



# PRESCOTT PRESERVATION COMMISSION AGENDA

**PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
FRIDAY, July 13, 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, July 13, 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 June 8, 2012 meeting.
- 2. HP12-013**, 156 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-018. Request to recover previously existing steel frame awning with new fabric, and signage on valance for a new business, The Rancher's Wife. Applicant is A Shade Beyond, and building owner is Prescott Historic Properties. Historic Preservation Specialist, Cat Moody.
- 3. HP12-014**, 126 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-012. Request to revise approved paint color for front façade of The Devil's Pantry. Applicant and business owners are David & Amy Seigler. Historic Preservation Specialist, Cat Moody.

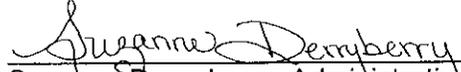
**IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE**

**V. ADJOURNMENT**

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**CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on July 6, 2012 at 4:00 PM in accordance with the statement filed with the City Clerk's Office.

  
Suzanne Derryberry, Administrative Assistant  
Community Development Department

*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.*



**PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
May 11, 2012  
PRESCOTT, ARIZONA**

**MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on May 11, 2012 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.**

**I. CALL TO ORDER**

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

**II. ATTENDANCE**

<b>MEMBERS PRESENT</b>	<b>STAFF PRESENT</b>
Mike Todd, Chairman	George Worley, Planning Manager
Lee Vega, Vice Chairman	Cat Moody, Preservation Specialist
DJ Buttke	Suzanne Derryberry, Administrative Specialist
Elisabeth Ruffner	
Doug Stroh	
Christy Hastings	
<b>ABSENT</b>	
Russ Buchanan	

**III. REGULAR AGENDA**

1. Consider approval of the minutes of the April 13, 2012 meeting.

Minutes did not include Christy Hastings or DJ Buttke as being present at that meeting; corrections will be made to add those members of the committee to the minutes.

Mr. Stroh, **MOTION: to approve the minutes.** Mr. Vega 2<sup>nd</sup>. **VOTE: 6-0.**

2. **HP12-008**, 325 E Union St. Historic Preservation District #6, Union Street. APN: 109-01-041. Request to construct a new dormer and a second story deck on the front of the home. Applicant is Todd Marolf; owners are Larry & Denise Schmidt. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

The request is for 325 E. Union St. which is within the boundaries of the East Prescott National Register District and the Union Street Historic Preservation Overlay District. The property is not listed as a contributor to the district so this home is not listed in the National Register of Historic Places. There were substantial changes that occurred to the property through the years; Ms. Moody displayed photos of the home on the overhead projector displaying the modifications that were not original to the home.

The proposal was to construct a second story deck which would be accessed by a door which would replace an existing window. The second story deck would measure approximately 15 feet across by 7 feet wide and it would be constructed of 8 x 8 posts, 2 x 4 across railings and 2 x 2 pickets. The intention was to paint everything except the deck boards using a color palette which was displayed to the commissioners.

Ms. Moody noted that the Historic Preservation Master Plan has guidelines regarding alterations; she read some of those guidelines to the commissioners. The proposal to construct the deck would impact the current setback for the home. The required setbacks for this property are ten feet; the applicant can apply for an administrative adjustment which would allow up to 10% of the setback.

Denise Schmidt, 634 Glendale Ave, displayed photos of other homes in the area which have decks. She stated that this home has a very narrow stairwell and furniture will not even fit up the stairwell because it's so small. She added that homes similar to this have an arm that swings out from the window to pull up furniture, but her home does not have that feature. She was also concerned about not having a fire exit due to the fact that there is not a deck constructed. Her idea was to have a door that would be wide enough for furniture to fit and also to have a place where somebody can go out onto the terrace in the event there was a fire.

Mr. Todd asked if the building was a duplex. Ms. Schmidt stated that it's actually a triplex which had existed for approximately 10-12 years. Mr. Buttke shared concerns regarding the deck being on the end of a gable roof as opposed to the center of a gambrel roof. He added that he had walked down the street and from the sidewalk looking up; it is a rather intrusive element. He wanted to know if there was a reason for cantilevering the right hand side of deck and not holding the post firm to the corner. Ms. Schmidt requested her architect answer those questions.

