



PRESCOTT PRESERVATION COMMISSION A G E N D A

PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, April 12, 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 April 12, 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 March 8, 2013 meeting.
2. **HP13-006**, 141 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-058. Request for approval of a replacement fence, and moving an existing fence. Applicants are Ron and Linda Woodward. Historic Preservation Specialist, Cat Moody.
3. **HP13-007**, 150 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-017. Request approval for two fixed frame awnings with business signage. Applicant is A Shade Beyond.

and the associated item:

HP13-008, 154 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-017. Request approval for reconstruction of historic neon sign. Applicant is Morgan Sign. Historic Preservation Specialist, Cat Moody.

- IV. APPROVAL OF THE PRESERVATION & STEWARDSHIP AWARD NOMINEES
- 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 April 5, 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
MARCH 8, 2013
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on March 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.

Mr. Todd introduced a new commission member, Trinidee Shelton. Ms. Shelton introduced herself and provided some information regarding her architecture background.

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	None
Robert Burford	
Trinidee Shelton	

REGULAR AGENDA

- 1. Approval of the minutes** of the February 8, 2013 meeting.

Mr. Vega, MOTION to approve the minutes of the February 8, 2013 meeting. Ms. Hastings, 2nd. VOTE 7-0; passed

- 2. Approval of the Preservation Commission Goals for 2013.**

Ms. Moody briefly discussed properties eligible for the stewardship award and the restoration award.

Mr. Todd, MOTION to approve the Preservation Commission Goals for 2013. Mr. Burford, 2nd. VOTE 7-0; passed.

- 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.

Mr. Buttke recused himself stating a conflict of interest.

Ms. Moody reviewed the staff report and indicated that the request was part of the Union Block Building. She continued by displaying photos on the overhead projector. Ms. Moody discussed acceptable signage in the downtown district and stated that the proposed signage did fit the proper criteria.

Mr. Vega commented that the sign would be a major improvement from the previous sign at the location.

Mr. Todd called for a motion.

Mr. Vega, MOTION to approve HP13-004. Ms. Hastings, 2nd. VOTE 7-0; passed

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.

Ms. Moody reviewed the staff report and indicated that the property was part of the national register district as well as the historic preservation overlay district. She continued by displaying an aerial photograph on the overhead projector.

Ms. Moody stated that the request was to remodel the existing portion of the home which would include reworking the roof line on the west side of the house to return it to a gable configuration. Ms. Moody continued by displaying historic photos of the home on the overhead projector.

Ms. Moody continued by discussing the new addition and the materials which would be used in the construction of the addition as well as the new roof line.

Ms. Moody stated that the addition would encroach into the setback by approximately 5 feet; the front yard setback for the property was 20 feet, therefore, the addition would require a variance from the Board of Adjustment. Ms. Moody stated that the applicant was seeking the commission's opinion regarding the variance request since the commission's finding would then be taken to the Board of Adjustment for the final determination.

Various members of the commission discussed the property setbacks.

Mr. Vega commented on the building construction.

Todd Marolf, 1951 Commerce Center Circle, addressed Mr. Vega's concerns regarding building overhangs.

Mr. Buttke discussed the inventory sheet and spoke about the fish scale pattern.

Various members of the commission discussed the roof line and the pitch of the roof line.

Mr. Vega requested to hear the proposal for the variance setback request which would be presented to the Board of Adjustment. Mr. Marolf discussed the hardships which would be addressed at the Board of Adjustment hearing.

Mr. Todd commented on the concerns of the commission in general, in that they care about historic integrity. He pointed out important aspects of the request which included:

1. The proposed remodel would take the existing home back to a more historic configuration.
2. The siding, windows and roof proposed were in keeping with the master guidelines.
3. The architectural style was in keeping with the district as a whole.

Mr. Todd concluded by discussing the setback variance request and added that he felt it was an appropriate request for that area.

Mr. Todd called for a motion.

Mr. Vega, MOTION to approve HP13-005, request 1) remodel of existing home, 2) addition to the south, and 3) support of variance to be brought before the Board of Adjustment. Ms. Hastings, 2nd. VOTE 7-0; passed.

III. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody discussed the preservation awards and encouraged the commissioners to review historic properties in Prescott.

In addition, Ms. Moody discussed the Historic Preservation Statewide Conference which would take place on June 12-14 in Mesa, Arizona. She stated that if the commissioners would like to go to the conference she would need to know as soon as possible so she could coordinate the trip.

