

PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, Sep 14, 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, September 14, 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

III. REGULAR AGENDA

- 1. Consider approval of the minutes** of the August 10, 2012 meeting.
- 2. HP12-016**, 103 E Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-022. Request for approval of a new hanging perpendicular sign for Pastime Pleasures. Applicant is Robert McMeekin, and building owner is Jim Fleatcher. Historic Preservation Specialist, Cat Moody.
- 3. HP12-017**, 211 W Goodwin St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-046A. Request for approval of building signage for a new business, Tattered Treasures. Applicant is Morgan Sign, and building owner is Montezuma Goodwin LLC. Historic Preservation Specialist, Cat Moody.
- 4. HP12-018**, 152-154 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-017. Request for approval for entry door changes for Jenny Longhorn's and the Hotel door to the south. Applicant is Bill Otwell, and building owner is Howard Hinson. Historic Preservation Specialist, Cat Moody.

5. **HP12-019**, 112 S Pleasant St. Historic Preservation District #13, Southeast Prescott. APN: 109-01-056C. Request for approval of replacement of 5 existing windows with aluminum clad wood windows and construction a 4' fence in the front of the property. Applicant is Mark Peugh, and building owner is Loren Rowling. Historic Preservation Specialist, Cat Moody.
6. **HP12-020**, 120-130 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-115/113-15-116. Request for approval of façade changes to the front and rear of the building. Applicant is Barnabus Kane & Todd Marolf, and building owner is Cliff Petrovsky. Historic Preservation Specialist, Cat Moody.

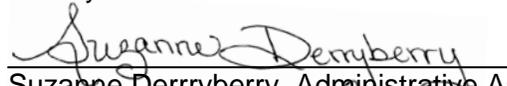
IV. PRESENTATION BY COMMISSIONER RUFFNER REGARDING WISKEY ROW INFILL DEVELOPMENT

