



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, March 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 March 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
Trinidee Shelton

Christy Hastings
DJ Buttke
Robert Burford

III. REGULAR AGENDA

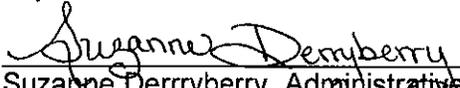
- 1. Approval of the minutes** of the February 8, 2013 meeting.
- 2. Approval of the Preservation Commission Goals for 2013.**
- 3. HP13-004**, 104 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-112. Request for approval of signage for a new business, Frozen Frannie's. Applicant is A & B Sign Co. Historic Preservation Specialist, Cat Moody.
- 4. HP13-005**, 323 Cochise St. Historic Preservation District #10, Pine Crest. APN: 108-01-076. Request approval for 1) remodel of existing home, 2) addition to the south, and 3) support of variance to be brought before Board of Adjustment. Applicant is Todd Marolf, Headwaters Architecture. Historic Preservation Specialist, Cat Moody.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

V. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on March 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
REGULAR MEETING / PUBLIC HEARING
FEBRUARY 8, 2013
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on February 8, 2013 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
Lee Vega, Vice Chairman	Suzanne Derryberry, Administrative Specialist
DJ Buttke	George Worley, Planning Manager
Russ Buchanan	COUNCIL PRESENT
Christy Hastings	
Robert Burford	
MEMBERS ABSENT	
Elisabeth Ruffner	

III. REGULAR AGENDA

- 1. Approval of the minutes** of the November 9, 2012 meeting.

Mr. Todd, MOTION to approve the November 9, 2012 meeting minutes. Ms. Hastings 2nd. VOTE 6-0; passed.

- 2. Approval of the minutes** of the December 14, 2012 meeting.

Mr. Todd, MOTION to approve the December 14, 2012 meeting minutes. Mr. Vega 2nd. VOTE 6-0; passed.

- 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.

Ms. Moody reviewed the staff report and displayed a historic photograph of the home on the overhead projector. She noted that the house was no longer listed in the national register of historic places. The home was de-listed because the entire house had been wrapped with a brick façade. She continued by displaying additional photos on the overhead projector and discussed the specifics of the project.

Mr. Burford discussed potential zoning issues.

Mr. Vega wanted to know the future plans of the residence in regards to the temporary residence. In addition, he wanted to know the architectural features incorporated in the new design being parallel to the future design.

William Kelly, 230 S Mt. Vernon, stated that his father, Herb Riel, would be assisting throughout the entire construction process.

Herbert Riel, 206 N. Summit, stated that the property was researched and that the carriage house was grandfathered, therefore, he didn't believe there would be any zoning issues related to that house. In addition, Mr. Riel stated that the basic intent was to have his son live in the house while the main house was being worked on. Mr. Riel went on to explain further details related to their construction plans to the home.

Various members of the committee expressed their delight that the house was going to be restored to its original form.

Mr. Vega, MOTION to approve HP13-001, request for approval for remodel of carriage house. Ms. Hastings, 2nd. VOTE 6-0; passed.

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.

Ms. Moody reviewed the staff report and displayed photos on the overhead projector displaying the current sign configuration of the site. She stated that the business would be renamed to "Whiskey Row Pub". The new proposed signage would replace a cabinet style sign with individual reverse pan channel letters. She continued by displaying additional photos of what the new signage would look like. In addition, the signage on the valance would also be changed but not the awning fabric.

Ms. Moody continued by discussing other elements related to the proposal and noted that the building was not listed in the national register because it was a modern construction designed to fit in with Whiskey Row.

Mr. Todd stated that it was a great improvement in signage for the City and he was very pleased to see the proposal.

Mr. Buttke wanted to know if the city had a sign bone yard. Bryan Wieweck, 691 6th st., stated that there was a sign yard but it was mostly from the 80s and late 70s.

Ms. Moody wanted to know if it was strictly a name change or if it was a change of ownership. Mr. Wieweck stated that it was just a name change.

Mr. Burford wanted to ensure that the holes in the building would be patched and repaired once the new sign was placed. Mr. Wieweck stated that the holes would be repaired.

Mr. Burford, MOTION to approve HP13-002, with the following condition:
Any mounting devices or holes left from the cabinet sign should be patched.
Mr. Buttke, 2nd. VOTE 6-0; passed

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.

