



# PRESCOTT PRESERVATION COMMISSION A G E N D A

PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
FRIDAY, June 10, 2011  
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, June 10, 2011** 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 May 13, 2011 meeting.
2. **HP11-009**, 815 E Sheldon St. Historic Preservation District #11, Prescott Armory. APN: 114-04-043. - Request for approval for remaining perimeter fence for Citizens Cemetery . Applicant/agent is Yavapai Cemetery Association. Owner is Yavapai County. Historic Preservation Specialist, Cat Moody.
3. **HP11-010**, 108 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-113. Request approval for a replacement facing on an existing perpendicular sign under the fixed horizontal awning for the Music Café at 108 W Gurley St. Applicant is Empire Sign and building owner is Annette Williams. Historic Preservation Specialist, Cat Moody.
4. **HP11-011**, 105 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-021A. Request approval for converting an existing retractable awning to a fixed frame awning for TIS Gallery. Applicant/agent is A Shade Beyond. Business owner is TIS Gallery. 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.*

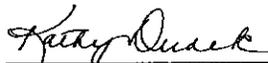
**IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE**

**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 June 3, 2011 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  
 MAY 13, 2011  
 PRESCOTT, ARIZONA

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on MAY 13, 2011 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.

I. CALL TO ORDER

Chairman Ruffner called the meeting to order at 8:00 a.m.

II. ATTENDANCE

<p><b>MEMBERS PRESENT</b>                  Elisabeth Ruffner, Chairman                  Mike Todd, Vice Chairman                  Russ Buchanan                  John Langellier                  Seymour Petrovsky                  Doug Stroh                  Lee Vega</p>	<p><b>STAFF PRESENT</b>                  George Worley, Planning Manager                  Cat Moody, Preservation Specialist                  Kathy Dudek, Administrative Assistant and                  Recording/Transcribing Secretary</p> <p><b>COUNCIL PRESENT</b>                  Marlin Kuykendall, Mayor and                  Council Liaison to the Commission</p>
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III. REGULAR AGENDA

1. Consider approval of the minutes of the April 8, 2011 meeting.

Mr. Petrovsky, **MOTION: to approve the minutes** of the April 8, 2011 meeting. Mr. Langellier, 2<sup>nd</sup>. **Vote: 7-0.**

2. **HP11-004**, 106 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-112. Request for approval to install a replacement sign for Lone Spur Cafe on the Union Block building. Applicant/agent is Empire Sign Co. Building owner is Annette Williams. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and noted:

- last month the sign submitted was denied;
- the applicant has revised the sign style which is compatible with the existing sign currently in place;
- the existing sign was temporarily taken down and reinstalled after the ski jump was removed;
- the proposed replacement for the old, cabinet-mounted sign will be mounted to the existing frame but is not a cabinet sign;

- inside the channel, wiring will be used for neon lighting that will identify the business;
- the neon lighting will outline the lettering;
- the sign totals 32 square feet and falls within the permitted 40 square feet; and,
- both applicant and sign contractor are here to address any concerns that may arise.

Comments and queries from commissioners included:

- the sign is attractive and neon lights are encouraged around the Courthouse Plaza.

Mr. Todd, **MOTION: to approve HP11-004**, 106 W. Gurley Street, (Lone Spur Café) replacement signage subject to the staff report dated May 13, 2011. Mr. Stroh, 2<sup>nd</sup>.

**Vote: 7-0.**

3. **HP11-005**, 156 S. Montezuma St., Historic Preservation District #1, Courthouse Plaza. APN: 113-08-020. Request for approval of new non-conforming sign, painted on east side of building. Applicant is Morgan Sign and business owner is Jeff Davis. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the building is the site of the former Valley National Bank;
- prior installed signage included Murphy's Restaurant and Grille;
- the sign totals 320 square feet, 16' x 20';
- the Board of Adjustment approved a variance in 1998 (V-9808);
- the content of the sign is to be considered today;
- the sign is grandfathered as a non-conforming sign;
- the owner proposes to paint over the existing sign with advertising for the business that is housed on the second floor of the building; and,
- the applicant is present.

