



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, February 8, 2013
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 February 8, 2013** 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
Robert Burford

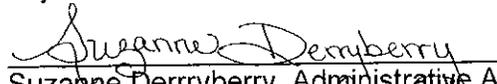
III. REGULAR AGENDA

- 1. Approval of the minutes** of the November 9, 2012 meeting.
- 2. Approval of the minutes** of the December 14, 2012 meeting.
- 3. HP13-001**, 230 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-031. Request for approval for remodel of carriage house. Applicant and owners are William and Ramona Kelley. Historic Preservation Specialist, Cat Moody.
- 4. HP13-002**, 144 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-015. Request to replace an existing cabinet sign with new illuminated channel letters signage. Applicant is A & B Sign Co. Historic Preservation Specialist, Cat Moody.
- 5. HP13-003**, 101 E Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-022. Request for approval of three new fixed-frame awnings. Applicant is Wolfgang Dieterich of A Shade Beyond, Business owner is Connie LeFebure. Historic Preservation Specialist, Cat Moody.

- IV. GOALS OF THE COMMISSION FOR 2013
- V. FOLLOW UP REVIEW OF PREVIOUS SIX MONTHS PROJECTS
- VI. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE
- VII. 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 February 1, 2013 at 3:00 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 2013 Goals

1. Continue to promote Prescott's Preservation Programs.
2. Participate in and support 2013 Historic Preservation Month (May) activities including
 - a. Elisabeth Ruffner Award - *optional* (Commission committee and Moody)
 - b. Awards for stewardship* (Commission committee and Cat Moody)
 - c. Awards for preservation* (Commission committee and Cat Moody)
3. Attend and represent Prescott at the Statewide Historic Preservation Conference to be held in Mesa June 12-14th 2013.
4. Continue the follow-up program on a six month cycle to monitor and report on the results of projects which are reviewed by the Preservation Commission.
5. Conduct an outreach program for owner occupied residential national register properties not receiving the State of Arizona tax credit.
6. Initiate the Historic Preservation Master Plan Update.



**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
NOVEMBER 9, 2012
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on November 9, 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

MEMBERS PRESENT	STAFF PRESENT
Mike Todd, Chairman	Cat Moody, Preservation Specialist
Russ Buchanan	Suzanne Derryberry, Administrative Specialist
DJ Buttke	George Worley, Planning Manager
Elisabeth Ruffner	COUNCIL PRESENT
Christy Hastings	Marlin Kuykendall, Mayor
Robert Burford	
Lee Vega, Vice Chairman	

III. REGULAR AGENDA

- 1. Consider approval of the minutes** of the October 12, 2012 meeting.

Ms. Ruffner, MOTION to approve the minutes. Mr. Buchanan, 2nd. VOTE 7-0; passed

- 2. HP12-024, 100 E Sheldon St. Historic Preservation District #8, Santa Fe Depot. APN: 113-18-006.** Request for approval for relocation of existing signage to the front façade of 100 East Sheldon Street. Applicant is Morgan Sign, and building owner is Depot Marketplace Owners, LLC. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and provided an overview of the applicant's proposal.

Mr. Vega wanted to know if the existing signage on the opposite side of the building would remain. Stephen Markov with Morgan Sign, indicated there would be no signage on the back side of the building.

Mr. Todd wanted to be sure that the holes would be patched and painted after the relocation of the sign; Ms. Moody suggested adding that to the motion.

Various members of the commission discussed placement of the sign.

Mr. Vega, MOTION to approve HP12-024 with the assurance that the location of the existing sign be repaired. Ms. Ruffner, 2nd. Mr. Todd made an amendment to the motion by suggesting the addition of "patching and painting any existing holes". Mr. Buchanan, 2nd. VOTE 7-0; passed. Original MOTION, VOTE 7-0; passed.

3. **HP12-025**, 106-110 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-112, 113 & 114. Request to replace historic windows on the second story of the Union Block building and re-construct a street level door for access to the second story. Applicant is Otwell Architects. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated that the proposal was to replace the historic windows on the Gurley Street side of the building and to reconstruct a street level door. She continued by noting that the existing south windows were not original windows to the building. Ms. Moody displayed photos of the building for the commissioner's to review.

Other proposed work, in order to comply with current building codes, would be to construct an exterior stairway to the rear of the building.

Bill Otwell, 121 E. Goodwin, discussed various elements related to the proposal.

Ms. Ruffner, MOTION to approve HP12-025 as presented with the inclusion of exterior egress access on the north side of the building. Mr. Burford 2nd. VOTE 7-0; passed.

4. **HP12-023**, 100 Block S Montezuma St. Historic Preservation District #1, Courthouse Plaza. Comprised of multiple APN's. Continuation of request for approval to rename the 100 Block of S Montezuma St to "Historic Whiskey Row". Applicant is Dave Michaelson. Historic Preservation Specialist, Cat Moody.

Ms. Moody noted that this item was a continuation from the previous meeting due to the fact that not all input regarding the proposal had been received from the building owners who would be affected by the change.

Ms. Moody noted that staff had received additional input since the last meeting and continued by reviewing all feedback which was received. She included in the staff memo some potential criterion which could be used to aid in consideration of the proposal.

Dave Michaelson, 120 S. Montezuma Street, discussed his reasons why the name change had been proposed. He also noted that many of the landlords he had spoken to were in favor of the proposal.

Mr. Todd called for public comments; there were none.

Mr. Vega wanted to know if any comments had been received from the County Board of Supervisors. Ms. Moody stated that they felt that "Historic Whiskey Row" should be better marketed and suggested possible increase of signage rather than creating a name change.

Ms. Ruffner stated for the record that in reference to the letter received by Mark Favor, who is a major property owner in Prescott, she had to agree with his decision and that his objections were valid.

Mr. Burford discussed the received feedback and his thoughts regarding the proposal.

Ms. Hastings discussed the feedback received from Arts Prescott Cooperative Gallery and noted their negative feelings regarding the proposal. Ms. Moody read the statement from the Arts Prescott Cooperative Gallery.

Mr. Buchanan stated that he originally felt that there was enough signage placed to indicate the location of Whiskey Row and therefore didn't see the need for the name change. However, he noted that he had changed his mind regarding the matter and continued by explaining the reasons surround his decision.

