

PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, FEBRUARY 12, 2010
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, February 12, 2010** 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

Elisabeth Ruffner, Chairman
Mike Todd, Vice Chairman
Steve Adams
Russ Buchanan

Frank DeGrazia
John Langellier
Doug Stroh

III. REGULAR AGENDA

- 1. Consider approval** of the minutes of the December 11, 2009 meeting.
- 2. Consider approval** of the minutes of the January 8, 2010 meeting.
- 3. HP10-002, 160 S. Montezuma Street**, Historic Preservation District #1, Courthouse Plaza. APN: 109-02-019. Request to install new 4' x 8' lighted wall sign for a new business known as "Eddie's on Whiskey Row". Owner is John S. Thorup. Applicant/agent is Morgan Sign Company. 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.

4. **Kick Off Goal Setting 2010.**
Historic Preservation Specialist, Cat Moody

IV. UPDATE OF CURRENT EVENTS

V. LOCAL PERSPECTIVE ON TODAY'S HISTORY

VI. 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 **February 4, 2010 at 5:00 PM** in accordance with the statement filed with the City Clerk's Office.

Kelly Sammeli, Administrative Specialist
Community Development Department

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
DECEMBER 11, 2009
PRESCOTT, ARIZONA**

MINUTES of the **PRESCOTT PRESERVATION COMMISSION** held on **DECEMBER 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
Frank DeGrazia, Vice Chairman
Steve Adams
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

COUNCIL PRESENT

Lora Lopas, Councilwoman

III. REGULAR AGENDA

1. **Consider approval** of the minutes of the November 13, 2009 meeting.

Ms. Ruffner, **MOTION: approval** of the November 13, 2009 minutes.
Chairman Stroh, 2nd.

VOTE: 7-0.

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.

Ms. Moody placed a photograph of the property on the overhead projector and reported that the request was to repair the concrete, and replace the posts and rails on the porch. Ms. Moody indicated that the property is located within the Southeast Prescott Preservation Overlay District and the East Prescott National Register. In addition, the property is listed as a contributor on the National Register of Historical Places. Ms. Moody then went through several more photographs of the posts, rails, and details on the porch as it appears today and the proposed design. Ms. Moody noted that the proposed design finish on the post of the porch would consist of either a stucco finish, or a cultured stone veneer over a concrete masonry unit column. The 6x6 wood posts would sit on top of the columns. Ms Moody added that the replaced concrete would be stamped. Ms. Moody finished up the projected

photographs with a proposed railing noting the design would match the current railing. In closing the presentation, Ms. Moody indicated that the owner, Bill Whittington, was present to answer any questions, and is looking for feedback on the type of stone and design elements of the porch. Ms. Moody added that staff believes that the use of a smaller stone would be more fitting with the design and scale of the home.

Chairman Stroh called on the Commission for questions and comments.

Ms. Ruffner inquired if there was an early photograph of the porch with large stone posts or if the posts would be considered a non-original addition to the structure.

Ms. Moody reported that staff was not aware of any photographs that would depict a larger stone post or column for the porch. Ms. Moody added that the stone design was consistent with the style of the homes in the neighborhood, as many of the homes have stone or stucco bases on the porch columns.

Ms. Ruffner indicated that the addition of the stone would be of a modern touch and she was not willing to support or approve of it.

Ms. Moody noted that some of the houses in the area do have stone veneer.

Mr. DeGrazia offered that some of the houses probably had/have stone however, it was not a veneer stone. Mr. DeGrazia indicated that he agreed with Ms. Ruffner that the stone veneer would not be in character with the Bungalow design, and in reviewing the renderings, the stone veneer appears to be suspended in mid air. Mr. DeGrazia added that a simple post and beam was more in character for the style.

Chairman Stroh concurred with Ms. Ruffner and Mr. DeGrazia and indicated he would prefer wood columns with a stucco base. Chairman Stroh then invited the applicant to the podium to speak.

Mr. DeGrazia asked staff to clarify the use of stucco on the porch.

Ms. Moody referred the Commission to the staff memo and referenced the Historic Preservation Master Plan, which indicated that stucco should not be used over buildings sheathed in wood or brick. Ms. Moody noted she believed that the information in the Master Plan was not directed specifically towards columns, but more for wall sheathing.

