



# PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
FRIDAY, DECEMBER 10, 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, December 10, 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 November 12, 2010 meeting.
- 2. HP10-024**, 152 S Montezuma St., Historic Preservation District #1, Courthouse Plaza. APN: 109-02-017. Request for approval for replacement of the canvas for one storefront awning and valance with sign graphics. Property owner is Howard Hinson. Applicant/agent is A Shade Beyond. 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. **HP10-025**, 306 S. Mount Vernon Ave., Historic Preservation District #13, Southeast Prescott. APN: 110-03-004. Request of approval for an addition on the rear of the residence, demolition of old garage in rear, and construction of a new 3-car garage in rear of property. Applicant is Sunrise Builders and property owners are Bill & Carol Raper. Historic Preservation Specialist, Cat Moody.
4. **HP10-026**, 127 S. Mount Vernon Ave., Historic Preservation District #13, Southeast Prescott. APN: 100-01-052. Request to replace an old privacy fence on the north side of the property with a new fence. Applicant/agent is Prescott Fence Co, and property owner is Charles Hastings. Historic Preservation Specialist, Cat Moody.
5. **HP10-027**, 147 N. Arizona Ave., Historic Preservation District #11, Prescott Armory. APNs: 114-04-028, 028A & 114-05-113. Request to replace two exterior doors in the pueblo building. Applicant and property owner is Smoki Museum. 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 December 1, 2010 at 4:00 PM in accordance with the statement filed with the City Clerk's Office.



Kathy Dudek, Administrative Assistant  
Community Development Department

PRESCOTT PRESERVATION COMMISSION  
 REGULAR MEETING / PUBLIC HEARING  
 NOVEMBER 12, 2010  
 PRESCOTT, ARIZONA

MINUTES of the PRESCOTT PRESERVATION COMMISSION held on NOVEMBER 12, 2010 in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Chairman Ruffner called the meeting to order at 9:00 a.m.

II. ATTENDANCE

**MEMBERS PRESENT**

Elisabeth Ruffner, Chairman  
 Mike Todd, Vice Chairman  
 Russ Buchanan  
 John Langellier  
 Seymour Petrovsky  
 Doug Stroh  
 Lee Vega

**OTHERS PRESENT**

George Worley, Planning Manager  
 Cat Moody, Historic Preservation Specialist  
 Kathy Dudek, Recording Secretary/Administrative Assistant  
 Ruth Hennings, Community Development Intern

III. REGULAR AGENDA

1. Consider approval of the minutes of the October 8, 2010 meeting.

Mr. Langellier, **MOTION: to approve** the minutes of the October 8, 2010 meeting. Mr. Stroh, 2<sup>nd</sup>. **Vote: 7-0.**

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.

Ms. Moody reviewed the staff report and noted:

- the project includes 104, 106, 108, 110, and 112 W. Gurley Street;
- the properties from 104 to 110 W. Gurley Street are listed in the National Register and fall within Preservation District #1;
- The Shoebox, at 112 W. Gurley Street is not listed in the National Register but does fall within Preservation District #1;
- the applicant is proposing the removal of the ski jump awnings which were added in the 1960s;
- the restoration of the front façade of the Union Block Building is brick and requires cleaning and potentially repointing;

- transom windows are buried under the ski jump awning and will require attention;
- the existing lower horizontal canopy on The Shoebox will remain along with the stucco façade;
- the signband will be created from bump outs;
- the existing lower horizontal canopy on the Union Block Building will remain;
- the windows of the Union Building will be repaired as necessary;
- the storefronts will remain unchanged beneath the horizontal canopies; and,
- the contractor and the architect are present.

Commissioners commented on and queried:

- why the turnbuckles couldn't be lowered on The Shoebox [Mr. D. J. Buttke, 818 W. Gurley Street, architect, noted that articulation was needed between buildings to denote two separate entities];
- will the transom windows be consistent with wood frames and reglazing [Mr. Buttke: we felt that would be more appropriate than creating two different entities. The vertical mullions proposed are of a dark color so they do not pop out. The paint will match the upper windows. The glazing will be a spandrel, opaque glazing that will be matched as closely as possible, without illumination];
- will the façade on The Shoebox building be made of stucco to match the Bashford Building and the Burmister Building [Mr. Buttke: initially the building was made of brick masonry. We are trying meld the style together with the Art Deco style of the Bashford Building];
- the color scheme [Mr. Buttke: on screen, the colors look washed out]; and,
- could the existing brick on The Shoebox be recovered [Mr. Buttke: it would have to be sandblasted] [Chairman Ruffner: that (sandblasting) is not permitted].