Mr. Buttke stated that he still stood by his original comments in opposition of the proposal.

Mr. Vega stated that he agreed with Mr. Buchanan and that the opinions of the property owners weigh heavily on his decision.

Ms. Ruffner stated that she wanted the letter written by Mark Favor to be read into the record; Ms. Moody read the letter for the record.

Mr. Todd stated that if there was a great economic benefit to those retailers located on that block then he would support the proposal. However, after review of all feedback, Mr. Todd came to the conclusion that he could not support the proposal.

Mr. Buttke, MOTION to deny request HP12-023. Ms. Hastings, 2nd. VOTE 5-2; passed (Mr. Buchanan and Mr. Vega in opposition).

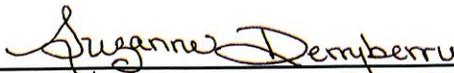
IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

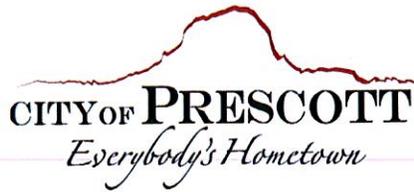
Ms. Ruffner discussed the National Trust for Historic Preservation and suggested the city to renew its membership.

VI. ADJOURNMENT

Chairman Todd adjourned the meeting at 9:01 AM

Michael Todd, Chairman


Suzanne Derryberry, Administrative Specialist
Community Development Department



**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
December 14, 2012
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on December 14, 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

MEMBERS PRESENT	STAFF PRESENT
Mike Todd, Chairman	Cat Moody, Preservation Specialist
Russ Buchanan	Suzanne Derryberry, Administrative Specialist
DJ Buttke	George Worley, Planning Manager
Elisabeth Ruffner	COUNCIL PRESENT
Christy Hastings	Marlin Kuykendall
Robert Burford	
Lee Vega, Vice Chairman	

III. REGULAR AGENDA

- 1. Defer approval of the minutes** of the November 9, 2012 meeting to January meeting.
- 2. HP12-026**, 145 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-060. Request for approval for 4 ft high wrought iron fence in front and part of south side yard. Applicant and owner is Russell Kincaid. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated that the request was to install a wrought iron fence along the front of the property and extending 36 feet back along the north property boundary, at that point, the fencing would transition to a 6 foot privacy wood plank style fence that would extend back along the north edge of the property. Ms. Moody continued by discussing various elements related to the proposal and noted that the applicant was not present.

Mr. Burford discussed alignment of the fencing in regards to the property to the north. Ms. Moody provided photos of the fencing and the adjoining north property.

Mr. Buttke inquired about the front boundary line. Ms. Moody stated that she included the original site plan because the site plan provided by the applicant was lacking in its clarity; the original site plan displayed a better understanding of the front property line.

Various members of the committee continued to discuss the fencing boundaries.

Mr. Buchanan wanted to know if there would be a 1 foot setback from the sidewalk. Ms. Moody stated that the applicant did not indicate if there would be a setback from the sidewalk but noted that the fence could not extend into the right-of-way.

Ron Woodward, 141 S Mt. Vernon, stated that he was an adjoining property owner just to the north. Mr. Woodward pointed out that if the proposal was approved, it would end up creating a double fence since there was already a fence in place. Mr. Woodward provided photos to the commissioners for their review. He continued by discussing his concerns regarding a "dead man's space" between the two fences and the fact that he and the applicant were in a property dispute over the property boundaries.

Mr. Todd inquired about the issue being a zoning and variance issue rather than an item for the Preservation Commission since there are two side by side fences with the space left between the two fences which would be left unmaintained. Mr. Worley stated that there are similar situations all over Prescott and the way the code works is that an individual property owner can only place their fence on their property; so property boundary lines become important. Typically, property owners are willing to work together to avoid the "no man's land" in between the fencing but there are many instances where there is a gap in-between fencing.

Ms. Ruffner stated that the Historic Preservation Master Plan does not address the issue of "dueling fencing" and it's a matter of subjective decision making by the commission since double fencing is not address in the Master Plan.

Mr. Buchanan wanted to know if it was within the commissioner's purview to allow a portion of the fence and deny a different portion. Mr. Worley stated that they could but would need to state the reasons why.

Various members of the commission continued by discussing fencing boundaries and the potential empty space located between the two fences.

Mr. Todd called for a motion.

Mr. Vega, MOTION to approve HP12-026. Mr. Buchanan, 2nd. VOTE 6-1 (Ms. Ruffner in opposition); passed.

3. **HP12-027**, 114 S Pleasant St. Historic Preservation District #13, Southeast Prescott. APN: 109-01-058. Request to replace a failing retaining wall on north side of property with a Keystone Units wall. Applicant is William Whittington. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and discussed the specifics of the proposal to replace a failing retaining wall. She noted that the applicant was proposing to remove the old concrete retaining wall and replace it with a stackable wall that would be sloped back. She provided photos for the commission to review.

William Whittington, 135 S. Pleasant., stated that it was suggested that the retaining wall be repaired due to its poor condition. He stated that the adjoining property owner had granted them permission to access their yard to do the work on the retaining wall.

Ms. Moody stated that the project would be required to be approved by engineering because of the retaining aspect of the project.

Mark Peugh stated that he was representing the owner who resides at 112 S. Pleasant St. He indicated that they were pleased with the proposal for the project but were not aware of a permit application which had been submitted since they had requested to have copies of that information. He continued by listing some items of concern for the commission to consider.

Mr. Todd asked if any portion of the retaining wall was located on his client's property. Mr. Peugh stated that a large portion of the wall was located on his clients property and it is very clear that on the west end where the wall is shortest, that the wall is on 114 S. Pleasant St. and then toward the fracture in the wall where it gets taller toward the east end of the property, it is then located on 112 S. Pleasant St.

Ms. Ruffner wanted to know where in the permitting process the engineering concerns arise. Ms. Moody stated that the process begins after the commission approves the work.

Mr. Wittington addressed some of Mr. Peugh's concerns and stated that he planned on providing him with some additional information in the near future.

Anna Young, 114 S. Pleasant St., addressed Mr. Peugh's concerns regarding the sprinkler and water drainage issues.