Members of the commission acknowledged Elisabeth Ruffner and her wonderful contributions to the Historic Preservation Commission.

IV. ADJOURNMENT

Mr. Todd adjourned the meeting at 8:45 a.m.

Michael Todd, Chairman


Suzanne Derryberry, Administrative Specialist
Community Development Department

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
April 12, 2013**

AGENDA ITEM: HP13-006 , Request for approval of a replacement fence, and moving an existing fence.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: April 4, 2013

Historic Preservation District: # 13, Southeast Prescott

APN: 110-01-058

Zoning: SF-9

Location: 141 South Mount Vernon Avenue

Agent/Applicant: Ron & Linda Woodward, 141 S Mount Vernon Ave, Prescott AZ 86303

Owner: same

Request

Applicants propose to replace a previously existing redwood lattice and plank privacy fence in the rear and south side yard with a new fence of like style. The old fence did not precisely follow the property line; this replacement fence will be located along the property line. In the rear, a double access gate will be converted into a single walkway-sized gate. An existing 4 ft high wrought iron fence on the south side of the property within the front setback is also proposed to be relocated to follow the property line. See plan for fence locations.

Existing Conditions

This property is within the boundaries of the East Prescott National Register Historic District and the Southeast Prescott HPD # 13. It is listed in the National Register of Historic Places.

The applicants had initiated the fence replacement work without obtaining a permit or Preservation Commission approval, and a stop work order was issued to halt work on the property. The applicant is now seeking approval for the proposed (partially completed) work.

Analysis

The proposed replacement fence and minor reconstruction changes will be compatible with the existing historic home. This fence replacement and relocation will not adversely impact the historic integrity of this property.

Site Visit: Recommended

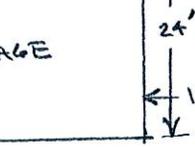
MOVE TO APPROVE - HP13-006. Request for approval of a replacement fence, and moving an existing fence.

ALLEY

PROPERTY LINE

CONCRETE

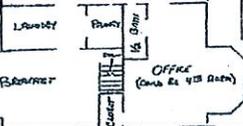
GARAGE



25'

14'

DECK



"PAGODA" AREA

Kitchen

Dining

AIRCONDITIONER CONDENSERS

FENCE

12'

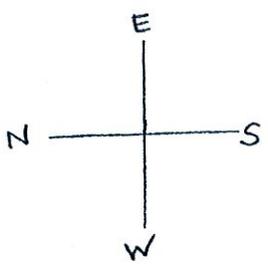
26'

11'

36'0"

PROPERTY LINE SIDEWALK

141 S MOUNT VERNON AVE



-  ≈ 3.5'-4' METAL FENCE
-  6' LATTICE FENCE
-  6' REDWOOD PLANK FENCE

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
April 12, 2013**

AGENDA ITEMS: HP13-007 Request approval for two fixed frame awnings with business signage and HP13-008 Request approval for reconstruction of historic neon sign.

Planning Manager: George Worley 
Director: Tom Guice

Historic Preservation Specialist: Cat Moody 

Report Date: April 4, 2013

Historic Preservation District: #1 Courthouse Plaza

APN: 109-02-017

Zoning: DTB

Location: 150-154 S Montezuma St

Agent/Applicants: A Shade Beyond, 474 E-Z Street, Prescott AZ 86301
Morgan Sign, 704 E Moeller St, Prescott AZ 86301

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

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.

The building has been under renovation since the fire in the adjacent structure in May 2012. The hotel remodel on the second floor is nearing completion, and signage for that business is part of this request. The historic hotel sign that was once lit with neon was reduced to just the facing with the painted word "Hotel".

The full width of the building was previously covered by a single awning that had signage for Jenny Longhorn on the valance.

Requests

HP13-007 Applicant proposes to replace the previous full width sloped Jenny Longhorn awning with an awning that covers only the width of the Jenny Longhorn storefront. The awning fabric and valance is very similar to what was previously installed- the awning fabric is a wide tan and black stripe with a red valance imprinted with the business name in white letters flanked by black horn graphics.

The hotel entrance would be covered with a half-round awning that is integrated into the above sloped awning. The front face of the hotel awning would be black fabric with gold graphics and signage for the business, The Grand Highland Hotel.

