



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, JULY 8, 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, July 8, 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 June 10, 2011 meeting.
- 2. HP11-012, 208 S. Montezuma St.** Historic Preservation District #1, Courthouse Plaza. APN: 109-02-047. Request for approval for a wall-mounted business directory sign on the north side of the building. Applicant/agent is Morgan Sign Co. Owner is Crescencia Properties. 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.

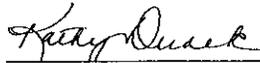
3. **HP11-013**, 306 S. Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-03-004. Request approval for a new 12' x 18' wood framed deck with composite decking boards on the rear of the home. Applicant/agent is Sunrise Builders. Homeowners are Bill & Carol Raper. Historic Preservation Specialist, Cat Moody.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

V. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on July 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 MINUTES

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

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on June 10, 2011 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.

I. **CALL TO ORDER**

Chairman Elisabeth Ruffner called the meeting to order at 8:00 AM.

II. **ATTENDANCE**

Members

<i>MEMBERS PRESENT</i>	<i>OTHERS PRESENT</i>
Elisabeth Ruffner, Chairman	Marlin Kuykendall, Mayor
Mike Todd, Vice Chairman	George Worley, Planning Manager
John Langellier	Cat Moody, Historic Preservation Specialist
Lee Vega	Cherri Letner, Recording Secretary
Doug Stroh	
Russ Buchanan	
Seymour Petrovsky	

III. **REGULAR AGENDA**

1. **Consider approval of the minutes** of the May 13, 2011 meeting.
Commissioner Langellier motioned to accept the minutes of the May 13, 2011 meeting.
Commissioner Buchanan 2nd the motion. Vote 7-0
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.

Mrs. Moody stated the proposal is to complete the fencing around Citizens Cemetery to stop vandalism, cut through traffic and for long term security. The fencing will be done in segments. The fencing styles have been matched as close as possible to the existing runs of fence. The sequencing of the fencing is to fence from the existing fence on the eastern line back to the corner and along the back is the priority and as money allows the other fence

segments would be installed. The perimeter walls are CWA walls constructed in 1934 the new fencing will be installed interior to the CWA walls.

Commissioner Petrovsky why would we put up a fence with a smooth bar across the top if the purpose is to curb vandalism. Mrs. Moody deferred to Nancy Burgess, Yavapai Cemetery Association, Vice Chairman. Chairman Ruffner asked if the County retained any responsibility to the property. Mrs. Burgess stated that part of the cemetery was mowed for Memorial Day. There is a protected plant in the cemetery and mowing is not to happen until the plant drops its seeds. The cemetery is mowed twice a year by the county. The county will not commit resources to any other maintenance other than emptying the trash barrels. The fence is not just for vandalism, there is a large amount of cut through traffic which causes a lot of problems that are not vandalism related. The wall in front of cemetery is new it was installed by ADOT in 1999. We can only repair the WPA wall as needed, the WPA wall is full of rubble there is nothing to fasten the fence to. The WPA has to be under the Arizona state historic preservation guidelines and the Secretary of Interior standard. We do not own the property on the outside of the wall, which is why the fence needs to go on the inside.

Commissioner Stroh asked why the existing north fence took precedence when choosing a fence. Mrs. Burgess stated that ADOT choose the fence on the front, and it is no longer available, neither is the fence along the swale on the east side. A search was done of various fence companies and manufacturers to find something that matches as close as possible looks nice, has a guaranteed finish. The plan is to fence from the swale south across the back and up the west side as far as we can go with the money we have to spend.

Commissioner Stroh the preference is the non picket fence. Mrs. Burgess we are not that concerned about the fence being climbed over, it is a 6 foot fence. Fencing the swale has made a big difference as to keeping the ATV, dirt bikes and the BMX riders using the head stones for jumping their bikes. The cemetery has to be available to the public, it is county owned land. We do not have the staff to close the gates every night. The local police department and the Sheriff department does park there doing paperwork, which has helped. Chairman Ruffner corrected her statement that the Cemetery association is not a non profit they work at pleasure of the County board of supervisors who retains possession of the land. I understand the reason for retaining the natural growth is seed collector who collects seeds. Mrs. Burgess we have the only natural habitat except for the invasive weeds in the City of Prescott. We have a list of 70 native wildflowers and mariposa lilies that is a protected plant. Commissioner Petrovsky asked about the fencing source. Mrs. Burgess stated that it is a manufacturing company with 2 local dealers, because the property is listed in the National Register the county will put out the bid packet, however we can choose the best qualified bidder versus the cheaper bidder because it is on the national register.

Motion: Commissioner Vega motioned to approve the remaining perimeter fence. 2nd by Commissioner Stroh. Vote 7-0.

Chairman Ruffner stated that Commissioner Petrovsky had to leave early for other duties.

- 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.

Mrs. Moody stated that this sign request is for the Union Block Building there is a fixed horizontal canopy the signage will sit under the canopy, at the last meeting the applicant asked for a valance style awning which the commission denied. This request is for a re-facing of the existing sign. Commissioner Stroh stated that this is what John wanted. Motion: Commissioner Stroh motioned to approve the sign re-facing. 2nd by Commissioner Langellier. Vote 6-0.