Mr. Vega, MOTION to approve HP12-027 with the following modification: The appropriate site plan showing the locations required and adhering to the requirements as referenced earlier, request to replace a failing retaining wall on the north side of the property with a keystone unit wall which would exclude the perpendicular section parallel to the sidewalk and inclusive of the termination cap on the retaining wall.

Mr. Burford, 2nd. VOTE 7-0; passed.

4. **HP12-028**, 212 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-093. Request for approval of window infill within historic arched window openings. Applicant is Marc VanWormer. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated that the windows had already been installed without a permit so the process of going to the Preservation Commission was not triggered until the building official had discovered that the work had already been completed.

Ms. Moody provided photographs for the commission to review; photos included historic photos as then the current condition of the windows to provide points of reference. Ms. Moody continued by discussing the proposal more in depth and called for any questions.

Marc VanWormer discussed the background explaining how they got to their current situation. He continued by discussing the specifics regarding their requests.

Various members of the commission discussed the concerns of staff related to the project.

Toby York, 212 W Gurley St, provided additional photographs to the commission.

Various members of the commission discussed available options to rectify the situation.

Ms. Ruffner noted that one of the movements in the National Historic Preservation mode is not only to satisfy aesthetic desires, but to keep buildings in use and productive at no excessive cost. She stated that they could satisfy all of those needs with a simple external treatment to the existing material.

Mr. Vega, MOTION to approve HP12-028, request for approval of window infill within historic arched window openings, with the stipulations that the currently installed storefront product be altered to replicate photo "A". The lower horizontal transom delineation would mimic with a wood composition based on photo "A". The lower sections would be a single vertical component to lessen the horizontal transition and then the balance of the window below would also remain as it was currently installed.

Mr. Todd stated that the motion should be arranged into bullets or numbered for better clarification. He noted that the points which should be addressed were the position of the top horizontal component, the need to have a wood clad over the existing wood frame. Ms. Ruffner added that it wouldn't necessarily have to be wood clad but it could be faux wood. Also, the existing vertical component would have a mullion put in half way down and the top arch would have a stuccoed finish.

Mr. Todd, MOTION to approve HP12-028 with the following conditions:

1. The top horizontal unit would commence five courses below where the current arch meets the vertical component.
2. The existing aluminum clad window would be changed to wood clad which could be painted or finished to appear as a wood finish.
3. The arch area above the top horizontal component would be finished in stucco
4. A mullion application would be applied half way down the window to represent a one-over-one component in maintaining the vertical component of the existing window.

Ms. Ruffner, 2nd. VOTE- 7-0; passed.

5. **HP12-029**, 117 E Gurley St. Historic Preservation District #2, Elks Building and Theatre. APN: 109-01-011C. Request for approval to restore the front façade of the Elks Building. Applicant is Frank DeGrazia. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated that the request was for approval to restore the front façade and part of the side of the building of the Elks Building. She continued by giving a brief overview of the proposed project and provided photographs on the overhead projector.

Frank DeGrazia, 772 Arroyo Dr., provided the committee with a presentation regarding the proposal to restore the front and side facades of the Elks Building. During his presentation, he displayed numerous photographs of the building in its current condition.

Mr. Todd wanted to know the project timeline. Mr. DeGrazia stated that he was hoping that the first phase would be completed sometime toward the end of 2013. In addition, Mr. Todd wanted to know the plans regarding the signage of the retail space below. Mr. DeGrazia stated that they would be using the existing signage with some adjustments to the color backing and would use a uniform lettering for the purpose of consistency.

Ms. Ruffner, MOTION to approve HP12-029, request for approval to restore the front and side façade of the Elks Building.

Mr. Vega recommended an amendment to motion to include the replacement of the façade to the entire building.

Ms. Ruffner, 2nd. VOTE 7-0; passed.

**IV. PRESENTATION ON HISTORIC FIRE TRUCK RESTORATION
Bob Hinshaw & Pat Mackin**

Mr. Hinshaw and Mr. Mackin, from the Prescott Antique Auto Club, provided a presentation to the commission regarding a project on the restoration of a historic fire truck.

V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Ruffner discussed the General Plan and added that it was available online for review.

Mr. Todd spoke about past project presentations. Ms. Hastings volunteered to photograph the last six months of projects.

VI. ADJOURNMENT

Chairman Todd adjourned the meeting at 11:19 AM

Michael Todd, Chairman


Suzanne Derryberry, Administrative Specialist
Community Development Department

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
February 8, 2013**

AGENDA ITEM: HP13-001, Request for approval for remodel of carriage house.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: January 30, 2013 ✓

Historic Preservation District: # 13, Southeast Prescott

APN: 110-01-031

Zoning: SF-9

Location: 230 South Mount Vernon Avenue

Agent/Applicant: William & Ramona Kelley, 230 S Mount Vernon Ave, Prescott AZ 86303

Owner: same

Existing Conditions

This property is within the boundaries of the East Prescott National Register Historic District and the Southeast Prescott HPD # 13. It is no longer listed in the National Register of Historic Places (delisted in 1992), due to substantial changes in the siding material of the main house. The carriage house was constructed sometime between 1924 and 1948, and is currently an unimproved shell with dirt floor surface inside.

Request

Applicants propose to remodel the existing carriage house in the rear of the property. The proposed work includes

- Pouring an interior concrete slab after any of the old foundation walls are repaired or replaced as necessary.
- Repairing or replacing the exterior horizontal siding with a similar style composite Hardi Plank horizontal siding product.
- Replacing the roof shingles with composite shingles in a charcoal grey tone.
- Adding a central door on the east side and new vinyl single hung style windows.
- Constructing a new retaining wall and covered deck on the east side to serve as the front porch for the carriage house.

See plan set for more details on features of the proposed remodel.

Analysis

The Historic Preservation Master Plan for this district specifically recommends:

- Use gables and hip roofs consistent with historic pattern
- Additions to existing buildings should be to the rear of the property to maintain the front facade
- Encourage "architectural style" asphalt roofing material

Agenda Item: HP11-014 231 South Mount Vernon Avenue

- Encourage porches consistent with the historic style
- 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
- Encourage wood siding on residential buildings
- Encourage post and column treatment and other details consistent with the historic style of the building
- Keep all existing alleys open and usable

The carriage house is located at the rear of this property, and although it is historic (over 50 years old), it is not listed as a significant part of the defining elements in the historic property assessment.

