



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, October 11, 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 October 11, 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

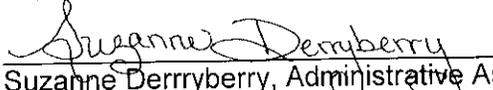
- 1. Approval of the minutes** of the September 13, 2013 meeting.
- 2. HP13-022**, 150 E Sheldon St. Historic Preservation District #8, Santa Fe Depot. APN: 113-18-006. Request approval for horizontal awnings and business signage at suite D113 for Verizon Wireless.
- 3. HP13-023**, 146, 148, & 150 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-016A. Request approval for infill buildings and merchant courtyard improvements.
- 4. HP13-024**, 313 Cochise St. Historic Preservation District #10, Pine Crest. APN: 108-01-074. Request approval for rear addition including roof over deck and rear shed replacement.

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 October 4, 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
SEPTEMBER 13, 2013
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on September 13, 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	George Worley, Planning Manager
DJ Buttke	Suzanne Derryberry, Administrative Specialist
Trinidee Shelton	COUNCIL PRESENT
Christy Hastings	Mayor Kuykendall, Mayor
Robert Burford	
Russ Buchanan (Absent)	

III. REGULAR AGENDA

1. Approval of the minutes of the August 9, 2013 meeting.

Mr. Burford, MOTION to approve the minutes of the August 9, 2013 meeting minutes.
Ms. Hastings, 2nd. VOTE 5-0; passed.

2. HP13-018, 141 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-058. Request approval for re-roof and addition of ridge, soffit and gable end vents, and awnings on south side of house.

Ms. Moody reviewed the staff report and indicated that the request was for a re-roof as well as the addition of venting. The first portion of the request was for a re-roof of the garage and the main house. The proposed shingles would be an architectural grade shingle; she displayed photos on the overhead projector showing a sample of the shingles. The other portion of the request was for the addition of venting over the garage with two gable end vents, soffit vents under the eaves of the house and a ridge vent along the east west ridge. Ms. Moody stated that if for some reason a ridge vent could not be placed due to a conflict with the chimney, then they would be placing vents in the south facet of the roof on either side of the chimney.

Ms. Moody continued with the next item of the request which was to replace the awnings on the south side of the house. Ms. Moody continued by displaying photos on the overhead projector and also provided an example of the fabric which would be used for the awnings.

Ron Woodward, 1415 S Mount Vernon Ave, discussed the placement of the awnings as well as the venting of the home.

Various discussions by staff and commissioners took place regarding the structural attachment of the awnings.

Mr. Burford, MOTION to approve HP13-018, Request for approval for a re-roof and addition of ridge, soffit and gable end vents as presented and also to include approval of the awnings for 8-9 south facing windows and the replacement of the existing awnings. Mr. Vega, 2nd. VOTE 5-0; passed

- 3. HP13-019**, 107 & 109 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN's: 109-01-020 & 109-01-018. Request approval for restaurant expansion into adjoining retail space.

Mr. Burford recused himself due to a conflict of interest.

Ms. Moody reviewed the staff report and indicated that that the property was listed in the national register of historic places. She continued by displaying photos of the business on the overhead projector and noted that that the proposal was to expand Bill's Pizza into the space to the south.

Ms. Moody discussed the changes which would take place to the existing space. There would be a modification to a door with the addition of panic hardware to bring it up to code. Other items included the removal of a masonry wall in order to connect the two spaces internally and the placement of a steel lintel and column to support the lintel in the opening of the masonry wall. The modifications in the new space consisted of interior finishes to match the existing space as well as the counter space being extended and modifications to the rear of the building for ADA accessibility. Lastly, both spaces would be sprinklered with a fire line being extended from the alley.

Robert Burford, 705 Campbell Street, discussed the panic hardware.

Mr. Vega discussed the exterior facade. Mr. Burford stated that they were proposing to use just the first bay portion of the adjoining building.

Other discussions included topics related to the masonry wall, replat of the property, sprinkler systems and code requirements.

Mr. Todd called for any other comments; there were none.