- 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.

Mrs. Moody stated this request is for the TIS Gallery to replace the retractable awning to a fixed frame awning. When the awning is out it is susceptible to wind damage they are unable to keep the awning out as much as they would like consequently the front of the building is starting to show weathering they are concerned about the woodwork and trim details along the front of the building. The remaining business awning were all replaced last year, the intent is to make the TIS Gallery match the other awnings. The fabric from the current awning will be reused to make the fixed frame awning. Commissioner Vega commented on the new awning helping to protect the front of the building will be minimal they may want to consider an annual maintenance procedure. Chairman Ruffner asked Commissioner Vega if there was a required maintenance schedule. Commissioner Vega stated that during the warranty period there was a maintenance agreement for two years then it was turned over to the owner. Mrs. Moody stated that if the problem is unaddressed the preservation office will contact the owners. Commissioner Todd asked if the top of the awning would start at the top of the decorative molding piece. Mrs. Moody stated that was correct. Motion: Commissioner Langellier motioned to approve as presented the change from a retractable awning to a fix frame awning. 2nd Commissioner Stroh.

Vote 6-0

Chairman Ruffner Thanked everyone for there attention to detail on these items.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Mrs. Moody had no updates. Chairman Ruffner noted that at the June 21, 22, 23 & 24, Historic Preservation Conference in Tucson she would be presenting the Elks Opera House Foundation video/DVD of the Grand Opening of the theater restoration including a brief history of Prescott and a new DVD prepared with sound by one of Elks Opera house foundation board members for a session on the restoration called the Elks Opera House Jewel of Prescott a Triumphant transformation, with symphonic music to go along with the presentation of the visuals. The Preservation Commission initiated a request to hold the conference in Prescott again, and the request has been accepted. Mrs. Moody added that the 3rd floor of the TIS Gallery would be used for part of the Conference here in Prescott in 2012, along with St. Michael Hotel and Hassayampa Hotel.

V. ADJOURNMENT

Chairman Ruffner adjourned the meeting at 8:46 AM.

Elisabeth Ruffner, Chairman

<p>PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report July 8, 2011</p>	
<p>AGENDA ITEM: HP11-012 , 208 S Montezuma St- Request for approval for a wall mounted business directory sign on the north side of the building.</p>	
<p>Planning Manager: George Worley <i>GW</i></p>	
<p>Director: Tom Guice <i>TG</i></p>	
<p>Historic Preservation Specialist: Cat Moody <i>CM</i></p>	
<p>Report Date: June 29, 2011</p>	

REQUEST: - Request for approval for a wall mounted business directory sign on the north side of the building.

APN: 109-02-047

Zoning: DTB

Location: 208 S Montezuma St, Courthouse Plaza National Register District

Agent/Applicant: Morgan Sign Co, 704 E Moeller St, Prescott AZ 86301

Owner: Crescensia Properties, 208 S Montezuma St, Prescott AZ 86303

STAFF ANALYSIS

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

- Signage in the Courthouse Plaza Historic District in all cases should complement, and not detract, from the building.
- All signage should be placed flat against the facade.

Existing Conditions

National Register Status: This property is listed in the National Register of Historic Places. This property includes features which represent the turn-of-the-century commercial style: zero setback; front parapet; brick or masonry banding or corbelling; brick or masonry piers separating front facade into bays; plate glass storefronts with wood or masonry kickplates and recessed entries; flat roofs.

The north side of this building is just at the southern boundary of the Courthouse Plaza Historic Overlay District; for this reason, the Preservation Commission is reviewing this sign.

Applicant is requesting approval for a business directory sign that has been developed by the building owner for the storefront tenants in the building. The sign is to be mounted to the north side of the building. It is a custom fabricated steel frame with ornamental details, which will be painted satin black (see graphic). The business signage will be PVC panels with vinyl graphics that are mounted internal to the steel perimeter frame.

Agenda Item: HP11-012 208 S Montezuma St

Forty (40) square feet of signage are allowed per storefront. The sign is wall mounted, 8 feet tall by 4 feet wide- totaling 32 square feet. The only business with additional signage is the Hike Shack, which currently has 21 sq ft of signage existing, the additional signage for that business is 6.7 sq ft, giving a total of approximately 28 sq ft- well within the allowable signage.

Currently, there is a flat sign indicating "More Shops" with an arrow on the north side of the building; that sign is to be completely removed.

Site Visit: Recommended

Recommended Action: Approve – HP11-012, Request for a wall mounted business directory sign on the north side of the building at 208 S Montezuma St.



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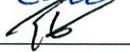


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PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report July 8, 2011	
AGENDA ITEM: HP11-013, Request approval for a new 12' x 18' wood-framed deck with composite decking boards at the rear of the home.	
Planning Manager: George Worley 	
Director: Tom Guice 	
Historic Preservation Specialist: Cat Moody 	
Report Date: June 30, 2011	

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

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.