V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

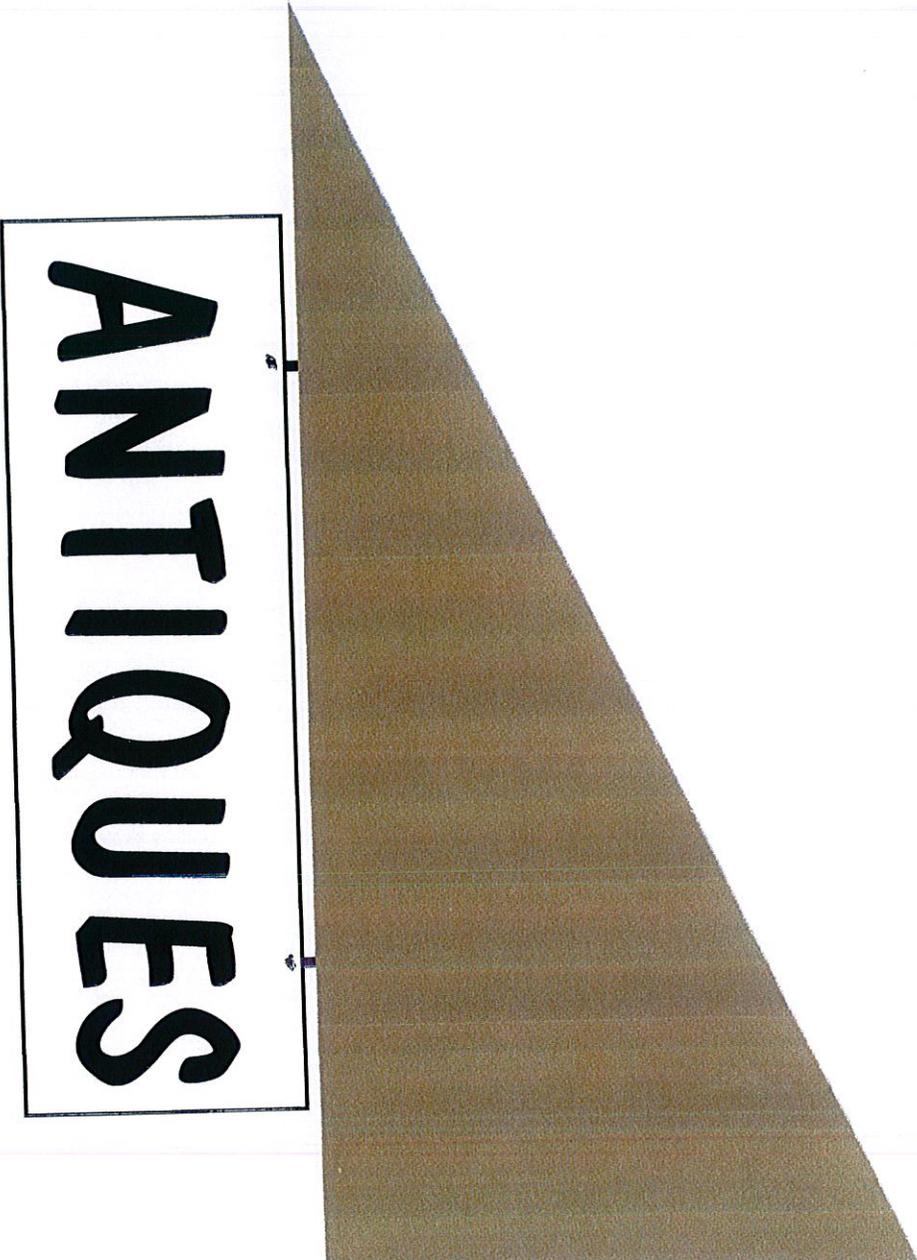
VI. ADJOURNMENT

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 September 7, 2012 at 10:00 AM 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.



ANTIQUES

PROPOSED:

Free hanging double sided white enamel baked ALU sign,
11" x 34" x .080 with black vinyl copy as per customer
approved layout and shown in drawing. Installation by others.

\$ 45.00 plus tax



Ph: ⁹²⁸772-8784 Cell: ⁹²⁸458-0294
KiwiSigns@cableone.net ROC238918
Prescott Valley, Arizona

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
September 14, 2012**

AGENDA ITEM: HP12-017 Request for approval of building signage for a new business, Tattered Treasures.

Planning Manager: George Worley *GW*

Director: Tom Guice *TG*

Historic Preservation Specialist: Cat Moody *CM*

Report Date: September 6, 2012

Historic Preservation District: #1 Courthouse Plaza

APN: 109-02-046A

Zoning: DTB

Location: 211 W Goodwin St

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

Building Owner: Montezuma Goodwin LLC, 3599 Lee Cir, Prescott, AZ 86301

Existing Conditions

This building is not listed in the National Register of Historic Places, but is part of the Courthouse Plaza Historic District.

Request

Applicant proposes to place wall mounted signage for the Soroptimist Tattered Treasures Thrift Store. The signage will be on both the Montezuma and Goodwin St side of the building. The signs will be comprised of individual cut letters manufactured using 1" PVC panel that will be mounted to the paneled wall with adhesive. The Signs are not illuminated. See rendering for signage location and colors, and note that the signage in the window does not fall under review by this commission.

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.

- Use historically consistent signage; use only flat against the building; no flashing, revolving or roof-mounted signs are permissible