The proposed remodel would convert the unused carriage house into a usable component of the property, and allow the new property owner a place to live while renovating the main house to a more historic configuration.

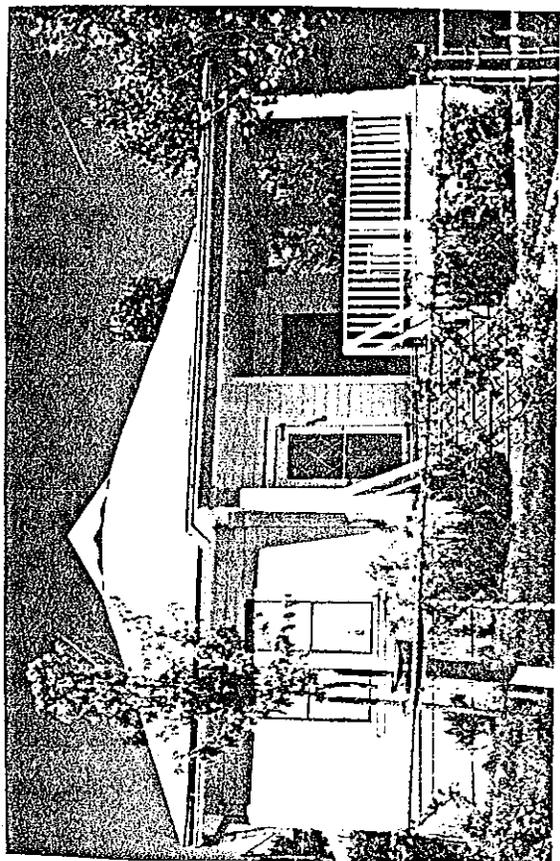
The work would not adversely impact the historic status of this property.

Site Visit: Recommended (alley access)

MOVE TO APPROVE - HP13-001, Request for approval for remodel of carriage house at 230 S Mount Vernon Ave.

Delisted 10/92

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME <i>Moran House</i>		COUNTY Yavapai	INVENTORY NO.	
COMMON PROPERTY NAME		QUAD/COUNTY MAP Prescott Quadrangle (USGS)		
PROPERTY LOCATION-STREET & NO. 230 S. Mt. Vernon		CURRENT BLACK & WHITE PHOTOGRAPH		
CITY, TOWN/VICINITY OF Prescott	ASSESSOR'S PARCEL NO. 110-01-31			
PHONE				
Cerny, Robert E 230 S Mt Vernon Prescott, AZ 86301				
ZIP 86301				
FORM PREPARED BY Janus Associates	DATE 5/82			
STREET & NO./P.O. BOX 2121 S. Priest #127	PHONE 967-7117			
CITY, TOWN Tempe,	STATE AZ			ZIP 85282
PHOTO BY Paul Rosenberger	DATE			
VIEW Looking west at front facade				
HISTORIC USE single family residence				
PRESENT USE single family residence	ACREAGE less/one			
ARCHITECT/BUILDER				
CONSTRUCTION/MODIFICATION DATES				

PHYSICAL DESCRIPTION The overall dimensions of this one-story house are approximately 60' in length by 30' in width. In shape the plan is irregular with an ell-shaped porch attached to the northeast corner and a projection on the northwest corner. The main roof is hipped with a gablet facing the street. Boxed columns carry the flat porch roof which once was crowned by a low balustrade of rectangular members. Windows are typically double-hung. Exterior siding is shiplap. The house is surrounded by well-landscaped yards.

STATEMENT OF SIGNIFICANCE/HISTORY

The architectural character, scale and siting of 230 S. Mt. Vernon contribute to the significance and integrity of the East Prescott Historic District.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

S $\frac{1}{2}$ Lot 13 and Lot 15, Block 4, East Prescott Addition

NOTES This structure appears on the 1924 Sanborn Fire Insurance map.

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, Arizona 85007.

PROPERTY IDENTIFICATION

For Properties identified through survey: Site No. 255 Survey Area East Prescott Historic District

Historic Name(s) Morgan House
(Enter the name(s), if any, that best reflect the property's historic importance.)

Address 230 S. Mt. Vernon, Prescott, AZ 86301

City or Town Prescott vicinity County Yavapai Tax Parcel No. 110 - 01 - 031

Township T13N Range R02W Section _____ Quarters _____ Acreage <1

Block 4 Lot(s) 15 & S 1/2 13 Plat (Addition) East Prescott Addition Year of Plat (Addition) 1872

UTM Reference: Zone 12 Easting E365700 Northing N3823200

USGS 7.5' Quadrangle Map: Prescott Quadrangle (USGS)

ARCHITECT _____ not determined known Source _____

BUILDER _____ not determined known Source _____

CONSTRUCTION DATE 1910-1924 known estimated Source 1924 Sanborn Fire Map

STRUCTURAL CONDITION

Good (well maintained; no serious problems apparent)

Fair (some problems apparent) Describe: _____

Poor (major problems; imminent threat) Describe: _____

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Single-family residence

Sources 1989 Historic Property

Inventory

PHOTO INFORMATION

Date of Photo September 2001

View of Direction (looking towards)

West



SIGNIFICANCE

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. The significance of a property is evaluated within its historic context, which are those patterns, themes, or trends in history by which a property occurred or gained importance. Describe the historic and architectural contexts of the property that may make it worthy of preservation. Additional sheets should be attached where necessary.

A. HISTORIC EVENTS/TRENDS Describe any historic events/trends associated with the property East Prescott constitutes one of the oldest and best preserved collections of American architectural styles built in Arizona in the late 19th and early 20th centuries.

B. PERSONS List and describe persons with an important association with the building _____

C. ARCHITECTURE Style Bungalow No Style
Stories 1 Basement Roof Form Hip

Describe other character-defining features of its massing, size, and scale One story frame structure with asymmetrical massing and an irregular plan. The roof consists of hip with a gablet facing the street. A separate flat roof supported by brick columns covers the ell-shaped porch on the NE corner.