Todd Marolf, 1951 Commerce Center Circle, stated that due to the sidewalk at the front; if you put a column in place you would have to revise the whole entrance to the building and he was trying to preserve what currently there which was why the proposal seemed to be the best option. He added that due to the setbacks on the east, the deck was not directly symmetrical to the dormer but if that was a concern, the deck could terminate at the end of the second column.

Mr. Buttke wanted to know if the entry canopy was added at the time the entry was changed. Ms. Moody stated that the entry canopy was added at the same time as the modifications to the entry. Mr. Vega agreed that the scale of the deck would be imposing from the sidewalk. He felt that it might be more acceptable if it adhered to the 10 foot setback. Mr. Stroh stated that the scale is a little big but if it was pulled back from the other column it would look a lot better. He also agreed that having access to the outside for safety issues was a good idea. He added that he would support the proposal if the deck was pushed back and not connected to the entrance element and possibly make the columns a little larger.

Ms. Ruffner wanted to know how the motion would read in order to avoid having the applicant come back to the board. Mr. Stroh stated that they can add to the motion describing how the deck would be constructed and that it must meet the 10 foot setback.

Ms. Schmidt stated that she would prefer the deck be deeper for the use of a small table and chairs. She added that the cost for the deck would be about \$10,000, therefore, she would like it to be a useable space in addition to the fire safety and furniture uses.

Ms. Ruffner stated that they need statistics regarding what the proposal would involve. Mr. Marolf added that they would make the deck 6 feet deep and keep with the 10 foot front yard setback and make it 12 feet wide so it would line up with the column; they would not cantilever over to the entrance.

Mr. Stroh, **MOTION: to approve HP12-008**; 325 E Union Street proposal with the following modifications: the deck will conform to the 10 foot setback and will extend east to west 12 feet where the current columns were located and the column size would be 10x10. Mr. Todd stated for clarification, that conforming to the 10 foot setback, the depth of the deck would be 6 feet. **Ms. Ruffner, 2<sup>nd</sup>. VOTE 6-0**

3. **HP12-009**, 108 S Mount Vernon St. Historic Preservation District #13, Southeast Prescott. APN: 110-01-003. Request to reconstruct white picket fence in the front of the home. Applicant and owner is Dennis Martin. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

The home is located in the Southeast Prescott Historic Preservation Overlay District and is listed in the East Prescott National Register District and also in the National Register of Historic Places. The home had a white picket fence and some of the posts had been replaced because the owner had originally intended on doing repairs but he is now seeking to have the entire fence replaced due to its poor condition. The owner planned on placing the new fence in the same exact position and with the same height. The new fence would also be white and have a height of 42 inches with the pickets being 32 inches high.

Ms. Ruffner inquired about the fence color. Ms. Moody stated that they don't regulate fence colors in that district. Ms. Moody also added that the applicant was not present at the meeting. Mr. Buttke discussed the design of the 2x2 pickets. Ms. Moody displayed photos of the fence on the overhead projector. Ms. Moody stated that the intention of the owner was to replace the same amount of pickets as was present on the old fence.

Mr. Stroh wanted to know how long the original pickets had been in place. Ms. Moody stated that she did not know. Mr. Stroh added that if they want to replace the fence in the same exact location, that he wouldn't have a problem with that. Mr. Buttke noted a conflict with the specifications received by the applicant. Mr. Todd suggested making a motion with the existing configuration and if the applicant does not like the approved motion then he can come back to the board.

Mr. Buttke, **MOTION: to approve HP12-009** with the following conditions: the pickets must be identical to what is presently there and must be a 1x3 picket.

**Mr. Vega 2<sup>nd</sup>. VOTE 6-0**

4. **HP12-010**, 115 S Pleasant St. Historic Preservation District #13, Southeast Prescott. APN: 110-01-007. Request to construct a new detached two-car garage in the rear of the property, and to replace specific windows in the main house. Applicant and owner is Sven Kleinwort. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

The property is in the East Prescott National Register District and the Southeast Prescott Historic Preservation Overlay District and is also in the National Register of Historic Places.

Ms. Moody displayed photos of the home on the overhead projector. The proposal was to construct a detached two car garage. The property had an alley in the rear and the proposal was to construct the detached garage at the back of property. Ms. Moody displayed the floor plan of the garage and showed the access off of the alley for the two vehicles. She also displayed two windows located in the rear of the structure and a door that would provide access to the outside.

Ms. Moody continued by displaying photos of the proposed style of the garage and added that it would measure 22 feet wide and 24 feet deep. The roof would be covered with asphalt shingles and the walls would be covered with a horizontal hardy board wall siding. The setbacks in the rear and side yards were in conformance with the Land Development Code.