HP13-008 Applicant proposes to restore the historic neon sign that has been mounted above the hotel door, and remount the sign with a new decorative bracket in the same location. See rendering for sign appearance 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:

- 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.
- Use incandescent or neon lighting for signage

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 proposed awnings and restored neon sign are compatible with the district guidelines and within the sign code requirements.

The total of all signage as presented cannot exceed the 50 square foot of allowable signage per business in the building. The proposed signage for Jenny Longhorn is 12 sq ft, and the proposed total for the hotel is 23.3 sq ft (15 sq ft on awning and 8.3 sq ft for neon sign).

Site Visit: Recommended

Recommended Action: Approve or Approve with Modifications:

- 1) HP13-007 Request approval for two fixed frame awnings with business signage and
- 2) HP13-008 Request approval for reconstruction of historic neon sign.



Jenny Longhorn

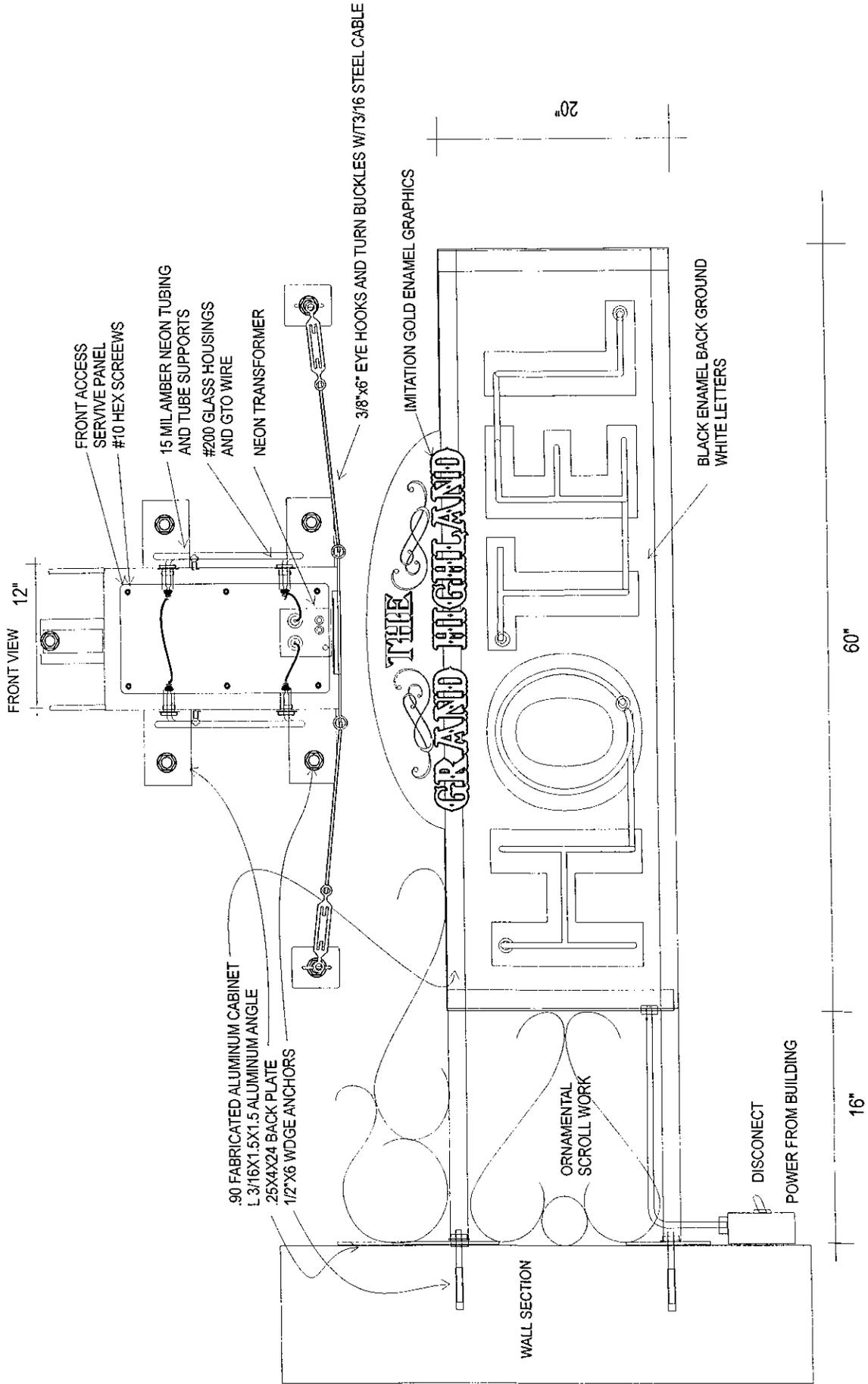
THE
GRAND HIGHLAND
HOTEL

HOTEL

THE
GRAND HIGHLAND
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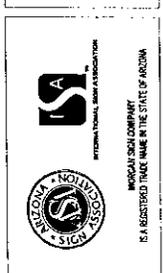
Jenny Longhorn





