



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, March 9, 2012
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, March 9, 2012** 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

Mike Todd, Chairman
Lee Vega, Vice Chairman
Russ Buchanan
Elisabeth Ruffner

Christy Hastings
DJ Buttke
Doug Stroh

III. REGULAR AGENDA

- 1. Consider approval of the minutes** of the January 13, 2012 meeting.
- 2. HP12-002**, 119 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-016. Request to revise color palette for the Otis Building, and to reinstall historic "Goldwaters" neon sign. Applicant is Doug Stroh, business owner is Fred Lindquist. Historic Preservation Specialist, Cat Moody.
- 3. HP12-003**, 212 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-093. Request to install new business signage for a new business, Ben's Fine Art Gallery. Applicant is Ben Schaub, building owner is Judy York. Historic Preservation Specialist, Cat Moody.

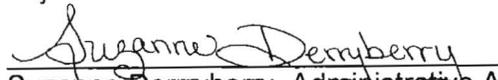
The City of Prescott endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 928-777-1100 (voice) or (TDD) to request an accommodation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

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

V. ADJOURNMENT

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 March 2, 2012 at 4:00 PM in accordance with the statement filed with the City Clerk's Office.


Suzanne Derryberry, Administrative Assistant
Community Development Department

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on JANUARY 13, 2012 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

MEMBERS PRESENT

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

STAFF PRESENT

Cat Moody, Preservation Specialist
Joe Baynes, Parks & Recreation Director
Suzanne Derryberry, Administrative Specialist
Tom Guice, Community Development
Director

MEMBERS ABSENT

Mike Todd, Vice Chairman

COUNCIL PRESENT

Charlie Arnold, Council Liaison

III. REGULAR AGENDA

- 1) **Consider approval of the minutes** of the December 9, 2011 meeting.

Mr. Stroh, **MOTION: to approve the minutes** of the December 9, 2011 meeting. Mr. Petrovsky, 2nd. **Vote: 6-0.**

- 2) **HP11-023, 702 E Gurley St.** Historic Preservation District #11, Prescott Armory. APN: 114-04-044. Request approval for removal of the existing failing rock wall, and replacement with a native rock armored 2:1 slope and new chain link fence. Applicant is City of Prescott, Parks and Recreation Department. Historic Preservation Specialist, Cat Moody.

- Chairman Ruffner noted the presence of Cindy Barks from the Prescott Courier.

Ms. Moody reviewed the staff report and indicated:

- item was continued from the December meeting at the request of commissioner Stroh to explore alternatives to the proposed 2:1 slope
- a structural engineer met with Mr. Stroh, Ms. Moody and Mr. Wiger, and Mr. Baynes from Parks & Recreation

- a meeting was held on-site to discuss the idea of the retaining fence as a way to keep the wall in place until further funding would be available to reconstruct the existing rock wall in a vertical alignment
 - a subsequent meeting was held on-site with a representative from Arizona Ram Jack
 - items discussed included unloading soil behind wall and the possibility of jacking the wall back in a vertical position given the deteriorated condition of the wall
 - the discussion in both meetings resulted in the decision that jacking the wall back into place would not be a viable option
 - Mr. Stroh concurred with Ms. Moody in the suggested recommendation
 - Mr. Vega questions the delineator of the proposed 220 feet of removal and if it encompasses all of the failed product
 - Mr. Baynes stated that it does not encompass the total length of the wall
 - The 220 feet make the wall less than 3 feet tall
 - His intent is to unload the dirt behind wall and try to prop it up in place, it's not however at a height where it would be a safety issue
 - Ms. Ruffner confirms that the replacement materials will be rock similar to the rock that is removed
 - Mr. Baynes stated that it will be a native rock and preferably an angular native rock so it adheres to the slope better but he is open to other suggestions on other types of rock
 - Ms. Moody displayed several images of different types of rock on the overhead projector
 - Mr. Stroh would prefer the smaller angular rock placed as flat as possible and believes that it would be a good temporary solution until money can be found to rebuild a real wall
 - Mr. Vega concurred with Mr. Baynes that the angular product is best for stability purposes and longevity, he recommended keeping with the same color scheme
 - Mr. Baynes stated that he currently has the funds available for the project to be completed in 2012
 - Mr. Stroh made a motion to approve HP11-023; removing the existing falling wall and replacing it with the native angular rock and putting a new chain link fence at the top for security purposes. Mr. Langelier 2nd. Vote 6-0.
- 3) **HP12-001**, 119 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-016. Request to remove old non-historic "ski-jump" awnings from the Otis Building. Applicant is DJ Buttke, business owner is Fred Lindquist. Historic Preservation Specialist, Cat Moody.
- Mr. Stroh requested to be recused for the following agenda item.
 - Ms. Ruffner accepted the request and Mr. Stroh will be recused from the following deliberation, discussion and action.
- Ms. Moody reviewed the staff report and indicated:
- additional material was given to the commissioners that morning associated with the request of the restoration
 - it is listed in the national register of historic places
 - it is known as the Otis Building
 - Ms. Moody displayed photos of the building on the overhead projector dated from 1890 to present day
 - In 1940 there was a major change in architectural style and the building had been stuccoed over