The applicant would also like to do window replacements in the main home. Ms. Moody showed a drawing displaying which windows would be replaced. The windows would be replaced with an all-wood double hung window which would have the same appearance as the existing windows. The applicant is proposing to match existing trim with the same dimensions and style that currently existed on the home.

Mr. Marolf, 1951 Commerce Center Circle, discussed the hardie board siding and stated that the applicant had not yet determined the proposed thickness but he is flexible in that regard. Mr. Stroh discussed the hip roof versus the proposed gable roof. Mr. Marolf addressed Mr. Stroh's concerns and added that if the commissioners wished for that element to be adjusted that it wouldn't be an issue. Mr. Stroh stated that he would prefer a hip roof.

Mr. Stroh, **MOTION: to approve HP12-010** with the following conditions: the roof to be changed to a hip roof with a 4:12 slope. Mr. Vega 2<sup>nd</sup>. **VOTE 6-0**

5. **HP12-011**, 126 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-012. Request to replace an existing awning with a new awning and to repaint the front facade. Applicant and business owners are David & Amy Seigler. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

The property is located on Whisky Row on the Courthouse Plaza Historic District; it is also listed in the National Register of History Places. It is one building which houses two commercial spaces. Currently there is an awning which covers the entire front area of the building. The new tenant is opening a café and he would like to differentiate his business

by using a different colored awning. Ms. Moody discussed the two different proposals and the colors the applicant would be requesting. Ms. Moody passed around paint samples and noted that the first choice would be a red awning fabric and the second choice would be a black awning fabric. The intention was to have the awning as a reversible element which was a requirement by the building owner in the event the business leaves the property, the awning could be returned to its present condition.

Mr. Stroh wanted to know if there is signage on the awning as well as above the awning; if there is a sign criteria that must be followed. Ms. Moody stated that the total signage must stay within the 40 sq ft of allowable signage. David Seigler, 3015 Pine Drive, stated that he was not certain if he planned to have signage on both the awning and the building. He added that he would stay within the allowable 40 sq ft. His intent, for the time being, was to have a temporary banner hung above the awning for the first two weeks of opening his business and then at a later date, he would plan to go back to the commission if he planned on having a sign placed above the awning. Mr. Todd added that there were no examples in the area that had signage on both an awning and the building. He felt that it would be appropriate to have the applicant pick one or the other but not allow both areas for signage in order to remain consistent with nearby businesses. Mr. Vega wanted to know if there were any other businesses that had the split design awnings. Ms. Moody provided other examples in the area that also had the split design. Mr. Seigler explained the construction process in designing a reversible awning.

Ms. Ruffner, **MOTION: to approve HP12-011:** repainting the front façade with approval of the black awning as opposed to the red awning with no signage placed on the building. Mr. Seigler stated that his preference would be to have signage on the awning itself and that he would be willing to skip adding the signage on the building. Mr. Seigler added that he would prefer the awning to be red instead of black. **Mr. Stroh, 2<sup>nd</sup>.** Mr. Todd asked that Ms. Ruffner restate her motion. Ms. Ruffner, move to approve HP12-011 with a modification that the awning be black and that there be no signage added to the building. Mr. Todd wanted clarification that the signage would be on the awning and not on the building. Ms. Ruffner stated that the signage would be on the awning. Mr. Seigler asked if he was still allowed to have a banner placed for his opening. Ms. Moody stated that a banner is a temporary sign that is independent to the normal square footage of allowable signage. Mr. Todd was concerned about the color of window treatments and door color. Mr. Seigler stated that there would be no window treatments and the door would match the color of the awning. **Vote 5-1,** Mr. Vega opposed.

#### **IV. PRESENTATION BY JAMES GARRISON, ARIZONA'S STATE HISTORIC PRESERVATION OFFICER - Prescott's Territorial Architects: The fire Chasers and Others**

Ms. Ruffner introduced Mr. Garrison to the commissioners. Mr. Garrison gave a presentation on territorial architects and displayed information on the overhead projector.

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

Ms. Moody discussed the project on documenting previously approved projects by the Historic Preservation Commissioners. She also noted that Mr. Garrison will be a presenter at the upcoming Historic Preservation Conference and there would also be a window restoration specialist available at the conference as well.