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

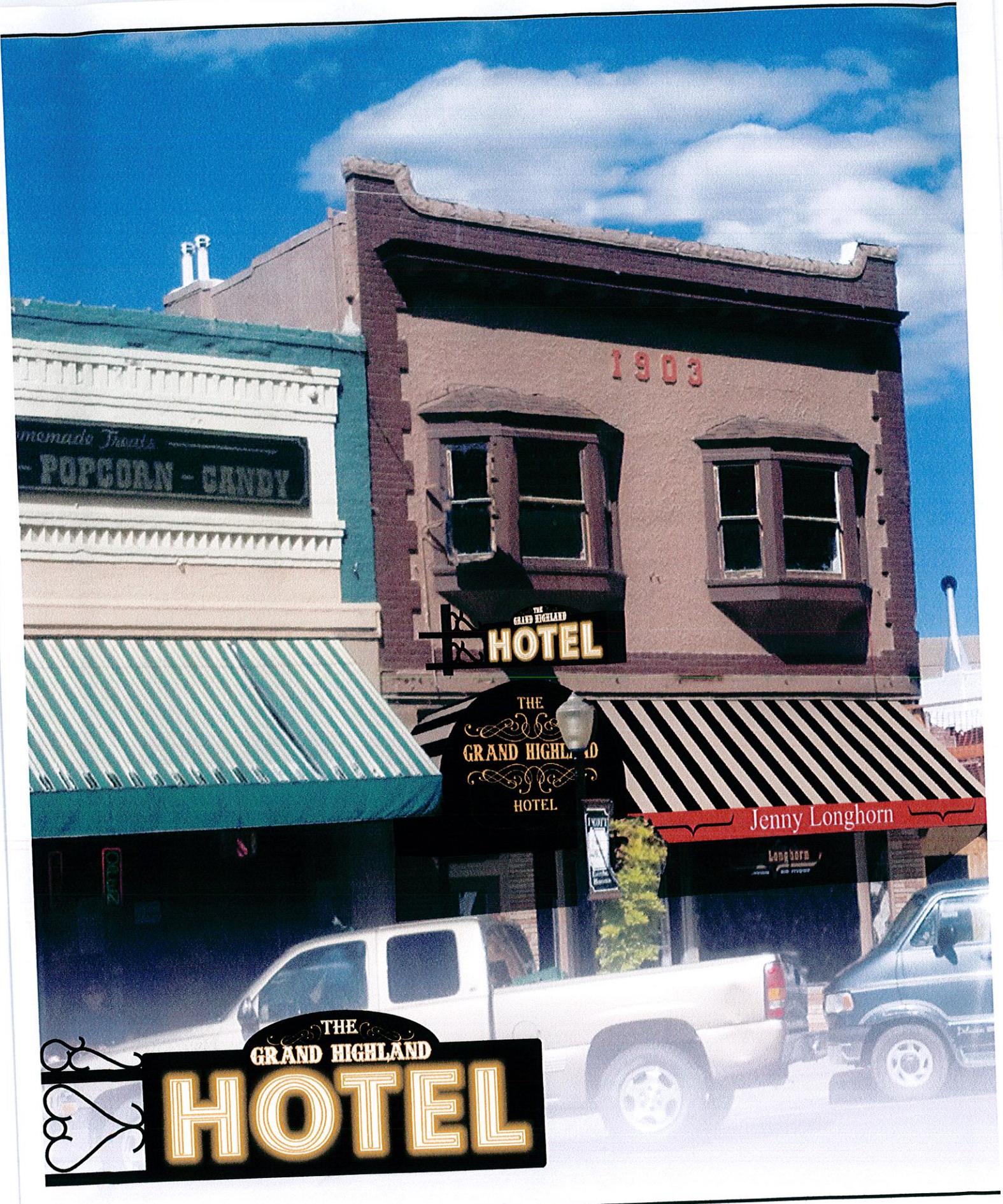
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THE GRAND HIGHLAND HOTEL

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