Mr. Vega, MOTION to approve HP13-019, Request for approval for restaurant expansion into adjoining retail space. Ms. Hastings, 2nd. VOTE 4-0-1; passed (Burford recused from voting)

- 4. HP13-020**, 309 E Gurley St. Historic Preservation District #13, Southeast Prescott. APN: 109-01-054. Request approval for reconstruction of sagging deck and replacement of four windows in rear.

Ms. Moody reviewed the staff report and indicated that the front deck was in poor condition; the proposal was to repair the deck while leaving the historic railing in place. She continued by displaying a site plan on the overhead projector pointing out the areas which would be reconstructed to correct the sagging of the deck. In addition, she pointed out the windows located on the south side of the house which would be replaced with aluminum clad.

Sue Knaup, 200 Parker Dr, discussed the posts and the sagging of the deck which she believed was caused by water damage. She also noted that the bottom deck would be having some restorative work being done as well. She concluded by discussing the replacement of the four rear windows.

Mr. Todd called for any further comments; there were none.

Ms. Sheldon, MOTION to approve HP13-020, Request for approval of sagging deck and replacement of four windows in the rear. Mr. Burford, 2nd. VOTE 5-0; passed.

5. **HP13-021**, 120 E Sheldon St. Historic Preservation District #8, Santa Fe Depot. APN: 113-18-006. Request approval for new monument sign on Sheldon St just east of the historic depot building.

Ms. Moody reviewed the staff report and indicated that there were two proposed locations for the requested signage. She continued by displaying the sign locations on the overhead projector and noted that this same proposal had been presented to the Planning and Zoning Commission.

Ms. Moody continued by discussing the dimensions of the monument sign, landscaping, sign visibility, as well the alternate signage location.

Mr. Todd questioned whether the applicant was in favor of the new location. Dan Frederickson, 1670 Willow Creek, stated that they were in favor of the alternate location after working with some redesigns and speaking with the planning department.

Various other discussions were related to sign dimensions at the new sign location as well as the placement of tenant panels.

Mr. Todd wanted to know if there would be consistent lettering on each panel or would each individual tenant design their own panel. Mr. Frederickson stated that they would approve each design separately and would provide guidelines so there would be consistency.

Mr. Vega, MOTION to approve HP13-021, Request approval for new monument sign on Sheldon St just east of the historic depot building with the following modifications: Placement of the new monument sign should be revised to the landscape return on the west side of the driveway that lies just east of the historic depot, and that the sign have a double sided "V" configuration that would be visible from both directions.

Ms. Hastings, 2nd. VOTE 5-0; passed.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Various members of the commission and staff discussed working on the Historic Preservation home tours as well as presentations regarding previously approved Historic Preservation projects.

V. ADJOURNMENT

Chairman Todd adjourned the meeting at 9:13 a.m.

Michael Todd, Chairman



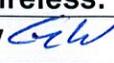
Suzanne Derryberry, Administrative Specialist
Community Development Department

DRAFT

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
October 11, 2013**

AGENDA ITEM: HP13-022 Request approval for horizontal awnings and business signage at suite D113 for Verizon Wireless.

Planning Manager: George Worley 

Director: Tom Guice 

Historic Preservation Specialist: Cat Moody 

Report Date: October 3, 2013

APN: 113-18-006

Zoning: BR, Business Regional

Historic Preservation District: Depot Marketplace #8

Property Owner: Depot Marketplace Investors, 1670 Willow Creek Rd, Ste A, Prescott 86305

Applicant: Michael Taylor Architects, 118 S Pleasant St, Prescott AZ 86301

Existing Conditions

The Santa Fe Depot was built in 1907 and is individually listed in the National Register of Historic Places and is within the boundaries of the Depot Marketplace Historic Preservation District. This building is not historic, but the district does overlap this modern building due to its proximity to the historic depot building.

Request

The applicants are requesting:

1. Addition of horizontal awnings that are similar to awnings present within this center. They will be painted to match accent colors in building façade and signage.
2. New signage for Verizon wireless on the two faces of the building located above the entry door area. Signage includes a Verizon logo, business name and band indicating the services provided. The main portion of the sign measures just over 10ft in width by 2 ½ ft high. The check mark extends another 4 ½ ft in width from the main sign elements.