Mr. Todd, **MOTION: to approve HP10-021**, 104, 106, 108, and 110 West Gurley Street: 1) to remove "ski jump" awnings; 2) restore the Union Block brick façade and windows; 3) restucco and add sign band recess into The Shoe Box building façade; and, 4) add decorative escutcheons and turnbuckle hardware to tie the existing horizontal canopy back to the building. Mr. Petrovsky, 2<sup>nd</sup>. **Vote: 7-0.**

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.

Ms. Moody reviewed the staff report and indicated:

- the request by the Smoki Museum is in the preliminary stage of planning;
- if approved by Commission, an energy-efficiency grant for both the museum and pueblo buildings will be sought;
- some of the windows have been boarded up with solid wood panels;
- an exterior aluminum-clad window with wooden interior is preferred;
- the steel grates covering the windows will not be removed due to security reasons;
- the windows will be replaced from the interior of the buildings;
- the museum building presently has wooden windows, the pueblo building has aluminum; and,
- the applicant, who is present, is looking for support from the Commission.

Ms. Cindy Gresser, Executive Director, Smoki Museum, 147 N. Arizona, was present to answer questions.

Questions and comments from Commissioners included:

- recommending an aluminum-clad wood window because of the weather elements, especially on the south side;
- recommending installing the windows from the interior [Mr. Vega: it can be achieved, but is not easily done]; and,
- the applicant's thoughts on keeping the steel grates [Ms. Gresser: the grates were placed on the windows in the 1960s. We have had problems, especially with the skate park across the street. If the security grates were removed, it makes the windows an easy target for rock throwers].

Mr. Stroh, **MOTION: to approve HP10-022**, 147 N. Arizona Avenue, request to replace windows in the museum and pueblo buildings with aluminum-clad wood windows. Mr. Vega, 2<sup>nd</sup>. **Vote: 7-0.**

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.

Ms. Moody reviewed the staff report and indicated:

- the request is to replace the polyvinyl insert in an existing cabinet sign (formerly the McCain campaign headquarters); and,
- the business owners are present to answer questions.

Mr. Steve Davis, applicant, 835 W. Damion Loop, Chino Valley, answered questions raised by Commissioners. Mr. Davis stated the business will be a resale clothing/accessory store.

Mr. Todd requested the applicant to use a "matte finish" rather than a gloss finish on the sign. The reflectance should be similar to the finish on the Sun Mountain IT store next door.

Mr. Todd, **MOTION: to approve HP10-023**, 117 E. Gurley Street, Elks Building, replacement polyvinyl insert in an existing cabinet sign on the front elevation of the professional offices with the condition that the finish of the sign, *i.e.*, reflectance, be similar or match the adjacent Sun Mountain IT sign. Mr. Vega, 2<sup>nd</sup>. **Vote: 7-0.**

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

Ms. Moody announced that the 4<sup>th</sup> Annual Victorian Holiday Boutique is being held at the Smoki Museum this weekend. Proceeds will benefit the Yavapai Cemetery Association's efforts to complete the fencing surrounding the Citizens' Cemetery.

Chairman Ruffner indicated that there is a possibility of an archaeology fair that is held annually in this area; and, she will meet with Ms. Moody after the meeting. It is

hoped that collaboration can take place with the Bureau of Land Management to hold the event at the Aqua Fria Monument.

Chairman Ruffner also has an intimation that the 2012 Statewide Historic Preservation Conference will be held at the Elks Opera House. Also on the horizon, the Elks Building needs to be elevated to national level of significance status to attract the attention of the National Trust for Historic Preservation. The State Historic Preservation Office also has indicated that the two rock houses at the fairgrounds and the little pond are also eligible for nomination.

**V. ADJOURNMENT**

Chairman Ruffner adjourned the meeting at 8:45 a.m.

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Elisabeth Ruffner, Chairman

DRAFT



**Agenda Item:** HP10-024, 152 S Montezuma St

inset. The color should match or be complementary to the primary color of the facade; the color must not distract from the facade.

- 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:** Recommended

**Recommended Action:** MOVE TO APPROVE HP10-024 as submitted, replacement of the canvas for one storefront awning and valance with sign graphics.