- In the 1960's the ski jump awnings were placed on the building
- the request is to remove the curved ski jump awnings on all locations of the building and restore the building back to a 1940's configuration.
- Mr. Stroh is requesting a demolition permit and the committees input on the restoration of the project
- his suggested goal is to bring it back to the style it was in during the 1940's
- sometime after the 1940's photograph was taken there were 2 windows added to the 2nd floor of the building
- They are not proposing to take out those windows
- The awning structure is quite ornate, it has a very nice structural framing of steel
- The corrugated metal is rusted; it will need to be replaced
- The struts are still there and are in good condition
- The window on the union street side currently is only 3 feet wide; they would like to change that back to the original window configuration
- Mr. Stroh also proposed putting on new stucco of the same texture and same color as the fascia and ski jump now; a bluish green color
- the squares on the columns were changed to travertine marble; it is in good shape and the color blends with the building so they are not proposing to remove that
- the gallery store front will be changed back to stucco
- also proposed future signage to be mounted as depicted in the photograph
- showed photos to the committee of what the inside of the ski jumps look like
- Mr. Stroh believes after the ski jumps were put in sand was placed to possibly help with the vibrations from the wind
- the structure has started to deteriorate pretty bad.
- Mr. Buchanan questioned the intent of Mr. Stroh as to why he took on this project
- Mr. Stroh stated that the main reasons for the proposed project are Mr. Lindquist's preference to remove the ski jumps as well as the deteriorated condition of the system
- Mr. Vega inquired about the suspension systems
- Mr. Stroh stated that the smaller eyebrows do not have a suspension system since they only pop out about 20 inches
- Mr. Stroh does not suspect any issues with the main canopy
- Mr. Stroh pointed out that the eastern most portion of the southern elevation was added after the fact, but they will still take the ski jump off of the Republican Headquarters building and it will also be re-stuccoed.
- Mr. Ruffner stated for the record that Mr. Langellier is excused for the rest of the meeting, however, it was actually Mr. Petrovsky who left early; there are enough members left to take action
- Mr. Stroh indicated to Mr. Langellier that they do not want perpendicular signs or signs at the end of the awning placed on the building
- Mr. Stroh gives a fun fact that the first telephone in Prescott was in the Otis Building
- Mr. Vega made a motion to approve HP12-001; request to remove old, non-historic ski jump awnings on the Otis Building and to restore the façade as closely as possible to the 1940 configuration. Mr. Langellier 2nd. Vote 4-0.

