

PRESCOTT PRESERVATION COMMISSION A G E N D A

PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, March 14, 2014
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 14, 2014** 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 December 13, 2013 meeting.
2. **Approval of the minutes** of the February 14, 2014 meeting.
3. **HP14-004**, 113 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-017. Request approval to modify the current storefront doorway to accept a set of previously installed double doors.
4. **HP14-005**, 115 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-016. Request approval for signage for a new business, Tara Thai.

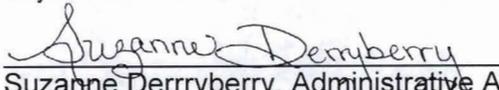
IV. REVIEW OF PREVIOUSLY APPROVED WORK BY TRINADEE SHELTON.

V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

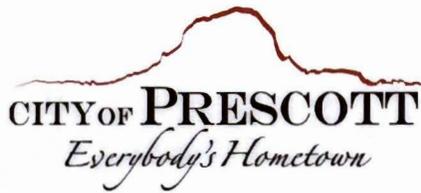
VI. ADJOURNMENT

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 March 7, 2014 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
DECEMBER 13, 2013
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on December 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
Trinidee Shelton	Suzanne Derryberry, Administrative Specialist
Robert Burford	COUNCIL PRESENT
Christy Hastings	None
Russ Buchanan	
MEMBERS ABSENT	
DJ Buttke	

III. REGULAR AGENDA

1. Approval of the minutes of the November 8, 2013 meeting.

Mr. Vega, MOTION to approve the minutes. Mr. Burford, 2nd. VOTE 6-0; passed.

2. HP13-026, 201 S Pleasant St. Historic Preservation District #13, Southeast Prescott. APN: 110-01-024. Request approval for rebuilding the rear damaged portion of the house.

Ms. Moody reviewed the staff report and indicated that the property was within the bounds of the East Prescott National Register Historic District and the Southeast Prescott Historic Preservation Overlay District; however, it was not listed on the Historic Register due to an overlay of aluminum siding placed on the house in the past.

Mr. Moody stated that the current request was for the reconstruction of the rear portion of the house. She proceeded by displayed photos on the overhead projector and discussed the floor plan of the rear portion of the home as well as other aspects related to the proposed construction.

Taylor Burk, 118 Garden St, discussed window types with various members of the commission.

Other discussions that took place were related to the retaining wall, property setbacks, aluminum siding and relisting back onto the National Register.

Mr. Vega, MOTION to approve NP13-026, request for approval of rebuilding the rear damaged portion of the house. Mr. Burford, 2nd. VOTE 6-0; passed.

IV. DISCUSSION ON STATUS OF COMMISSION GOALS FOR 2013 AND GOALS FOR 2014

Ms. Moody discussed the Prescott Preservation Commission 2013 goals which included:

1. Continue to promote Prescott's Preservation Programs.
2. Participate in the support 2013 Historic Preservation month (May) activities.
3. Attend and represent Prescott at the Statewide Historic Preservation Conference to be held in Mesa June 12-14 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

Other considerations took place regarding commission volunteers to track and present previously approved projects.

V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

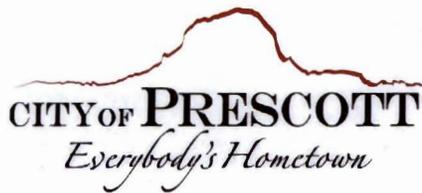
Various members of the commission discussed historic home tours.

VI. ADJOURNMENT

Chairman Todd adjourned the meeting at 8:35

Mike Todd, Chairman

Suzanne Deryberry
Administrative Specialist



**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
FEBRUARY 14, 2014
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on February 14, 2014 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	George Worley, Planning Manager
Trinidee Shelton	Suzanne Derryberry, Administrative Specialist
Robert Burford	COUNCIL PRESENT
Christy Hastings	Jean Wilcox
MEMBERS ABSENT	
DJ Buttke	
Lee Vega, Vice Chairman	

III. REGULAR AGENDA

1. Approval of the minutes of the December 13, 2013 meeting.

Minutes were deferred to the following hearing.

2. HP14-001, 115 S Cortez St. Historic Preservation District #1, Courthouse Plaza.
APN: 109-01-016. Request approval for new door and window storefront trim overlay.

Ms. Moody reviewed the staff report and indicated that the building was listed in the National Register of Historic Places. She displayed historic images on the overhead projector of the building and noted that a recent restoration project was to restore the building back to the 1940s configuration.