Mr. Bill Whittington, 135 S. Pleasant Street, indicated that he was not married to any of the design choices and was looking for input and direction from the Commission. Mr. Whittington informed the Commission that the design of the porch stemmed out of a maintenance issue, and finding wood rot at the base of the posts on the porch. Mr. Whittington explained in dealing with the wood rot, his contractor recommended that the posts should be up off the ground. That started the conversation on the use of concrete block to raise the posts off the ground. Mr. Whittington indicated that he had gone around the neighborhood and photographed most of the Bungalow style homes with posts and started to see a pattern. This is where the idea of the rock base with posts on top stemmed from. Mr. Whittington further explained that the concrete on the porch was also spidering and he would prefer to do something to prevent future problems with wood rot.

At this time, Ms. Moody placed the various photographs of the neighborhood houses that Mr. Whittington had referred too on the overhead projector.

Mr. Whittington continued to explain that the type of porches on the houses he had photographed had stone and stucco down to the ground. Mr. Whittington stressed again, that he wanted to repair the porch, keep the wood rot away, and keep within the historic guidelines for the integrity of the house.

Mr. DeGrazia offered that he thought, that the problem that Mr. Whittington had encounter with the wood rot was because the columns were placed directly on the concrete and therefore would absorb water.

Mr. Whittington offered that his contractor has suggested the columns be built out of concrete block and then faced with the rock to prevent wood rot.

Ms. Ruffner stressed again, that would mean that the columns would be added, they would not be made of wood, and she could not approve of that, as it would not be of the original design.

Chairman Stroh indicted that there are now details to help raise the post off the concrete slab, so that the column would be isolated from the moisture, which could be hidden with a finish detail. Chairman Stroh further noted that use of cedar wood would be more resistant to the moisture.

Mr. Whittington responded he was not opposed to any of the suggestions that the Commission offered.

Mr. DeGrazia pointed out that Mr. Whittington had taken the correct approach by looking at the area neighborhood. Mr. DeGrazia further offered that the tapered column and post would be an excellent idea for the house, and would recommend that Mr. Whittington take a different approach than the use of concrete block and stone.

Mr. Whittington reiterated that he appreciated the Commissions suggestions and would do what ever they recommended because he needed to get the repairs done.

Ms. Ruffner asked one of the Architects representing the Preservation Commission to make the motion without the faux stone so that the wording would be right.

Mr. Adams indicated that the Building Code now requires the bottom of the column to be up off of the concrete by a 1/2 inch or so. Mr. Adams added that he owns a similar style property and when they redid their posts they did it to sit up off the concrete. Mr. Adams further suggested that Mr. Whittington also take precautions to protect the joint area where the stucco would meet the concrete, so that water does not get up under the stucco and pop it off the wall.

Mr. Whittington asked Ms. Ruffner if she was suggesting that the columns could be completely out of stone and not the faux stone; and if it would be acceptable.

Ms. Ruffner responded that she did not believe that there were ever stone columns on a Bungalow style house. Ms. Ruffner added that the house in question is a simpler style Bungalow and the idea of adding something to it, is not the intention of the Commission, for the Preservation Districts which they have authority over.

Mr. Buchanan indicated that he would prefer to see the columns go all the way to the ground because the original porch columns probably started at the ground and held up the overhang.

Mr. Whittington responded that his contractor drilled into the concrete and it was quite thick.

Mr. Buchanan asked Mr. Whittington how the concrete was integrated into the main house.

Mr. Whittington indicated that the house sat on a concrete stem wall and did not know how old the porch was however, the concrete has been there many years. Mr. Whittington added that because of the concrete thickness, he had decided to go with a pour over of the stamped concrete.

Ms. Moody clarified that if Mr. Whittington were to utilize wood posts they would not have to extend to the ground; that would only be for Stucco columns detail.

Chairman Stroh, **MOTION: to approve** the proposal for the porch renovation for 135 S. Pleasant Street with the following modifications: 1) that the faux stone bases are eliminated; 2) the new wood columns should come all the way down to the existing floor level; 3) the existing concrete bases are utilized and detailed properly to eliminate the potential of wood rot; 4) repair/replace the railing with a like period rail; and 5) resurface the concrete on the front porch. All the conditions shall comply with the Agency comments listed within the memo dated November 30, 2009.

Ms. Ruffner, 2nd.

VOTE: 7-0.

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.

Ms. Moody reported that the request was for a 30"x 48" steel frame, free standing sign to be located at 511 E. Gurley Street, for the Law Offices of John Sears. The sign would be located within the Southeast Prescott Preservation District and the East Prescott National Register. Ms. Moody placed a rendering of the proposed sign on the overhead projector and noted that the sign would be composed of a steel frame, with a steel plate interior of expanded metal strips, which the graphics would adhere to. In addition, there would be a directional sign located at the rear of house to direct people to the front entrance. Ms. Moody closed the presentation by noting that the property is listed on the National Register of Historic Places, the proposed signage totals 10 square feet, well within the allowable 24 square feet, and Stephen Markov, representative for Morgan Sign was present at the meeting to answer any questions from the Commission.

