



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, November 18, 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, November 18, 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 October 14th and October 27th, 2011 meetings.
- 2. HP11-020**, 100 E Sheldon St. Historic Preservation District #8, Santa Fe Depot. APN: 113-18-006. Request approval for interior remodel to create two new offices. Applicant is Michael Taylor Architects, Management Company is Diamante Property Services. Historic Preservation Specialist, Cat Moody.
- 3. HP11-021**, 122 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-011. Request approval for awning fabric change with valence signage. Applicant is Ken Mohn Architect; Tenant is Alan Miner. Historic Preservation Specialist, Cat Moody.

The City of Prescott endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 928-777-1100 (voice) or (TDD) to request an accommodation to participate in the meeting.

4. **HP11-022**, 310 S Mount Vernon. Historic Preservation District #13, Southeast Prescott. APN: 110-03-006. Request approval for window replacement, storm window installation, and rear yard fence. Applicant/Owner is Rojean Madsen. 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 November 10, 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
OCTOBER 14, 2011
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on OCTOBER 14, 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>MEMBERS PRESENT Elisabeth Ruffner, Chairman John Langellier Seymour Petrovsky Lee Vega</p> <p>MEMBERS ABSENT Mike Todd, Vice Chairman Russ Buchanan Doug Stroh</p>	<p>STAFF PRESENT George Worley, Planning Manager Cat Moody, Preservation Specialist Don Prince, Tourism Director Ruth Hennings, Community Planner & Acting Recording Secretary (Kathy Dudek, Administrative Assistant & Transcribing Secretary <i>in absentia</i>)</p> <p>COUNCIL PRESENT 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 September 9, 2011 meeting.

Mr. Langellier, **MOTION: to approve the minutes** of the August 12, 2011 meeting.
 Mr. Vega, 2nd. **Vote: 4-0.**

2. **HP11-016**, 145 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-060. Request approval for new storage area addition to existing garage in rear of property. Applicant/Owner is Russ Kincaid. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the property is listed as a contributor in HPD #13;
- the work proposed is located toward the rear of the property and is not visible from the front;
- the existing "Tuff Shed" will be removed and replaced by a stick-built addition;
- the windows in the existing garage will stay;
- the new addition is proposed to be used as a craft and storage area;
- access will occur through the double doors;

- the addition will have a cross-gable roof, similar to the existing roof plane of the garage;
- the garage is not a part of the historic inventory listing;
- no adverse impact will occur to the historic nature of the property; and,
- the applicant is here to answer questions.

No questions were asked by the Commission members. Chairman Ruffner commented that a site-built addition is desirable and appreciated.

Mr. Vega, **MOTION: to approve HP11-016**, request for approval of new storage area addition to existing garage in rear of the property. Mr. Petrovsky, 2nd. **Vote: 4-0.**

3. **HP11-017**, 107 N Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 113-16-063. Request approval for new wall mounted perpendicular sign. Applicant is Signs Plus; Owner is Prescott Historic Properties. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the sign is proposed to be mounted on the Masonic Temple Building;
- images shown depicting the building's history were obtained from the Sharlot Hall Museum;
- the cornerstone was placed in 1907, and the building was completed in 1908;
- a historic precedent for perpendicular signage occurs in a 1948 photograph;
- the sign was larger in 1948 than what is permitted in the downtown today;
- the sign is proposed to be placed adjacent to a dental office on the 2nd floor;
- the surface of the sign will be wood with hand-cut letters and graphics;
- although the sign appears to be lighted around the edges, it is an unlit sign;
- mounting is via iron scroll work and brackets in the recessed area of the south side of the building; and,
- the sign contractor is not present.

Commissioners queried and commented on:

- the sign and whether it is an advertisement or identification [Ms. Moody and Mr. Worley concurred that the sign could be "both." The intention is to identify the business and the name may be a part of the sign. There are other similar signs downtown];
- the adjacent building's loss of façade during a windstorm and concern over the type of attachment for the sign [Ms. Moody: the sign contractor was willing to consider an offset less than 10"];]
- the attachment needs to be a "triangular" configuration;
- a condition about the configuration may be made a part of the motion; and,
- the site plan does not accurately represent the setback [Ms. Moody indicated she clarified the setback and that the sign must not be located anywhere other than the recess for secure wind footing. A recommendation for bracing for the mounting was made].

Mr. Petrovsky, **MOTION: to approve HP11-017**, request for approval of a new wall-mounted perpendicular sign, with a change to reduce the 10" brackets to 7" brackets. Mr. Langellier, 2nd. **Vote: 4-0.**

4. **HP11-018**, 141 S Alarcon St. Historic Preservation District #13, Southeast Prescott. APN: 109-01-051. Request approval for reconstruction of deteriorating front porch. Applicant/Owner is Sandra Wangler. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the house is located north of the library at the top of the hill on South Alarcon Street;
- the owners purchased the home approximately two months ago;
- the property is listed as a contributor to HPD#13 and was built between 1910 and 1924;
- the front porch has deteriorated and includes sagging as well as gutter problems;
- the cinderblock foundation was loosely assembled, has settled and is uneven;
- the owners' intention is to support the roof with jacks and rebuild the porch elements exactly as they exist today using new materials;
- proper poured footings to code will be installed;
- the three steps will be rebuilt and will include a handrail;
- the detail of the railing and trim elements will remain the same and painted white;
- decking will be replaced using a recycled wood/composite decking by the owners themselves; and,
- the owners presently reside in Phoenix and are unable to attend today's meeting.

Queries and comments from commission members included:

- why a wooden flooring is not being used [Ms. Moody: maintenance and longevity];
- a recommendation of reconsidering the exit of the downspout and directing the water away from the home;
- ensuring that the size of the trim, using 4" x 4" wrapped with 1" be used because a smaller trim would not achieve the same look; and,
- supporting the new owners' taking the proper steps in coming before the Commission.

Chairman Ruffner noted that, in many cases, wooden tree trunks were used as footings throughout the historic districts; subsequently, the new owners are making the correct choice.

Mr. Vega, **MOTION: to approve HP11-018**, request to approve reconstruction of deteriorating front porch. Mr. Langellier, 2nd. **Vote: 4-0.**

5. **HP11-019**, 201 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-068. Request approval for timeline mural on north side of City Hall. Owner is City of Prescott. Historic Preservation Specialist, Cat Moody.

Chairman Ruffner noted that HP11-019 was added to the agenda and time needs to be taken when considering this item.

Ms. Moody reviewed the staff report and indicated:

- the request is to place a pictorial timeline on the north side of City Hall over the currently painted block;
- the timeline will wrap to the west side of the building where the marble dedication plaque is located near the front entrance;
- the PPC needs to take action on the proposal which has stemmed from the Centennial project; and,
- the artist, Ms. Juliana Hutchins, is here to explain the timeline elements and layout details.

Ms. Hutchins, noted this is a pictorial timeline, not a mural. She handed out and explained copies of the proposed design. Examples of Ms. Hutchins' artwork were shown and included: Whiskey Row, hill on White Spar, south Rim of the Grand Canyon, etc. Ms. Hutchins' explained that she takes colors from nature and surroundings that occur around Prescott and will not use "bright" colors. She noted her art "tells a story" and includes "friendly faces". Some examples of the proposed pictorial timeline were explained. The timeline will be by decades and will be placed at a level for first- or second-graders' height. Other possible ideas for the timeline include: a train coming into Prescott, rocks under a mountain bike and rocks under elk, a state emblem, a baby in a father's arms. Ms. Hutchins will employ a copper-type paint that will patina over time. The majority of the timeline will be done in earth tones.

Commissioners queried and commented on:

- the purview of the PPC [Ms. Moody: City Hall will become eligible for listing in the National Register in 2012. Because the building is on the corner of the Courthouse Plaza, necessitates action from PPC. After a recommendation from PPC, the pictorial timeline will go to City Council. Content and layout should be considered and whether it can/cannot actually be placed on the building];
- the aesthetic value of placing the timeline on the side of the building as opposed to placing the timeline on the sidewalk similar to the other timelines throughout town;
- consideration of modifications because the building represents the period in which it was erected—what will become of the historic "eligibility" at a later date;
- reluctance of making a decision because of the lack of three commission members being in attendance today;
- perhaps outdated once the Centennial is over [Ms. Hutchins: hopefully it will be there 50 years from now. The same quality cannot be done on cement. It will improve the looks of the building. I give a guarantee that I will stop halfway through if you don't like it—two people, Barbara Gilliss and probably the mayor, can be chosen to make the decisions and I will stop if they don't like it. No money will change hands];
- no precedent has been set by PPC on making an artistic decision on the work today; and,
- a new precedent will be set on placing artwork on City buildings if/when a decision is made to add décor to a building.