Ms. Moody continued by discussing the proposed project and interior improvements as well as the request to make modifications to the door as well as an overlay of wood trim over the aluminum bands at the store front window system. The proposed door would be a custom fabricated steel door with a slightly obscured pattern of rain patterned glass window panels. She pointed out that the existing windows and panels were not original to the building.

Ms. Moody stated that the business owners were available for any questions.

Matt Boykin, 115 S Cortez, stated that the door was a dark mahogany colored finish and would be full height, meaning that the top window on the current door would be removed so the door would be 10 feet tall.

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

Mr. Todd, MOTION to approve HP14-001, request for approval for new door and window storefront overlay. Mr. Buchanan, 2nd. VOTE 5-0; passed.

3. HP14-002, 108 W Gurley St. Historic Preservation District#1, Courthouse Plaza. APN: 113-15-112A. Request approval for signage above and below the awning.

Ms. Moody reviewed that staff report and indicated that the building was listed in the National Register. She noted that the original request had been changed; the applicant was no longer wishing to include the banner above the windows. Therefore, the request was just limited to converting a temporary banner into a more permanent sign fixture.

Ms. Moody stated that neither the property owner nor the sign contractor were in attendance.

Mr. Todd expressed his concerns regarding the permanent placement of the banner being used as business signage.

Mr. Burford discussed the longevity of the sign and possible recourse should its condition deteriorate.

Various discussions took place regarding the permanent placement of the banner.

Mr. Burford, MOTION to approve HP14-002, request for approval of signage above the horizontal awning. Ms. Hastings, 2nd. VOTE 4-1 (Todd opposed); passed

4. HP14-003, 148 S Montezuma St. Historic Preservation District#1, Courthouse Plaza. APN: 109-02-016A. Request approval for fencing and landscape improvements in lieu of previously approved improvement plans.

Ms. Moody reviewed the staff report and discussed the past history of the site, including several past project proposals.

Ms. Moody displayed photos on the overhead projector and discussed elements of the modified submission including the central breezeway, stage area in the rear, vending spaces along the side, and landscaping.

She indicated that the design which was currently being proposed would include a wrought iron fence along the front portion of the property with founders block columns. The intention was for the fence to be temporary until buildings could be constructed. The request for the rear of the space was to build a stucco wall with a matching iron gate. However, if it was cost prohibitive, then there would just be the full wrought iron fence with the matching gate.

Ms. Moody stated that the property owner was available for any questions or comments.

Mr. Todd stated that he was disappointed with the current presentation in comparison to the previous proposals; he also added that such a project would be a disservice to the community and was not something he could support.

Other discussions by Mr. Todd were related to potential financial options which could be utilized in order to proceed with the previous project proposals. If none of the discussed options were viable, the applicant may want to entertain the idea of selling the property so the project could be carried out in a more appealing manner.

Mr. Burford also stated that the fence was not appropriate in either the front or the rear of the property. He indicated that the temporary wooden construction should be removed but he did not have any advice on its replacement.

Ms. Shelton discussed the list of conformance issues with the Master Plan and stated that the current proposal did not conform to any of those standards. She concluded by stating that she also could not support the proposed project as stated.

Mr. Buchanan stated that he could not support the project and was disappointed with the proposal.

Ms. Hastings stated that she felt conflicted due to economic factors.

Ms. Moody interjected that the pedestrian walkway would be required to be removed and in its place, if nothing else was approved, then a painted plywood wall would be put in its place to secure the space.

Mr. Buchanan discussed the purview of the commission and noted that it was their responsibility to focus on the aesthetics of infill, and because of that, he suggested the denial of the request and to leave it up to the applicant to come up with a different plan.

Howard Hinson, 813 Black Drive, discussed economic issues and apologized to the public and the commission for the dissatisfaction with the current suggested proposal. He also discussed his disappointment with the commissioner's responses but added that if they required having the pedestrian protective structure removed and replaced with a plywood wall, then he would have to accept that.

Mr. Hinson continued by pointing out other vacant lots which had been there for years with no required fencing around the perimeter. He concluded by stating that he would respect the commissioner's decision and would consult his resources to see what could be done.

Mr. Todd made a call for the public; there were no comments.

Mr. Burford discussed the ply-wood wall and the possibility of having a mural painted in order to avoid having a bare wall in place while the owner was pursuing other avenues.

Ms. Moody stated that the requirement for the property, if the barricade was removed, would require safety measures to be put in place to avoid hazards to the public. As far as complying with the guidelines in the Master Plan for the Courthouse Plaza District, it clearly stated that there should not be any openings along Whisky

Row. Therefore, the use of the ply-wood structure would help to comply with that guideline as well as securing the space for public safety concerns.