Chairman Stroh called upon the Commission for questions and comments.

Mr. Todd indicated that he would like to see the white in the sign match the white trim that is on the house, instead of it being a bright white.

Mr. Stephen Markov, 704 East Moeller Street indicated that the trim on the sign would match the trim color on the house.

Ms. Ruffner, **MOTION: that the Commission approve** the free standing sign at 511 East Gurley Street, Historic Preservation District # 13 with the following condition of approval: 1) the project shall comply with Agency comments listed within the memo dated November 30, 2009; which are compliance with the district guidelines.

Mr. Langellier, 2nd.

VOTE: 7-0.

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.

Ms. Moody reported that the request was to replace existing pipe frame awnings on several properties along Cortez Street, (107 through 113 S. Cortez Street) with fixed frame-canvas awnings. Continuing, Ms. Moody noted that the properties are located within the Courthouse Plaza Historic District and are also listed as contributors in the National Register of Historic Places. Ms. Moody placed the rendering of the new awnings on the overhead projector and indicated that the awnings will be placed on the four properties known as: Bill's Pizza, Sassy and Chic, Life Way's Book Store, and Kendall's. Currently, there are pipe frame awnings at the locations however, the canvas is weathered and fraying. Included in the request, upon removal of the current awnings, the buildings will be power washed and the facades will be repainted. Ms. Moody invited the applicant to the podium and then passed the canvas samples to the Commissioners for review.

Mr. Wolfgang Dietrich, Owner of a Shade Beyond, indicated that the idea behind the color scheme was to tie the buildings together. Bill's Pizza would have a Green canvas, there would be various Brown tones on the next three, and then the color would end Green again at the ski-jump awning located at the other end of the buildings.

Chairman Stroh indicated that he liked the variety of colors for the awnings and thought it would enhance the area.

Mr. Dietrich offered that the difference between the old style pipe frame and the new fixed frame is that when the canvas gets wet it does not go limp like a bed sheet. Mr. Dietrich added that the majority of the awnings around the square are fixed frame awnings now.

Mr. Adams inquired if there would be signage incorporated into the awnings.

Mr. Dietrich indicated that there currently is no signage on the awnings. However, the 10" valances along the bottoms is removable should future owners choose to put graphics on them.

Mr. Adams indicated that he would like to see no signage on the awnings added into the motion.

Chairman Stroh noted that it is already a rule that all signage must be approved by the Preservation Commission and proceeded to make the motion.

Chairman Stroh, **MOTION: to approve HP09-035** as presented.

Mr. DeGrazia, 2nd.

VOTE: 7-0.

Mr. DeGrazia recused himself from this item due to a potential conflict of interest and left the dais.

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.

Ms. Moody reported that the request was for a building permit to install a roof with side panels on the third floor deck at 105 South Cortez Street. The recently renovated building is known as the Knights of Pythias Building. Ms. Moody placed the plan rendering on the overhead projector and indicated that the deck is currently uncovered and is located on the back of the building. The proposal is to place a standing seam metal roof, with side panels made of canvas, with windows that will roll up and down. This will allow the deck to be utilized during all seasons. The steel framework will be painted to match the existing guard rails which are already in place. The color of the roof will be Sierra Tan and the canvas side panels are a complementary Brown color. Ms. Moody added that the project is in conformance with the Design Guidelines for the Courthouse Plaza Historic District which state that natural tone colors, and canvas or fabric awnings are encouraged at all locations in the district, including second and third floor awnings. Ms. Moody invited the applicant to the podium to speak on the project.

Mr. Bill Otwell, 121 E. Goodwin Street provided an overview of the project along with photographs and indicated that the covering of the deck had been included in the design process however; the owners chose not to do it during the major renovation of the building.

Chairman Stroh called for questions or comments from the Commission.

Mr. Adams indicated that the overall project looked great and that he would not object to the roof color matching the color of the coping on top of the parapets.

Ms. Ruffner inquired if there was access to the area from the street.

Mr. Otwell responded that there is access from the alley as well as the third floor from inside of the building.

Ms. Ruffner, **MOTION: to approve 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 Historic Preservation District # 1.

Chairman Stroh, 2nd.

VOTE: 6-0.

Chairman Stroh recused himself from this item due to a potential conflict of interest and left the dais. Vice-Chairman DeGrazia took over as Chairman for this item.

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.