<b>PRESCOTT PRESERVATION COMMISSION</b> <b>COMMUNITY DEVELOPMENT DEPARTMENT</b> <b>Staff Report</b> <b>December 10, 2010</b>	
<b>AGENDA ITEM: HP10-025, request approval for an addition on the rear of the residence, demolition of old garage in rear, and construction of a new 3-car garage in rear of property .</b>	
<b>Planning Manager:</b>	<b>George Worley</b> <i>GW</i>
<b>Director:</b>	<b>Tom Guice</b>
<b>Historic Preservation Specialist:</b>	<b>Cat Moody</b> <i>CM</i>
<b>Report Date: November 30, 2010</b>	

**Historic Preservation District:** # 13, Southeast Prescott

**APN:** 110-03-004

**Zoning:** SF-9

**Location:** 306 South Mount Vernon Avenue

**Agent/Applicant:** Sunrise Builders, 216 N Mount Vernon Ave, Prescott AZ 86301

**Owner:** Bill & Carol Raper, 306 S Mount Vernon Ave, Prescott AZ 86303

**STAFF ANALYSIS**

**Existing Conditions**

This property is within the boundaries of the Joslin & 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.

The building may be described as a Bungalow style residence constructed in 1914; the structural condition is good. It is located on the west side of S Mt. Vernon St. A small single car garage is located in the rear of the property, off the alley.

Applicants propose to build a master bedroom addition on the rear of the residence which will extend 15' further to the west than the current footprint of the home. The enclosed porch on the rear of the home will be reconfigured along with the addition to become the new master suite. The addition will be frame construction with horizontal lap siding (to match the existing siding as closely as possible) and painted to match the house. The roof will be a gable style shingled with architectural grade shingles to match the existing roof. Three new windows will be installed in the addition- two single hung windows on the south side and one, tempered, fixed pane window on the west side.

The existing garage in the rear of the home is proposed for demolition, with a new 3-car garage being constructed off the alley.

The 3-car garage is 36' wide by 24' deep with a gable style roof and two garage doors (one double, one single). The siding and roofing materials will match the existing materials on the house as closely as possible.

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 addition is located in the rear of the home and as such is not visible from the street. Due to the downward slope of the lot towards the rear and the very narrow side yards, the new garage in the rear will also be mostly hidden from the street. This project, as presented, would not compromise the historic integrity of this property.

**Site Visit: Recommended**

**Recommended Action:**

MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS OR DENY- HP10-025, request of approval for an addition on the rear of the residence, demolition of old garage in rear, and construction of new 3-car garage in rear of property.

# ARIZONA HISTORIC PROPERTY INVENTORY FORM

<p style="text-align: center; font-weight: bold; font-size: 1.2em;">SHPO</p> <p>State Historic Preservation Office 1300 W. Washington Phoenix, AZ 85007</p> <p><b>IDENTIFICATION</b></p>	<p>SURVEY SITE NO.: <u>2</u>      Accession No. <span style="border: 1px solid black; display: inline-block; width: 40px; height: 15px; vertical-align: middle;"></span></p> <p>COUNTY: <u>Yavapai</u></p> <p>PROPERTY NAME: _____</p> <p>SURVEY AREA: <u>Joslin and Whipple Historical District</u></p> <p>PARCEL NO.: <u>110-03-004</u></p>	
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ADDRESS: 306 South Mount Vernon Street

CITY/TOWN: Prescott, Arizona

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

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

UTM REF Z 12      Easting 365748      Northing 3822551      ACRG: Less than 1

PROPERTY TYPE: Single-family Residence

HISTORIC USES:

1. Residence

2. \_\_\_\_\_

PRESENT USE: Residence

Abandoned       Demolished

STYLE: Bungalow

CONSTRUCTION DATE: 1914

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-2A

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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<b>PRESCOTT PRESERVATION COMMISSION</b> <b>COMMUNITY DEVELOPMENT DEPARTMENT</b> <b>Staff Report</b> <b>127 S Mount Vernon Ave</b> <b>December 10, 2010</b>	
<b>AGENDA ITEM: HP10-026, Request to replace an old privacy fence on the north side of the property with a new fence</b>	
<b>Planning Manager:</b>	<b>George Worley</b> <i>GW</i>
<b>Community Development Director: Tom Guice</b>	
<b>Historic Preservation Specialist:</b>	<b>Cat Moody</b> <i>CM</i>
<b>Report Date: November 30, 2010</b>	

**Historic Preservation District # 13, Southeast Prescott**

**APN: 110-01-052**

**Zoning: SF-9**

**Location: 127 S Mount Vernon Ave**

**Agent/Applicant: Prescott Fence Co., 6576 Intercal Way, Prescott AZ 86301**

**Owner: Charles Hastings, 127 S Mount Vernon Ave, 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.

- Applicant proposes to replace an existing 5-6 foot high picket and lattice fence in poor condition that defines the north edge of the property. The intent is to match a dog-eared privacy fence found on the south side of the property.