Chairman Ruffner requested that both the Commission and artist consider the proposal carefully before making a decision on approving this timeline for the building. The full PPC needs to discuss this. This will set a precedent before Council. Chairman Ruffner noted that she and other historians could help decide the historic validity of the elements to be used.

Ms. Hutchins indicated she didn't know that she had to present this to the PPC. She stated that Ms. (Dr.) Gilliss said the City would approve this and give it a "thumbs up".

After some discussion, Ms. Hutchins stated that this has been approved by the City. When queried by Chairman Ruffner, Ms. Hutchins further stated that Ms. Gilliss is not here but that someone in the hall might be able to tell you, possibly the mayor or the mayor's assistant.

After being asked by Chairman Ruffner, Ms. Moody stated to her knowledge the project has not been approved. This is the first step in the approval process. Then the

next step in the approval process would be City Council. If there was some kind of dialogue between Dr. Gilliss and somebody else, it was never transferred down through the process which begins with the Community Development director and his decision to take the project to PPC and then City Council for approval. This is clearly defined in the Downtown Business District section of the *Land Development Code*.

Chairman Ruffner noted that perhaps Mrs. Gilliss, in her presentations to City Council did not hear a denial of any of these ideas she was expressing and she presumed this was approval. Please understand that is not a fact. Today, we are discussing when we can take action.

Mr. Petrovsky, **MOTION: to remove HP11-019 from the current agenda** and to place it on the next agenda. Mr. Vega, 2nd. **Vote: 4-0.**

Ms. Moody indicated that the next scheduled meeting is November 18, 2011 at 8:00 a.m. in Council Chambers.

Ms. Hutchins asked if the next meeting could be held sooner than November 18, 2011. Ms. Hutchins requested that the mayor and council be present.

Ms. Moody proffered that some of the members may be out of the country. She will ask and inform the members of the time and date of a possible earlier meeting.

Chairman Ruffner is willing to go along with the full council; however, she is one member of a larger deciding body. She is willing to express her favorable vote on the item. Staff will do everything possible to call a meeting in early November.

Ms. Hutchins indicated that that would be acceptable. Ms. Hutchins went on to say she would have to be out of town in early November so that is okay.

Ms. Moody will contact the members and notify everyone if an earlier meeting can be accommodated. The meeting doesn't necessarily have to be held on a Friday; and, it may be agendized as an "emergency" item.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Mr. Langellier mentioned *The Courier* article on Arizona Women's Heritage Trail which will kick off at 1:00 p.m. tomorrow, October 15, 2011. After the walking tour, refreshments will be served at Sharlot Hall. The meeting will convene at the downtown parking structure.

Chairman Ruffner proffered that both the Walking Tour and the Driving Tour brochures were presented at the inauguration Ceremony in Prescott. The information on both tours, and on the previous Phoenix and Tucson brochures is available on line at: www.womensheritagetrail.org. For more information, the email address is: womensheritagetrail@aol.com. The maps used for the tours were developed by the Arizona Office of Tourism

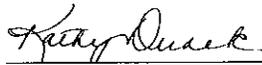
Chairman Ruffner noted that the mural on the parking garage depicts the story of Prescott. There is also a driving tour online. An interesting map has been devised for the trails and tours and was devised on the Office of Tourism.

Chairman Ruffner further noted that at the Arizona Best Fest reception, the producer presented an object of significance to those who had worked on the project. Refreshments and kudos were given. Members of the Prescott committee plan to attend the other two Arizona Best Fest events in both Tucson and Phoenix. The mayor has suggested that a delegation be sent to the two events.

VI. ADJOURNMENT

Chairman Ruffner adjourned the meeting at 9:17 a.m.

Elisabeth Ruffner, Chairman



Kathy Dudek, Administrative Assistant
Community Development Department

PRESCOTT PRESERVATION COMMISSION
 SPECIAL MEETING / PUBLIC HEARING
 OCTOBER 27, 2011
 PRESCOTT, ARIZONA

MINUTES of the PRESCOTT PRESERVATION COMMISSION held on OCTOBER 27, 2011 in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

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

II. ATTENDANCE

<i>MEMBERS PRESENT</i>	<i>OTHERS PRESENT</i>
Elisabeth Ruffner, Chairman	Marlin Kuykendall, Mayor
Mike Todd, Vice Chairman	George Worley, Planning Manager
Russ Buchanan	Cat Moody, Historic Preservation Specialist
John Langellier	Ruth Hennings, Recording Secretary
Seymour Petrovsky	Don Prince, Tourism Director
Doug Stroh	Cherri Letner, Recording Secretary
Lee Vega	Matt Podracky, Senior Assistant City Attorney
	Kathy Dudek, Administrative Assistant and Transcribing Secretary (in absentia)

III. SPECIAL MEETING AGENDA

1. **HP11-019**, 201 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-068. Request approval for timeline mural on north side of City Hall. Owner is City of Prescott. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the request:

- this item was previously heard at the PPC meeting on October 14, 2011;
- the request is for a timeline on the north side of City Hall along Goodwin Street;
- photos from Sharlot Hall dating from 1870, including the history of the site were shown to commissioners and the audience;
- architectural examples of several buildings by George Allen were shown which depict the significance of his work;
- City Hall was constructed in 1962 and will potentially be eligible for National Register status in 2012;
- the proposal being addressed today is for a centennial project of a timeline mural to be painted along the foundation of City Hall;
- renderings from the artist were shown;
- the questions being addressed today are:

- 1) in consideration of this building and its architectural context, which is this entire district as well as the building's architectural history, is it appropriate to put anything along the foundation of this public government building; and,
 - 2) if the timeline is deemed appropriate by the Commission, then the actual content of what is being proposed for the timeline can be discussed.
- Dr. Barbara Gilliss, Chairperson of the City Centennial Committee, an advisory committee to City Council, is here and able to address specifics about the project.

Dr. Barbara Gilliss proffered:

- this art project is only one part of a larger project to celebrate Arizona Statehood on February 14, 2012;
- the objective today is to look at the timeline in the larger context of the major Centennial event that will take place in Prescott;
- the timeline, a visual way of studying history, will illustrate both state and city history;
- City Council, the Arizona Historical Advisory Commission and the Arizona Centennial Commission have charged the City Centennial Committee to include an educational component that goes beyond the 2012 celebration;
- the component must also be accessible to large numbers of people;
- the City Centennial Committee has been placed under the City's tourism director, Don Prince;
- the artist was selected after being interviewed and after presenting examples of her work to the City Centennial Committee;
- the content was supplied by the Westerners' Posse selected events that they felt were the most important in the history of the city; and,
- the artist has provided a guarantee that she will remove any material that is objectionable in any way.

Dr. Gillis further addressed the decision-making process of the PPC and requested the PPC to:

- consider the lack of a public art policy in the timeline approval;
- consider that a centennial occurs only once every 100 years;
- consider permitting a significant creation that will make the building [City Hall] more attractive;
- consider the artist's suggestion, approved by the City Centennial Committee, to place the timeline on a removable "signboard" that will be mounted on the [outside] walls of City Hall;
- consider the previously-set precedent of the timeline of the "Culture of the World" that is etched in stone in front of the library;
- consider the time and weather constraints so that the artist can finish the timeline prior to February 14, 2012; and,
- consider community comments about keeping the timeline in place after the centennial year.

Ms. Moody referenced Dr. Gilliss' remarks that you [the Commission] are making the decision based on your opinion. Ms. Moody indicated that fairly

clear defined criteria in evaluating a project exists based on the architectural history of the district and of this particular building. Ms. Moody encouraged the commissioners to address this issue from the perspective of the historic district and the building itself. After that consideration, consider the art project aspects because historic preservation in this district is the primary goal of the PPC. Goals from the Historic Preservation Code and specific criteria on evaluating a project have been provided in the staff report including whether a project compromises the historic integrity and/or actually benefits the district overall.

Chairman Ruffner asked for public comments.

Mr. Bill Otwell, 121 E. Goodwin Street, opined that buildings should not be a canvas for an artist. A blank wall should not be considered an opportunity for an artist to change the historic character of a building. Like it or not, this [City Hall] is a period piece from the early 60s and it is a significant example of the body of work of local artist George Allen, the only architect in town at that time. Sharlot Hall archives have provided valuable information about the history of what was originally in place.

Mr. Otwell personally felt that the art renderings supplied are “cartoon-like” and not very impressive. Public art should be the “best of the best” and gave examples of the bronze sculptures on the Courthouse. Mr. Otwell cautioned the PPC about setting a precedent in changing the character of a building by adding artwork to the building’s surface.

