



# PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
FRIDAY, NOVEMBER 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, November 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  
Russ Buchanan  
John Langellier

Seymour Petrovsky  
Doug Stroh  
Lee Vega

## **III. REGULAR AGENDA**

- 1. Consider approval of the minutes** of the October 8, 2010 meeting.
- 2. HP10-021**, 106, 108, 110 & 112 West Gurley St., Historic Preservation District #1, Courthouse Plaza. APNs: 113-15-112, 113 & 114. Request to remove old non-historic "ski-jump" awnings and restore brick where present (106-110 W. Gurley), and construct stucco façade for 112 W. Gurley. Property owner is Annette Williams. Applicant/agent is Osusky & Sons, Inc. 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. **HP10-022**, 147 N. Arizona Ave., Historic Preservation District #11, Prescott Armory. APNs: 114-04-028, 028A & 114-05-113. Request to replace windows in museum and pueblo buildings. Applicant and property owner is Smoki Museum. Historic Preservation Specialist, Cat Moody.
4. **HP10-023**, 117 East Gurley St, Historic Preservation District #2, Elks Theatre. APN: 109-01-011C. Request to replace the polyvinyl insert in an existing cabinet sign on the front elevation of the professional offices of the Elks Theater Building. Property owner is Prescott Elks Building LLC. Applicant/agent is Steve and Anita Davis. Historic Preservation Specialist, Cat Moody.

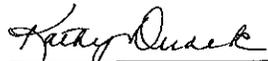
**IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE**

**V. ADJOURNMENT**

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



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Kathy Dudek, Administrative Assistant  
Community Development Department

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

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

I. CALL TO ORDER

Chairman Todd, *pro tempore*, called the meeting to order at 9:02 a.m.

II. ATTENDANCE

<p><b>MEMBERS PRESENT</b>                      Mike Todd, Vice Chairman                      Russ Buchanan                      John Langellier                      Seymour Petrovsky                      Doug Stroh                      Lee Vega</p>	<p><b>OTHERS PRESENT</b>                      George Worley, Planning Manager                      Cat Moody, Historic Preservation Specialist                      Kathy Dudek, Recording Secretary/Administrative Assistant                      Ruth Hennings, Community Development Intern</p>
<p><b>MEMBERS ABSENT</b>                      Elisabeth Ruffner, Chairman</p>	<p><b>COUNCIL PRESENT</b>                      Marlin Kuykendall, Mayor</p>

III. REGULAR AGENDA

1. Consider approval of the minutes of the September 10, 2010 meeting.

Mr. Petrovsky, **MOTION: to approve** the minutes of the October 8, 2010 meeting. Mr. Langellier, 2<sup>nd</sup>. **Vote: 6-0.**

2. **HP10-020**, 146 South Montezuma St, Historic Preservation District #1, Courthouse Plaza. APN: 109-02-016A. Request to reconstruct store front entry- revise entry to eliminate the angled recess, replacing the windows (glazing) and siding. Property owner is Hinson Trust. Applicant/agent is Osusky & Sons, Inc. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the request is to revise the existing angled recess to a front, straight entry at the back of the sidewalk;
- the existing door will be repositioned in the new entry;
- the new windows will be at the same height and will be slightly wider;
- a review of the different types of Courthouse Plaza District entryways was made;
- in the 1930s, the storefront had a brick façade;
- the windows will be reglazed and will be trimmed with wood;
- the siding will be replaced and painted a dark green color, eliminating the "yellow" color; and,

- the applicant is present at today's meeting.

Commissioners queried and remarked on:

- the proprietor is receiving a benefit as the retail space will increase;
- the request will be an improvement to Whiskey Row;
- because of the various angled and non-angled entryways, the request is not problematic;
- the current store proprietor currently places an ice cream apparatus and newspaper rack in the angled entryway which protrude into the sidewalk;
- a condition should restrict any equipment, sales and/or display items, newspapers, etc., from being placed and/or sold outside the store's interior retail space limiting sales to occur inside the store; and,
- at present, the store's angled entryway collects debris, cigarette butts, etc.

Mr. Petrovsky, **MOTION: to approve HP10-020** subject to the terms and conditions of the staff report dated 10/08/2010, and adding the condition that the existing newspaper display, ice cream apparatus and any other items for sale or display be removed from outside the storefront and placed/sold only from within the store. Mr. Stroh, 2<sup>nd</sup>. **Vote: 6-0.**

#### IV. PRESENTATION ON APS POLE AND TREE WORK IN THE PINE CREST HISTORIC DISTRICT

Ms. Moody indicated that the item is a courtesy review and will not be voted on by members of the Preservation Commission. She noted:

- that the Pine Crest Historic District is a very small district located off Coronado Avenue with very narrow streets and houses that are set against the property lines;
- the area requires safety upgrades by APS;
- a neighborhood meeting with residents and APS representatives was held on September 28, 2010; and,
- Ms. Moody attended the September 28 meeting.