Ms. Ruffner reminded the commission members that they are all registered for the Preservation Conference and discussed different receptions surrounding the conference.

Mr. Todd noted that the lighting device which was approved to be placed on one of the flag poles located at the Hassayampa Inn puts out virtually no light at all.

## VI. ADJOURNMENT

Chairman Todd adjourned the meeting at 9:43 a.m.

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Michael Todd, Chairman

  
Suzanne Derryberry, Administrative Specialist  
Community Development Department

DRAFT

**PRESCOTT PRESERVATION COMMISSION  
COMMUNITY DEVELOPMENT DEPARTMENT  
Staff Report  
July 13, 2012**

**AGENDA ITEM: HP12-013 Request to recover previously existing steel frame awning with new fabric, and signage on valance for a new business, The Rancher's Wife.**

**Planning Manager:** George Worley *GEW*

**Director:** Tom Guice *TG*

**Historic Preservation Specialist:** Cat Moody *CM*

**Report Date: July 5, 2012**

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

**APN:** 109-02-018

**Zoning:** DTB

**Location:** 156 S Montezuma St

**Agent/Applicant:** A Shade Beyond, 474 E-Z Street, Prescott AZ 86301

**Business Owner:** The Rancher's Wife, 3 N Leroux Street Suite 201, Flagstaff AZ 86001

**Existing Conditions**

This property is listed in the National Register of Historic Places and is within the boundaries of the Courthouse Plaza Historic Preservation overlay District #1. It is one of the businesses in the Sam Hill Hardware building which was constructed after the fire of 1900 and completed in 1901. This space previously housed the Sam Hill's Co., and a steel frame awning (that matched the awning over the Treat Center) was damaged in a storm this past year, and has been temporarily removed.

**Request**

Applicant proposes to replace the previously installed steel frame awning and cover with a new fabric. The fabric is a dark brown color, and will have signage on the valance identifying the business, "The Rancher's Wife", in a turquoise rope script (see existing signage in window for example of text and color).

**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.

**Agenda Item: HP12-013, 156 S Montezuma St**

Some historic buildings include awning bands set into the front facade, usually just above the storefront. These should be used whenever possible to provide a historically correct configuration.

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

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

The total of all signage as presented cannot exceed the 40 square foot of allowable signage. The text on the valance is well within the allowable square footage.

**Site Visit: Recommended**

**Recommended Action:** Approve or Approve with Modifications HP12-013. Request to recover a previously existing steel frame awning with new fabric, and signage on valance for a new business, The Ranchers Wife.



Sam Hill's Co.

CHRYSLER

ICE CREAM - POPCORN - CANDY

HOTEL

WELCOME RODEO FANS

VAN GOGH'S EAR

ICE CREAM - POPCORN - CANDY



**PRESCOTT PRESERVATION COMMISSION  
COMMUNITY DEVELOPMENT DEPARTMENT  
Staff Report  
July 13, 2012**

**AGENDA ITEM: HP12-014 Request to revise approved paint color for front façade of The Devil's Pantry.**

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

**Historic Preservation Specialist:** Cat Moody *CM*

**Report Date: July 5, 2012**

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

**APN:** 109-02-012

**Zoning:** DTB

**Location:** 122 S Montezuma St

**Agent/Applicant:** David and Amy Seigler 3015 Pine Dr, Prescott AZ 86301

**Building Owner:** Doniva and Barbara Ridgeway 1085 Madizell Dr, Prescott AZ 86305

**Existing Conditions**

This building is listed in the National Register of Historic Places. This new business recently installed a new awning and painted the front façade under and beside the awning. The paint color, "parchment", ended up being nearly white in color rather than light tan as it was presented at the meeting in May 2012.

**Request**

Applicant has completed the front façade work that was approved at the May 2012 meeting, including an awning re-cover with signage on the awning and painting the front façade. The color of the front façade was described by the vendor as "light tan", so the applicant had presented it as such at the May meeting. The color ended up being nearly white, and the applicant is requesting to leave the color as it appears after the recent re-painting so as not to incur additional costs.

**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 and natural colors of a neutral tone, compatible with the building and the district.

**Site Visit: Recommended**

**Recommended Action:** Approve or Approve with Modifications HP12-014. Request to revise approved paint color for front façade of The Devil's Pantry.

DEPT  
PREMIER

Burgers • Beef • Lamb Fries

Jeep Fried Twinkies • Funnel Cake •

126



ATM