Mr. Jeff Davis, 110 E. Gurley Street, Suite 200A, responded to comments and queries from the commissioners:

- toning down the two different backdrop colors would be preferable so the brick would be noticeable with the sign looking "old" [Mr. Davis: I appreciate the comments but added he didn't know how to do that (make it look "old") unless it would be faux painted at a very costly expense. He noted he would be happy to test it. A darker, muted tan color on the "Realty Executives" was used rather than a pink or yellow. The grout will not be "re-chinked," and because the lines are so deep, the sign will show up darker. Vinyl, glossy lettering was rejected [by Mr. Davis];
- the existing sign has two or three muted colors and does not "over power" downtown, while this proposed sign appears to have five or six different colors and will appear to dominate the streetscape and will be overwhelming [Mr. Davis: the need on any kind of advertisement is to bring in branded (aspects), it is a franchised office so that is the purpose of trying to get "Realty Executives" on the sign. The brand on our business cards has that version—red/white. The tan color will match the American Ranch sign. The maroon color on the left side is important because of the brand];
- would the applicant consider making the "Realty Executives" black rather than maroon [Mr. Davis: it is not my preference];
- if "Realty Executives" is switched from blue to black, there will be three colors;
- there is a difference between the colors on the overhead screen and the handouts in

the agenda packet--the maroon is more muted on the screen and the brick above the sign is a different color [Mr. Davis: my preference would be to keep the "red, white and blue" colors];

- the sign, with the center, vertical split appears to be two signs—a suggestion would be to make the entire background maroon [Mr. Davis: I don't want to put the whole thing in maroon as the idea is to catch traffic moving through town];
- putting the number of brands and language into one sign is not aesthetically pleasing--it is a lot of information and appears to not serve either the City or you--it doesn't appear to look good at this time;
- with the sign being "grandfathered" the large amount of size is a "plus" during these economic times;
- the sign is suggestive of a brand new subdivision model home sign;
- so that the sign could resemble any of the previous signs, a suggestion would be to reconsider the design aspects [Mr. Davis noted that he will have to get some legal direction. The special use permit gave the sign and size, and the only stipulation was that the sign had to benefit someone in the building. We need to get on track with the colors which is what we are reviewing. The content can be what I want because I am a tenant in the building. If you don't like the red, white and blue Realty Executive colors, I have conceded to changing it to black and white];
- the Design Guidelines state that "the design shall be complimentary to and in keeping with the characteristics of the building and shall be visually compatible with the historic character of the district"--there appears to be an issue of compatibility;
- the former American Ranch sign fits the building and the tone—the new sign "jumps out" at you [Mr. Davis: I appreciate the comments and not here to have an issue. The sign we are dealing with deals with information about a business inside the building that includes three model subdivisions. In my opinion, the sign is doing the same thing. I have rights to do that. I am trying to figure out the colors and by getting rid of the red and blue there are four colors]; and,
- the American Ranch lettering felt "local"—perhaps the lettering could have a more historic flavor [Mr. Davis: I am stuck, it is on my hats and cannot change that. The subdivisions 1, 2, and 3 are drawn in and the lettering will be different. It is trying to put an image in peoples' minds. I don't know what I can change].

Mr. Todd proffered that if a motion was made, the applicant might run the risk of not having the sign approved. He encouraged the applicant to make any change(s) rather than risk having the approval delayed until the next meeting. Mr. Davis noted he is all about negotiations and did not know what he could change. He will change "Realty Executives" to black. Everything else is branded to a certain degree. Mr. Davis stated his understanding was to come to discuss color, not design, branding or content.

Mr. Stroh made a motion; however, the motion died for a lack of a second.