IV. GOALS FOR COMMISSION FOR THE YEAR 2012

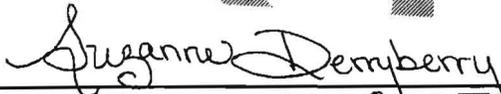
- Ms. Moody provided committee members with a draft of the goals which include the additions and changes that were discussed at the previous meeting
- Ms. Ruffner had a note from Mr. Todd in which he stated that he is willing to take on the chore of taking photos and updating the progress on past approved projects
- Ms. Ruffner also briefly discussed the property tax credit to owners of historic properties through the reasonable maintenance according to the original appearance of the property when it was listed for the state tax program.
- Ms. Ruffner inquires as to the likelihood of looking at the list of different properties and to begin making a formal presentation for those who are not receiving the property tax credit
- Ms. Moody stated the first step for outreach would be sending a letter and then if they wish to take it beyond that they would consider a public meeting where she would request commissioner participation
- Ms. Ruffner also discussed the new overlay district nomination for the interior of the Elks Opera house and the marquee
- Ms. Ruffner asks the committee members to please pay attention to the elements of the 2012 plan so they have progress to report at the end of the year

V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

No update or current events.

VI. ADJOURNMENT

Chairman Ruffner adjourned the meeting at 8:51 a.m.



Suzanne Derryberry, Administrative Specialist
Community Development Department

Elisabeth Ruffner, Chairman

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
March 9, 2012**

AGENDA ITEM: HP12-002 Request to revise color palette for the Otis Building, and to reinstall historic "Goldwaters" neon sign.

Planning Manager: George Worley *GW*
Director: Tom Guice

Historic Preservation Specialist: Cat Moody *CM*

Report Date: March 1, 2012

Historic Preservation District: #1 Courthouse Plaza

APN: 109-01-016 **Zoning:** DTB

Location: 119 S Cortez St, the Otis Building

Agent/Applicant: Doug Stroh, 132 S Montezuma St, Prescott AZ 86303

Business Owner: Fred Lindquist, 143 S Cortez 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 states:

- Use only integral colors compatible with the building and the district
- Encourage detailing in the design; details must be historically consistent with the district and generally constructed of materials already on the building
- Use historically consistent signage; use only flat against the building; no flashing, revolving or roof-mounted signs are permissible
- Use incandescent or neon lighting for signage; box, cabinet or fluorescent signs are not acceptable
- Many historic buildings include insets or other areas within the facade design specifically for signage. Where this condition exists, the signage shall be constrained within this area and shall not extend beyond the provided borders.

Existing Conditions

National Register Status: The Otis Building is listed in the National Register of Historic Places and is also within the Courthouse Plaza Historic District.

This building is the last in a series of ski jump awning removals that have taken place within the previous two years in downtown Prescott. The general intent is to restore the façade as closely to a configuration from 1940 as possible.

Agenda Item: HP12-002, 119 S Cortez Street

The applicant has removed the curved ski jump portion of all the metal awnings on the building, leaving in place the buried, historic horizontal awnings (see 1940 photo for historic configuration with horizontal awnings). The clerestory windows have been modified to allow for curbing at the back edge of those horizontal awnings, and the original glass has been re-installed wherever possible and matching glass has been supplemented where necessary to complete the window banks.

Removing the awnings revealed a previous sage-green paint color that the building owner was not aware of at the project inception. The applicant proposes to restore the Otis Building to that color (see renderings, and faded color on site). The uncovered façade also revealed painted signage on the surface of the building that served as a background for a neon sign that was mounted in front of the painted background.