INTEGRITY

To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.

LOCATION Original Site Moved: Date _____ Original Site _____

DESIGN Describe alterations from the original design, including dates The balustrade on the porch roof has been removed. The house is now completely faced with brick. The front wood windows have been replaced with metal.

MATERIALS Describe the materials used in the following elements of the property

Walls (Structure) Wood frame Walls (Sheathing) Brick

Windows Aluminum Describe Window Structure 1/1, double hung

Roof Composition shingles Foundation Brick

SETTING Describe the natural and/or built environment around the property A decorative wrought iron fence spanning between brick columns defines the property line. The yard is mostly grass and shrubs and is in good condition. The parkway contains is dirt.

How has the environment changed since the property was constructed? _____

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction _____

NATIONAL REGISTER STATUS (If Listed, Check the Appropriate Box)

Individually Listed Contributor Noncontributor to East Prescott Historic District
Date Listed October 1989 Determined Eligible by Keeper of National Register (Date _____)

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (option of SHPO Staff or Survey Consultant)

Property is is not eligible individually
Property is is not eligible as a contributor to a listed or potential historic district
 More information needed to evaluate

If not considered eligible, state reason Delisted October, 1992

FORM COMPLETED BY

Name and Affiliation Steven C. Adams/Adams Architecture & Planning, Inc.
Address 1214 McDonald Drive Prescott AZ 86303

Date 01 September 2001
Phone (928) 778-5118

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
February 8, 2013**

AGENDA ITEM: HP13-002 Request to replace an existing cabinet sign with new illuminated channel letters signage.

Planning Manager: George Worley *GW*

Director: Tom Guice *TG*

Historic Preservation Specialist: Cat Moody *CM*

Report Date: January 30, 2013

Historic Preservation District: #1 Courthouse Plaza

APN: 109-02-015

Zoning: DTB

Location: 144 S Montezuma St

Agent/Applicant: A & B Sign Co, 691 N 6th St, Prescott AZ 86301

Business Owner: Bruce and Cristina Reid, 144 S Montezuma St Prescott AZ 86303

Existing Conditions

This building is not listed in the National Register of Historic places because it is largely an infill building (side walls and floor original) constructed after a major roof collapse in the great snow of 1967/68. This property has previously housed Moctezumas bar, and there is an existing lighted cabinet style sign in the sign band of the building. The business is changing names and will require new signage for the new name, "Whiskey Row Pub".

Request

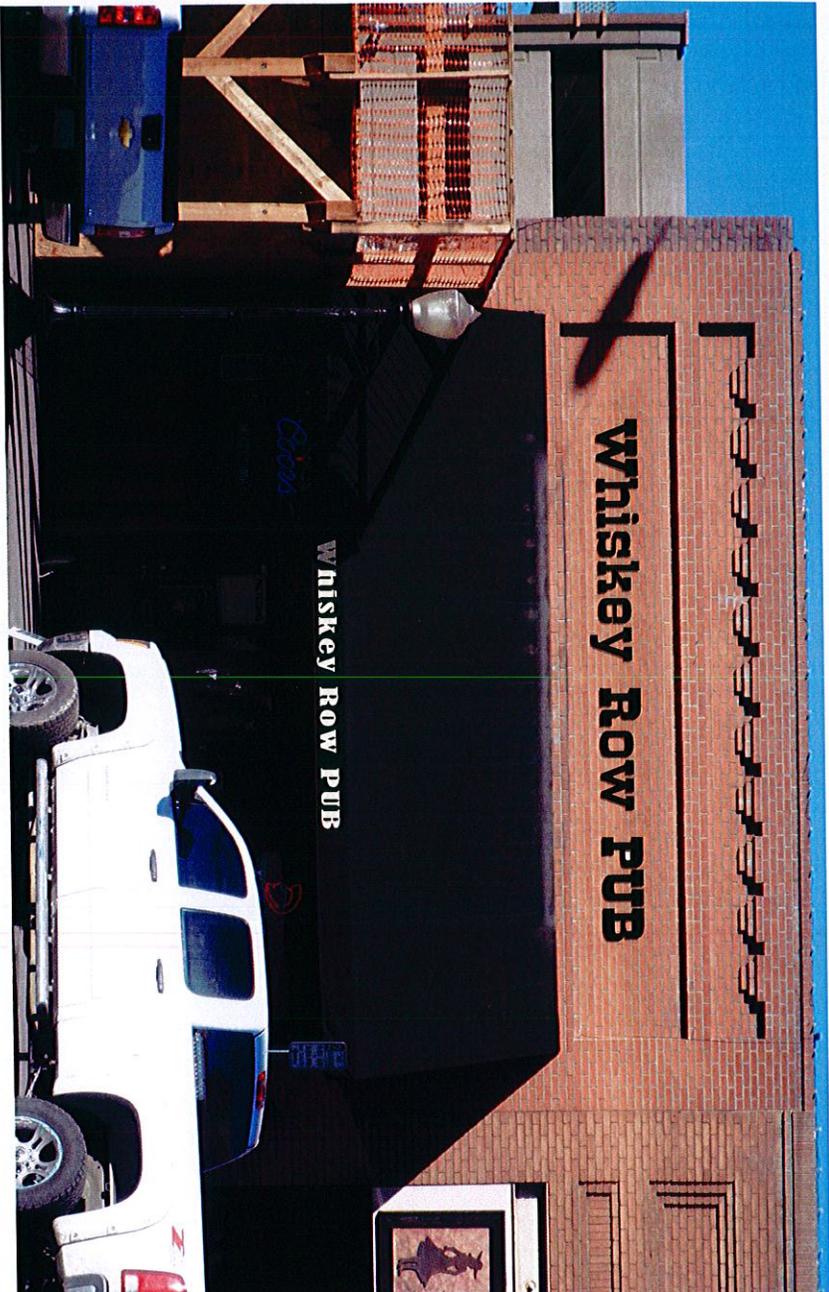
Applicant proposes to place new individual, pan channel letters for the business name in the sign band area. The letters are painted black, and are proposed to be illuminated from behind in halo fashion with amber colored LED's. The total size is just over 1' tall by just under 15' long. The signage on the valance of the awning is to be imprinted with the new business name in white letters on the black canvas (existing).