Ms. Moody reviewed the staff report and noted that the building was listed in the national register of historic places. She stated that the intent was to put three awnings on the three windows. She continued to display photos on the overhead projector and discussed the specifics regarding the awning placement and the awning fabric.

Mr. Todd brought up a prior project at the same location. Ms. Moody clarified and noted that an item had been reviewed prior, at the same location, for a series of awnings which were for the Gurley Street side of the building to have a series of awnings over the windows. The commission approved the request but only one awning had ever been installed. Mr. Dieterich discussed the previous project.

Mr. Buchanan talked about previous discussions regarding modifying or adding to the plaques at the building doorway.

Continued discussion by several members of the commission, were related to the previous project which had already been approved.

Mr. Vega, MOTION to approve HP13-003, with the following condition: Must be consistent with the phase one approval that was previously applied a couple years ago on Gurley Street. Mr. Buttke, 2nd. VOTE 6-0; passed.

IV. GOALS OF THE COMMISSION FOR 2013

Ms. Moody discussed the goals for 2013.

V. FOLLOW UP REVIEW OF PREVIOUS SIX MONTHS PROJECTS

Ms. Hastings provided a presentation regarding the past six months of preservation projects.

VI. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

None

VII. ADJOURNMENT

Chairman Todd adjourned the meeting at 9:45 AM

Michael Todd, Chairman


Suzanne Derryberry, Administrative Specialist
Community Development Department



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
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
March 8, 2013**

AGENDA ITEM: HP13-004 Request for approval of signage for a new business, Frozen Frannie's.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: February 26, 2013

Historic Preservation District: #1 Courthouse Plaza
APN: 113-15-112 **Zoning:** DTB
Location: 104 West Gurley Street, the Union Block Building
Agent/Applicant: A&B Sign Co, 691 6th Street, Prescott AZ 86301
Business Owner: Denise Crotty, 104 W Gurley Street, Prescott AZ 86301

Existing Conditions

National Register Status: The Union Block Building (106-110 W Gurley) is listed in the National Register of Historic Places. The prior signage at this location was a cabinet style sign mounted at the front of the horizontal awning.

Request

The applicant proposes to install a new flat panel sign constructed of ½" thick MDO panel with a routed contour. The sign graphics will be applied to the panel, and the sign will be lighted with three goose-neck style fixtures. See rendering for sign colors and mounting details.

Analysis

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

- Use historically consistent signage
- Use incandescent or neon lighting for signage; box, cabinet or fluorescent signs are not acceptable

The commission has in the past reviewed sign proposals at this location for building mounted signage, and determined that signage for this building is most appropriate at the edge of the horizontal awning, as is proposed in this request.

The sign meets the requirements of the Master Plan, and at just over 28 square feet, is within the allowable 40 square feet of signage.

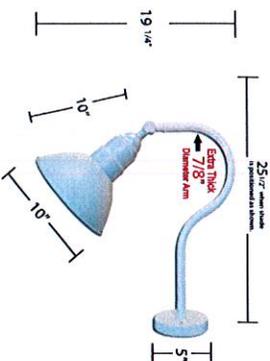
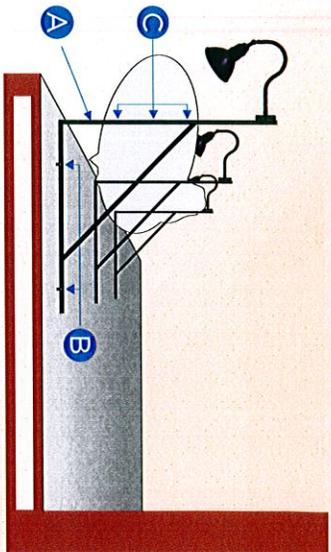
Site Visit: Recommended

Recommended Action: Approve HP13-004 Request for approval of signage for a new business, Frozen Frannie's at 104 W Gurley St.



Installation Details

- A** Frame constructed from 1.5" steel angle iron painted black.
- B** Mounting brackets mounted to roof via 5/8" lag-bolts.
- C** 1/2" MDO sign panel mounted to angle iron brackets via counter sunk 1/4" 20 bolts with speed nut fasteners.



Manufacture & install 1/2" thick MDO panel with routed contour. Graphics to be digitally printed on 3M premium film with UV laminate. Panel to illuminated with 3 goose neck lamps. Sign and lighting mounted to custom steel mounting frame/bracket painted black.