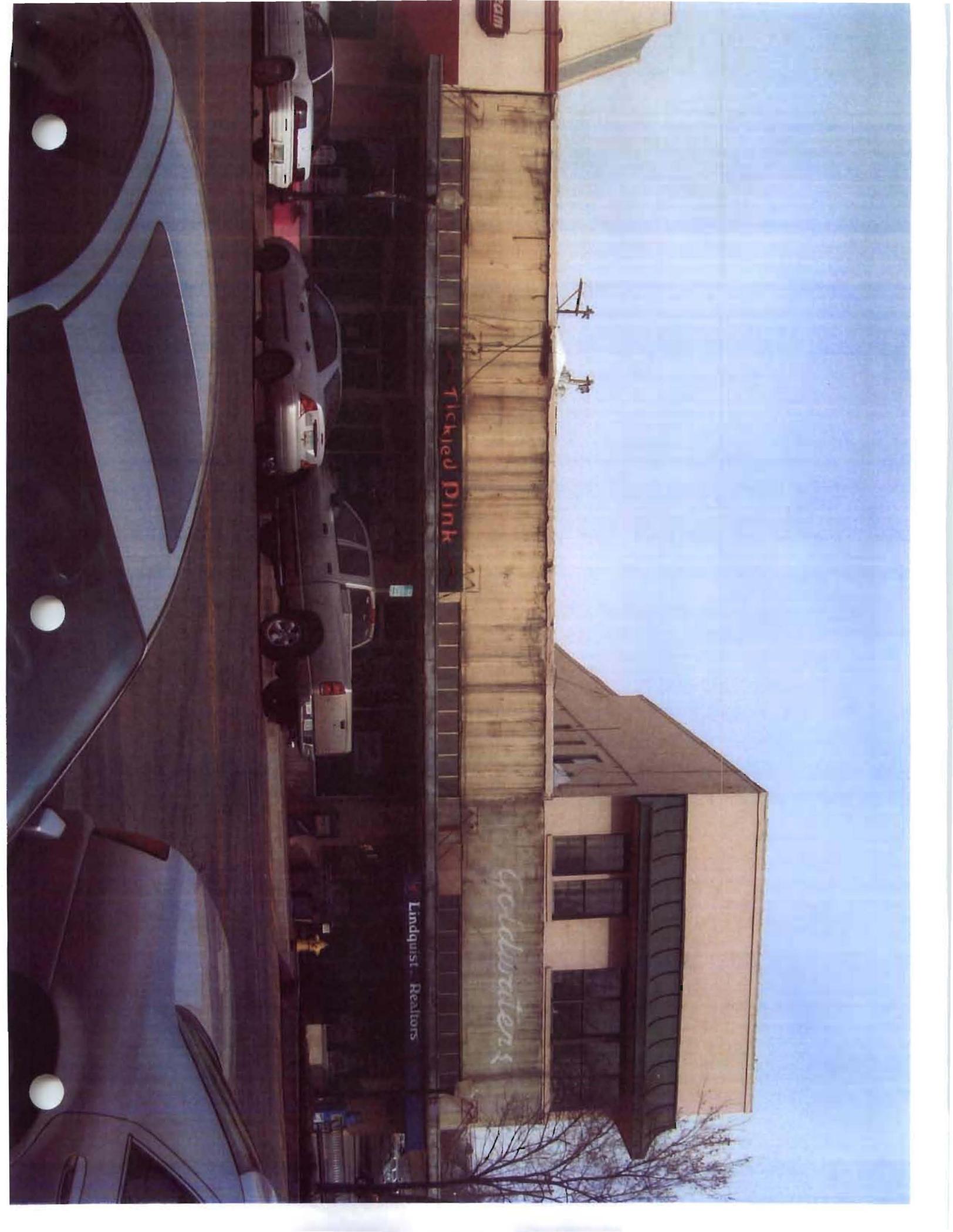
The applicant is making a request to restore the "Goldwaters" neon sign, and restore the painted background in the colors revealed on the façade.