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. Recent work on the house including a rear addition, a new garage in the rear, and a privacy fence on the side yards was approved by the commission, and is currently under construction.

Request

Applicants propose to build a 12' x 18' wood-framed deck with composite decking boards off the rear entry door of the home. The deck is low to the ground, does not require handrails, so construction is limited to the horizontal deck surface.

Analysis

The proposed deck will not be visible from the street, and may only be slightly visible from the alley due to the new garage in the rear- it is clearly a non-historic element at the rear of the property, and does not compromise the historic integrity of the home.

Site Visit: Not Recommended

Agenda Item: HP11-013 306 South Mount Vernon Avenue

Recommended Action:

MOVE TO APPROVE - HP11-013, Request approval for a new 12' x 18' wood-framed deck with composite decking boards on the rear of the home at 306 S Mount Vernon Ave

Death by Nostalgia

By SARAH WILLIAMS GOLDIAGEN

Published: June 10, 2011

The modern historic preservation movement started in New York City in the early 1960s, when a band of locals pushed the issue into popular awareness with their unsuccessful effort to block the destruction of the old Pennsylvania Station.

Now, nearly a half-century later, New York is home to the most high-profile attack on the movement yet: in a recent exhibition at the New Museum, the architect Rem Koolhaas accused preservationists of aimlessly cherry-picking the past; of destroying people's complex sense of urban evolution; and, most damningly, of bedding down with private developers to create gentrified urban theme parks.

Some of Mr. Koolhaas's criticisms are on target — but his analysis is wildly off-base. It's not preservation that's at fault, but rather the weakness, and often absence, of other, complementary tools to manage urban development, like urban planning offices and professional, institutionalized design review boards, which advise planners on decisions about preservation and development.

It's that lack, and the outside power of private developers, that has turned preservation into the unwieldy behemoth that it is today.

Some historical context is in order. As American cities expanded rapidly between 1890 and 1930, urban dwellers and municipal governments realized that developers, who were building ever-larger and ever-taller buildings, would never reliably serve the public interest.

So cities tried to strike back: Manhattan's hulking Equitable Building, which blocks street-level sunlight practically all day, helped provoke New York's 1916 zoning resolution that required significant setbacks for tall buildings.

Then, in 1926, the Supreme Court ruled that municipalities could regulate the use of private property based on the broader public interest. Professional city planning was born, but systems to vet building and urban design quality at the federal, state and local levels — common in countries and cities across Europe — were never institutionalized.

By midcentury, professional urban planners were developing and sometimes designing large-scale, long-term regional and urban plans and helping write land-use and other laws to govern urban development's shape and future.

But without design-review mechanisms, their output of low-quality public housing and ill-conceived megablocks soon turned the public against them. By the late 1960s, an emergent populist, antigovernment sentiment among voters began to shift power back into private hands.

City governments, suffering the economic downturns of the 1970s and '80s, gave ever more leeway to real estate developers, and ever more voice and political power to hyperlocal community boards; both groups typically focused on their own narrow and usually short-term interests rather than the broader, long-term public good.

As a result, historic preservation laws, which by the late 1970s were increasingly popular in a country bored by modernism and excited by nostalgia, became, de facto, one of city governments' most powerful instruments for influencing private development.

Tax-starved cities, inspired by earlier preservation projects like Ghirardelli Square in San Francisco and Faneuil Hall in Boston, began to use preservation to create so-called target destinations; New York's first foray was the initially successful South Street Seaport.

Savvy developers soon began collaborating with cities and preservationists, co-opting the movement for their own interests while capitalizing on the public's nostalgia for yesteryear. Developers became experts at including just enough of the old — a facade here, a foyer there — to ease the approval process and even win sizable tax breaks on their projects.

In other words, preservation morphed into a four-headed monster: a planning tool, a design review tool, a development tool and a tool to preserve genuinely valuable old neighborhoods and buildings. Today decisions about managing urban development are frequently framed as decisions about what and what not to preserve, with little sense of how those decisions affect the surrounding neighborhood.

Worse, these decisions are mostly left to the whims of overly empowered preservation boards, staffed by amateurs casting their nets too widely and indiscriminately. And too many buildings are preserved not because of their historic value or aesthetic significance, but because of political or economic deal-making.

Instead of bashing preservation, we should restrict it to its proper domain. Design review boards, staffed by professionals trained in aesthetics and urban issues and able to influence planning and preservation decisions, should become an integral part of the urban development process. At the same time, city planning offices must be returned to their former, powerful role in urban policy.

That's the way things work in Europe, where vibrant contemporary cities like London, Berlin, Paris and almost any city in the Netherlands blend old and new without effacing their normal evolutionary processes.

As these cities demonstrate, preservation should be one of several instruments necessary for creating livable, attractive and vibrant urban spaces and architecture. Otherwise, in the hands of weak local governments, powerful real-estate interests and untrained panels, it is indeed an impediment to the healthy modernization of our cities: a recipe for aesthetic insipidity and urban incoherence.

Sarah Williams Goldhagen is the architecture critic for The New Republic.