Other various discussions took place regarding the painting of murals on the ply-wood wall, should it be constructed.

Mr. Buchanan, MOTION to deny HP14-003, request approval for fencing and landscape improvements in lieu of previously approved improvement plans. Mr. Todd, 2nd. VOTE 5-0; passed.

Ms. Moody noted that should the applicant find the necessary financial means to do so, that the previous façade wall design was still a viable option since it had been approved by the commission.

IV. APPROVAL OF GOALS FOR 2014

Ms. Moody discussed the suggested goals for 2014.

Mr. Burford, MOTION to accept the 2014 goals as submitted. Mr. Buchanan, 2nd. VOTE 5-0; passed.

Various members of the commission discussed the 2013 review projects.

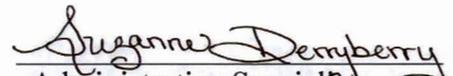
V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Discussions took place regarding the Historic Home Tour as well as other upcoming events throughout the city.

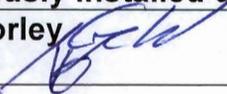
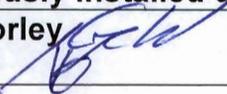
VI. ADJOURNMENT

Chairman Todd adjourned the meeting at 9:10a.m.

Mike Todd, Chairman


Administrative Specialist

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
March 14, 2014**

AGENDA ITEM: HP14-004 Request approval to modify the current storefront doorway to accept a set of previously installed double doors.	
Planning Manager:	George Worley 
Director:	Tom Guice 
Historic Preservation Specialist:	Cat Moody 
Report Date:	March 7, 2014

Historic Preservation District: #1 Courthouse Plaza
APN: 109-01-017 **Zoning:** DTB
Location: 113 S Cortez St
Business Owner /Applicant: David Marino 113 S Cortez St Prescott AZ 86303

Existing Conditions

National Register Status: This building is listed in the National Register of Historic Places. The space was previously occupied by Kendall's Famous Burgers and Ice Cream, and is now being renovated for a similar type of restaurant. The existing storefront windows and doors are likely from the late 1950's and are typical aluminum storefront window/door systems. The front door in place now is a single door set within a framed down opening created by a 45 degree angled side window panel. The previous doors were a set of double doors recessed in at a 90 degree angle.

Request

The applicant proposes to reinstall the previously used set of double doors that were in place when the business was Dent's Ice Cream Parlor. The recess that houses the doors will need to be returned to its previous configuration with 90 degree returns on the sides.

Analysis

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

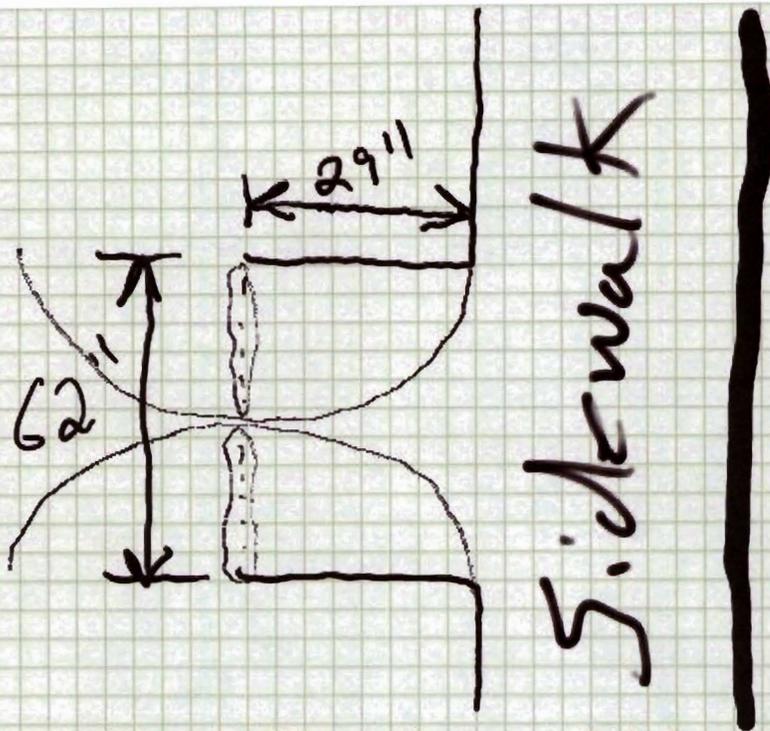
- Do not allow doors to swing into the public right-of-way
- Locate doors consistent with the historic pattern
- Encourage transoms above doors and windows extending to the bottom of the finished ceiling

Site Visit: Recommended

Recommended Action: Approve HP14-004 Request approval to modify the current storefront doorway to accept a set of previously installed double doors.

