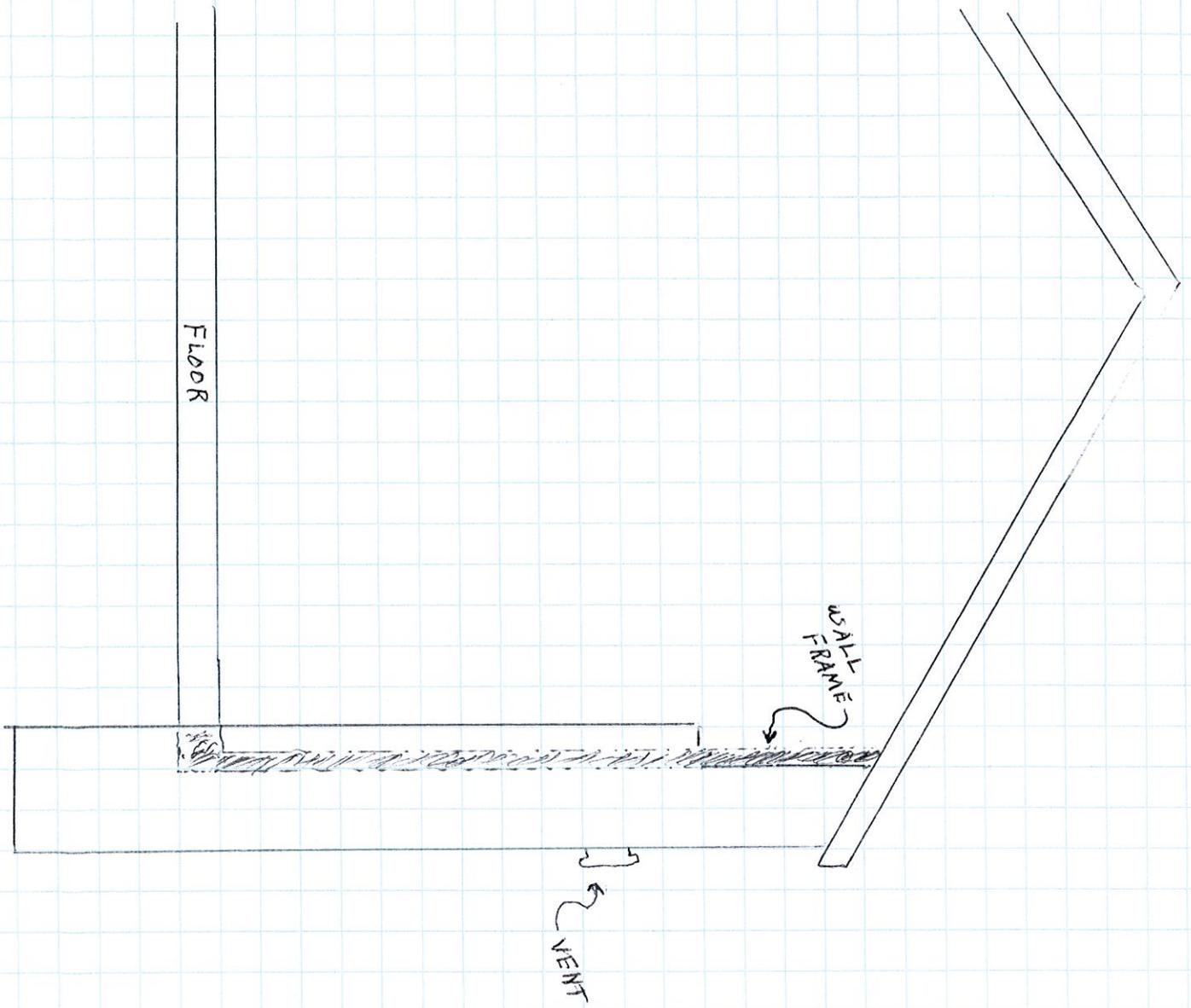
NATIONAL REGISTER STATUS

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. _____