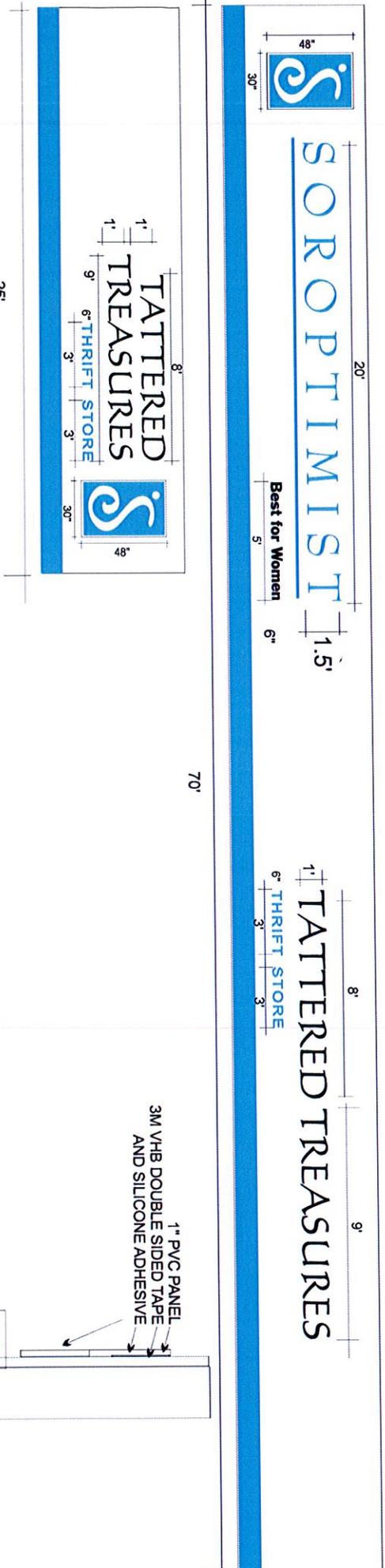
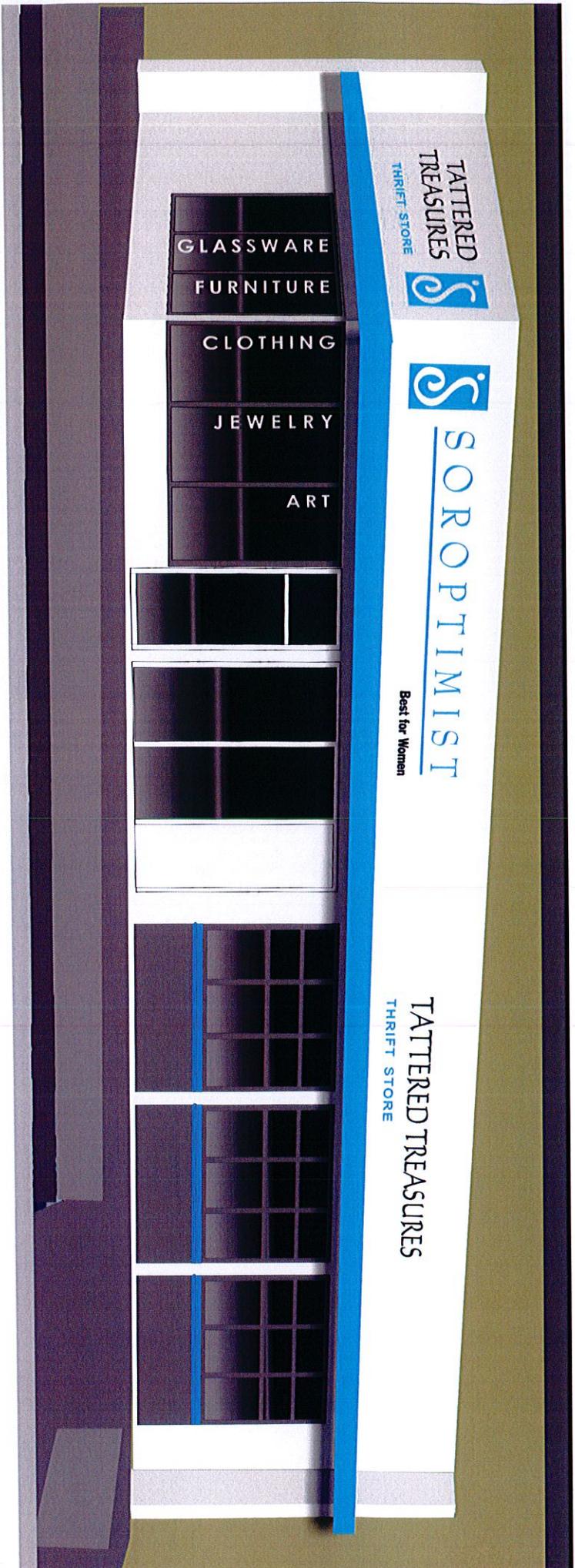
The Secretary of the Interior's Standards for Rehabilitation, #9, states:

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 cannot exceed the 95 square feet. The existing monument sign will be removed. The sign plan presented is 92.5 square feet, within the allowable square footage.

Site Visit: Recommended

Recommended Action: Approve or Approve with Modifications HP12-017. Request for approval of building signage for a new business, Tattered Treasures.