Commissioners commented:

- Mr. Stroh agrees with Mr. Otwell and noted that architecture is a form of art. He indicated that the timeline is not appropriate and wouldn’t benefit the downtown district. In his opinion, Mr. Stroh indicated that “it feels like graffiti” to him.
- Mr. Buchanan agrees with Mr. Otwell’s assessment as to the appropriateness of a mural on the building. He further stated that he feels the structural integrity of the building could stand a temporary mural on the stem wall. He likes the idea of a timeline mural but feels it is not appropriate on this building. Mr. Buchanan suggests, that with the sensitivity of the timing, relocating it to the new wall that will be going in at Ken Lindley Field.
- Chairman Ruffner noted that the intent of the replacement wall at Lindley Field is to reconstruct it as it presently appears, i.e., stone.
- Mr. Petrovsky noted that people tend to disagree. He takes exception to the timeline being a mural. It is a mural with a timeline. The existing timelines on the sidewalks are different than placing a mural on the walls of a building. People painting graffiti do not do so on the sidewalks, they do soon the sides of buildings and walls. This is not graffiti, it is a mural and there are other places where it could be placed, i.e., inside the blank, bare walls of the parking garage. He can understand the mural being painted on

panels and affixed temporarily for the Centennial. To have the mural painted on the walls is objectionable.

- Mr. Todd thanked Dr. Gilliss' for her presentation. Mr. Todd noted he has been a proponent for public art if it is done properly and professionally and enhances a city's quality of life. The City of Prescott has a rich, long history; and, if done properly, can be appreciated by residents and visitors to our city. There are economic benefits to properly-done art. Vancouver has well-done public art. There needs to be a thoughtful and precise set of standards and guidelines; consequently, if "unvetted" art occurs, it may be that one person's 'piece of art" may be another person's "piece of junk". Mr. Todd encourages the City to set a policy with guidelines and standards which can be properly reviewed and approved or not approved. This would eliminate the angst over murals and other projects. It creates a standard for a defined project that can be designed, built and done professionally. With respect to this project, Mr. Todd agrees with the other commissioners that it is not appropriate for this particular building. Whether you like the design of City Hall or not, it is part of the architecture of the period. The addition of the work on the foundation would be out of context with the design of the building. It appears to be forced with the slope of the street and looks more of an afterthought rather than a comprehensive, public art design. It conflicts too much with the design of the building. Also, being on the building at the low level indicated lends itself to vandalism or graffiti being placed on top of the artwork. The project being temporarily applied would be permissible, in his opinion, if a requirement for it to be removed were included unless the Council or one of the commissions voted to allow it to stay.
- Mr. Vega agreed with the architects on the style of the building. The stem walls are an existing structural component. In today's economic times, support of tourism is necessary. Mr. Vega stated he embraces the panel system which would give the option of removing the timeline.
- Mr. Langellier noted a building that is eligible for listing in the National Register will never be nominated if it has been altered.

Dr. Gilliss noted that the artist would treat the timeline with a finish coating that would allow defacement to be removed with WD40.

Ms. Moody encouraged Commission to consider that this building [City Hall] as part of the Courthouse Plaza District; if a precedent is set, consideration for a potential new project on some other building in the Courthouse Plaza District could occur; subsequently, what is the impact of the precedent on the district overall.

Mr. Todd noted that the renderings submitted do not depict what the final product will be.

Mr. Todd, **MOTION: move to deny approval of HP11-019**, 201 S. Cortez Street. Mr. Langellier, 2nd. **Vote: 5-2** (dissent: Ruffner, Vega). **Motion is denied.**

Dr. Gilliss' questioned whether a sign under the Barry Goldwater plaque should be considered denoting where the time capsule is located.

Attorney Podracky called for point of order and indicated that the item needs to be agendized for a future meeting.

IV. ADJOURNMENT

Chairman Ruffner adjourned the meeting at 9:17 a.m.

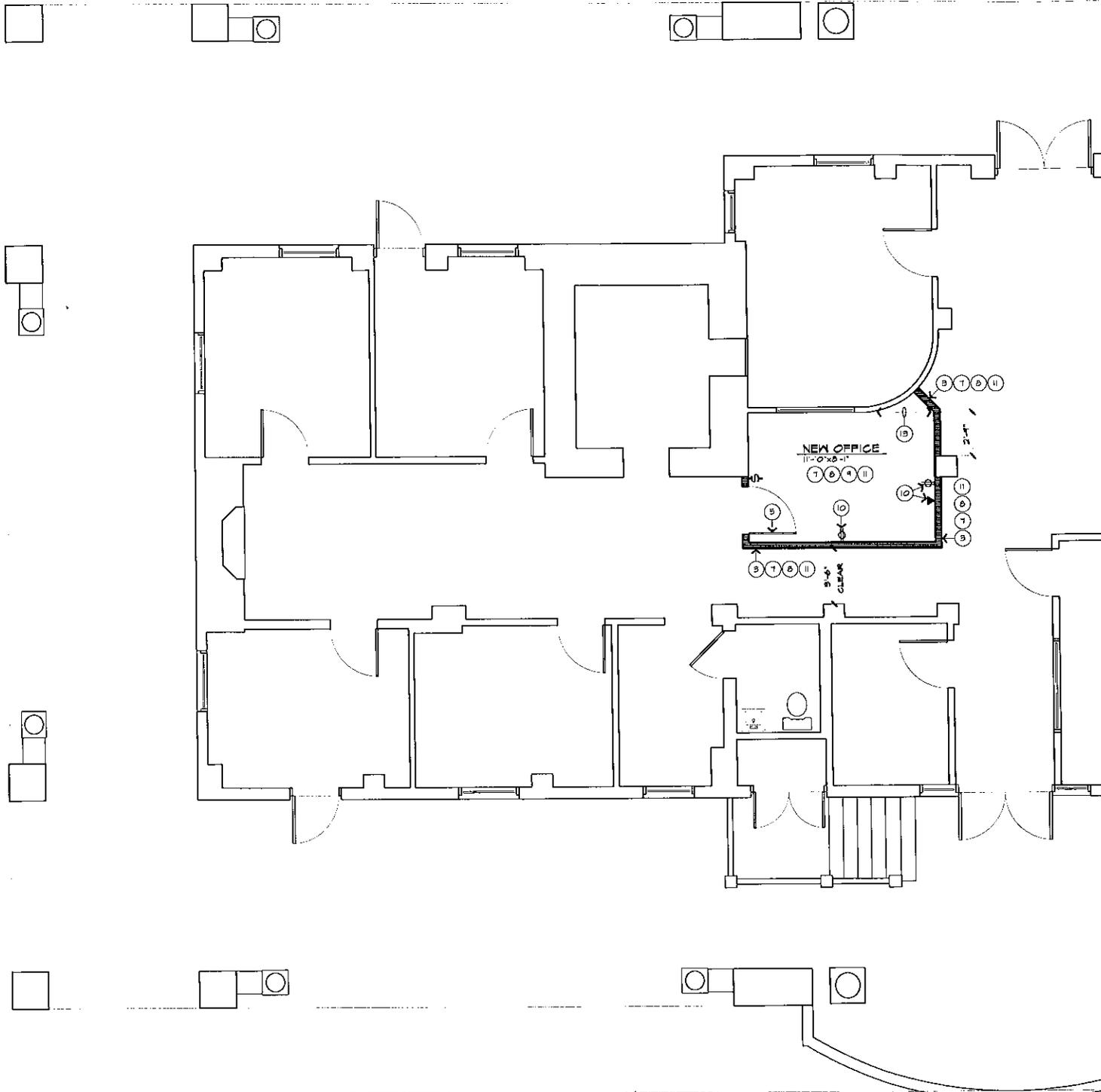
Elisabeth Ruffner, Chairman

The scheduled interior remodel project at 100 East Sheldon, located on the Main Level includes:

1. New wall construction to create two new requested offices. All wall finishes such as texture, paint, and trim are to match existing conditions.
2. One new door unit will be required and will match existing door units.
3. One existing door scheduled to be removed will be relocated into one of the new offices.
4. One existing door opening shall be in-filled with 2x construction and all finishes on both sides of the wall shall match existing wall conditions (i.e. texture, paint, trim).
5. A new opening will be created from the central corridor to allow an easier flowing route to the East portion of the building (due to one of the new office locations). Structural Calculations of a steel lintel will be provided to the Building Department for their review. The new opening will have all finishes match existing wall conditions (i.e. texture, paint, trim).
6. All existing ceiling grid and lighting to remain.
7. Minimal electrical to be provided in each new office.
8. New carpet to match existing to be installed in new pathway.