Analysis

The proposed work does not adversely impact the historic integrity of this building. The combined sign square footage is just under 22 sq ft, which is well within the allotted 50 square feet.

Site Visit: Recommended

Recommended Action: Approve HP13-002. Request to replace an existing cabinet sign with new illuminated channel letters signage.



14 in

Whiskey Row Pub

177 in

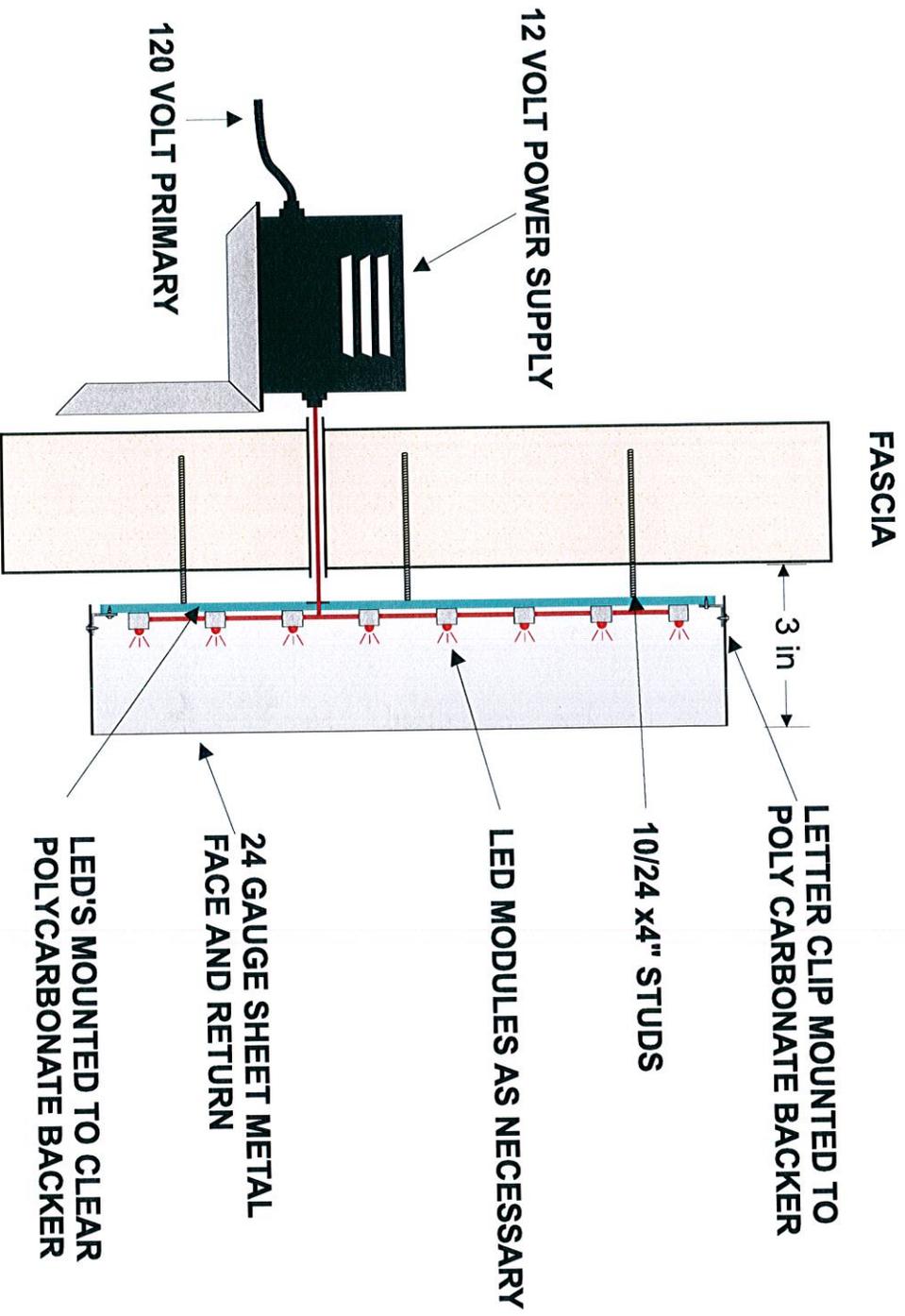
Manufacture & install reverse pan channel letters painted black with 2" returns. Lettering to be halo illuminated with energy efficient amber LED's.

THIS ARTWORK HAS BEEN CREATED BY A&B SIGN COMPANY TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THESE DESIGNS ARE EXCLUSIVE PROPERTY OF A&B SIGN COMPANY AND ARE NOT TO BE REPRODUCED, COPIED, EMAILED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF A&B SIGN COMPANY.

A&B SIGN CO.
SINCE 1951
Prescott's Only Full Service Sign Shop
AZ Licensed Contractor # 070010

Office 928.445.6995	COMPANY: Whiskey Row PUB - Moctezumas Bar	EMAIL: mocsbar@gmail.com
Fax 928.776.4429	CLIENT: Cristina Reid	FILE: Whiskey Row Pub
dbsign@qwest.net	PHONE: 710-1400	Origin DATE: 1-3-12
691 North 6th street Prescott, AZ 86301	FAX:	Revise DATE: 1-22-12
	APPROVAL:	DATE: Design by SP

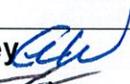
**LED HALO ILLUMINATED REVERSE PAN CHANNEL LETTER
SECTION DETAIL**



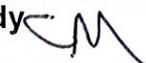
**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
February 8, 2013**

AGENDA ITEM: HP13-003 Request for approval of three new fixed-frame awnings.

Planning Manager: George Worley 

Director: Tom Guice 

Historic Preservation Specialist: Cat Moody 

Report Date: January 30, 2013

Historic Preservation District: #1 Courthouse Plaza

APN: 109-01-022

Zoning: DTB

Location: 101 E Gurley St

Agent/Applicant: Wolfgang Dieterich, A Shade Beyond, 474 EZ St, Prescott AZ 86301

Business Owner: Connie LeFebure

Existing Conditions

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

Request

The applicant proposes to install three new fixed-frame awnings on the Cortez St side of the building. The awnings will mount between the arched windows and the main rectangular window for each of the three windows on the first floor. The frames will be constructed of steel, and the canvas covers will be a tan and dark brown stripe; the same awning fabric is used across Gurley on the building housing the Armadillo Wax Works store.