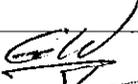
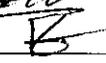
THIS ARTWORK HAS BEEN CREATED BY A&B SIGN COMPANY TO ASSIST YOU IN VISUALIZING OUR PROPOSAL.

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.

 <p>Prescott's Only Full Services Sign Shop AZ Licensed Contractor # 070010</p>		<p>Office 928.445.6995 Fax 928.776.4429 absign@qwest.net</p>		<p>COMPANY: Frozen Franannies CLIENT: Denise Crotty</p>	
<p>691 North 6th street Prescott, AZ 86301</p>		<p>PHONE: 1-805-895-2170 FAX:</p>		<p>EMAIL: dlcrotty@yahoo.com FILE: Frozen Franannies Origin DATE: 12-19-12 Revise DATE: 2-22-13 Design by SP</p>	
<p>APPROVAL:</p>		<p>DATE:</p>		<p>DATE:</p>	

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
March 8, 2013**

AGENDA ITEM: HP13-005, Request approval for 1) remodel of existing home, 2) addition to the south, and 3) support of variance to be brought before Board of Adjustment .

Planning Manager: George Worley 
Director: Tom Guice 

Historic Preservation Specialist: Cat Moody 

Report Date: February 26, 2013

Historic Preservation District: # 10, Pine Crest

APN: 108-01-076

Zoning: SF-9

Location: 323 Cochise St

Agent/Applicant: Todd Marolf, Headwaters Architecture, 1951 Commerce Center Cir, Suite A, Prescott 86305

Owner: Brent and Beckie Kellogg, 323 Cochise St, Prescott 86303

Existing Conditions

This property is within the boundaries of the Pine Crest National Register Historic District and the Pine Crest HPD # 10. It is not listed in the National Register of Historic Places due to major alterations to the building between 1982 and 1992- see both property inventory forms for documentation of those changes.

Request

This request includes:

1. Remodel the existing portion of the home to return the west end to a gable style roof line and place decorative shingles in the gable end as was previously found on the home. The remodel to the existing portion of the home also includes all new horizontal Hardi Board 6" lap siding, wood windows with aluminum cladding, and 30-year asphalt shingle roof.
2. Construct a 700 square foot addition on the south side of the building that runs perpendicular to the original home. The addition would have the same exterior finishes as the remodeled portion. This addition encroaches into the front setback as proposed in the submittal.
3. The applicant is requesting Preservation Commission support of a variance, which will be required in order to place the addition within the 25 ft front yard setback.

See submitted site plan, floor plan and elevations for details on appearance of the proposed work.

Analysis

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

- Retain historic setbacks at all locations
- Maintain informality on street edge, consistent with the historic pattern
- Attempt to locate garages and carports in rear of property
- Encourage scale consistent with existing structures
- Use gables and hip roofs consistent with historic pattern
- Encourage additions to the back of the existing houses, preserving the historic front facades
- Encourage "architectural style" asphalt roofing material
- Emphasize vertical orientation of windows, use several vertical windows for a larger opening versus a large horizontal window
- Use doors and windows constructed of wood
- Use wide trim material around fenestrations
- Encourage wood horizontal and shingle siding

The proposed remodel would take the existing home back to a more historic configuration on the west face of the house (the east side will remain as a hip style roof). The siding, windows, and roof proposed are in keeping with master plan guidelines. The architectural style is in keeping with the district as a whole.