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

The proposed six foot fence on the north side of the property will not have an adverse impact on the historic integrity of the building.

**Site Visit: Recommended**

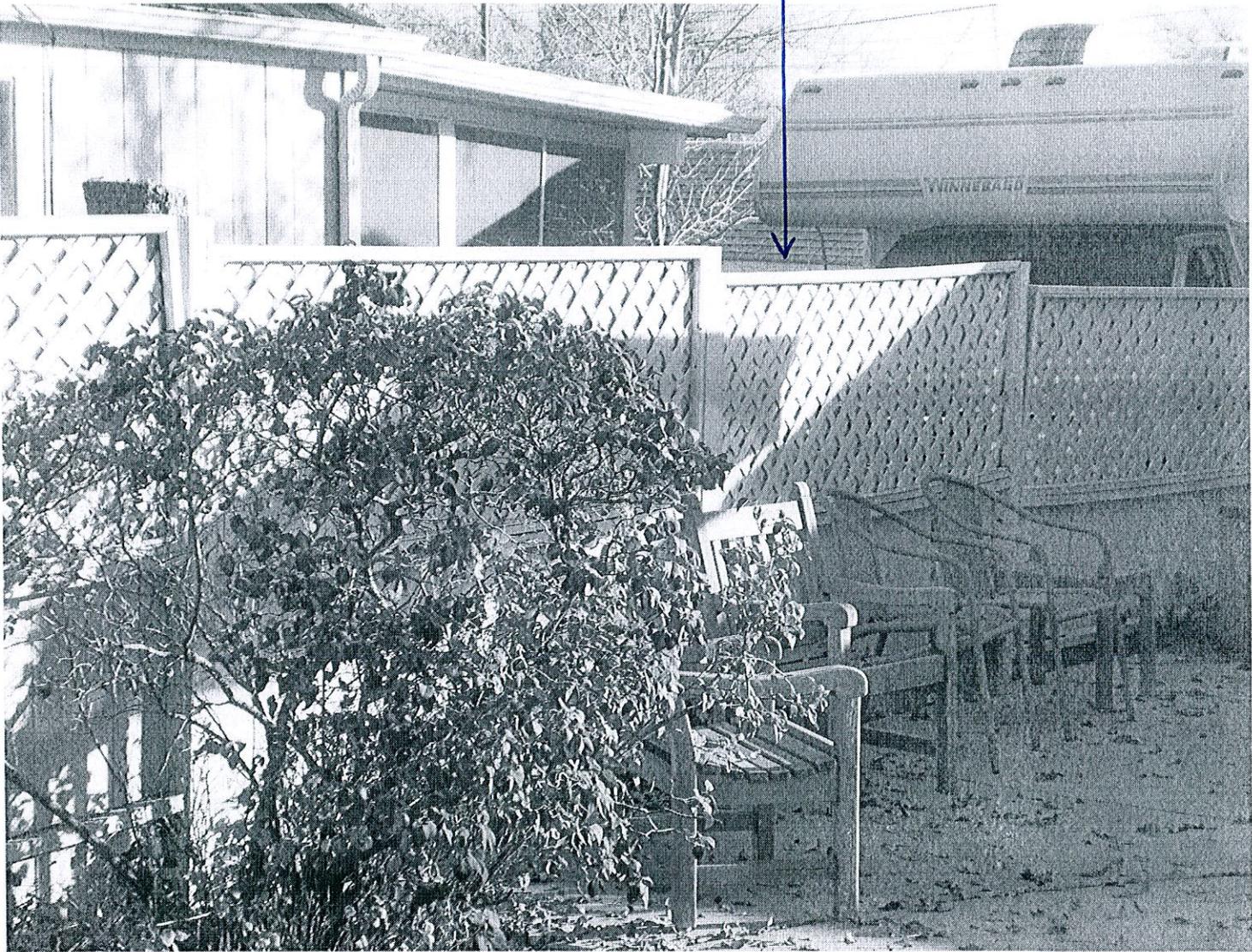
<b>Recommended Action:</b> MOVE TO APPROVE HP10-026, Request to replace an old privacy fence on the north side of the property with a new fence
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Existing fence N. side of property from neighbor's  
Fence to be replaced