Ms. Moody noted that the item was a courtesy review as the location of the property is listed within a National Registry District; however it does not fall within a Historic Overlay District. Ms. Moody indicated that the proposal was for a new 352 square foot guest house that will be located in the rear of the main house located at 133 South Washington Avenue. Ms. Moody placed a site plan and several different renderings of the design elements on the overhead projector at this time and reported that the siding, trim, and paint would be the same as the main house. Ms. Moody closed the presentation with a rendering of the landscaping plan, explaining the location of the guest house and how it tied into the main house. Ms. Moody then turned the presentation over to the Architect.

Mr. Derrick Farwell, Stroh Architecture, 132 S. Montezuma Street, indicated that the review of the project would coincide with a before and after mach photo presentation. Mr. Farwell began the presentation and expressed that the owners of the property have taken steps to bring the property up to a high quality level. Mr. Farwell noted the landscaping is thriving and will help blend the guest home and the main house. The maintenance and preservation of the existing materials have been an ongoing effort. The siding of the guest house will be ship-lap siding which will be the same as the main house. Mr. Farwell concluded the presentation by emphasizing the key points, and that the guest home will have the same type of roof line as the main house. Mr. Farwell closed by noting the Commissioners had the full exhibit in their packets and he would be happy to address any questions they might have.

Acting Chairman DeGrazia called for comments from the Commissioners.

Ms. Ruffner inquired if the stone wall in the front of the house along the street was the original stone wall.

Mr. Farwell noted it was.

Ms. Ruffner inquired if they would consider using real stone along the base instead of faux stone.

Mr. Farwell indicated that they are proposing a real stone veneer and the only location were the faux stone would be placed is along skirt of the deck which is above the natural grade.

Mr. Todd inquired if the multi trunk Alligator Juniper to the left of the driveway would be saved.

Mr. Farwell indicated yes. Mr. Farwell added that he forgot to point out that they are proposing a natural finish to the architectural mass on the west side of the residence to personalize the project.

Mr. Adams commented that the overall design approach was outstanding as it is complementary with out copying, and has clean lines to the tie it all together. Mr.

Adams then inquired why the guest house was not situated to take advantage of the landscaping.

Mr. Farwell indicated that the main entrance to the guest house is off of the alley, and (the owners) wanted it to have its own environment and also take advantage of the morning sun.

Acting Chairman DeGrazia called for other comments from the Commissioners. Hearing none called for a motion.

Ms. Ruffner, **MOTION: to approve the** application for HP09-037, 133 South Washington Avenue, courtesy review of a new 352 square foot guest house. Mr. Langellier, 2nd.

Vote: 6-0.

Chairman Stroh returned back to the dais and continued the meeting.

IV. SUMMARY OF RECENT OR CURRENT EVENTS

George Worley, Assistant Community Development Director, took a few minutes to acknowledge and thank Nancy Burgess, Historic Preservation Specialist for her years of service with the City of Prescott. Mr. Worley then presented Ms. Burgess with a plaque on behalf of the Community Development Department and the City of Prescott. Mr. Worley added that throughout her years with the City, Ms. Burgess, remained at the forefront of Historic Preservation and did more for the Preservation of Prescott than anyone knows. As Ms. Burgess accepted the plaque she was greeted with a standing ovation by the Commission members and the audience. Ms. Burgess graciously thanked everyone. On other business, Ms. Burgess announced that she had received confirmation from the State of Arizona, that the two rock houses and the fishpond located at the Rodeo Grounds could be submitted for National Register eligibility. Ms. Burgess closed by thanking all the members, past and present, who have served on the Historic Preservation Commission. Ms. Burgess invited everyone in attendance to a farewell reception immediately following the meeting. Chairman Stroh and his fellow Preservation Commissions provided comments of appreciation and dedication to Ms. Burgess and wished her well in her retirement.

Ms. Ruffner announced that the Elks Theater would be open for a short time during the Acker Music Festival on December 11th and invited everyone to stop by and view the renovation that is underway.

V. ADJOURNMENT

Chairman Stroh adjourned the meeting at 9:20 AM.

Doug Stroh, Chairman

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
JANUARY 8, 2010
PRESCOTT, ARIZONA**

MINUTES of the **PRESCOTT PRESERVATION COMMISSION** held on **JANUARY 8, 2010** in **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

I. CALL TO ORDER

Chairman *pro tempore*, Mike Todd, called the meeting to order at 8:00 AM.