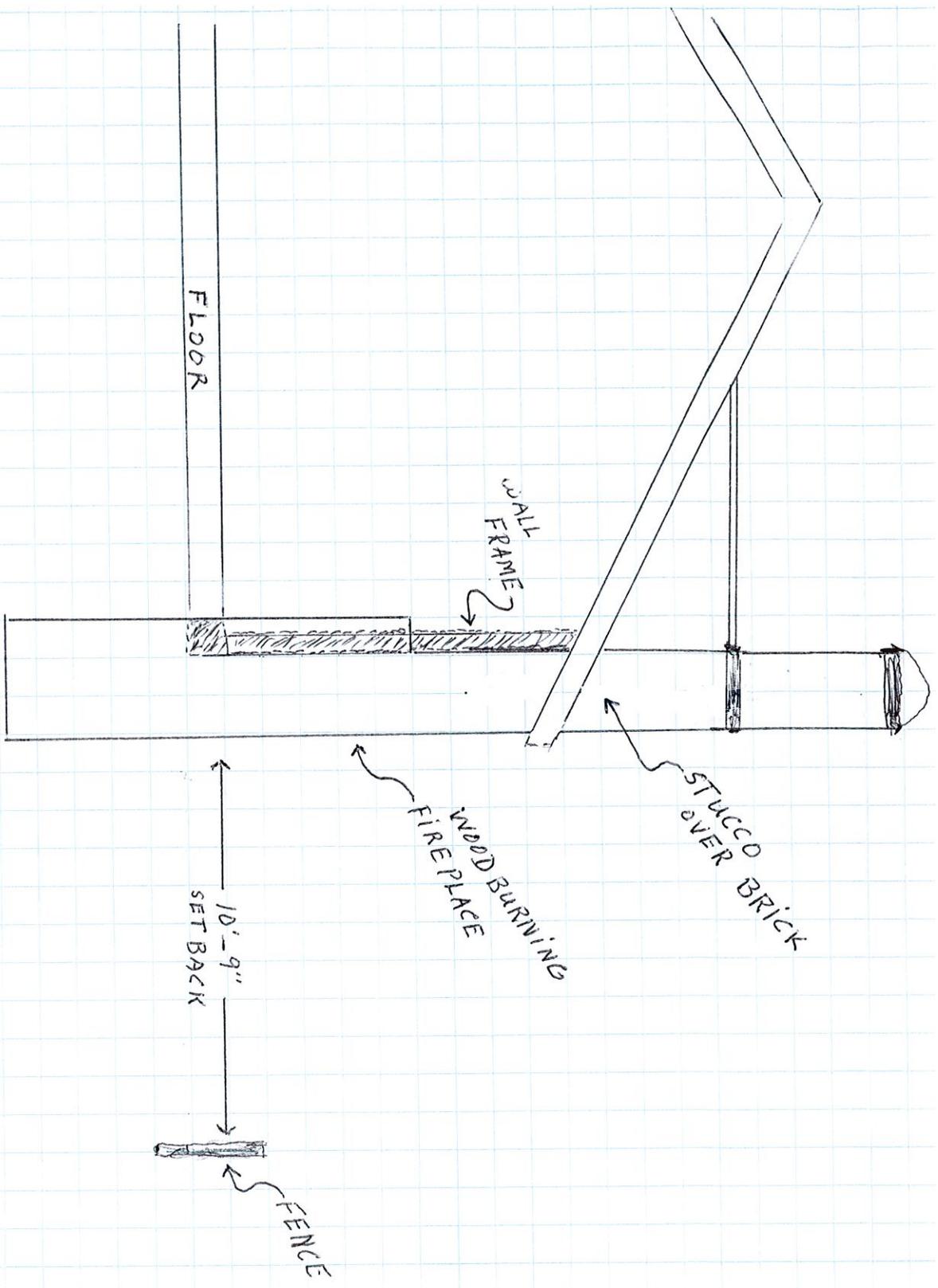
SURVEYOR: Otwell Asso. SURVEY DATE: May 1997 DATE FORM COMPLETED: June 1997