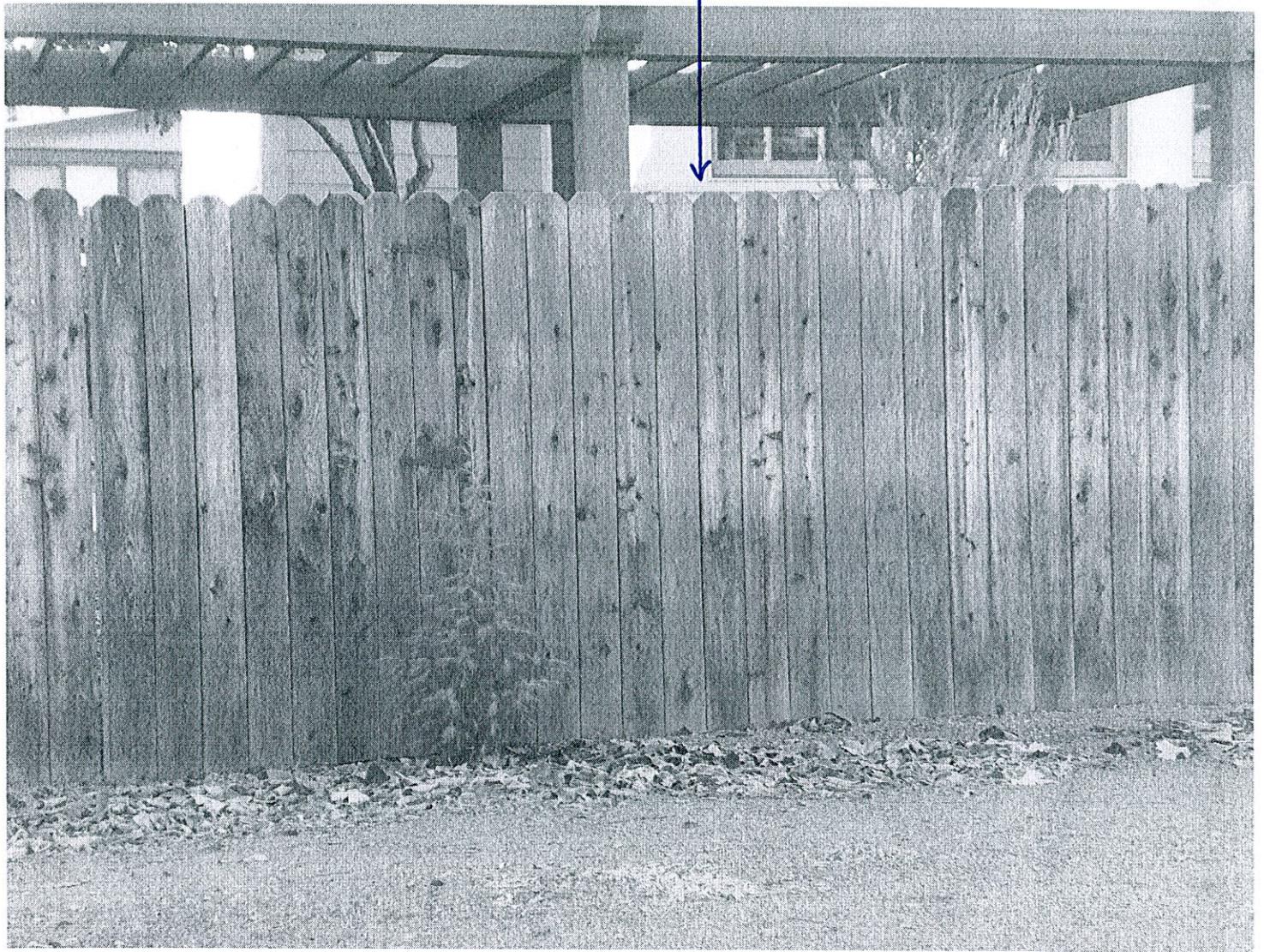
Existing fence N. side of property

Fence to be replaced



Existing fence on S. side of property

New fence to match this, except painted to match house



<b>PRESCOTT PRESERVATION COMMISSION</b> <b>COMMUNITY DEVELOPMENT DEPARTMENT</b> <b>Staff Report</b> <b>December 10, 2010</b>	
<b>AGENDA ITEM: HP10-027 , 147 N Arizona Ave, Smoki Pueblo - Request to replace two exterior doors in the pueblo building.</b>	
<b>Planning Manager:</b> George Worley <i>GEW</i>	
<b>Director:</b> Tom Guice	
<b>Historic Preservation Specialist:</b> Cat Moody <i>CM</i>	
<b>Report Date: November 30, 2010</b>	