II. ATTENDANCE

MEMBERS PRESENT Steve Adams Russ Buchanan John Langellier Elisabeth Ruffner Mike Todd	OTHERS PRESENT George Worley, Asst. Community Development Director Kelly Sammeli, Recording Secretary
MEMBERS ABSENT Doug Stroh, Chairman Frank DeGrazia, Vice Chair	COUNCIL PRESENT Lora Lopas, Councilwoman

III. REGULAR AGENDA

1. Consider approval of the minutes of the December 11, 2009 meeting.

Chairman *pro tempore*, Mike Todd, indicated that the Commission would table the approval of the December minutes until the next meeting date in February, and moved to the next item.

2. Election of Chairman for calendar year 2010.

Chairman *pro tempore* Todd, announced that the Commission would elect a Chairman for the Preservation Commission and proceeded to nominate Elisabeth Ruffner for the position of Chairman for the year 2010.

Mr. Buchanan, 2nd.

Chairman *pro tempore* Todd noted the nomination and 2nd for Ms. Ruffner and called for the vote.

VOTE: 5-0.

3. Election of Vice-Chairman for calendar year 2010.

Chairman *pro tempore* Todd, called upon the Commissioners for nominations for the Vice-Chairman position of the 2010 Preservation Commission.

Mr. Buchanan nominated Mike Todd for the position of Vice Chairman for the year 2010.

Ms. Ruffner, 2nd.

Chairman *pro tempore* Todd noted the nomination and the 2nd and called for the vote.

VOTE: 5-0.

Ms. Ruffner took over as Chairman at this time and continued with 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.

George Worley, Assistant Community Development Director, informed the Commission that he would be presenting the items for Ms. Moody whom was absent. Mr. Worley placed a site plan of the proposed project on the overhead projector and indicated that the original request was to remove an old damaged chimney and install a new gas fireplace in place of the old brick fireplace. The property is located at 309 South Mount Vernon and lies within Historic Preservation District # 13. Mr. Worley pointed out that the house was built in approximately 1921, is a bungalow style structure, and wood burning fireplaces were a typical element of that era. Mr. Worley then noted, that the applicant had indicated prior to the start of the meeting that he may have an alternative to the complete removal of the chimney, and deferred to the applicant to explain the situation to the Commission.

Mr. Larry Miller, 309 South Mount Vernon, indicated that upon inspection by the contractors' mason, it was determined that the chimney was not in as bad of shape as he had thought. Mr. Miller explained that the firebox could be repaired, and the gas burning insert could be installed with two, three inch flexible pipes feeding up through the existing chimney. The rain cap would be reworked to have one vent however, the two pipes would provide the intake and the exhaust for the fireplace. Mr. Miller added that they would like to take about 3 ½ feet off the chimney, which would still leave about 8 feet of chimney above the roofline.

Mr. Buchanan inquired if the fireplace would be strictly a gas fireplace.

Mr. Miller indicated that was correct.

Chairman Ruffner asked staff if the work would require a certified Engineer.

Mr. Worley indicated no. Continuing, he explained that the building department would require a licensed contractor to do the work and building permits would also be required.

Mr. Adams offered that the applicant should be aware that there is a (IRC) International Residential Code requirement that states that the top of the vent has to be at least 10 feet away from any roof slope greater than two feet, measured horizontally, and it could effect how much of the chimney could be removed.

Chairman Ruffner called for other questions or comments from the Commissioners. Hearing none Chairman Ruffner suggested that Mr. Adams make the motion so the correct language would be in place.

Mr. Adams, MOTION: to approve the modification of the existing fireplace at 309 S. Mount Vernon Street, APN: 110-03-031, to retro-fit for a gas burning fireplace subject to compliance with the 2006 IRC (International Residential Code) requirements for clearances of gas fired vents.

Mr. Langellier, 2nd.

VOTE: 5-0.

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.

Mr. Worley indicated that the property at 330 South Mount Vernon is also located within Historic Preservation District # 13. The home is a bungalow style home that was built in approximately 1919. The proposal is to construct a 7' wide x 49' long addition along the south side of the structure. Mr. Worley placed a site plan of the proposed project on the overhead and pointed out the location of the addition and the existing structure as it is today. Continuing, Mr. Worley explained how the addition would tie in to the house and how the current roof line will be restructured to extend further out over the addition. Mr. Worley concluded the report and noted that both the applicant and contractor were present to answer any questions that the Commission might have regarding the project.

Chairman Ruffner called for question or comments from the Commissioners.

Mr. Todd noted that the roof of the addition did not appear to be consistent with the house. Mr. Todd suggested that the left corner of the roof match the slope of the existing home to be more compatible.

Mr. Adams concurred with Mr. Todd adding that a simple hip/shed roof would look better.

Chairman Ruffner invited the applicant to the podium speak.

Mr. Ivan Osusky, 732 City Lights, indicated that he was the contractor for the applicant and that they did not have any problems with the suggestions that were made by the Commission and they would be happy make the changes.