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

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

Site Visit: Recommended

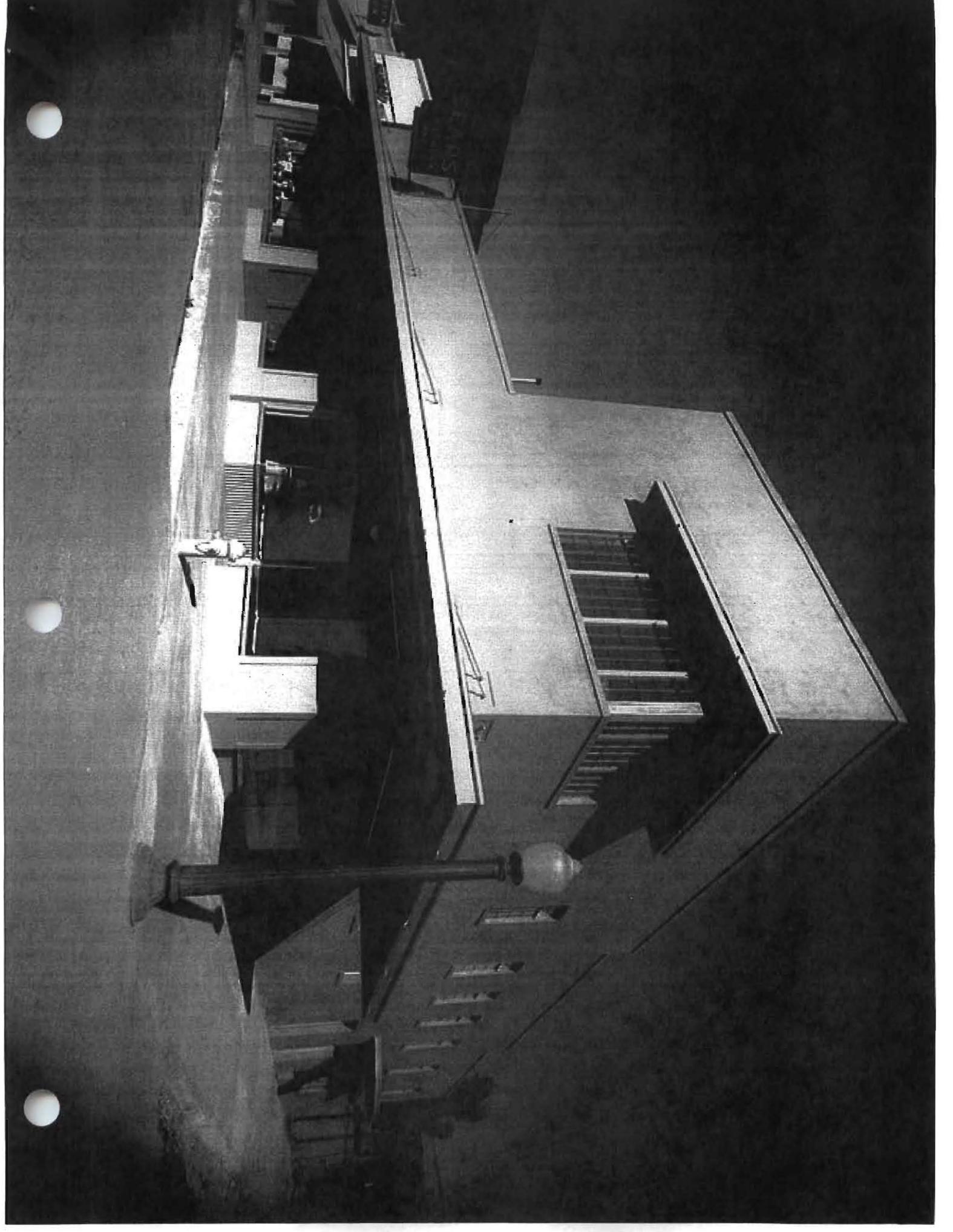
Recommended Action: Approve or Approve with Modifications HP12-002, Request to revise color palette for the Otis Building, and to reinstall historic "Goldwaters" neon sign.



Pickled Pink

Goldwaters

Lindquist - Realtors



Agenda Item: HP12-003, 212 W Gurley St

with the exception of the larger bronze/gold letter "B" at the beginning of the business name.

The sign will be mounted above the first story awning, and beneath the second story windows.

The sign is not illuminated, and measures 2ft high by just over 11ft long. At 22.5 square feet, it is well within the 40 square feet of allowable signage.

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

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Site Visit: Recommended

Recommended Action: Approve HP12-003, Request to install new business signage for a new business, Ben's Fine Art Gallery.



Flat Cut Aluminum Letters
 1/8" thickness
 "B" to be painted Gold,
 the rest to be painted Black.
 They will be stud-mounted
 into the stucco wall
 with 1/2" space between
 the wall and back of letter.
 Non-Illuminated.
 24" x 135" total area
 = 22.5 square feet.



SIGNS PLUS

9200 Valley Road
 Prescott Valley, AZ 86314
 800-257-5095

CUSTOMER: Ben's Fine Art Gallery
 LOCATION: 212 W Gurley St, Prescott
 DATE: 02/23/2012
 SALES REP: Bill Mayo/Cindy McFarland

APPROVED BY _____

DATE _____

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