Pantone (PMS) 659. ■

PROJECT: _____

DRAWN BY: SKM SCALE: NTS
 DATE: _____

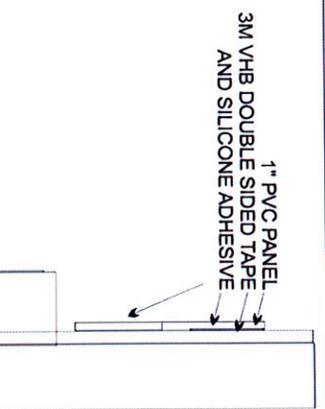
CUSTOMER APPROVAL: _____

THIS UNPUBLISHED DRAWING IS SUBMITTED FOR A PROJECT BEING DESIGNED FOR YOU BY MORGAN SIGN. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, REPRODUCED OR USED IN ANY FASHION WITHOUT EXPRESSED WRITTEN APPROVAL. THE ORIGINAL IDEAS HEREIN ARE PROPERTY OF MORGAN SIGN.



Satisfaction by Design
morgan sign
 R00C173453 ANNO MCXLIXXXII
 www.morgansign.com
 morgansign@cableone.net

* COLORS SHOWN ARE FOR VISUAL PRESENTATION ONLY. ACTUAL COLORS MAY VARY



704 Moeller
 Prescott, AZ 86301
 p 928.778.6336
 f 928.778.5094

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
September 14, 2012**

AGENDA ITEM: HP12-018 Request for approval for entry door changes for Jenny Longhorn's and the Hotel door to the south.

Planning Manager: George Worley *GW*

Director: Tom Guice *TG*

Historic Preservation Specialist: Cat Moody *CM*

Report Date: September 6, 2012

Historic Preservation District: #1 Courthouse Plaza

APN: 109-02-017

Zoning: DTB

Location: 152-154 S Montezuma St

Agent/Applicant: Bill Otwell, Otwell Architects, 121 E Goodwin St, Prescott AZ 86303

Building Owner: Holiday Ventures, LLC, 813 Black Dr, Prescott AZ 86301

Existing Conditions

This building is undergoing renovations and code upgrades as a result of smoke and water damage that were consequences of the May 2012 fire that destroyed the adjacent structure.

The hotel door to the south of Jenny Longhorn's currently is right at the back of the sidewalk, and swings inside. There is a transom window above the door with gold lettering that reads "Hotel".

Request

The applicant proposes to remove the existing aluminum storefront door, transom window and sidelights at Jenny Longhorns and replace with a new 3'6" half-light door and transom window as depicted in the rendering.

The proposal is to recess the hotel door to 3'6" behind the back of the sidewalk, which would then allow for the new 3' door to swing outward as code requires. The existing transom window would stay in place as an element that reflects the historic pattern of the door configuration.

Analysis

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

- Require zero setbacks at the front property line for at least 50 percent of the front facade. Require zero setbacks for the entire second and third floor elevations.

Agenda Item: HP12-018, 152-154 S Montezuma St

- Allow up to one-half of the first floor to be "inset" from the front property line
- Do not allow doors to swing into the public right-of-way
- Locate doors consistent with the historic pattern
- Allow and encourage "storefront" openings only at the first floor; storefronts should have opaque panels at the bottom and should have a vertical orientation; allow up to 75 percent of the first floor to be "open"
- Do not use wood except as an accent material
- Use only integral and natural colors of a neutral tone, 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
- Encourage the use of fabric awnings throughout the district
- Integrate awnings into the overall design of the building
- Promote continued use of the Courthouse Plaza Historic District as a cornerstone commercial and business area with historically consistent and compatible development

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 HP12-018. Request for approval for entry door changes for Jenny Longhorn's and the Hotel door to the south.

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
September 14, 2012**

AGENDA ITEM: HP12-019, Request for approval of replacement of 5 existing windows with aluminum clad wood windows and construction a 4' fence in the front of the property.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: September 6, 2012

Historic Preservation District: # 13, Southeast Prescott

APN: 109-01-056C

Zoning: BG

Location: 112 S Pleasant St

Agent/Applicant: Mark Peugh, PO Box 11753, Prescott AZ 86304

Owner: Loren & Linda Rowling, 325 E Gurley St, Prescott AZ 86303

Existing Conditions

This property is within the boundaries of the East Prescott National Register Historic District and the Southeast Prescott HPD # 13. The home is listed in the National Register of Historic Places. This commission recently approved a front porch remodel in April 2012 and a rear yard 6' privacy fence was approved in July 2007. Both of those projects are currently under an issued building permit.