Analysis

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

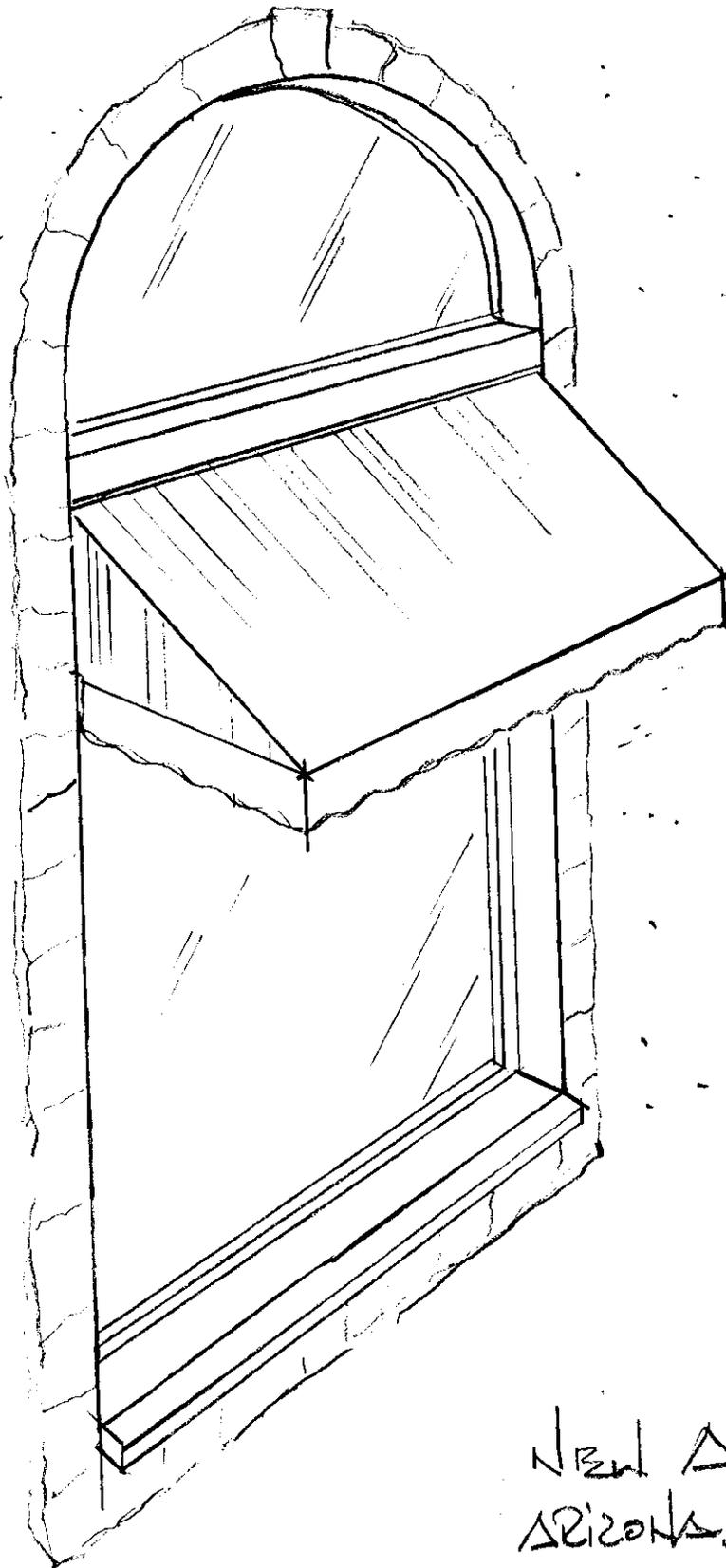
- The use of canvas or fabric awnings is encouraged at all locations in the district
- First floor awnings may extend over the public right-of-way (sidewalk). The width of first floor awnings may be up to the width of the storefront and/or inset. The color should match or be complementary to the primary 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 just above the storefront. These should be used whenever possible to provide a historically correct configuration.

Agenda Item: HP13-003, 101 E Gurley St

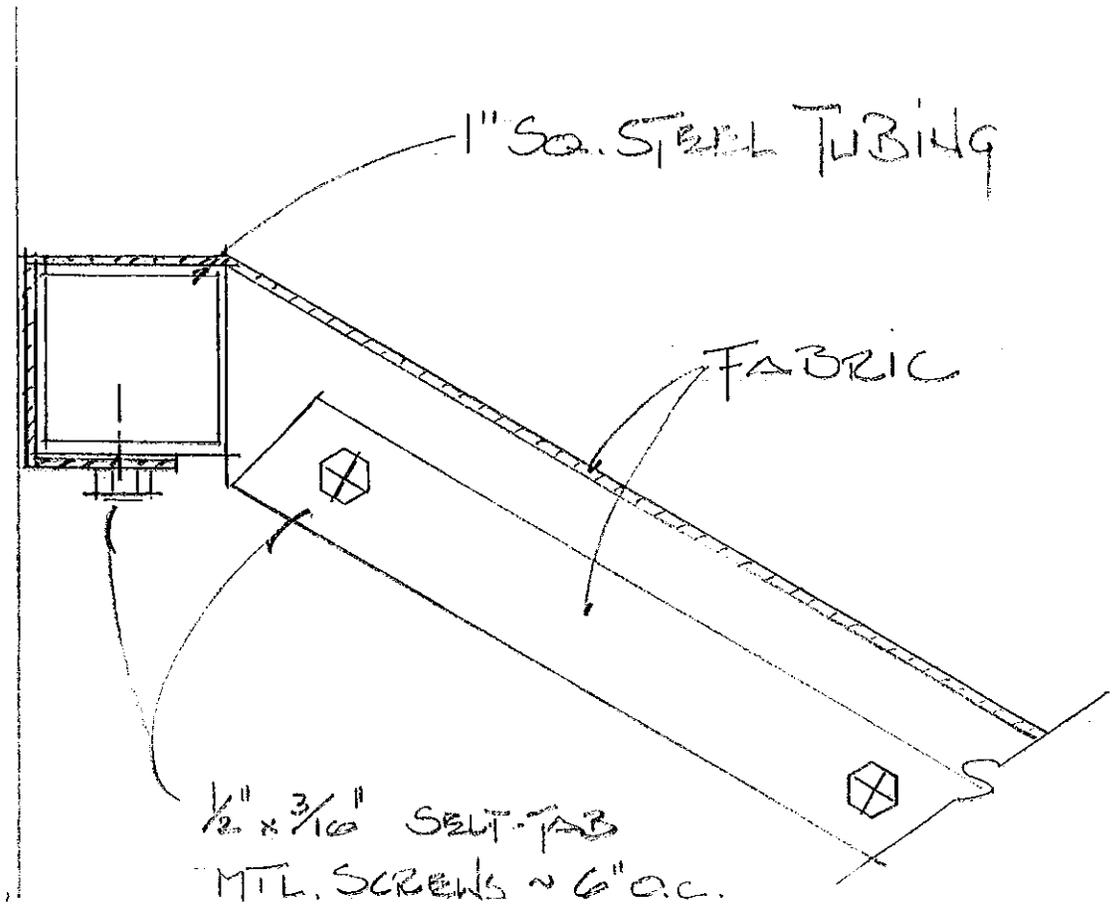
The proposed work will not adversely impact the historic status of this property, and this building would have traditionally had awnings over these windows. These awnings are in keeping with the guidelines for the district.