Mr. Todd, **MOTION: to approve HP11-005**, 156 S. Montezuma Street, with the condition that the background color of the sign is uniform across the total size of the sign. Applicant is free to use national or regional logos which will include subdivisions. This approval is also subject to the following conditions listed in the staff report dated May 13, 2011, specifically: 1) that the area of the sign not exceed the height and width of the existing painted sign; 2) that, pursuant to Variance 9808, the sign cannot exceed 320 square feet; and, 3) that the colors of the sign are in conformance with any colors

set forth by this Commission as of the date of this meeting. Mr. Langellier, 2<sup>nd</sup>. **Vote: 4-3** (dissenting: Petrovsky, Stroh, Vega). **Motion passes.**

4. **HP11-006**, 108 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-018. Request for approval for two new signs for a new business in an existing commercial space on the Whiskey Row Alley. Applicant/agent is Morgan Sign. Business owner is Paul Krause. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the new business fronts the alley side of Whiskey Row and is at the rear of the Sam Hill's building;
- the request is for two new flat-mounted signs on the south and west sides of the commercial space;
- the larger of the two signs is 4' tall x 8' wide on the south sidewall, and the smaller of the two signs is 2' x 4' on the west wall;
- both signs total 40 square feet and do not exceed permitted requirements; and,
- the applicant is present.

Mr. Paul Krause, owner, 4889 S. Juniper Loop Road, Prescott, stated he is opening a full-service leather shop and the sign depicts his logo.

Commissioners commented and queried:

- the signage is a great improvement to the building; and,
- there is an interest in seeing the alley develop, especially since it is close to the parking garage.

Mr. Todd, **MOTION: to approve HP11-006**, 106 S. Montezuma Street, request for two new signs for a new business in an existing commercial space on the Whiskey Row Alley, and subject to the conditions listed in the staff report dated May 13, 2011. Mr. Vega, 2<sup>nd</sup>. **Vote: 7-0.**

5. **HP11-007**, 306 S. Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-03-004. Request approval for a new 6' vinyl privacy fence on both side yard property lines to replace old failing chain link and lattice fencing. Applicant/agent is Sunrise Builders. Homeowners are Bill & Carol Raper. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and noted:

- in the last year, work on this property has been reviewed by the Commission;
- the existing steel fence in the front will remain;
- the old lattice and chain link fence will be removed;
- the fence style is white vinyl, finial topped, with 5' x 5' posts spaced six feet apart and will begin approximately 25 feet back from the front of the house and extend towards the rear of the property;
- the applicant is interested in using vinyl because of maintenance requirements; and,
- there is an established pattern along the side and rear yard of vinyl being installed.

Mr. Jerry Glasgow, applicant, 216 N. Mt. Vernon Avenue, (no signature appears on attendance roster), responded to comments and queries from the commission members:

- carrying the fence to the back property line would provide more privacy;
- the wrought iron fence along the front isn't as fancy [Mr. Glasgow: the owner is considering updating the fence to make it more historical]; and,
- if the owner is considering replacing the front fence, would it be necessary to come back before the Commission [Ms. Moody: yes].

Mr. Vega, **MOTION: to approve HP11-007**, 306 S. Mt. Vernon Avenue, request for a new 6' vinyl privacy fence on both side yard property lines to replace old, falling chain-link fence and lattice fencing. This approval is subject to: 1) the owner having the option to extend the new fence to the end of property line; and, 2) the owner/applicant will return to the Prescott Preservation Commission should any change be requested for the wrought iron fence along the front property line. Mr. Stroh, 2<sup>nd</sup>. **Vote: 7-0.**

6. **HP11-008**, 106 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-113. Request for approval for two new awning valance signs on the existing fixed horizontal framed awning at 108 W Gurley St. Applicant/agent is A Shade Beyond. Building owner is Annette Williams. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the request is for two new awning signs for The Music Café that will be suspended from the newly-restored Union Block Building and located off the fixed horizontal canopy much the same as the existing Raskins sign;
- the fabric extends on three sides with no fabric extending on the western edge; and,
- the applicant and proprietor are present.

Ms. Kathleen Couvier, proprietor of The Music Café (no signature appears on attendance roster), 5385 N. Fremont Way, Prescott Valley, responded to the following queries and comments by commissioners:

- whether the existing "Crepe" sign will be removed [Ms. Couvier: the applicant suggested that we not remove it];
- all the signs, except for the Raskins sign which appears to be out of place, are consistent;
- what is the purpose of the valences [Ms. Couvier: the awning is not being used as a sign but to help protect the grand piano from the sun coming through the window];
- placing a shade inside the window to shield the grand piano is an alternative option; and,
- replacing the Crepe sign [Ms. Couvier: the existing sign can be redesigned].