Mr. Jeff Spohn, Division Forester, APS, 300 N. Granite Street [no signature appears on attendance roster], indicated:

- there was one neighbor who strongly objected to the change;
- the majority of owners favor the improvements presented;
- the new poles are slated to be 40' high, Core-ten, with a "rusted brown" patina;
- the poles will be 40' high instead of the existing 35' poles to reduce tree trimming; and,
- APS will accomplish the safety upgrade with a minimal trimming of the trees.

Mr. Jay Bronson, Customer Service Representative, APS, 120 N. Marina Street, described the existing and proposed pole configuration and gave a Power-Point™ presentation. The alleys, according to Mr. Bronson, would have the wooden poles remaining.

Commissioners commented on and queried:

- the approximate number of trees to be removed [Mr. Spohn: zero with this plan];
- does the resident still object [Ms. Moody: the resident was invited to attend the meeting today, but is not present];

- the cost differential between wood and metal poles [Mr. Bronson: this will be done at no cost to the City. The steel poles cost a little more than wooden, but the sturdiness is much better]; and,
- the estimated construction timeframe [Mr. Bronson: perhaps commencing in November with an 8-week period, give or take. Officially, no later than February].

*Courtesy review – no action taken.*

**V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE**

Ms. Ruffner stated she experienced car trouble and thanked Mr. Todd for conducting the meeting.

**VI. ADJOURNMENT**

Chairman Todd, *pro tempore*, adjourned the meeting at 8:37 a.m.

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Michael Todd, Chairman *pro tempore*



**Existing Conditions**

National Register Status: The Union Block Building (106-110 W Gurley) is listed in the National Register of Historic Places. The Shoe Box building is not listed in the National Register of Historic Places, but is within the Courthouse Plaza Historic District. Sometime around the 1960's large metal awnings ("ski jump") were added to the front of these buildings which obscures the second floor façade and windows. The Union Block Building has a line of transom windows (fixed) which will be exposed above the horizontal canopy.

Applicant is requesting approval for removal of the "ski jump" canopies and restoration of the front façades back to their historic character. This includes new glass to be inserted into existing windows where needed, cleaning and re-pointing brick where necessary, and adding decorative escutcheons and turnbuckle hardware to tie the existing horizontal canopy back to the building.

On the Shoe Box building at 112 W Gurley, the façade work will include new stucco over the existing stucco with the addition of stucco bump-outs to recreate the recessed sign band typical of Courthouse Plaza buildings, and adding decorative escutcheons and turnbuckle hardware to tie the existing horizontal canopy back to the building.

The building storefronts are to remain unchanged beneath the level of the horizontal canopy. See the plan set for paint colors and design details for this project.

**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:** Approve or Approve with modifications request for approval (1) to remove "ski jump" awnings and (2) restore the Union Block brick façade and windows (3) restucco and add sign band recess into the Shoe Box building façade (4) add decorative escutcheons and turnbuckle hardware to tie the existing horizontal canopy back to the building; and comply with any additional requirements set forth by the Commission at this meeting.

<b>PRESCOTT PRESERVATION COMMISSION</b> <b>COMMUNITY DEVELOPMENT DEPARTMENT</b> <b>Staff Report</b> <b>November 12, 2010</b>	
<b>AGENDA ITEM: HP10-022 , 147 N Arizona Ave, Smoki Museum - Request to replace windows in the museum and pueblo buildings.</b>	
<b>Planning Manager:</b> George Worley <i>GW</i>	
<b>Director:</b> Tom Guice <i>TG</i>	
<b>Historic Preservation Specialist:</b> Cat Moody <i>CM</i>	
<b>Report Date: November 2, 2010</b>	

**REQUEST:** Request to replace windows in the museum and pueblo buildings.  
**APN:** 114-04-028, 028A & 114-05-113 **Zoning:** MF-M  
**Location:** 147 N Arizona Ave, Prescott Armory National Register District  
**Agent/Applicant:** Smoki Museum, PO Box 10224, Prescott AZ 86304  
**Owner:** Smoki Museum, PO Box 10224, Prescott AZ 86304

**STAFF ANALYSIS**

The Prescott Armory Historic District comprises a group of adjacent properties which are all associated with Depression Era construction between 1929 and 1939. The buildings associated with this request, the Smoki Pueblo and Museum date from 1931 and 1935, respectively, and the Prescott National Guard Armory dates from 1939.

In January 1931 the Smoki People obtained title to a parcel of land adjacent to the City Park (now known as Ken Lindley Field) from the City of Prescott. The next day the Prescott Journal Miner reported that the Smoki People intended to start work on the first unit of their "house" in order to aid unemployment in Prescott and that architect Chris Totten was drawing plans. The total project was expected to cost \$10,000. The building was completed by April and almost immediately a wing was added.