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2 MAIN LEVEL FLOOR PLAN - PROPOSED

1. PROVIDE ADEQUATE
COLUMNS, BEAMS, RA
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9 GENERAL

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report November 18, 2011	
AGENDA ITEM: HP11-021 Request for approval for awning fabric change with valance signage.	
Planning Manager: George Worley <i>GW</i>	
Director: Tom Guice	
Historic Preservation Specialist: Cat Moody <i>CM</i>	
Report Date: November 9, 2011	

Historic Preservation District: #1 Courthouse Plaza

APN: 109-02-011

Zoning: DTB

Location: 122 S Montezuma St

Agent/Applicant: Ken Mohn Architect, 3915 W Road Runner Dr, Chino Valley AZ 86323

Tenant: Alan Miner, 1071 Commerce Dr #A, Prescott AZ 86305

Existing Conditions

This building is listed in the National Register of Historic Places. This storefront currently has a steel frame awning covered with a red green stripe fabric.

Some limited tenant improvements to construct displays, dressing rooms, and office space in the rear of this building are currently underway. These changes were approved by the Community Development Director, Historic Preservation Specialist, and the Chair of the Commission, and have no impact on the exterior of the building.

Request

Applicant proposes to replace the current awning fabric with new awning fabric that is a brown and grey/green stripe. The valance will be a black fabric with white letters to identify the business, Clothes Hound Clothing Company, on the front, and two signs indicating "handbags" and "shoes" on either side.

Analysis

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

- The use of canvas or fabric awnings is encouraged at all locations in the district
- First floor awnings may extend over the public right-of-way (sidewalk). The width of first floor awnings may be up to the width of the storefront and/or 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

Agenda Item: HP11-21, 122 S Montezuma St

just above the storefront. These should be used whenever possible to provide a historically correct configuration.

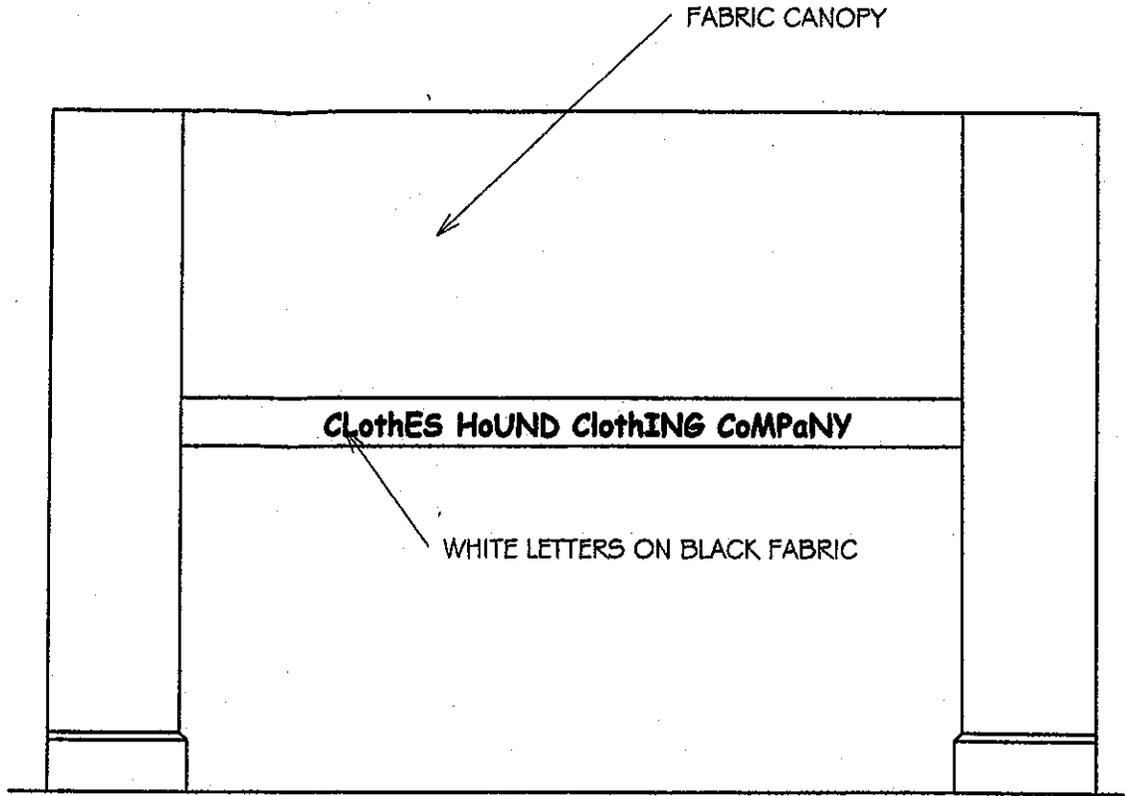
The Secretary of the Interior's Standards for Rehabilitation, #9, states:

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.

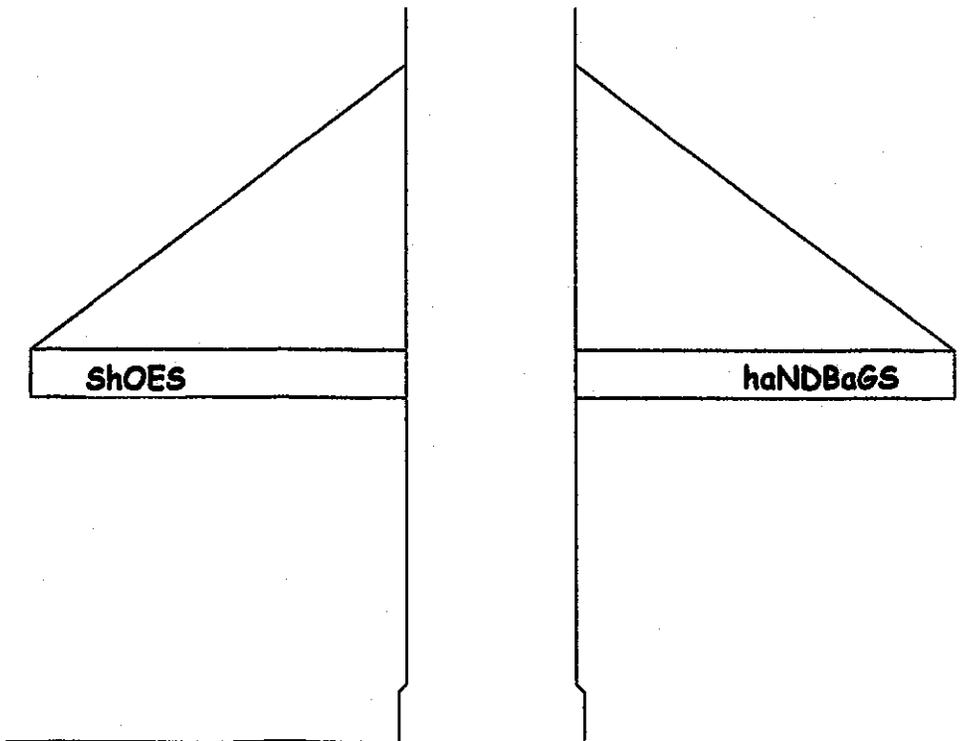
The awning with signage meets the requirements of the Master Plan, and is in keeping with the Secretary of the Interior's Standards. The square footage of the proposed signage, at just over 12 square feet is within the 40 square foot of allowable signage.

Site Visit: Recommended

Recommended Action: Approve HP11-008 Request for awning fabric change with valance signage.



Front Canopy Elevation
 Scale: 1/4" = 1'-0"



North Canopy Elevation
 Scale: 1/4" = 1'-0"

South Canopy Elevation
 Scale: 1/4" = 1'-0"

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report November 18, 2011	
AGENDA ITEM: HP11-022, Request approval for window replacement, storm window installation, and rear yard fence.	
Planning Manager: George Worley <i>GW</i> Director: Tom Guice	
Historic Preservation Specialist: Cat Moody <i>CM</i>	
Report Date: November 9, 2011	

Historic Preservation District: # 13, Southeast Prescott

APN: 110-03-006

Zoning: SF-9

Location: 310 South Mount Vernon Avenue

Owner /Applicant: Rojean Madsen, 310 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. See attached Arizona Historic Property Inventory form.

The building may be described as a Vernacular style residence constructed in 1924; the structural condition is good. It is located on the west side of S Mt. Vernon St. Some of the windows on the home are original, and others appear to have been replaced at an unknown time in the past with fixed single pane windows, therefore many of the windows are no longer able to serve for ventilation.

Request

The applicant proposes three projects:

- 1) Replace 12 single pane windows on east, south and west side of the house. The windows proposed are a wood window with aluminum cladding. The exterior cladding is a light grey to blend with the current blue trim of the house, and also to plan for future repainting which will take the trim back to a more historic grey color. See attached description for details on the individual windows to be replaced.

- 2) Install exterior storm windows on three first floor windows on the north side of the house.