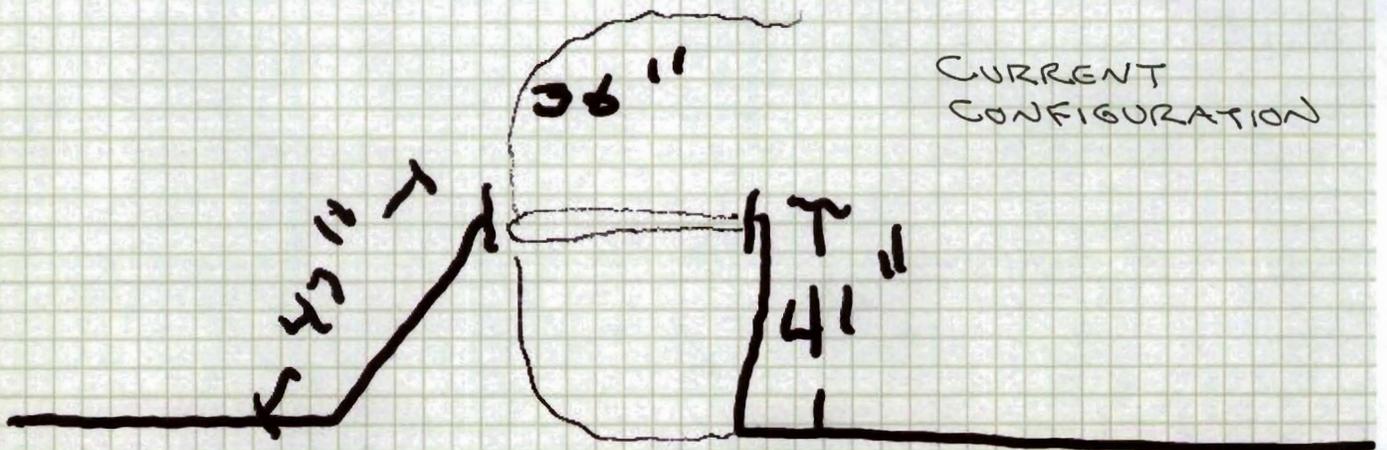
Current single swing door





PROPOSED
RE-INSTALL OF
DENT'S DOORS

Restore Kendall's original 26 inch double doors for fire exit. Not protruding into pedestrian right of way on sidewalk.



CURRENT
CONFIGURATION



DOORS
FROM
DENT'S

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
March 14, 2014**

AGENDA ITEM: HP14-005 Request approval for signage for a new business, Tara Thai.

Planning Manager: George Worley *[Signature]*
Director: Tom Guice *[Signature]*

Historic Preservation Specialist: Cat Moody *[Signature]*

Report Date: March 7, 2014

Historic Preservation District: #1 Courthouse Plaza

APN: 109-01-016

Zoning: DTB

Location: 115 S Cortez St

Business Owner /Applicant: J Matthew Boykan/Rex Cullum, 5700 E Market St #3091
Prescott Valley AZ 86314

Existing Conditions

National Register Status: This building is listed in the National Register of Historic Places. The space was previously occupied by a retail gift shop, and is now being converted into a Thai restaurant.

Request

The applicant proposes to install signage above the horizontal awning that sits flat against the stucco façade. The proposed sign is composed of two types of materials. The word "TARA" is a reverse pan channel lettering with amber LED halo illumination, it measures 24"x91.5" (15.25 sq ft). The words "fine thai cuisine" are flat cut lettering without illumination, they measure 10"x123" (8.5 sq ft). The sign will be painted a very dark bronze. See rendering for the sign in place.