Request

Applicants propose to replace 5 existing windows. Three of the windows, labeled as A on the plan, are side-by-side mounted 1'6" wide x 4'6" high 8 light casement windows. The request is to replace these pairs of windows with a single 3' wide x 4'6" high 6 light casement window.

The window in the rear, labeled as B, is a 3' wide x 2' high 6 light awning window, and would be replaced with the same type of window.

The window in the northwest corner, labeled as C, is a 3' wide x 2'6" high fixed, and this would be replaced with the same size 6 light fixed window.

All windows would be replaced with Jeld Wen aluminum clad wood windows.

The applicant is proposing to change the rear fence style from a similarly approved style with a lattice top to the full privacy fence as depicted in the attached graphic.

The applicant is requesting approval for a 4' high vinyl fence in the style shown in the attached graphic.

Analysis

The guidelines for the district recommend

- Encourage wrought iron or open wood fencing at front of property; discourage chain link

Agenda Item: HP12-019 112 S Pleasant St

- Keep front yard fences at or below 3 feet in height
- Emphasize vertical orientation on windows, use several vertical windows for a larger opening versus a large horizontal window
- Encourage wood for replacement doors and windows
- Encourage double-hung windows, with pane design similar to neighboring buildings

The windows labeled B and C on the plan are nearly identical window replacements and are in keeping with the guidelines. The windows labeled A are a request to replace two side-by-side windows with a single window, and could be considered a conflict with the guidelines.

The previously approved rear privacy fence was slightly different than what is now being requested, but would not be a substantial change from the previously approved design, and due to the commercial use to the north, would be a positive impact for both properties.

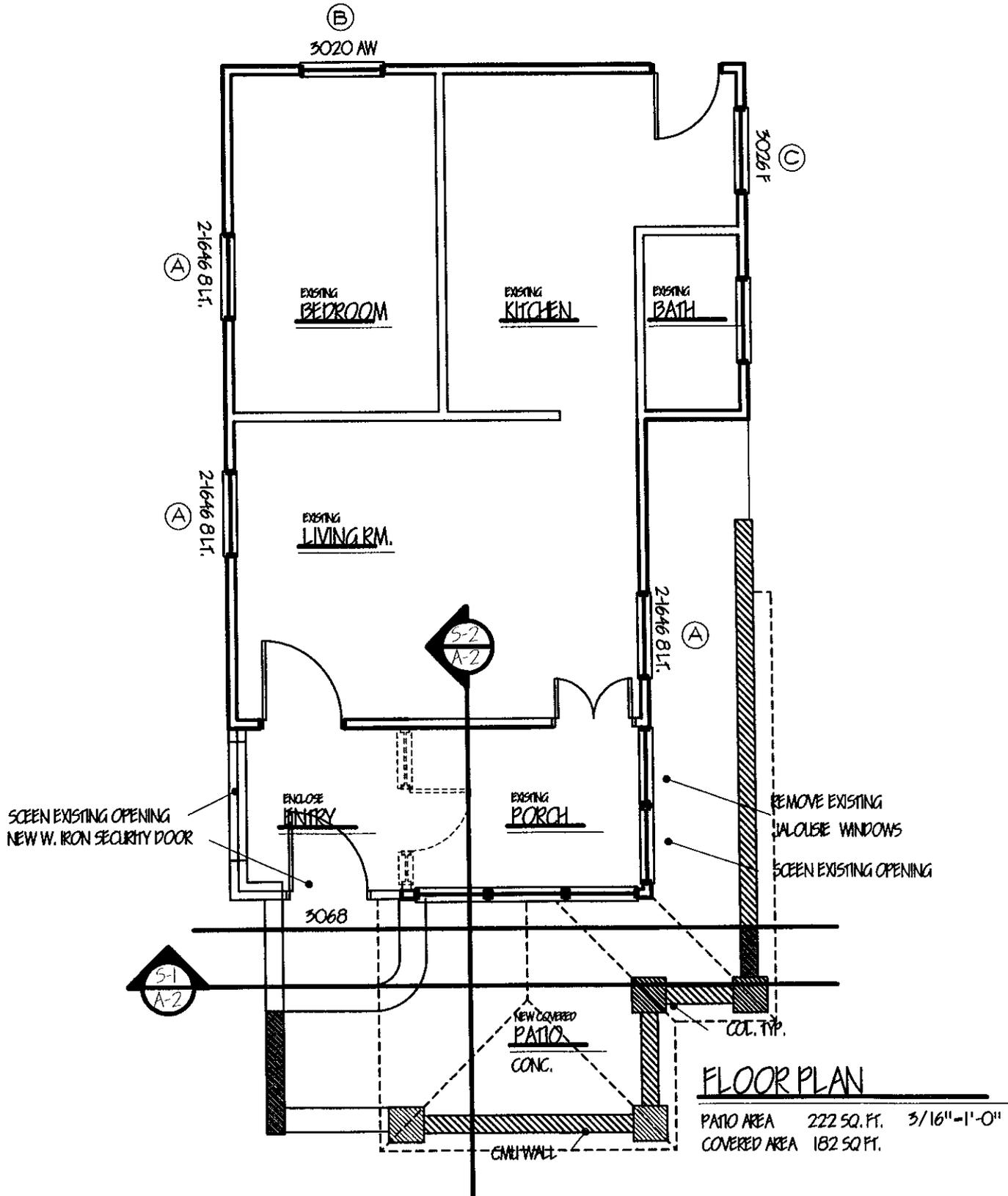
The front fence is appropriate in style for this district, but vinyl fencing has been limited to the rear and rear side portions in this district in the past.