Chairman Ruffner responded that the motion should reflect the suggested design change of the roof element.

Mr. Worley indicated that the record should reflect staff received a letter in support from the neighbor immediately to the south of the property.

Mr. Adams inquired if the contractor would address the materials to be used for the addition.

Mr. Osusky indicated that samples of the materials were provided for the Commissioners to review and that they would match the existing house. (The samples were passed around at this time.)

Mr. Adams inquired about the window design.

Mr. Osusky explained the windows to be installed would be Better-Built windows, with tinted double glass.

Mr. Adams inquired what the existing windows in the house were made out of.

Mr. Osusky indicated that there were both wood and metal single glass windows in the house.

Chairman Ruffner emphasized to the applicant that the Preservation Commission depends on the Architects that sit on the Commission to help with the technical aspects, and provide insight to come up with a compatible design.

Mr. Adams inquired what the proposed slope of the addition would be.

Mr. Osusky noted that the existing slope of the house was 3/12 and the finished slope with the addition would be 2/12.

Mr. Adams indicated that his biggest concern was the windows and inquired if the front wall would be removed for the addition.

Mr. Osusky indicated that the wall would stay in place and that a door would be constructed from an existing window to allow entrance in to the Arizona room. Mr. Osusky added that a larger window would be located in a rear bedroom to meet the egress requirement.

Chairman Ruffner called for other questions or comments. Hearing none Chairman Ruffner called for a motion.

Mr. Todd suggested that Mr. Adams make the motion to include the correct language for the roof configuration.

Mr. Adams, MOTION: to approve the addition of the sunroom to 330 S. Mount Vernon Street. Historic Preservation District # 13, APN: 110-03-015, provided that the existing gable roof configuration be modified to a continuous hip/shed configuration to match the remaining roof as proposed.

Chairwoman Ruffner inquired if the staff recommendations that the owner comply with the Agency comments within the memo dated December 29, 2009 should be added.

Mr. Adams accepted the insertion of the additional comments to the motion.

Mr. Todd, 2nd.

VOTE: 5-0.

IV. SUMMARY OF RECENT OR CURRENT EVENTS

Chairman Ruffner acknowledged that on December 20, 2009 at the 7th annual Culture Keepers event, that A Troop, Roughriders, were honored and presented an award. Chairman Ruffner indicated that Mr. Buchanan is a current member of the A Troop and thanked him for his participation. Mr. Buchanan noted that it was a great honor and a privilege for A Troop to be nominated and receive the award.

V. ADJOURNMENT

Chairman Ruffner adjourned the meeting at 8:29 AM.

Elisabeth Ruffner, Chairman

Agenda Item: HP10-002, 160 South Montezuma Street

Conformance with Design Guidelines:

The Design Guidelines for HPD #1 state, in part: *"the appearance, color, size, location, position, and method of attachment of signs, as well as the materials used, and the design, shall be complimentary to and in keeping with the characteristics of the building and be visually compatible with the historic character of the district"* and, further, *" [a]ll signage should be placed flat against the façade."*

The Design Guidelines further address the placement of the signs on the building as follows: *"[m]any historic buildings include insets or other areas within the façade design specifically for signage. Where this condition exists, the signage shall be constrained within this area and shall not extend beyond the provided borders"*.

The Design Guidelines further address colors as follows: *"All colors should be of neutral tones, compatible with the building design and the entire district"*. It is within the purview of this Commission to request more compatible colors if the Commission so desires.

The proposed sign meets all of these referenced requirements.