Analysis

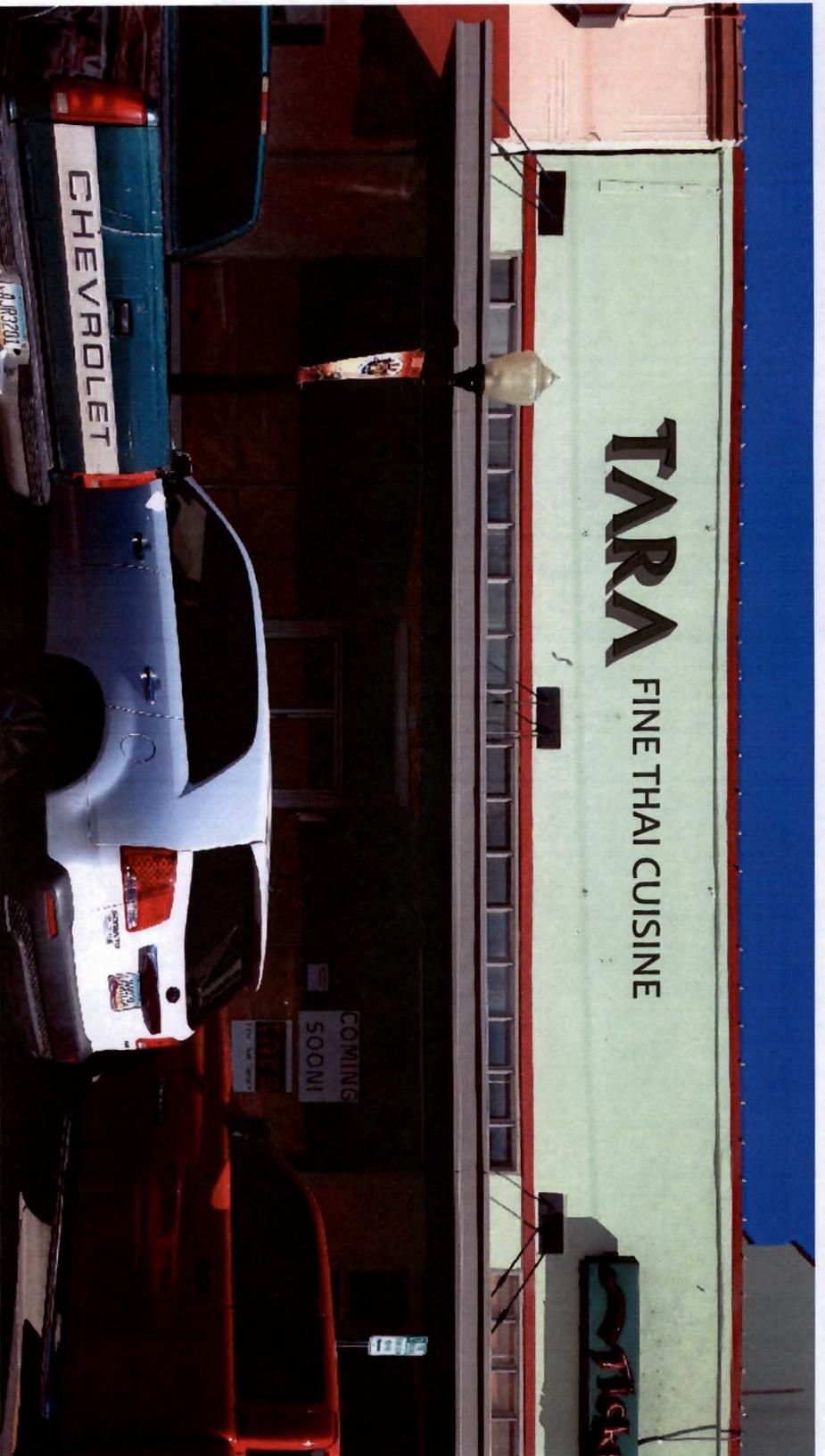
Conformance with the Prescott Historic Preservation Master Plan (HPMP): In part, the HPMP chapter for the Courthouse Plaza Historic District states:

- Use historically consistent signage; use only flat against the building; no flashing, revolving or roof-mounted signs are permissible
- Use incandescent or neon lighting for signage; box, cabinet or fluorescent signs are not acceptable

The proposed signage is compatible with the district guidelines and is within the allotted 40 square feet of signage.

Site Visit: Recommended

Recommended Action: Approve HP14-005 Request approval for signage for a new business, Tara Thai.



91.5" 123" 24" 10"

TARA FINE THAI CUISINE

Manufacture & install TARA as reverse pan channel lettering with amber LED halo illumination. Fine Thai Cuisine to be non illuminated flat cut lettering from 3mm Dibond. Lettering painted duranodic bronze.

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COMPANY: Tara Thai Massage	EMAIL: j.boykan@gmail.com
CLIENT: Matt	FILE: Tara Thai Massage
PHONE: 379-2116	Origin DATE: 3-4-14
FAX:	Revise DATE:
APPROVAL:	DATE: Design by SP