Site Visit: Recommended

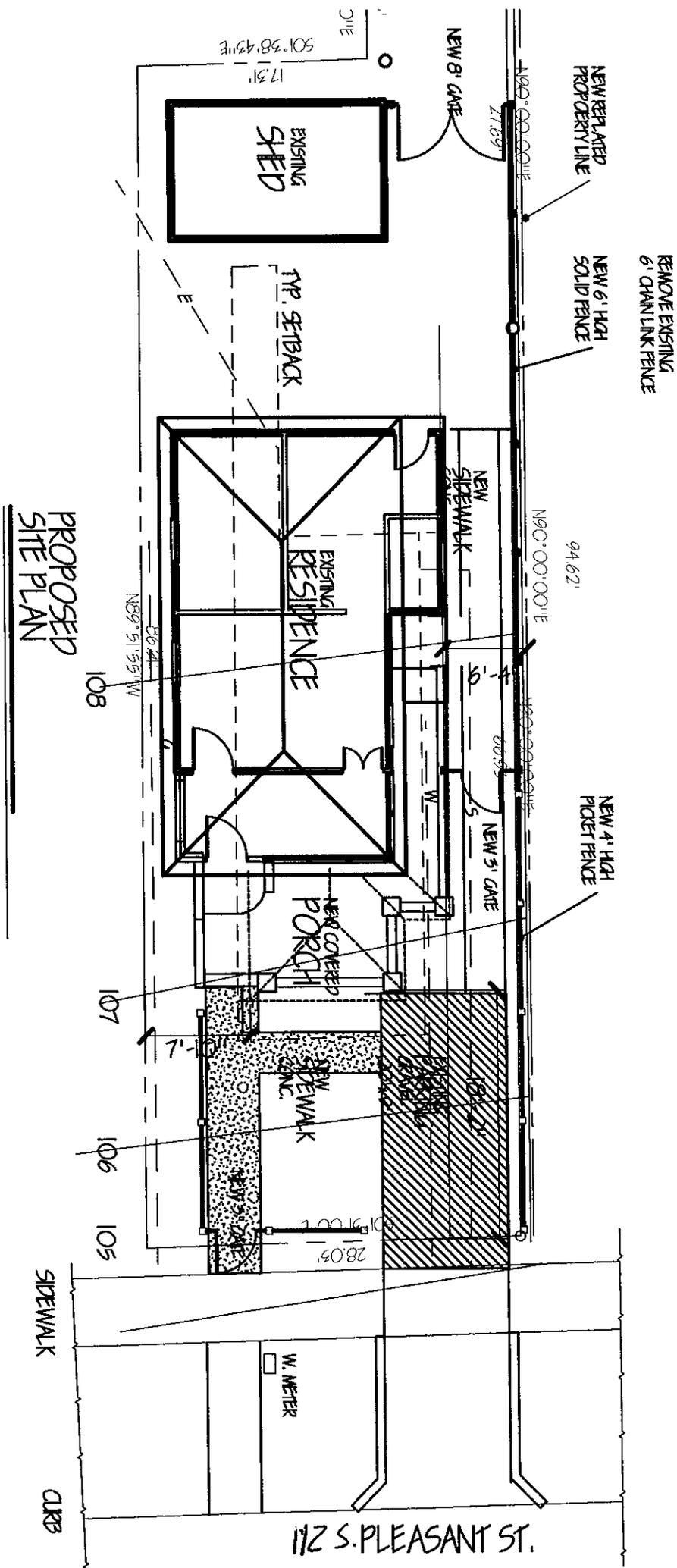
MOVE TO APPROVE, APPROVE WITH MODIFCATIONS, OR DENY - HP12-019, Request for approval of replacement of 5 existing windows with aluminum clad wood windows and construction a 4' fence in the front of the property.