PERMISSION TO
 REPLACE EXISTING FIRE PLACE
 WITH WOOD OUTSIDE
 BURNING CONSTRUCTION
 NEW GAS
 STUCCO AROUND
 FRAME WITH
 REMOVE AND
 FINISH FIRE PLACE.
 TO REMAIN
 OVER HANG.
 BELOW ROOF

← NORTH

← NORTH

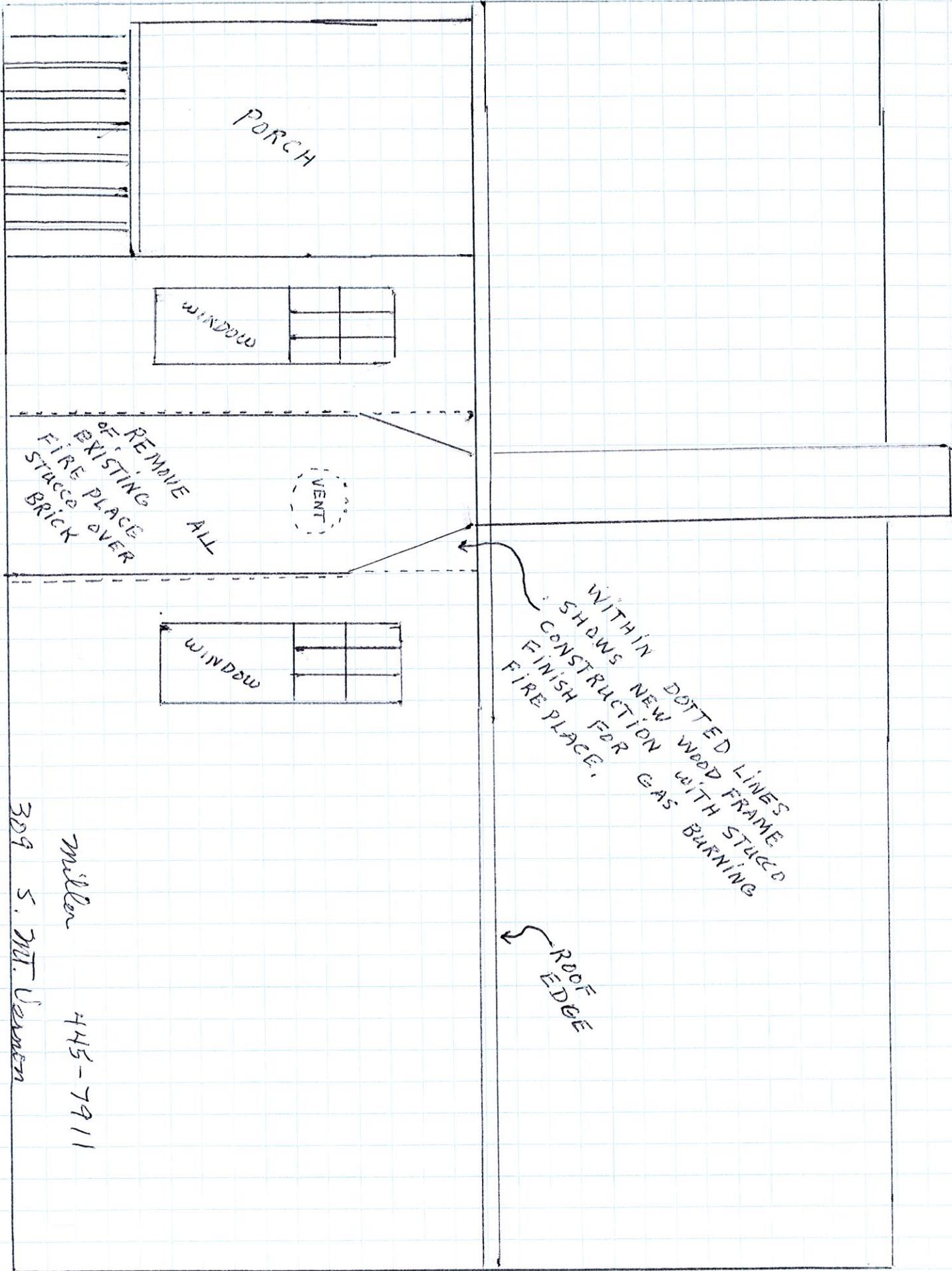


EXISTING FRONT VIEW:

MILLER

389 S. MT. VERNON

445-7911



309 S. Mt. Vernon
Millen 445-7911

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report January 8, 2010	
AGENDA ITEM: HP09-039, request for a sunroom addition measuring 7'x49' on the south side of the residence located at 330 South Mount Vernon Avenue.	
Assistant Director:	George Worley <i>GW</i>
Director:	Tom Guice <i>TG</i>
Historic Preservation Specialist:	Cat Moody <i>CM</i>
Report Date: December 29, 2009	

Historic Preservation District: # 13, Southeast Prescott

APN: 110-03-015

Zoning: SF-9

Location: 330 South Mount Vernon Avenue

Agent/Applicant: Stanton C Lovre, 330 S Mount Vernon Ave, Prescott AZ 86301

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 build a 7' x 49' sunroom addition on the south side of the residence. The space is an insulated room that will serve as a thermal buffer used to control heat gain and loss for the home. The addition will use 6ft x 5ft horizontal slider windows in contrast to the single hung windows on the original house. The intention is to blend the roof shingles and wall siding to match the original materials used on the home.

The Historic Preservation Master Plan chapter for the East Prescott Historic District in general recommends that a property be used for its original purpose; encourages scale consistent with existing structures and styles; and notes this pattern regarding additions:

"Buildings that have been expanded over the years usually have additions to the rear of the property, maintaining the historic front facade on the street. Thus, proposed new buildings and rehabilitation projects should continue to emphasize the existing scale and massing of the neighborhood."

Conformance with Design Guidelines

Existing Conditions

The building may be described as a Bungalow style residence constructed in 1919; the structural condition is good. It is located on the west side of South Mt. Vernon Street and faces east.

Agenda Item: HP09-039 330 South Mount Vernon Avenue

The proposed 7' x 49' sunroom addition, which will run the full length of the south side of the house, could have an impact on the historic integrity of the property located at 330 South Mount Vernon Avenue.

The applicant will need to maintain a 7 foot side yard setback from the south property line to the sidewall of the addition. The addition will extend the front of the house by 2 feet and the rear of the house by 7 feet. The proposed work is screened by an existing 5 foot fence that defines the front of the side yard.

The proposed addition has the most substantial impact on the roof line of the house. In order to integrate the addition, a good portion of the roof line of the house will change as a result of extending the line of an existing side gable.

Although this may have an impact on the historic integrity of the building, setting the addition back from the very front of the house, and integrating the roof into the existing roof with a similar style will help to minimize the impact.