The most "rustic" of the buildings, but one with a very identifiable origin to residents of the Southwest, is the Smoki Pueblo. Clearly patterned after prehistoric and historic Native American structures common in Arizona, it's rough, uncoursed, native stone walls and hidden mortar joints give it the appearance of having been constructed hundreds of years ago, especially when the shutters are closed and the modern windows cannot be seen. The Smoki Public Museum building also has been designed to replicate a Native American structure, presenting influences from many of the Southwestern tribes. It, too, is constructed of native stone, but in a slightly more refined and craftsman-like style than the Smoki Pueblo, with a band of different stone laid in courses above the top of the window level.

Begun in 1934 by the CWA, the idea for the Smoki Museum was conceived by the Smoki People and the Archaeological Committee of the Yavapai Chamber of Commerce. The building was completed by the ERA of Arizona and dedicated on May 29, 1935. The museum building is located north of the Smoki Pueblo and is an irregular plan constructed of uncoursed native fieldstone and flagstone rubble masonry with

hidden mortar. There is a band of coursed stone above the top of the window level. Stones above the windows are set on edge to form a flat arch lintel. Many of the windows are fixed pane wood frame, some with a single pane of glass and others multi-paned. Many of the windows have been replaced with steel awning and casement windows. The fenestration has not been changed. The exterior walls end in a parapet and the roof is essentially flat.

**Conformance with the Prescott Historic Preservation Master Plan (HPMP):** In part, the HPMP chapter for the Prescott Armory Historic District recommends:

- Emphasize vertical orientation on windows, retain historic pattern
- Preserve original steel windows in the Old Armory; replace metal windows in the Smoki Complex
- Encourage steel for replacement doors and windows in the Old Armory; encourage wood for replacement doors and windows in the Smoki Complex
- Retain use of historic pane design to the greatest degree possible
- Discourage aluminum, sliding or horizontal windows throughout the district

**Existing Conditions**

National Register Status: This property is listed in the National Register of Historic Places. The current windows, many of which are non-original are single pane windows. The intent is to apply for a grant through the Lowe's Foundation to replace the windows and improve the energy efficiency of the building.

Applicant is requesting approval for replacement of non-original windows with new wood windows; the applicant would prefer windows with aluminum cladding on the exterior to reduce maintenance in the future.

**Site Visit: Recommended**

**Recommended Action:** Approve or Approve with modifications request to replace windows in the museum and pueblo buildings, 147 N Arizona Ave, Smoki Museum.

<b>PRESCOTT PRESERVATION COMMISSION</b> <b>COMMUNITY DEVELOPMENT DEPARTMENT</b> <b>Staff Report</b> <b>November 12, 2010</b>	
<b>AGENDA ITEM: HP10-023 , 117 E Gurley St suite 113 - Request to replace the polyvinyl insert in an existing cabinet sign on the front elevation of the professional offices of the Elks Theater Building.</b>	
<b>Planning Manager:</b> George Worley <i>GW</i>	
<b>Director:</b> Tom Guice <i>TG</i>	
<b>Historic Preservation Specialist:</b> Cat Moody <i>CM</i>	
<b>Report Date: November 2, 2010</b>	

**REQUEST:** Request to replace the polyvinyl insert in an existing cabinet sign on the front elevation of the professional offices of the Elks Theater Building.

**APN:** 109-01-011C

**Zoning:** DTB

**Location:** 117 East Gurley Street, the Elks Theater, 1978 Multiple Resource Area National Register District

**Agent/Applicant:** Steve & Anita Davis, 835 W Damion Loop, Chino Valley AZ 86323

**Owner:** Prescott Elks Building LLC, 117 E Gurley St- 3<sup>rd</sup> floor, Prescott AZ 86303

**STAFF ANALYSIS**

**Conformance with the Prescott Historic Preservation Master Plan (HPMP):** In part, the HPMP chapter for the Elks Building and Theater Historic District recommends:

- Encourage continued subtle use of contrasting light colors on the building
- Replace existing business signage with simpler, historically accurate design
- Promote continued use of the Elks Building and Theater Historic District as a quality professional and entertainment complex in the heart of Prescott

**Conformance with Design Guidelines:** The design guidelines for the Elks Building and Theater Historic District do not address signage.

**Existing Conditions**

**National Register Status:** This property is listed in the National Register of Historic Places. The building, completed in 1905, may be described as a Territorial Commercial Style. It is an intact example of early twentieth century commercial development that still serves the primary functions for which it was built.

Applicant is requesting approval for one sign which conforms to the sign design package which has been developed by the building owner for the storefront tenants in the building. Applicant is changing only the sign face. Colors will be black background with white lettering to display the tenant's name, Flipits Exchange.

**Agenda Item: HP10-023 117 East Gurley Street Suite 113**

Forty (40) square feet of signage are allowed per storefront. The sign is wall mounted, 1.5 feet by 13 feet totaling 20 square feet.

**Site Visit: Not Recommended**

**Recommended Action:** Approve request to replace the polyvinyl insert in an existing cabinet sign on the front elevation of the professional offices of the Elks Theater Building, 117 East Gurley Street suite 113.