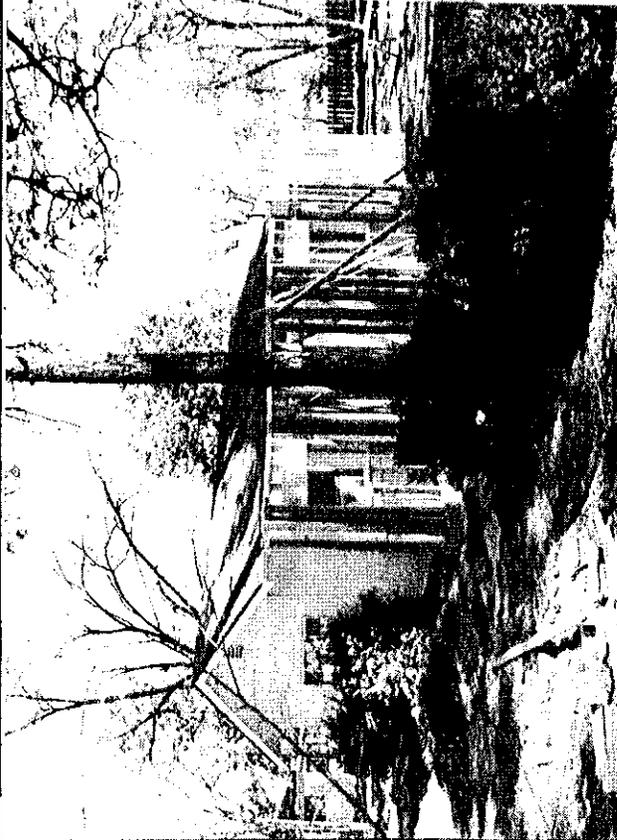
The proposed addition is not setback from the historic portion of the home, as would normally be recommended to help differentiate it as a modern addition. It will appear to be integrated, due to the continuous wall plane of the front façade.

Variance approval typically involves proving a hardship such as site restrictions due to topography or vegetation. Preservation Commission support of a variance will only be brought forward to the Board of Adjustment as one component of their review of the request. If the variance is not granted, the addition will not be permitted as depicted. Alteration of this design will require review and approvals by both the Preservation Commission and Board of Adjustment.

Site Visit: Recommended

MOVE TO APPROVE, APPROVE WITH MODIFICATION, OR DENY - HP13-005
Request approval for 1) remodel of existing home, 2) addition to the south, and 3)
support of variance to be brought before Board of Adjustment .

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Yavapai	INVENTORY NO. 25
COMMON PROPERTY NAME		QUAD/COUNTY MAP Prescott Quadrangle (USGS)	
PROPERTY LOCATION-STREET & NO. 323 Cochise Street		CURRENT BLACK & WHITE PHOTOGRAPH	
CITY, TOWN/VICINITY OF Prescott	ASSESSOR'S PARCEL NO. 108-01-76		
OWNER OF PROPERTY	PHONE		
S. & A. J. Garcia 525 W. Road 1 South Chino Valley, AZ 86323			
ZIP			
FORM PREPARED BY Burgess/Hoy	DATE 3/89		
STREET & NO./P.O. BOX P. O. Box 42	PHONE 778-4247		
CITY, TOWN STATE Prescott, Arizona	ZIP 86302		
PHOTO BY Nancy Burgess	DATE 2/89		
VIEW Side and front, facing northeast			
HISTORIC USE single family residence			
PRESENT USE residential	ACREAGE less one		
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES circa 1913			

PHYSICAL DESCRIPTION
 One story frame residence currently being expanded to the south side. Asymmetrical massing, rectangular plan. Roof: End gable, shingled, exposed rafter tails, composition shingles. No porch. Windows: aluminum sliders. Foundation: concrete masonry units. Siding: plywood, vertical groove. Native vegetation is sparse, landscaping is minimal. Condition: Poor

STATEMENT OF SIGNIFICANCE/HISTORY
 A structure appears at this location on the 1924 Sanborn Fire Insurance map, however, alterations and additions have eliminated architectural features which would contribute to this historic character of the Pine Crest Historic District.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION
 Lots 11 and 13, Block D, Pine Crest Addition

NOTES
 Original address: 113 Second Street.

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. 25 Survey Area Pine Crest Historic District

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

Address 323 Cochise Street, Prescott, AZ, 86303

City or Town Prescott vicinity County Yavapai Tax Parcel No. 108 - 01 - 076

Township T13N Range R02W Section 605 Quarters Acreage <1

Block D Lot(s) 11 & 13 Plat (Addition) Pine Crest Addition Year of Plat (Addition) 1911

UTM Reference: Zone 12 Easting E363850 Northing N3822700

USGS 7.5' Quadrangle Map: Prescott Quadrangle (USGS)

ARCHITECT not determined known Source

BUILDER not determined known Source

CONSTRUCTION DATE 1911-1924 known estimated Source 1924 Sanborn Fire Maps

STRUCTURAL CONDITION

- Good (well maintained; no serious problems apparent)
Fair (some problems apparent) Describe: General upkeep of house and yard.
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 Residential

Sources Arizona State Historic Property Inventory Form - 1989

PHOTO INFORMATION

Date of Photo August 2001

View of Direction (looking towards) Northeast

Negative No. Roll 1, Exp. 30



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 The Pine Crest Historic District is significant due to its association with the early expansion of Prescott and as a cohesive grouping of early 20th century architecture.