Mr. Vega, **MOTION: to deny HP11-008**, request for two new awning valance signs on the existing fixed horizontal framed awning at 108 W. Gurley Street (The Music Café). Mr. Stroh, 2<sup>nd</sup>. **Vote: 7-0. Request denied.**

#### **IV. DISCUSSION ON PRESERVATION AND STEWARDSHIP AWARDS RECIPIENTS AND PRESENTATION OF AWARDS AT COUNCIL MEETING**

Ms. Moody proffered:

- May is Historic Preservation Month;
- awards will be presented to homeowners and business owners who do a particularly good job of restoration and/or preservation of their properties;
- this year's awards include:

Preservation:

- 1) 120 W. Gurley Street, restoration of The Burmister Building, to owner Ms. Annette Williams, (Fred Lindquist will accept the award)
- 2) 113 N. Cortez Street, brick façade restoration, following wind damage to the metal paneling,
- 3) 302 N. Alarcon, Ms. Kitty's Cathouse, restoration efforts

Stewardship (this year a focus was made to target homes in the North Prescott Townsite, the newest National Register District, that are particularly well maintained):

- 1) 142 N. Summit Street
  - 2) 127 N. Marina Street (J. P. Dillon House) and,
  - 3) 611 Country Club Drive;
- the property owners have all been notified to attend the City Council meeting on May 24, 2011 at 3:00 p.m. in Council Chambers, to receive the awards; and,
  - members of the Commission will be presenting the awards as Ms. Moody will be out of town on that date.

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

Chairman Ruffner added that the Centennial Committee, along with former City Arborist Dana Diller, is doing research on an historical oak tree on South Cortez Street. The tree is being considered for inclusion as a significant existing flora when Arizona statehood occurred. Ms. Ruffner is asking for anyone with information about the tree to supply that information to the Centennial Committee. A suggestion to contact Barnabas Kane was made.

Ms. Moody noted that the Palace fillet has been repainted and repaired with a matching product. Mr. Stroh suggested that specifications of the temperature when the warranty repair work occurred be made because it was very cold at 7:30 a.m. The repair occurred on Tuesday [May 10, 2011]. Ms. Moody noted that the work was done to meet the Palace's requirements of not disturbing the business. The week prior was much warmer, unlike the first installation that failed.

## VI. ADJOURNMENT

Chairman Ruffner adjourned the meeting at 9:39 a.m.



Kathy Dudek, Administrative Assistant  
Community Development Department

<b>PRESCOTT PRESERVATION COMMISSION</b> <b>COMMUNITY DEVELOPMENT DEPARTMENT</b> <b>Staff Report</b> <b>June 10, 2011</b>	
<b>AGENDA ITEM: HP11-009 , 815 E Sheldon St- Request for approval for remaining perimeter fence for Citizens Cemetery .</b>	
<b>Planning Manager:</b> George Worley	
<b>Director:</b> Tom Guice	
<b>Historic Preservation Specialist:</b> Cat Moody	
<b>Report Date: June 1, 2011</b>	

**Historic Preservation District:** Prescott Armory # 11

**APN:** 114-04-043

**Zoning:** MF-M

**Location:** 815 E Sheldon St

**Agent/Applicant:** Yavapai Cemetery Assoc., Nancy Burgess, PO Box 42, Prescott AZ 86302

**Owner:** Yavapai County, Pat Kirshman- Facilities Director, 1015 Fair St, 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 property with the oldest context is the Citizen's Cemetery, which began in 1864 and was enclosed by a stone perimeter wall in 1934.