ALL WINDOWS TO BE "JELD WEN" WOOD ALUM. CLAD COLONIAL SERIES

WINDOW SCHEDULE			
SYMBOL	EXISTING	PROPOSED	TYPE
(A)	2-1646 8 LT.	3046 6 LT.	CSMNT
(B)	3020 6 LT.	3020 6 LT.	AWNING
(C)	3026	3026 6 LT.	FIXED



FLOOR PLAN
 PATIO AREA 222 SQ. FT. 3/16"=1'-0"
 COVERED AREA 182 SQ. FT.



PROPOSED SITE PLAN

3/32" = 1'-0"

Suggested Fence for 112 S. Pleasant St.



REAR FENCE STYLE



FRONT
FENCE
STYLE



Manchester style vinyl fence
w/optional Decorative Panel Posts

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
September 14, 2012**

AGENDA ITEM: HP12-020 . Request for approval of façade changes to the front and rear of the building.

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

Historic Preservation Specialist: Cat Moody

Report Date: September 6, 2012

Historic Preservation District: #1 Courthouse Plaza

APN: 113-15-115 and 113-15-116

Zoning: DTB

Location: 120- 130 West Gurley Street, the Burmister Building

Agent/Applicant: TB Kane Assoc & Headwaters Architecture,
1951 Commerce Center Cir, Prescott AZ 86305

Business Owner: Cliff Petrovsky

Existing Conditions

National Register Status: This property is listed in the National Register of Historic Places. It is commonly known as the Burmister Building, and was originally a single story structure. In 1929, Bashford-Burmister Company remodeled this building adding what appeared to be two stories (based on window lines) and an Art Deco style to the façade to unify the building with its adjacent neighbor to the west.

Recent restoration work took the front façade back to a configuration of circa 1930's.

Request

Request for front façade changes including:

1. Repaint the building in a palette that matches the Bashford Courts building with the modification of a metallic paint or cladding on the top recessed panels of both the Burmister and the Bashford building.
2. Lighting and signage to match that of the Bashford building.
3. Banner mounting brackets to match the Bashford building.
4. Remove existing framing and paneling in the storefront entry area and install new glass doors to match the Bashford building.
5. Replace existing brick front entry and replace with tile inside and out.
6. Change upper stucco detail to match the Bashford building.
7. Change Bashford building awning mounts to match the existing Burmister building mounting plates.
8. Change awning on Burmister building to match height and detailing of the Bashford building.

Request for rear façade changes including:

1. Repaint the building in a palette that matches the Bashford Courts building.
2. Lighting and signage to match that of the Bashford building.
3. Construct a new glazed storefront opening in the rear of the building to allow a more developed public access to the building from the alley.
4. Construct new awnings over rear entries to match the Gurley St side awning.
5. Paint a large graphic on the rear of the building.
6. Paint signage on the east and west face of the upper story of the building.

Analysis

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

- Do not allow historic materials to be covered or sheathed with stucco, gunite or any other sprayed or applied material; new or existing buildings must not be sheathed in wood, vinyl or metal
- Leave facade materials in natural condition without painting or glazing; wood and stucco trim may be painted
- Use only integral and natural colors of a neutral tone, 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
- Integrate awnings into the overall design of the building
- Require window spacing (vertical and horizontal) consistent with the historic pattern.
- The way in which openings (doors and windows) are set in an elevation has a great deal to do with the mass, style and gracefulness of a building.
- The arrangement of doors and windows was a very important element in the original design of the historic buildings in the district.
- The object is to provide a pattern of openings in the facade wall that maintains the overall rhythm and order of the historic buildings.

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 or Deny HP12-020. Request for approval of façade changes to the front and rear of the building.