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

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

Describe other character-defining features of its massing, size, and scale One-story residence has undergone major expansion and alterations previous documentation (1989). Asymmetrical massing and rectangular plan. Roof has closed eaves. A small concrete porch is located on the south elevation. The porch is supported by one square wood column.

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 Original address: 113 Second Street

DESIGN Describe alterations from the original design, including dates Major alterations and expansion of this residence have taken place (see previous 1989 Historic Property Inventory Form). All gables were converted to roofs, windows were replaced, and decorative shingles were removed.

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

Walls (Structure) Wood frame Walls (Sheathing) Plywood with vertical groves
Windows Aluminum Describe Window Structure Sliders and single hung
Roof Composition shingles Foundation Concrete masonry units

SETTING Describe the natural and/or built environment around the property Native vegetation is sparse and landscaping is minimal.

How has the environment changed since the property was constructed? Other than increased development surrounding the Pine Crest Historic District, the property and the District remain essentially unchanged.

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

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

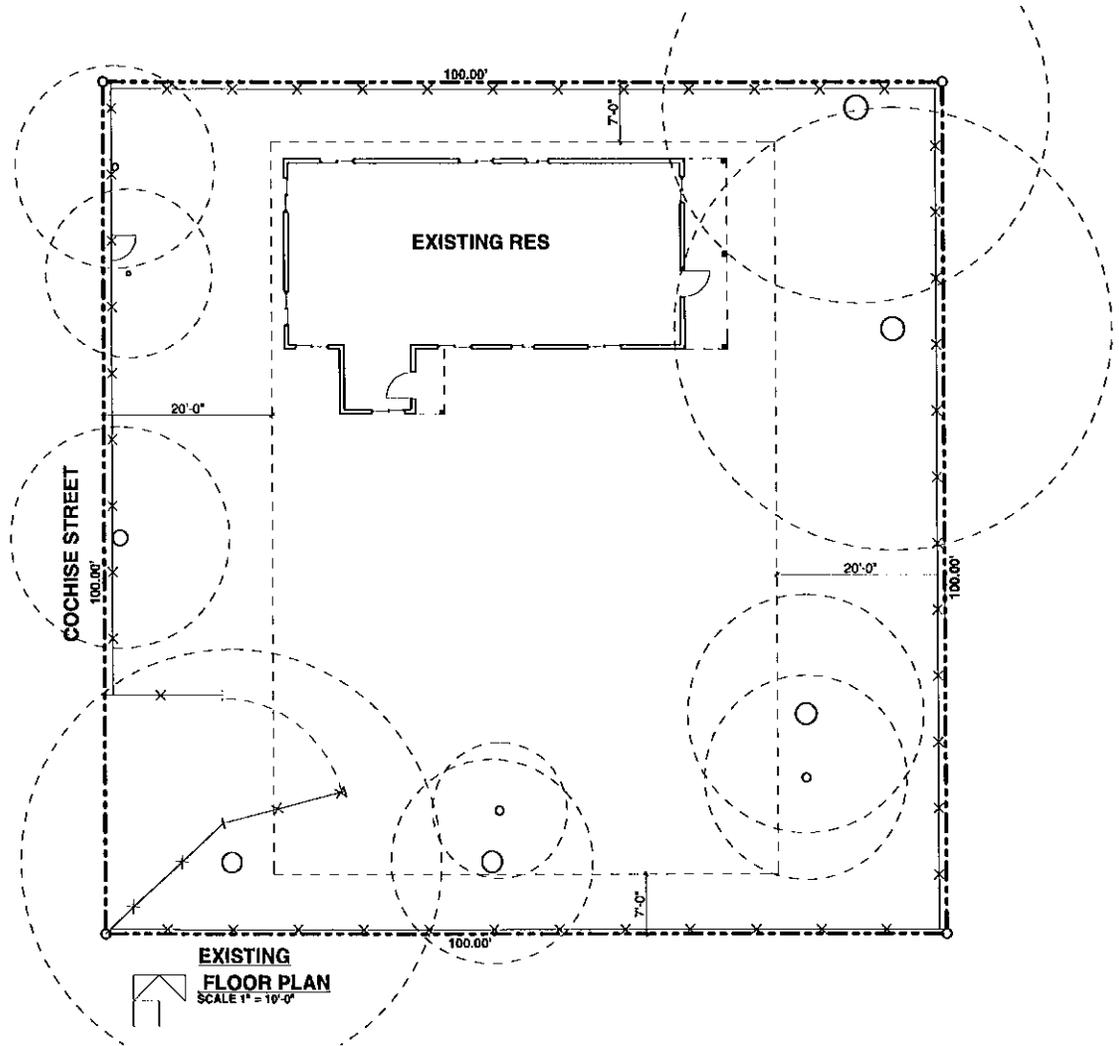
Individually Listed Contributor Noncontributor to Pine Crest Historic District
Date Listed September 1989 Determined Eligible by Keeper of National Register (Date _____)