- 3) Erect a 6 ft wooden fence to cover the existing chain link fence, and the neighbor's vinyl fence along the rear portion (from side gate to detached garage) of the north property line. The fence style will be a traditional plank dog-eared privacy fence. In order for the fence to cover the neighbor's privacy fence, a variance will likely be required. This is primarily due to grade height difference between the two properties. Applicant is requesting approval for the fence either as a 6 ft fence or as a slightly higher fence, conditional on a variance being issued at a future date.

Analysis

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 window changes maintain the current window openings and trim configuration while increasing energy efficiency of the home. The proposed wooden mullion treatment is an existing element on the front of the home, and helps to integrate the replacement windows with the remaining historic windows.

Storm windows are considered a temporary and effective installation on historic homes that seek to achieve better energy efficiency.

The fence in the rear of the house will not be visible from the street. It is constructed using traditional materials and is compatible with the style of the home. The fence height will ultimately be determined based on grade height of the property line, and also whether a variance is approved by Board of Adjustment, if the applicant pursues an increase in height over 6 ft.

The proposed changes do not adversely impact the historic integrity of this property.

Site Visit: Recommended

Recommended Action:

MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS- HP11-022, Request approval for 1) window replacement, 2) storm window installation, and 3) rear yard fence.

ARIZONA HISTORIC PROPERTY INVENTORY FORM

SHPO

State Historic
Preservation
Office
1300 W. Washington
Phoenix, AZ 85007

SURVEY SITE NO.: 3

Accession No.

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COUNTY: Yavapai

PROPERTY NAME: Dr. Ernest Born

SURVEY AREA: Joslin and Whipple Historical District

IDENTIFICATION

PARCEL NO.: 110-03-006

ADDRESS: 310 South Mount Vernon Street

CITY/TOWN: Prescott, Arizona

LOT: 5 BLOCK: 1 PLAT: Bashford Tract 1901 B2/3 Maps & Plats

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

UTM REF Z 12 Easting 365748 Northing 3822535 ACRG: Less than 1

PROPERTY TYPE: Single-family Residence

Photograph 2

Sketch Map

HISTORIC USES:

1. Residence
2. _____

PRESENT USE: Residence

Abandoned Demolished

STYLE: Vernacular

CONSTRUCTION DATE: 1924

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-11A
2. _____

Date of Photo:

1. March 1997
2. _____

View:

1. West Elevation
2. _____

Photographer or Source:

William Otwell

Additional Photos Attached



STORIES: 2
FOUNDATION: Concrete
STRUCTURAL MATERIALS: Wood
WALL CLADDING: Wood shingles
ROOF TYPE: Wood, Dbl Gable
ROOF CLADDING: Composition tile
OUTBUILDINGS: _____
WINDOWS: Wood fixed
ENTRY: Front center

VERANDAS: Partial front porch below second floor balcony
APPLIED EXTERIOR ORNAMENT: Window & door trim, ornamental rafter tails
INTERIOR: N/A
ENVIRONMENT/LANDSCAPING: 2 large oaks, 1 med oak
ALTERATIONS/DATES OF ALTERATIONS: _____

STATEMENT OF SIGNIFICANCE

1. Theme/Context: 1908-1947: District includes portions of 4 subdivisions platted in 1908, 1928, & 1934; it represents post 1900 residential growth and development in Yavapai County and the City of Prescott (annexed into the City of Prescott in 1924 & 1945) east of the City proper. This was a rural area which was platted in a grid but retains changes in elevation from north to south.
2. Historical Association: District represents early 20th Century residential development in east Prescott. Whipple Heights was platted in 1908. Structures dating from 1910-1935 predominate, though some early structures were built in the area prior to subdividing. Gurley Street provided access to the area beginning in the late 1860s. Architectural influences are predominately Bungalow/Revival styles. Structures in the southern portion of the district are oriented into the landscape, which includes native plants & granite outcroppings. A portion of the south boundary abuts the Acker Property, which is open space deeded to the City of Prescott.
3. Architectural Association: This property includes features which represent the Vernacular style: one to two story, rectangular plan, simple form, front or side gable or hipped roof forms, a lack of decorative detail, plain horizontal wood siding or brick or stucco exterior covering, plain 1/1 wood sash windows.

BIBLIOGRAPHY/SOURCES

Yavapai County Records, City of Prescott; A Field Guide to American Houses, Virginia & Lee McAllister, Alfred A. Knopf, Inc., New York, 1984; American Shelter, Lester Walker, The Overlook Press, New York, 1981.

NATIONAL REGISTER STATUS

Listed Date _____ Individually Eligible Potentially Eligible as Contributing Property
Not Eligible due to AGE INTEGRITY Are conditions reversible? YES NO

REFERENCE FILES/REPORTS

1. _____
2. _____
3. _____

Project 1, 310 South Mount Vernon, Window Replacement

Summary: Replace 12 single pane windows on east, south and west side of the house. Install new Pella aluminum-clad windows with built in screens. All windows will have white interior, the current interior trim color. The exterior of all windows will have the same blue wood trim but inside the blue frames, the new windows will have a perimeter of a light gray color.

Purposes of window replacement: The new windows will provide much improved temperature modulation. Replacement of two fixed pane windows with two double-hung windows on the first floor of the southern exposure will improve air flow in the house. When the house needs repainting, I intend to return to exterior colors of near-white with gray trim. With the color choice for these windows I am introducing a small bit of light gray in the exterior trim – looking ahead rather than trying to match the existing blue trim. Mr. Otwell kindly helped me find an earlier trim color of light gray (the trim was brown before it was blue, but it was gray before it was brown.)

Details of the windows to be replaced:

East exposure:

Replace two large fixed single pane windows (picture windows) with two fixed low-E glass pane windows of the current sizes. These windows are on the first floor, one on either side of the front door. See photos 1 and 2 and 4. The appearance of mullions is due to wood structures attached to the exterior trim of each window. These wood structures will remain in place, and the appearance of mullioned windows will stay as it is now. See photo 6.

South exposure:

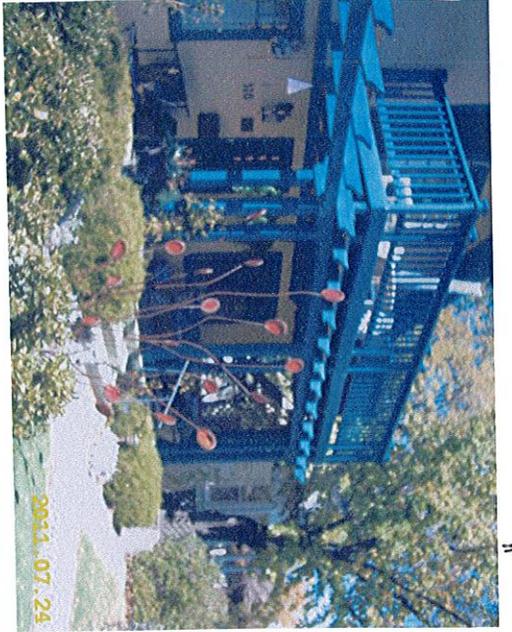
- a) Replace two first floor fixed single pane windows, the two windows closest to the street, with two double hung windows with screens. These windows will not change in size. See photo 7. I plan to add exterior “wooden mullion structures” to these windows (to match the structures on the front windows).
- b) Replace the first floor three side-by-side single pane windows near the center of the south exposure with three new windows in the current size and configuration as the existing windows: one center fixed pane window plus a double hung window with a built in screen on either side. The two existing double-hung windows have mullions in the upper pane. The new windows will not have these mullions. See photo 7. I plan to add exterior “wooden mullion structures” to these windows (to match the structures on the front windows).
- c) Replace the second floor windows, three equal size double hung side-by-side windows, with three new windows of the current size, all three with screens. See photo 7.

West exposure:

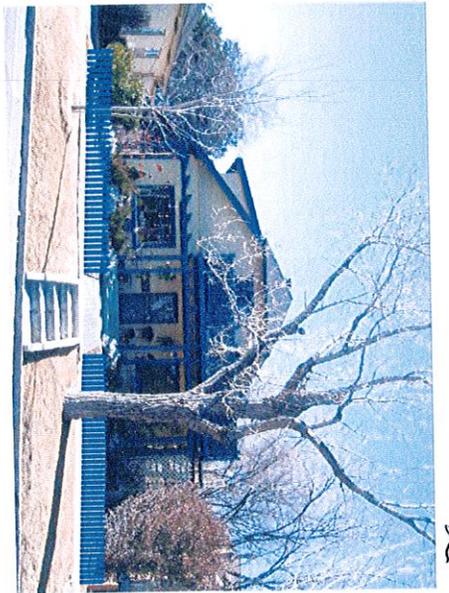
Replace two equal size side-by-side windows near the center of the first floor of the house (just north of the back door), with two side-by-side windows with screens of the current size. See photos 3 and 5.