Concurrent with the establishment of Prescott came the informal establishment of the Citizen's Cemetery. Originally located on the edge of town, it is now in the heart of Prescott between two main corridors and is surrounded by public, residential and educational development. Originally on privately owned land, it was deeded to the County in 1884, then later to the City, then back to the County, which is the current legal owner. As one of Prescott's original cemeteries, it contains the graves of many of Prescott's founding citizens. In 1970 Yavapai County attempted to remove the graves and sell the property, but public pressure plus the cost of removing the graves (many of which are not mapped) resulted in the withdrawing of the proposal to sell. Today the cemetery, surrounded on three sides by a beautifully constructed CWA stone wall, needs ongoing maintenance work and upgraded protection from vandalism. This cemetery is the first of the properties included within the Prescott Armory Historic District to be dedicated to public use.

**Existing Conditions**

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

Applicant is requesting approval for the remaining perimeter fence for Citizens Cemetery. This includes the following segments:

**Agenda Item: HP11-009 815 E Sheldon St, Citizens Cemetery**

- Approx. 85 feet of fence style #1(matches fence style along Sheldon St) starting at the northeast corner and running along the east side of the cemetery
- Approx. 302 feet of fence style #3 (matches as close as possible the existing mid run of fence on the east side)
- Approx. 370 feet of fence style #3 (matches as close as possible the existing mid run of fence on the east side) to run to the southeast corner of the cemetery.
- Approx. 301 feet of fence of fence style #3 (matches as close as possible the existing mid run of fence on the east side) to run the south edge of the cemetery.
- Approx. 950 feet of fence style #3 (matches as close as possible the existing mid run of fence on the east side) to run to the west side of the cemetery.

All fencing is a traditional design steel fence- see plan set for images of the two fence styles. The applicant will be installing these fence segments incrementally as funds become available, but is seeking approval for the entire perimeter fence at this time.

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

The master plan for this district states:

- Retain historic layout and design integrity of existing structures, including buildings and stone walls

The proposed work will not adversely impact the historic integrity of this property, will enhance the Cemetery grounds, and will provide for better security in the future.

**Site Visit: Recommended**

**Recommended Action:**

MOVE TO Approve HP11-009 Request for approval for remaining perimeter fence for Citizens Cemetery .

<b>PRESCOTT PRESERVATION COMMISSION</b> <b>COMMUNITY DEVELOPMENT DEPARTMENT</b> <b>Staff Report</b> <b>June 10, 2011</b>	
<b>AGENDA ITEM: HP11-010 Request approval for a replacement facing on an existing perpendicular sign under the fixed horizontal awning for the Music Café at 108 W Gurley St.</b>	
<b>Planning Manager:</b> George Worley <b>Director:</b> Tom Guice	
<b>Historic Preservation Specialist:</b> Cat Moody	
<b>Report Date: June 1, 2011</b>	

**Historic Preservation District:** #1 Courthouse Plaza  
**APN:** 113-15-113 **Zoning:** DTB  
**Location:** 108 West Gurley Street, the Union Block Building  
**Agent/Applicant:** Empire Sign, Mark Zinger, PO Box 56595, Phoenix AZ 85079  
**Building Owner:** Annette Williams, 215 North D Street #100, San Bernardino CA 92401

**Existing Conditions**

National Register Status: The Union Block Building (106-110 W Gurley) is listed in the National Register of Historic Places.

**Request**

Applicant proposes to reface an existing perpendicular sign that is mounted under the fixed horizontal awning that runs the length of this building. The sign will use a white background acrylic panel with black letters denoting the name of the business, "The Music Café".

**Analysis**

**Conformance with the Prescott Historic Preservation Master Plan (HPMP):** In part, the HPMP chapter for the Courthouse Plaza Historic District states:

- One perpendicular sign per business activity is also permitted under the awning or first floor inset.

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*

**Agenda Item: HP11-010, 108 W Gurley Street**

***and proportion, and massing to protect the integrity of the property and its environment.***

The sign meets the requirements of the Master Plan, and is within the allowable 40 square feet of signage (the existing and proposed sign total 33 square feet).

**Site Visit: Recommended**

**Recommended Action:** Approve HP11-010 Request approval for a replacement facing on an existing perpendicular sign under the fixed horizontal awning for the Music Café at 108 W Gurley St.