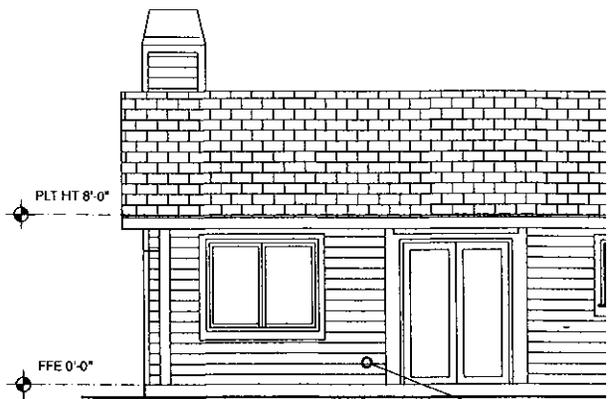
RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (option of SHPO Staff or Survey Consultant)

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 Alterations and additions have eliminated historic features of this house.

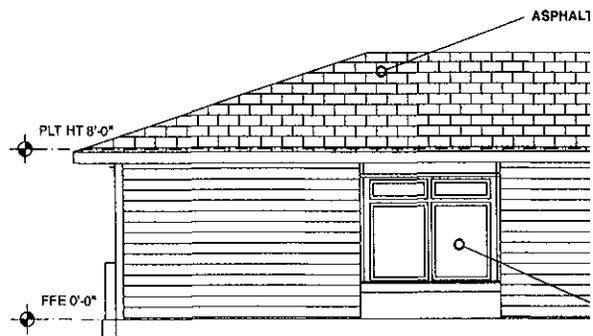
FORM COMPLETED BY

Name and Affiliation Steven C. Adams/Adams Architecture & Planning, Inc. Date 01 August 2001
Mailing Address 1214 McDonald Drive, Prescott, AZ 86303 Phone (928) 778-5118

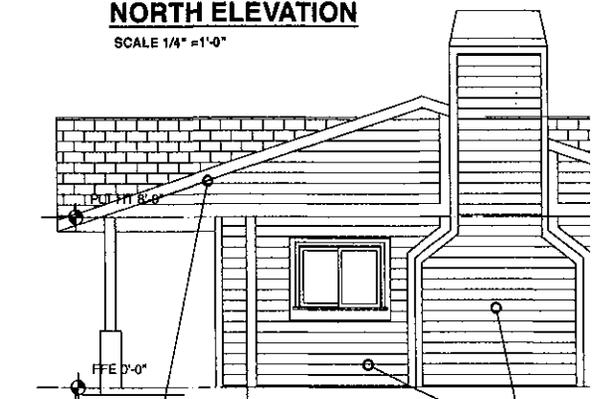




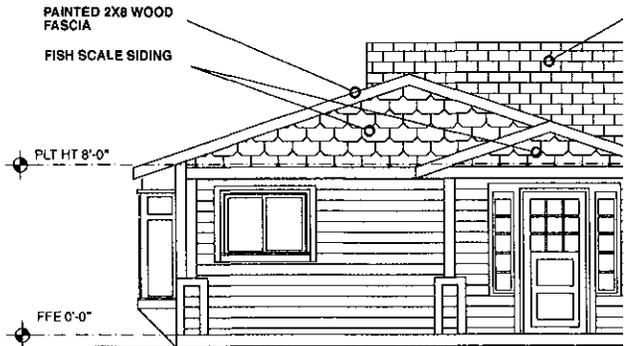
EAST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"