The replacement windows will be installed by Triple E Construction, a Pella-certified vendor.

Project 1



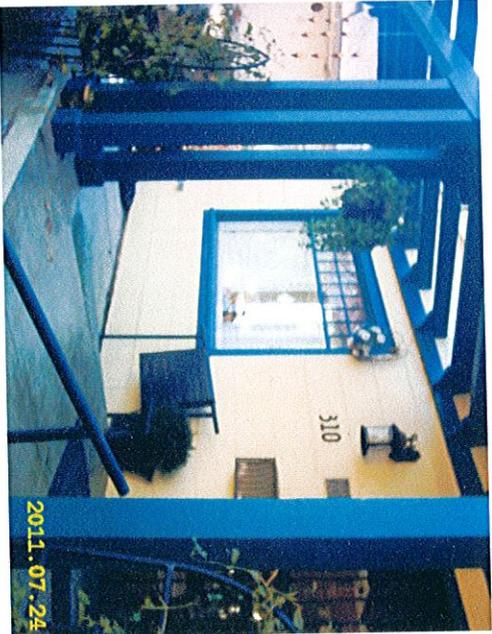
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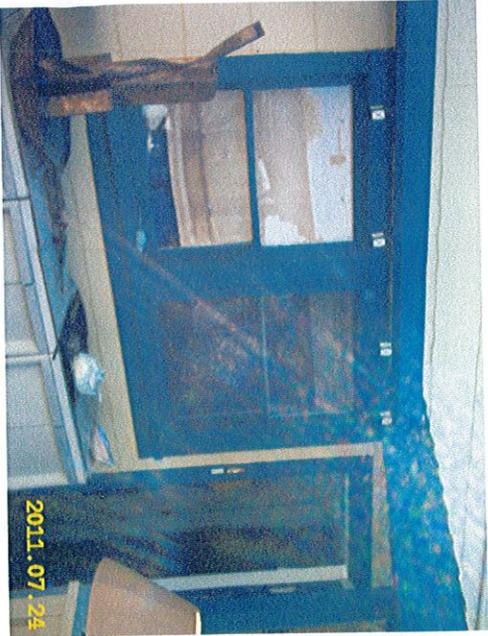
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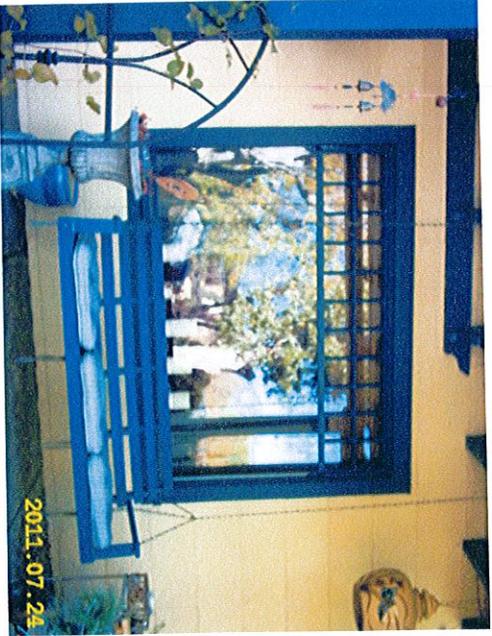
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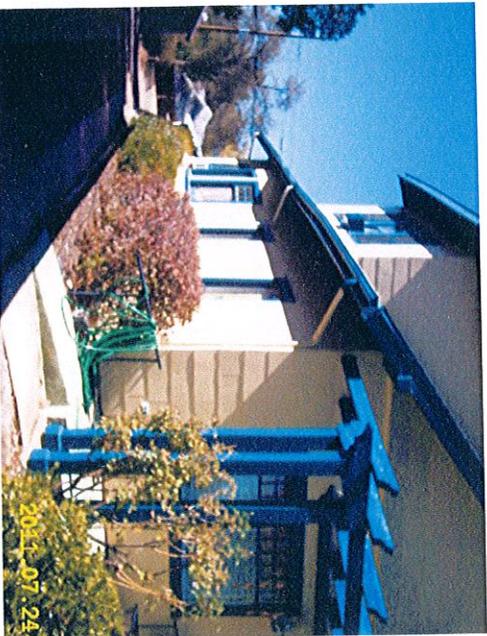
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5



6



7



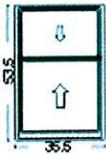
Customer Quote

TRIPLE E CONSTRUCTION
 505 N LYNX CREEK RD
 PRESCOTT, AZ 86303

Phone Number:
 Fax Number: (928) 7780305

Customer Name	Deliver To Address	Order Information
Madsen, Rojean 505 N LYNX CREEK RD PRESCOTT, AZ 86303	310 S. Mount Vernon Ave PRESCOTT, AZ 86303	Estimated Delivery Date: None Order Number: 011 Quote Number: TBD Final Wall Depth: Customer PO:

Outside View	Line #	Qty	Description
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15

1

Architect, Precision Hung Double Hung, 35.5 X 53.5, Hartford Green

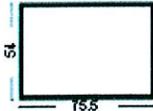
1: 35.535.5 Double Hung, Cottage Split

General Information: Luxury Edition, Clad, None
 Exterior Color / Finish: Standard EnduraClad, Hartford Green
 Interior Color / Finish: Prefinished White Interior
 Glass: Insulated Low E Advanced Argon Gas
 Hardware Options: Spoon Lock, None, Oil-Rubbed Bronze, Order Sash Lift
 Screen: Full Screen, InView
 Grille: None,
 Wrapping Information: Perimeter Length = 178", Glazing Pressure = 70.

Location: TV Room

Rough Opening: 36" X 54"

Outside View	Line #	Qty	Description
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20

1

Support Product, Rectangle, 75.5 X 54, Hartford Green, 3-11/16"

1: Non-Standard Size Fixed Frame

General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, None
 Exterior Color / Finish: Standard EnduraClad, Hartford Green
 Interior Color / Finish: Prefinished White Interior
 Glass: Insulated Low E Advanced Argon Gas
 Grille: None,
 Wrapping Information: 3-11/16" Factory Applied, Perimeter Length = 259", Glazing Pressure = 55.

Location: TV Room

Rough Opening: 76.25" X 54.75"

Final Wall Depth: 3-11/16"

Outside View	Line #	Qty	Description
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25

1

Support Product, Rectangle, 83.5 X 54, Hartford Green, 3-11/16"

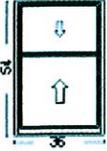
1: Non-Standard Size Fixed Frame

General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, None
 Exterior Color / Finish: Standard EnduraClad, Hartford Green
 Interior Color / Finish: Prefinished White Interior
 Glass: Insulated Low E Advanced Argon Gas
 Grille: None,
 Wrapping Information: 3-11/16" Factory Applied, Perimeter Length = 275", Glazing Pressure = 50.

Location: L.Room

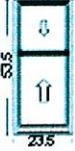
Rough Opening: 84.25" X 54.75"

Final Wall Depth: 3-11/16"

Outside View	Line #	Qty	Description
	30	2	Architect, Precision Hung Double Hung, 36 X 54, Hartford Green 1: Non-Standard Size Double Hung, Cottage Split General Information: Luxury Edition, Clad, None Exterior Color / Finish: Standard EnduraClad, Hartford Green Interior Color / Finish: Prefinished White Interior Glass: Insulated Low E Advanced Argon Gas Hardware Options: Spoon Lock, None, Oil-Rubbed Bronze, Order Sash Lift Screen: Full Screen, InView Grille: None, Wrapping Information: Perimeter Length = 180", Glazing Pressure = 70.

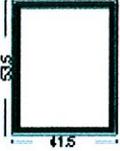
Location: L.Room

Rough Opening: 36.5" X 54.5"

Outside View	Line #	Qty	Description
	35	2	Architect, Precision Hung Double Hung, 23.5 X 53.5, Hartford Green 1: 23.553.5 Double Hung, Cottage Split General Information: Luxury Edition, Clad, None Exterior Color / Finish: Standard EnduraClad, Hartford Green Interior Color / Finish: Prefinished White Interior Glass: Insulated Low E Advanced Argon Gas Hardware Options: Spoon Lock, None, Oil-Rubbed Bronze, Order Sash Lift Screen: Full Screen, InView Grille: None, Wrapping Information: Perimeter Length = 154", Glazing Pressure = 105.

Location: D.Room

Rough Opening: 24" X 54"

Outside View	Line #	Qty	Description
	40	1	Architect, Replacement Casement Fixed, 41.5 X 53.5, Hartford Green 1: 41.553.5 Fixed Replacement Casement General Information: Clad, None Exterior Color / Finish: Standard EnduraClad, Hartford Green Interior Color / Finish: Prefinished White Interior Glass: Insulated Low E Advanced Argon Gas Grille: None, Wrapping Information: Perimeter Length = 190", Glazing Pressure = 60.