# East/West Elevations

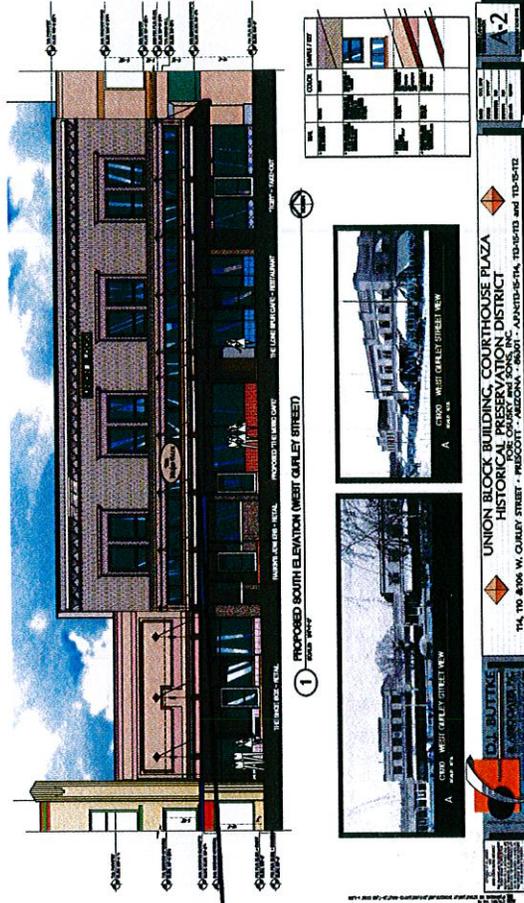


Total SF:



## SPECIFICATIONS:

Under Canopy sign face, replace existing acrylic sign panel and replace with new 3/16 white acrylic panel with black copy as shown.



JOB NAME: The Music Cafe  
 JOB LOCATION: 108 W. Gurley  
 LANDLORD:  
 LANDLORD APPROVAL:

Cell: 602.339.1407 Fax: 602.278.2945  
 mzinger@empresignco.net

ROC 257551 PO Box 56595, Phoenix, AZ 85079

**EMPIRE SIGN CO.**  
 The Right Choice

<b>PRESCOTT PRESERVATION COMMISSION</b> <b>COMMUNITY DEVELOPMENT DEPARTMENT</b> <b>Staff Report</b> <b>June 10, 2011</b>	
<b>AGENDA ITEM: HP11-011, 105 South Cortez Street – Request approval for converting an existing retractable awning to a fixed frame awning for TIS Gallery.</b>	
<b>Planning Manager: George Worley</b> <b>Director: Tom Guice</b>	
<b>Historic Preservation Specialist: Cat Moody</b> <i>CM</i>	
<b>Report Date: June 1, 2011</b>	

**Historic Preservation District:** Courthouse Plaza #1

**APN:** 109-01-021A

**Zoning:** DTB

**Location:** 105 South Cortez Street

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

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

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

The business currently has a retractable awning, which seldom gets used due to wind and other conditions, and the front of the building is suffering weathering damage because of this.

**STAFF ANALYSIS**

**Conformance with the Prescott Historic Preservation Master Plan:**

The applicant is requesting approval to replace the existing retractable awning with a fixed frame awning, which will be the same style as the awnings that are located to the south of this business. The current retractable awning fabric will be re-used, and matching side panels will be fabricated to cover the new fixed frame (no change in awning color from what presently is on site).

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

**Conformance with Design Guidelines**

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

**Agenda Item: HP11-011, 105 South Cortez Street**

- Use only integral and natural colors of a neutral tone, compatible with the building and the district
- The use of canvas or fabric awnings is encouraged at all locations in the district