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

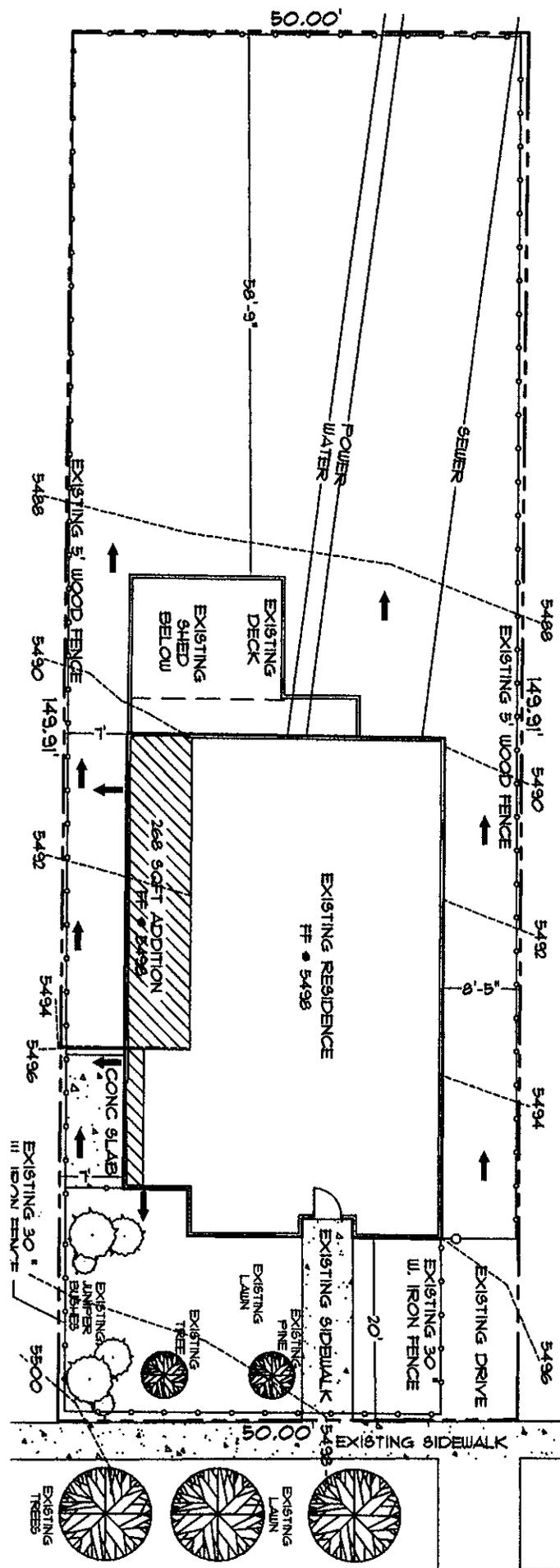
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion,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

Site Visit: Recommended

Recommended Action:

MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS OR DENY- HP09-039, request for permits for a sunroom addition measuring 7'x49' on the south side of the residence located at 330 South Mount Vernon Avenue, with the following Condition of Approval:

1. Comply with Agency comments listed within this memo dated December 29, 2009.



ARIZONA HISTORIC PROPERTY INVENTORY FORM

SHPO

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

IDENTIFICATION

SURVEY SITE NO.: 8

Accession No.

COUNTY: Yavapai

PROPERTY NAME: _____

SURVEY AREA: Joslin and Whipple Historical District

PARCEL NO.: 110-03-015

ADDRESS: 330 South Mount Vernon Street

CITY/TOWN: Prescott, Arizona

LOT: 15 BLOCK: 1 PLAT: Bashford Tract 1901 B2/3 Maps & Plats

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

UTM REF Z 1 2 Easting 3 6 5 7 4 7 Northing 3 8 2 2 4 5 8 ACRG: Less than 1

PROPERTY TYPE: Single-family Residence

HISTORIC USES:

1. Residence
2. _____

PRESENT USE: Residence

Abandoned Demolished

STYLE: Bungalow

CONSTRUCTION DATE: 1919

Known Estimated

Date Source: City Records

ARCHITECT/BUILDER/CRAFTSMAN: _____

STRUCTURAL CONDITION:

Good Fair Poor

Comments: _____

INTEGRITY OF ORIGINAL FEATURES:

Good Fair Poor

Comments: _____

Negative Number:

1. R-1, F-7A
2. _____

Date of Photo:

1. March 1997
2. _____

View:

1. West Elevation
2. _____

Photographer or Source:

William Otwell

Additional Photos Attached

<p>Photograph 2</p>	<p>Sketch Map</p>
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STORIES: 1 with basement
FOUNDATION: Concrete
STRUCTURAL MATERIALS: Wood
WALL CLADDING: Stucco, wood siding,
vertical
ROOF TYPE: Wood, Hip
ROOF CLADDING: Composition tile
OUTBUILDINGS: _____
WINDOWS: Wood fixed, wood single hung
ENTRY: Front offset

VERANDAS: None
APPLIED EXTERIOR ORNAMENT: Fake wood
shutters
INTERIOR: N/A
ENVIRONMENT/LANDSCAPING: _____
ALTERATIONS/DATES OF ALTERATIONS: _____

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.
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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: Otwell Asso. SURVEY DATE: May 1997 DATE FORM COMPLETED: June 1997



HISTORIC PRESERVATION COMMISSION APPLICATION

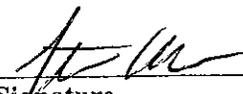
HP# 09-039

Property Address: 330 S. MOUNT VERNON AVE

Assessor's Parcel Number (s)(APN): 110-03-015

Township 13N Section 3 Range 2W ¼, ¼ Section NW Zoning: SF-9

Subdivision Name: BASHFORD TRACT

		For Staff Use Only
Owner Name & Address: <u>STANTON C LOWRIE, JR</u> <u>330 S. MOUNT VERNON AVE</u> <u>PRESCOTT, AZ 86301</u> Phone: <u>928-443-1442</u> Fax: _____ Email: _____		Date Received: <u>12/18/09</u> Taken In By: <u>C. Moody</u> Assigned To: <u>C. Moody</u>
Applicant/Agent Name & Address (If different than property owner, Agent letter must accompany submittal): <u>STEVE MOIL</u> <u>4442 N. NOEL DR</u> <u>PRESCOTT VALLEY, AZ 86314</u> Phone: <u>928-713-0709</u> Fax: _____ Email: <u>Steve-moil@yahoo.com</u>		Date Application Complete: _____ PAC Date: _____ HPC Date: _____
Project Description: <u>SUNROOM / AZ ROOM - NON CONDITIONED ROOM 7' X 49' ADDITION ON SOUTH (LEFT) SIDE OF RESIDENCE</u>		
National Historic Register: Contributor: Yes _____ No _____		
Historic Preservation District Name: <u>JOSLIN AND WHIPPLE HISTORICAL DISTRICT</u>		
<u>Steve Moil</u> Name	 Signature	<u>12-15-09</u> Date

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

ADDITION OF 7'x49' UN CONDITIONED SUN ROOM ON SOUTH SIDE OF RESIDENCE. THIS IS AN INSULATED ROOM WITH MANY SOUTH FACING WINDOWS. IT WILL BE A SEPERATE SPACE FROM RESIDENCE, GIVING THE OCCUPANTS CONTROL OVER SOLAR GAIN IN THE WINTER AND A BUFFER FROM THE HEAT IN THE SUMMER. THE INTENTION IS TO BLEND THE ROOF (SHINGLES) & WALL (SIDING) IN WITH THE EXISTING STRUCTURE. THE ADDITION WILL BE DIFFERENTIATED BY THE 6050 XO WINDOWS ON THE SOUTH SIDE. THESE WINDOWS WILL ALSO AID IN CONTROLLING THE TEMP. OF THE RESIDENCE. THEY WILL CONTRAST THE SINGLE HUNG WINDOWS IN THE FRONT ONLY WHEN IN THE SIDE YARD. THE SIDE OF THE ADDITION WILL ONLY BE SLIGHTLY VISIBLE FROM THE STREET SIDE DUE TO 5' HIGH FENCE AND CLOSE PROX. OF RESIDENCE, JUST TO THE SOUTH OF 330 S. MIT VERNON.

(Attach additional sheets if necessary)