Site Visit: Not Recommended

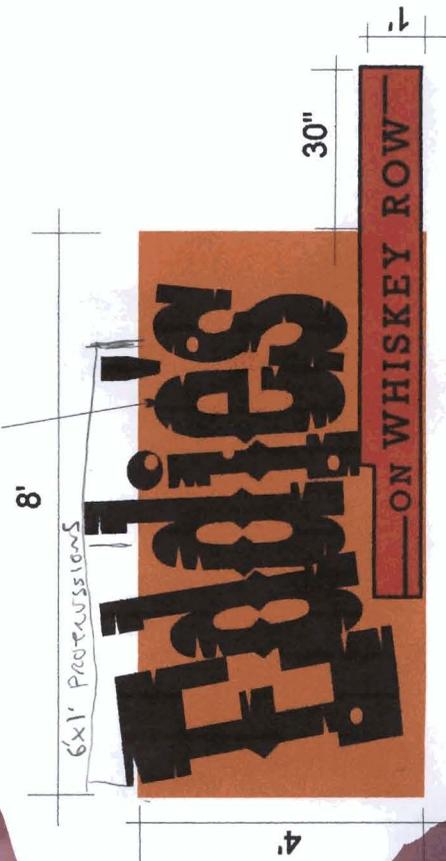
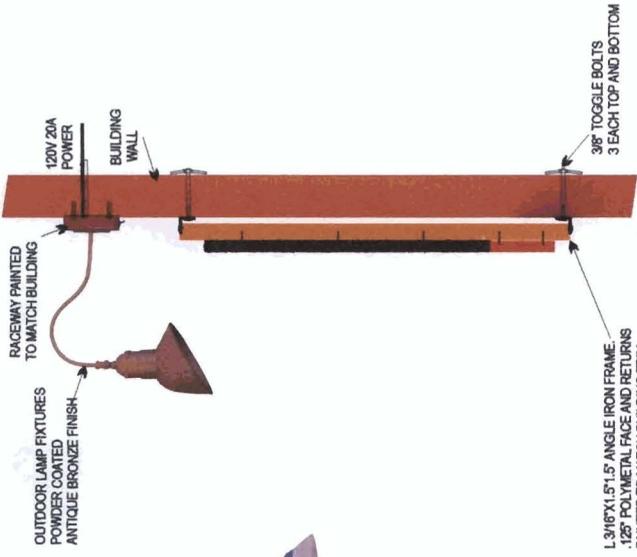
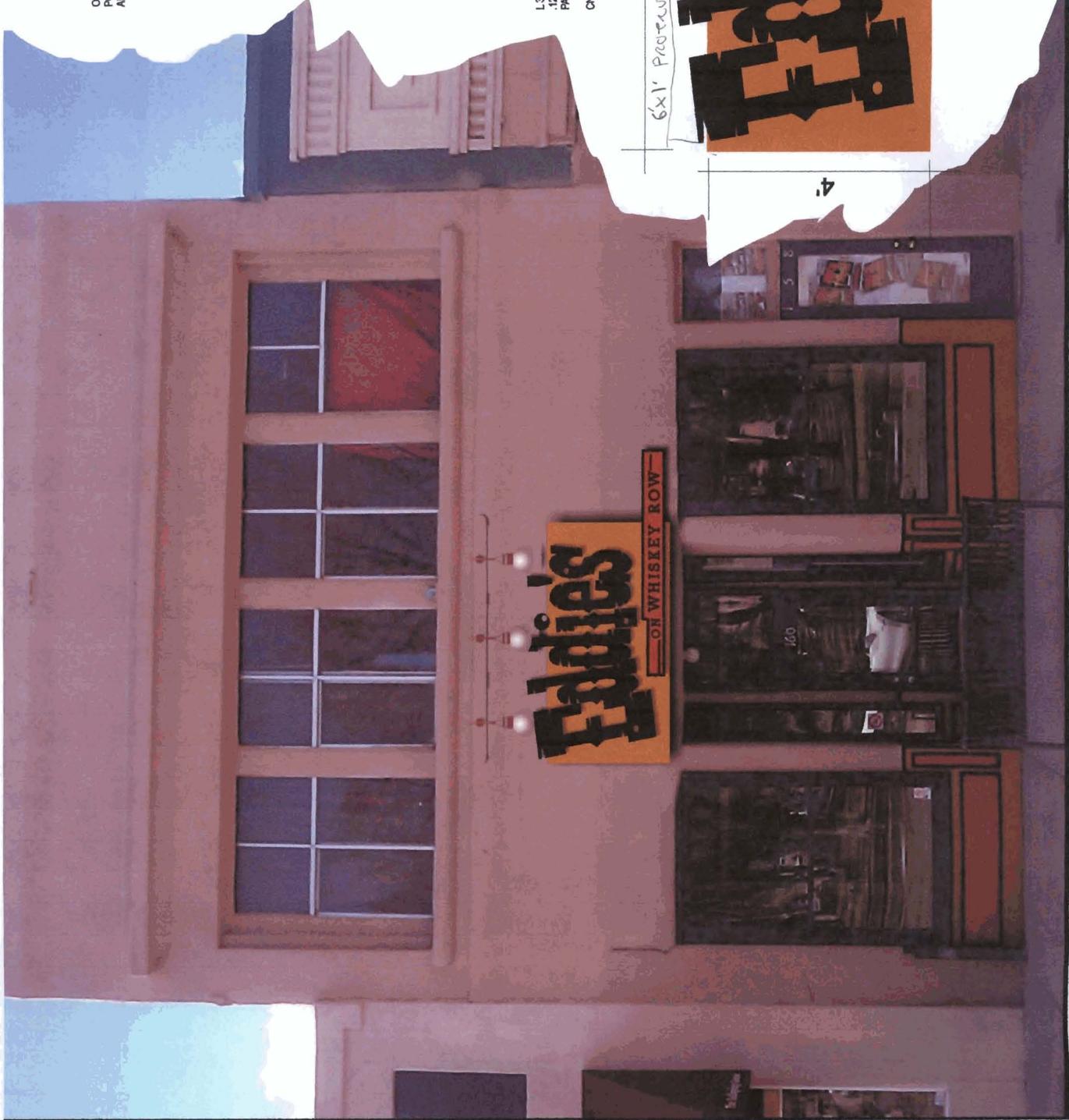
STAFF RECOMMENDATIONS:

Require that the front façade of the building where the old Quiznos sign is to be removed is patched and painted to match the existing color(s).

Recommended Action:

MOVE TO APPROVE HP10-002, 160 South Montezuma Street:

Request for Signage for a new business in an existing building- Eddie's on Whiskey Row and comply with all Staff Recommendations listed within this memo dated January 27, 2010 and/or any other conditions or requirements prescribed by this Commission.



PROJECT:

DRAWN BY: SKM
SCALE: NTS
DATE:
CUSTOMER APPROVAL:

THIS UNPUBLISHED DRAWING IS SUBMITTED FOR A PROJECT BEING DESIGNED FOR YOU BY MORGAN SIGN. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, PROFESSIONALITY AND INTERESTS IN ANY FACSIMILE, REPRODUCTION, ADDRESS, WRITTEN OR ORIGINAL. THE ORIGINAL INTACT DRAWING AND PHOTOGRAPHY OF MATERIALS CANNOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN APPROVAL OF MORGAN SIGN.



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**CITY OF PRESCOTT
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
201 S. Cortez, Prescott, AZ 86301 (928) 777-1356**

HISTORIC PRESERVATION COMMISSION APPLICATION

HP# 10-002

Property Address: 160 S. Montezuma St.

Assessor's Parcel Number(s) (APNs): 109-02-019

Township _____ Section _____ Range _____ ¼, ¼ Section _____ Zoning: DTB - mixed

Subdivision Name: Prescott Original Townsite

		<i>For Staff Use Only</i>
Owner Name & Address: Bus.: <u>Artin Ghazarian - Eddies on Whiskey Row</u> Prop. <u>John S. Thorup - 4149 E. Oxford Dr. Tucson AZ</u> <u>3204 E SILVERCLIFF CIR PRESCOTT AZ 86303</u> Phone: <u>818-968-2724 (Artin Ghazarian)</u> Fax: _____ Email: _____		Date Received: <u>1-25-10</u> Taken In By: <u>CAT</u> Assigned To: <u>CAT</u>
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>778-6336</u> Fax: <u>778-5094</u> Email: <u>morgansign@cableone.net</u>		Date Application Complete: _____ PAC Date: _____ HPC Date: <u>2/12/10</u>

Project Description: 4' x 8' Business ID sign

National Historic Register: Contributor: Yes No _____

Historic Preservation District Name and Number: Courthouse Plaza #1

<u>Stephan Markov</u>	<u>Stephan Markov</u>	<u>1-25-10</u>
Name	Signature	Date

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

4'x8'

Wall mounted, custom fabricated sign with individual cut out western type letters made of expanded PVC. Illumination will be incandescent goose neck lamps mounted on a ~~rod~~ raceway shining down on sign surface. Colors will compliment existing building colors.



Prescott Preservation Commission

2010 Goals

1st round DRAFT

1. Continue to promote Prescott's Preservation Programs.
2. Participate in and support 2010 Historic Preservation Month (May) activities including
 - A. Sharlot Hall Museum programs, Historic Preservation awards, etc.
 - B. Elisabeth Ruffner Award (Commission committee, Ruffner and Moody)
 - C. Awards for stewardship* (Commission committee, need volunteers)
 - D. Awards for preservation* (Commission committee, need volunteers)
 - E. *Recipients must be present to receive the award.
3. Participate in (Preservation Chair, Vice Chair and Historic Preservation Specialist) Statewide Historic Preservation Conference to be held in Flagstaff in May 2010, and continue to make a submission request to host the State Preservation Conference in 2011 or 2012 to coincide with the Centennial events.
4. Continue the follow-up program to monitor and report on the results of projects which are reviewed by the Preservation Commission; assign follow-up and reporting responsibilities to Cat Moody.
5. Submit a National Register nomination for the two buildings and one structure at the Rodeo Grounds considered eligible for the National Register.
6. Continue educational projects including the possibility of:
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