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

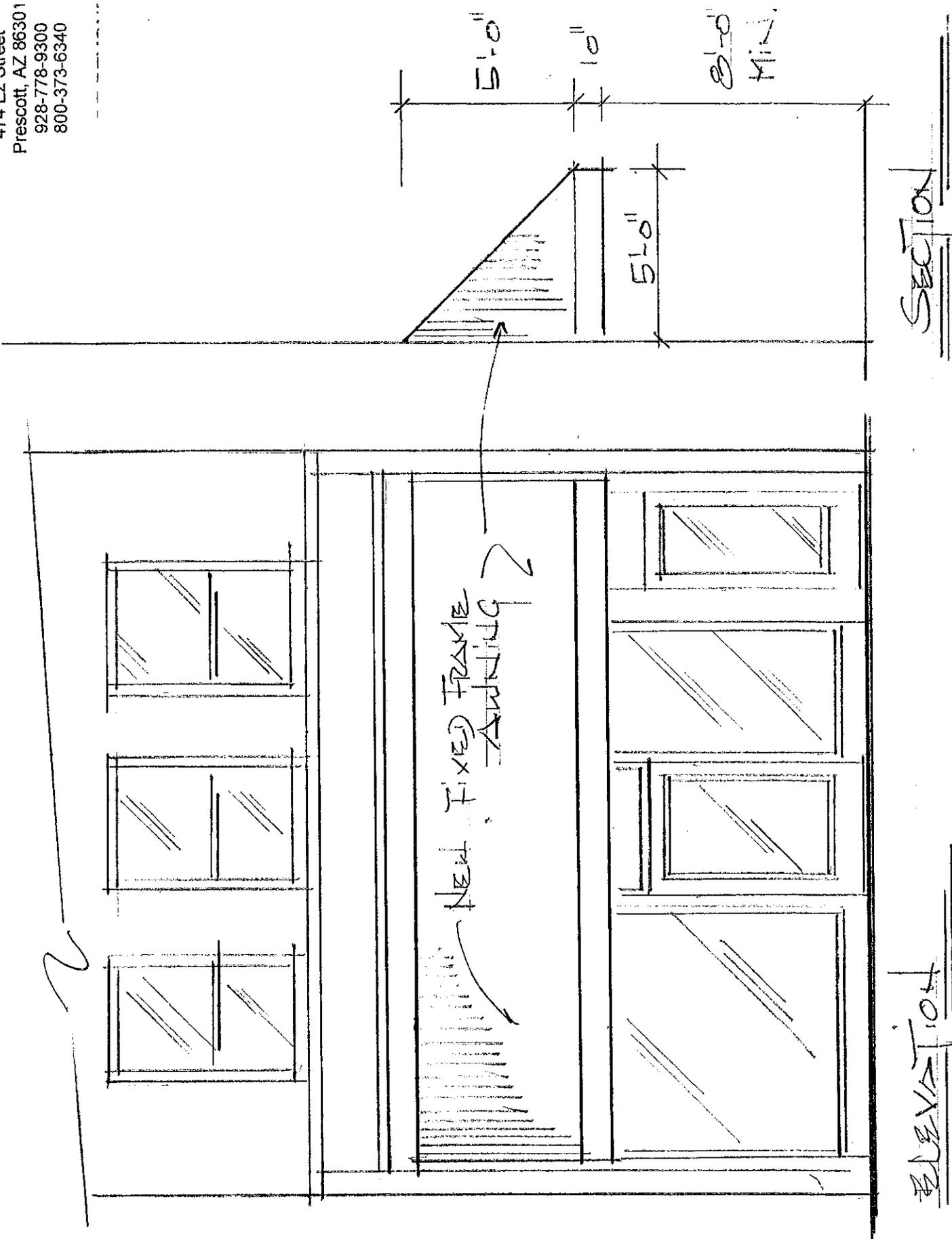
"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion,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

The proposed fixed frame awning will not adversely impact the historic integrity of this building, and will enhance the streetscape by having the same awning style consistently repeated within the central portion of this block. It will also more adequately protect the building façade, aiding historic preservation within this district.

**Site Visit:** Recommended

**Recommended Action:** MOVE TO APPROVE as submitted, HP11-011, 105 South Cortez Street- The Knights of Pythias Building, Request approval for converting an existing retractable awning to a fixed frame awning for TIS Gallery.