Please see renderings for details regarding awning and sign colors and materials in context.

Analysis

Conformance with the Prescott Historic Preservation Master Plan :

The summary of recommendations for the Santa Fe Depot includes:

- Encourage continued use of the Santa Fe Depot as professional office and commercial space, flanked by a compatible shopping center that does not detract or compete with the historic image of the Depot

Agenda Item: HP13-022 150 East Sheldon Street.

The awning and signage are in accordance with the comprehensive sign plan for this center, and do not impact the historic status of the main depot building.

Site Visit: Recommended.

Recommended Action:

Move to Approve HP13-022- Request approval for horizontal awnings and business signage at suite D113 for Verizon Wireless.

Phasing for construction is planned as follows:

Initial phase-

This includes the front façade and front buildings and patio, with potential exception of the actual elevator. The walkway, vendor spaces, seating area, stage and rear wall with gate.

Future phase-

This includes the elevator (if it is not in the initial phase), and building on north edge of courtyard space.

See plans for more details on proposed buildings, landscape features, and façade renderings.

Analysis

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

- Replace demolished buildings with building of massing and scale similar to contributing buildings in the district
- Adhere to historic height ranges for one, two and three story buildings
- Encourage historic building proportions as found in the district
- Individually, buildings may be either horizontal in proportion (e.g., Sam Hill Hardware, 156 South Montezuma Street) or vertical (e.g., Knights of Pythias Building, 105 South Cortez Street).
- 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.
- Allow up to one-half of the first floor to be "inset" from the front property line
- Require zero setbacks for side yards for the entire height and length of the building
- Do not allow doors to swing into the public right-of-way
- Locate doors consistent with the historic pattern
- Encourage continued alley use for service to take the burden off of the front of the property; encourage and coordinate safer alley use by pedestrians
- Keep all existing alleys open and usable
- Require the use of parapets for all buildings; no part of the roof or any mechanical equipment on the roof should be visible from the public right-of-way
- Allow only double-or single-hung windows or casements, with pane design of "one-over-one" or "two-over-two"
- 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"
- Emphasize vertical orientation on windows; encourage locating windows singularly; use up to two vertical windows for a larger opening versus a large horizontal window
- Require window spacing (vertical and horizontal) consistent with the historic pattern

Agenda Item: HP13-023, 146-150 S Montezuma St

- Require a minimum of three feet from the edge of an opening to the edge of the building
- Allow storefronts up to 19 feet wide on 25 foot wide parcels and up to 25 feet on wider parcels
- Require brick or stone as the major exterior material
- 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 HP13-023. Request approval for infill buildings and merchant courtyard improvements.

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
October 11, 2013**

AGENDA ITEM: HP13-024, Request approval for rear addition including roof over deck and rear shed replacement.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: October 4, 2013

Historic Preservation District: # 10, Pine Crest

APN: 108-01-074

Zoning: MF-M

Location: 313 Cochise St

Agent/Applicant: MS Construction 1220 Loren Dr, Prescott AZ 86301

Owner: Hunter Rev. Trust 2558 E Gary St, Mesa AZ 85213

Existing Conditions

This property is within the boundaries of the Pine Crest National Register Historic District and the Pine Crest HPD # 10. It is also listed in the National Register of Historic Places.

Request

The applicants propose to construct a new addition on the rear of the structure to house a new bathroom. The entire rear of the house is proposed to receive a new roof section that will cover the bathroom addition and a deck that spans across the rear of the home. Two windows in the rear will need to be removed and replaced with a door and a small section of wall to allow access into the new bathroom addition.

A new shed is proposed to replace an old shed in the back rear corner of the property. The siding for both the new addition and the shed will be horizontal siding to match the existing siding on the home.

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:

- 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 "architectural style" asphalt roofing material

Agenda Item: HP13-024 313 Cochise St

- 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 work is in the rear of this property and will not impact the front streetscape view of this home; the work would not adversely impact the historic listing. The shed is not considered a contributing element to the historic listing, thus its replacement would have no impact on the listing.

Site Visit: Recommended

MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS - HP13-024 Request approval for rear addition including roof over deck and rear shed replacement.