Location: D.Room

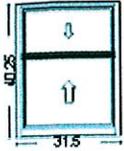
Rough Opening: 42" X 54"

Outside View	Line #	Qty	Description
	45	6	Architect, Precision Hung Double Hung, 19.5 X 35.25, Hartford Green 1: Non-Standard Size Double Hung, Equal Split General Information: Luxury Edition, Clad, None Exterior Color / Finish: Standard EnduraClad, Hartford Green Interior Color / Finish: Provincial Stain Interior Glass: Insulated Low E Advanced Argon Gas Hardware Options: Spoon Lock, None, Oil-Rubbed Bronze, Order Sash Lift Screen: Full Screen, InView Grille: None, Wrapping Information: Perimeter Length = 110", Glazing Pressure = 205.

Location: Kitchen

Rough Opening: 20" X 35.75"

Outside View	Line #	Qty	Description
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50

2

Architect, Precision Hung Double Hung, 31.5 X 40.25, Hartford Green

1: Non-Standard Size Double Hung, Cottage Split

General Information: Luxury Edition, Clad, None

Exterior Color / Finish: Standard EnduraClad, Hartford Green

Interior Color / Finish: Prefinished White Interior

Glass: Insulated Low E Advanced Argon Gas

Hardware Options: Spoon Lock, None, Oil-Rubbed Bronze, Order Sash Lift

Screen: Full Screen, InView

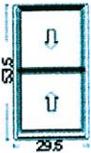
Grille: None,

Wrapping Information: Perimeter Length = 144", Glazing Pressure = 110.

Location: Laundry

Rough Opening: 32" X 40.75"

Outside View	Line #	Qty	Description
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55

3

Architect, Precision Hung Double Hung, 29.5 X 53.5, Hartford Green

1: 29.553.5 Double Hung, Equal Split

General Information: Luxury Edition, Clad, None

Exterior Color / Finish: Standard EnduraClad, Hartford Green

Interior Color / Finish: Prefinished White Interior

Glass: Insulated Low E Advanced Argon Gas

Hardware Options: Spoon Lock, None, Oil-Rubbed Bronze, Order Sash Lift

Screen: Full Screen, InView

Grille: None,

Wrapping Information: Perimeter Length = 166", Glazing Pressure = 105.

Location: Upstairs Guest Bed

Rough Opening: 30" X 54"

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella® products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella® products and proper management of moisture within the wall system. Neither Pella Corporation nor the branch will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen® [or any other accessory] to the product. You should consult your local building code to ensure your Pella® products meet local egress requirements.

Customer Signature

Pella Contractor Signature

Date

Date

Project 2, 310 South Mount Vernon, Storm Windows on North Side of House

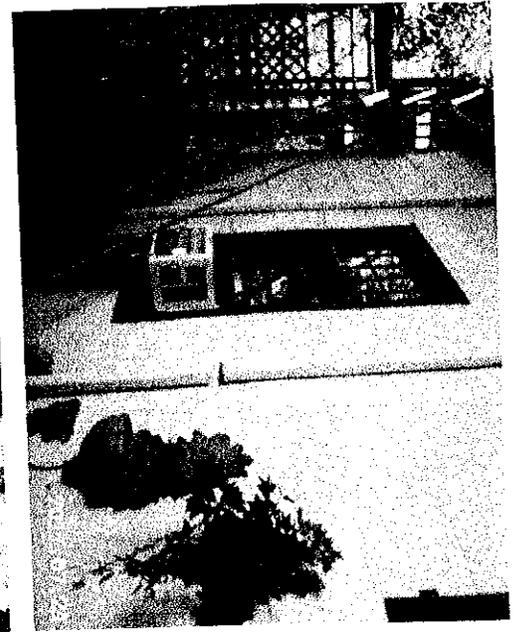
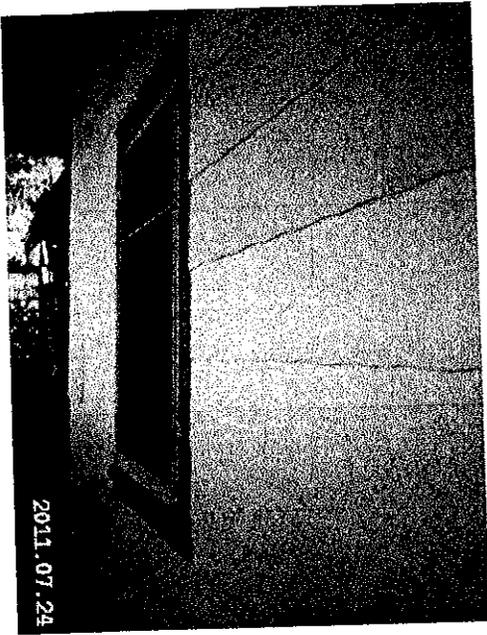
Summary: Install storm windows on three first floor windows on the north exposure of the house.

Purposes: The installation of cost-effective storm windows will help with heat retention. These windows are not readily visible from the street because they face the fence between 306 and 310 South Mount Vernon, and both houses are six feet or less from the fence. Storm windows are a practical choice for these windows because all three are easily accessible. They can be easily reached with a stepstool and do not have shrubs in front of them. (The windows on the south side of the house are difficult to reach.)

Detail of the windows to be fitted with storm windows:

The single window nearest the street, the narrow window near the center of the house, and the single window about twenty feet from the back of the house are all on the first floor on the north side of the house. See photos for project 2.

The rear north side of the house has glass brick (on two sides of a bathroom). The other windows on the north side of the house are all 15 inches high and do not significantly affect temperature control in the house. One of these windows is in a closet, one is above the bathtub in a bathroom, and three windows are at the top of a stairwell landing.



Project 2

Project 3, 310 South Mount Vernon, Wooden Fence along Back Half of the North Property Line

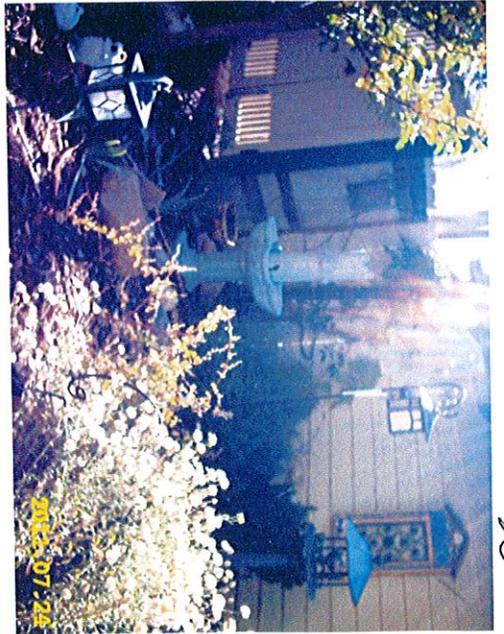
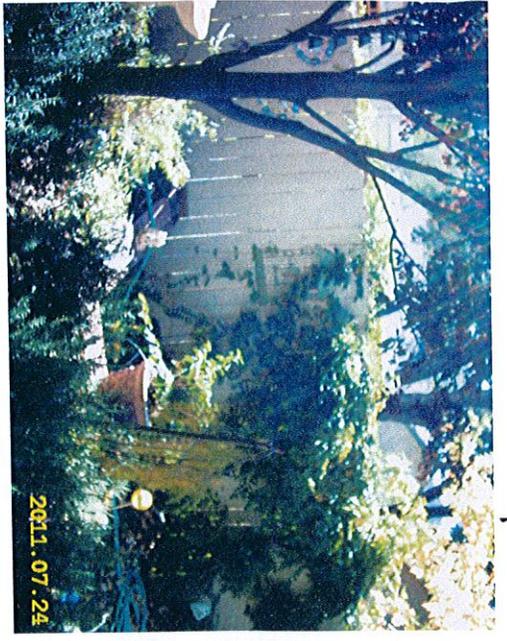
Summary: Erect a wooden fence to cover both my existing chain link fence along the rear north property line and the new 6 ft. white fence along the south property line of 306 South Mount Vernon. This fence will run along the north property line from the rear of the house to the detached garage along the alley. The fence will be a plank fence, painted to match the existing fences in my backyard. This fence will not be visible from the street nor the alley.

Purposes: The white vinyl fence erected by the owners of 306 South Mount Vernon along my southern property line (photo 3) is visible from my deck and my backyard and is aesthetically incompatible with the colors and materials of the deck extending west from the back of my house, the old brick patio spaces in my backyard, the garage wall that forms the western border of the back yard (photo 2), and the fence along the south (photos 1, 5 and 6) and the gate and fence along the southern-west borders of my backyard (photos 2 and 4).