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



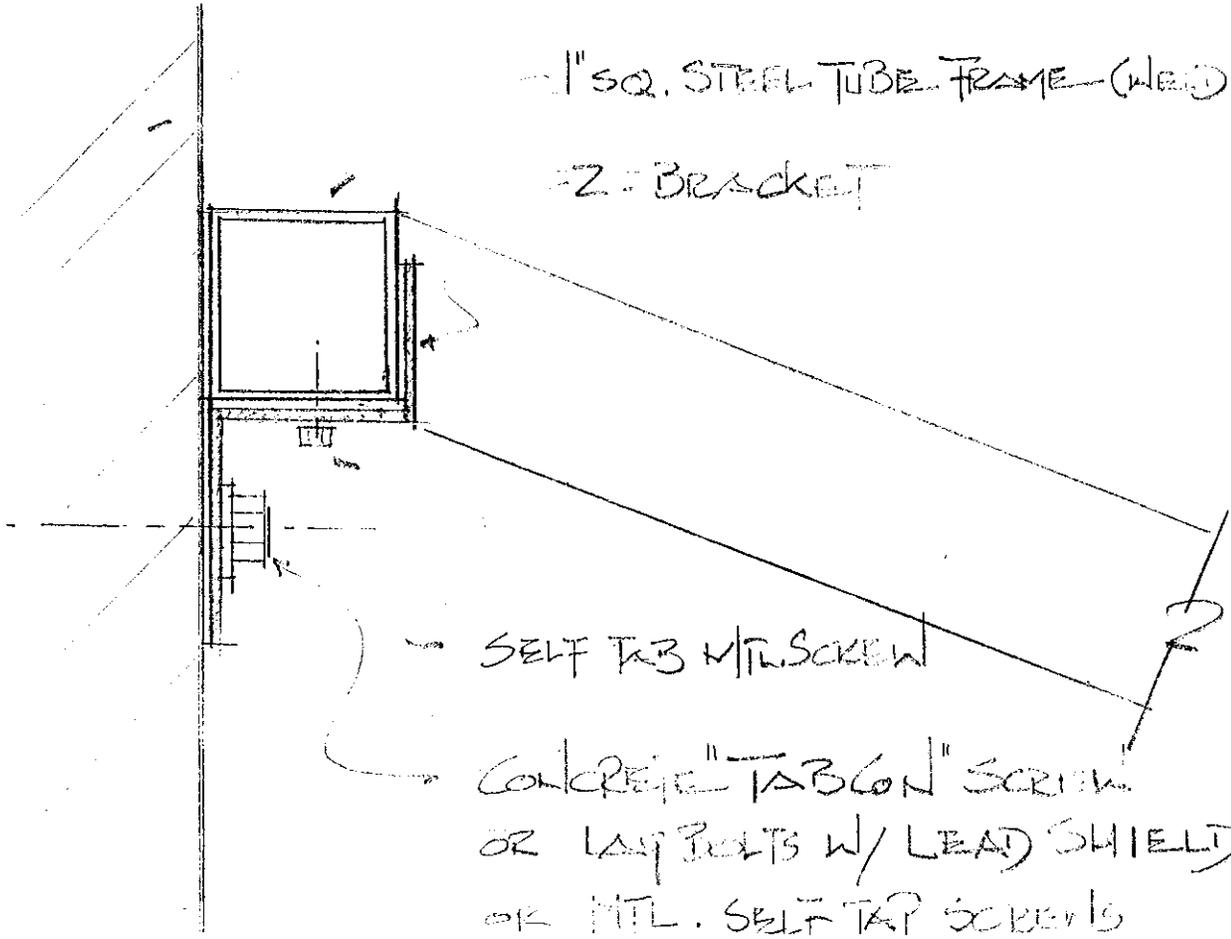
ELEVATION  
THE CHIMNEY

SECTION

- CONCRETE WALL OR WOOD WALL

- 1" SQ. STEEL TUBE FRAME (WELDED)

- Z - BRACKET



SELF TAP W/IN SCREEN

CONCRETE "TABCON" SCREW  
OR LAG BOLTS W/ LEAD SHIELD  
OR STL. SELF TAP SCREWS

SECTION - WALL MOUNT DETAIL

FOR FIXED FRAME SHUTTERS

A SHADE BEYOND

474 EZ Street

Prescott, AZ 86301

928-778-9300

800-373-6340