Site Visit: Recommended

Recommended Action: Approve HP13-003, Request for approval of three new fixed-frame awnings.



New Drawings
ARIZONA BANK BLD'G



DETAIL:

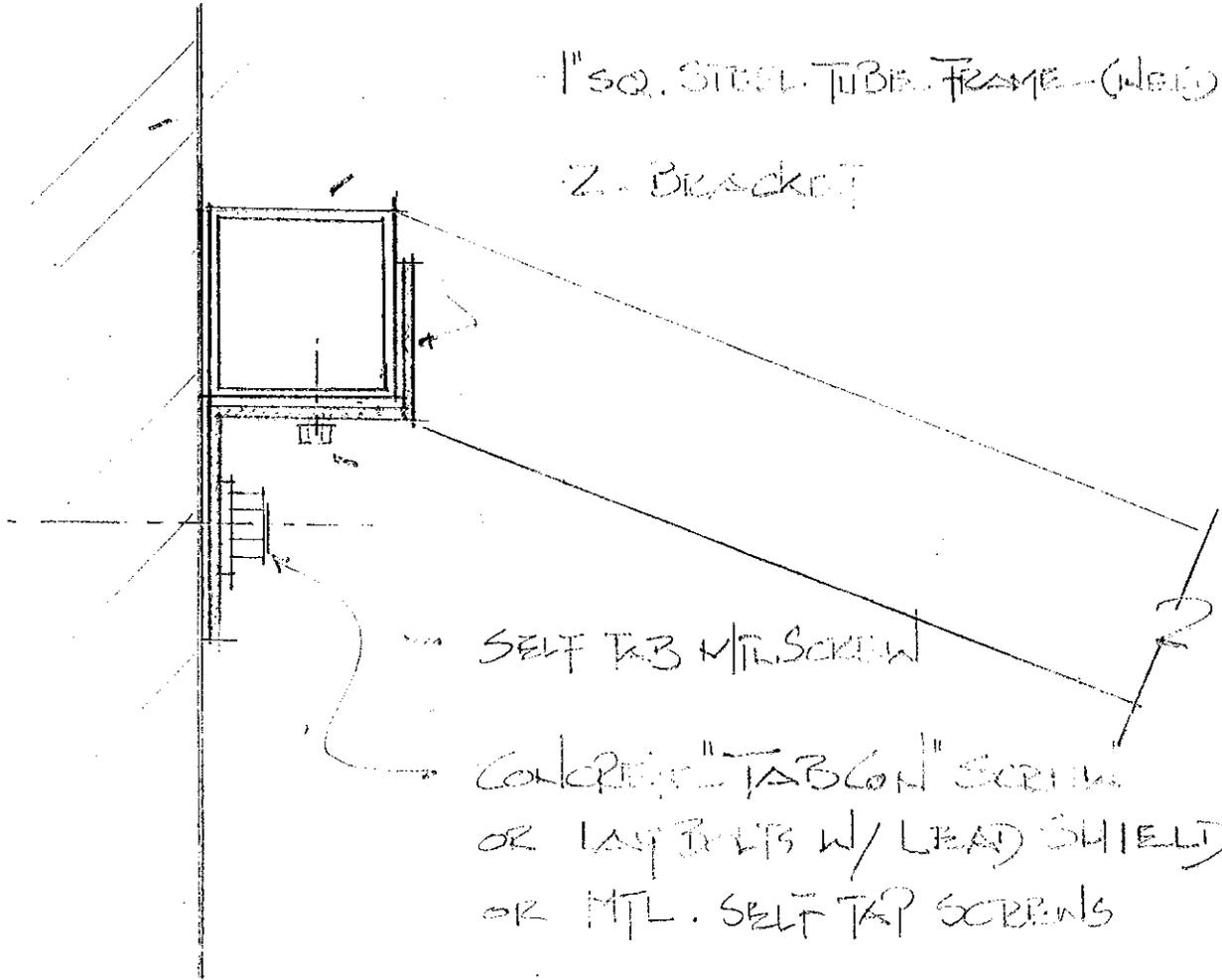
FABRIC TO STEEL CONNECTION

A SHADE BEYOND
 474 EZ Street
 Prescott, AZ 86301
 928-778-9300
 800-373-6347

CONCRETE WALL OR HOOD WALL

1" SQ. STEEL TUBE FRAME (WELDED)

Z-BRACKET



SELF TAP METAL SCREW

CONCRETE "TAB ON" SCREEN
OR LAG BOLTS W/ LEAD SHIELD
OR METAL SELF TAP SCREWS

SECTION - WALL MOUNT DETAIL

FOR FIXED FRAME WINDOWS

A SHADE BEYOND
474 EZ Street
Prescott, AZ 86301
928-778-9377
177-5349