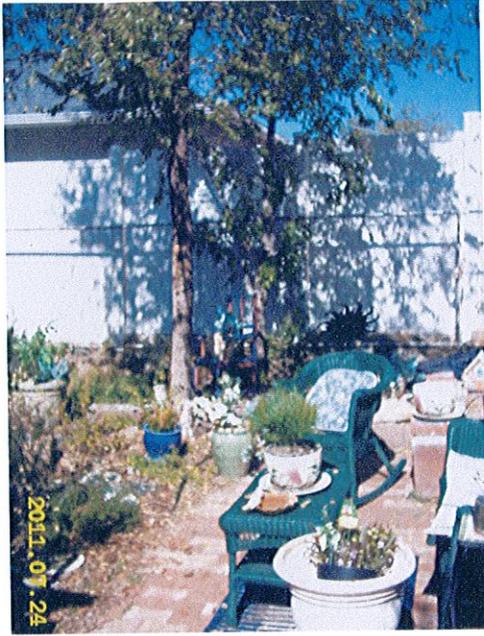
Details: A fence tall enough to cover the white fence along the back of the north property line will have to be approximately 8 feet tall and may require a variance. I propose to erect a painted wood fence that matches my existing fence. The fence will be no higher than necessary to parallel the white fence on 306 South Mount Vernon. The height necessary to accomplish this will vary because there are several different elevations in ground and brick along the north property line.

The wooden gate extending north-south between the rear of my house and the fence between 306 and 310 So. Mount Vernon will be repaired but not increased in height.

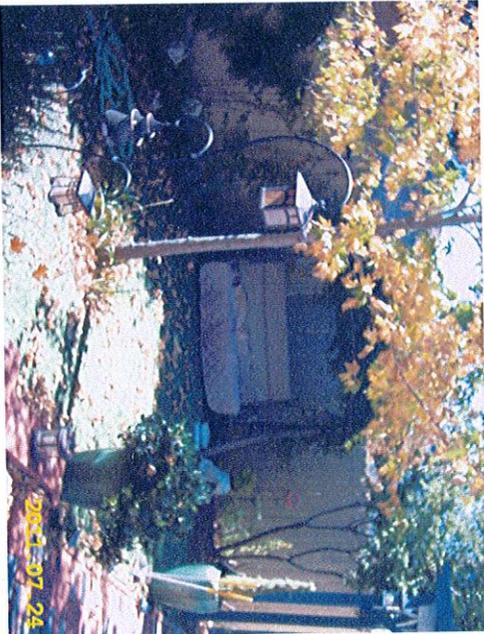
Project 3



2



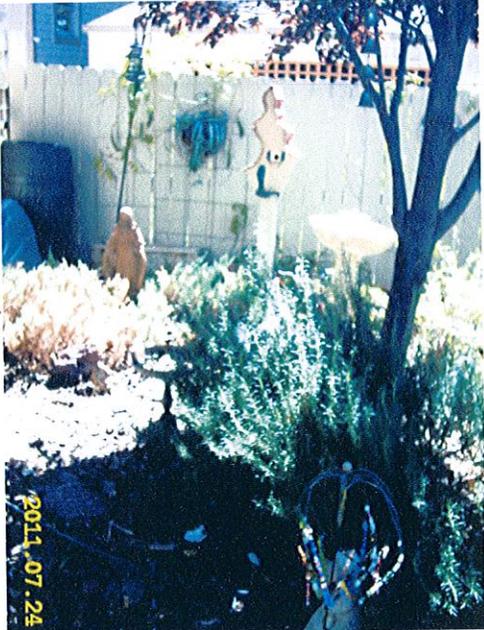
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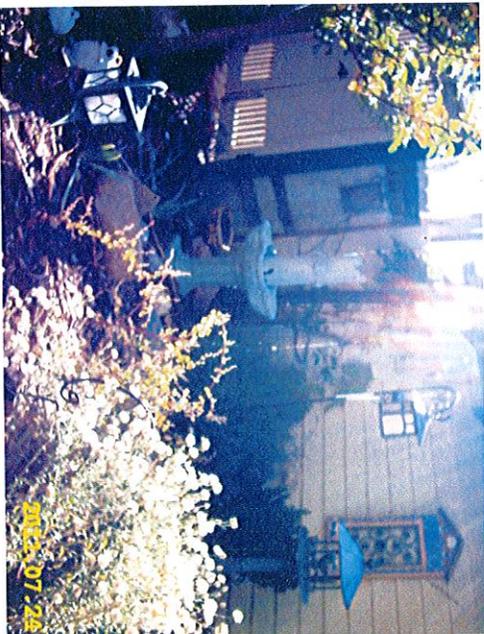
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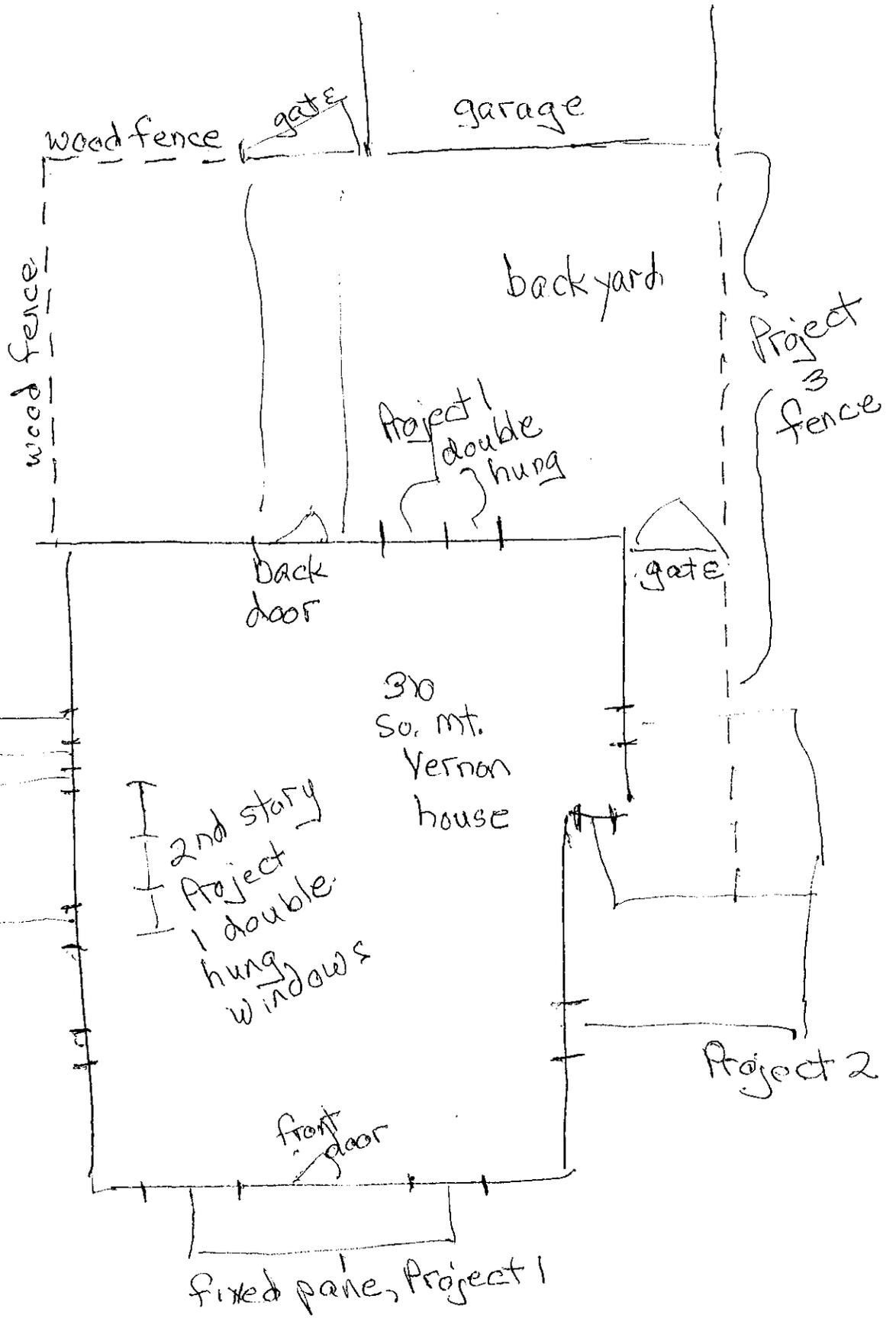
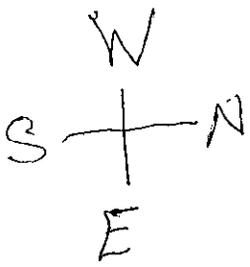
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6



7



Mount Vernon