**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**

**Historic Context**

The Prescott Armory Historic District comprises a group of adjacent properties which are all associated with Depression Era construction between 1929 and 1939. The building associated with this request, the Smoki Pueblo, was begun in 1934 by the CWA, the idea for the Smoki Pueblo and 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.

It is clearly patterned after prehistoric and historic Native American structures common in Arizona. With its flat roof, parapet walls, vigas, small windows surrounded by log framing and covered by wooden shutters, rough, uncoursed rubble stone construction with hidden mortar joints, massive chimney and compound plan, this building does, indeed "give the appearance of great age from a short distance".

**Existing Conditions**

**National Register Status:** This property is listed in the National Register of Historic Places.

Applicant is requesting approval for replacement of two exterior doors on the pueblo building, one on the rear (east) side, and one on the front (west) side of the building. Both doors are covered with a wood slab batten-style storm door, which remain open when the building is in use, and cover the doors to be replaced when the building is locked up. The wood slab storm doors will remain unchanged.

The applicant had already begun work replacing the two doors and was issued a stop work order until this commission could review the work. The doors which are in the process of being installed are fiberglass composition doors with a half-light window (see pictures). Previously there were French style doors with wood mullions in these

locations (see applicant's narrative for more on the previous doors). The new doors being installed are ADA accessible.

The new doors are smaller than the removed French style door, and work was initiated to frame down the interior frame of the opening to accommodate the smaller door size. This creates small strips of wall inside the opening which were prepared for stucco (see photos).

The doors and trim are to be painted to match the existing red trim color on the exterior and off-white on the interior.

The applicant's narrative refers to the doors as "interior" doors, which is incorrect- they are doors in an exterior wall, hence an exterior door, with the wood slab style storm door.

### **Conformance with the Prescott Historic Preservation Master Plan (HPMP)**

The master plan for this district states:

The doors of the Smoki Complex are vertical wood hung with oversized metal hardware. Although not appropriate for other structures, this style fits well within the context of the architecture. Modern replacement materials (such as those previously used for the windows) should be discouraged. Doors at other support facilities are of differing grades and quality.

In part, the HPMP chapter for the Prescott Armory Historic District recommends:

- New construction should seek to use materials of a type and manner consistent with neighboring buildings.
- encourage wood for replacement doors and windows in the Smoki Complex
- Preserve stone on existing buildings and walls; do not allow stucco or sheathing of any type to cover the exposed stonework
- Discourage stucco, metal, vinyl or exposed block (with the possible exception of split-faced block) as primary materials
- Discourage aluminum, sliding or horizontal windows throughout the district

The fiberglass doors selected by the applicant are incompatible with the rustic architectural style of this building. The door on the rear of the building is less critical than the front door to the pueblo, so the fiberglass door may be acceptable in that location, but the front entrance to the building should have a door in keeping with the Architectural style.

**Agenda Item: HP10-022 147 N Arizona Ave, Smoki Museum**

For the front entrance, a better choice of door would be a wood batten style door or other more rustic style door. Many wood doors are available with quarter or half lights with wood mullions, which would be appropriate as well.

Regarding the door openings which have been framed down to accommodate the smaller doors, the preference is to have a door custom fabricated to fill the existing opening.

If the commission chooses to approve the framed down opening, then it is recommended that the exterior surface be rough-sawn lumber painted to match the existing trim versus the proposed stucco. The interior would be acceptable finished with plaster to match the walls.

**Site Visit: Recommended**

**Recommended Action:**

MOVE TO Approve, Approve with modifications, or Deny HP10-022 request to replace two exterior doors on the pueblo building, including

- 1) Door at rear of building
- 2) Main entry door
  - A) door choice (installed fiberglass or require more rustic wood door)
  - B) door opening (framing down or not and finish materials)