

PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, May 8, 2015
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 May 8, 2015** 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
Trinidee Shelton, Vice Chairman
Russ Buchanan
Gary Edelbrock

Christy Hastings
DJ Buttke
Robert Burford

III. REGULAR AGENDA

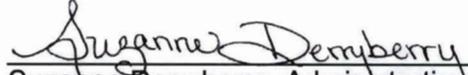
1. **Approval of the minutes** of the April 10, 2015 meeting.
2. **HP15-008** 117 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-017. Request approval for remodel of interior and converting a window to a door in rear of building for access to living quarters.
3. **HP15-009** 150 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-016A. Request approval for signage mounted on side walls and entrances of The Holiday Courtyard.
4. **HP15-010** 106 & 108 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-112A. Request approval for signage for Lone Spur Cafe.
5. **HP15-011** 346 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-03-022. Request approval for full basement remodel including exterior door replacement.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

V. ADJOURNMENT

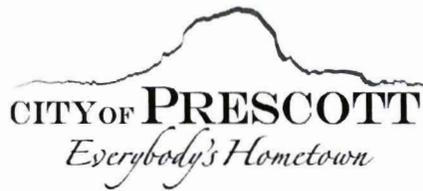
CERTIFICATION OF POSTING OF NOTICE

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 May 1, 2015 at 11:30 AM 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
APRIL 10, 2015
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on APRIL 10, 2015 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 8:02a.m.

II. ATTENDANCE

MEMBERS PRESENT	STAFF PRESENT
Mike Todd, Chairman	Cat Moody, Preservation Specialist
Trinidee Shelton, Vice-Chairwoman	George Worley, Planning Manager
Christy Hastings	Suzanne Derryberry, Administrative Specialist
DJ Buttke	
Gary Edelbrock	COUNCIL PRESENT
Russ Buchanan	Marlin Kuykendall, Mayor
Robert Burford	

III. REGULAR AGENDA

1. Approval of the minutes of the March 13, 2015 meeting.

Ms. Hastings, MOTION to approve the March 13, 2015 meeting minutes. Mr. Buchanan, 2nd. VOTE 7-0; passed`.

2. HP15-006 106 N Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-111. Request approval for signage location change for Bloom Tree Realty and additional visitor's center signage.

Ms. Moody reviewed the staff report and indicated that the applicant had various requests related to signs. They were proposing to relocate the Gurley Street Bloom Tree logo sign to the eastern most awning so that both signs would bracket the corner entry of the building. They were also proposing adding signage on the valence of the two corner awnings for an additional business in the building serving as a visitor's information center. Text on the valance for both signage awnings would read "Prescott Area Showcase Welcome Center" and would be in orange and white. Lastly, the request would add signage to the end of the signage awnings that has the text "Welcome Center".

Ms. Moody concluded by stating that a representative was present and available for any questions.

Raymond Zogob, 2149 Clubhouse Drive, pointed out that there would be several tenants in the building. He continued by further discussing the locations of the signage and logos.

Various discussions took place regarding the purpose of the visitor's center.

Mr. Buttke, MOTION to approve HP15-006 as presented. Mr. Edelbrock, 2nd. VOTE 7-0; passed.

3. **HP15-007** 113 W Goodwin St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-074. Request approval for revised signage mounted on stucco façade.

Ms. Moody reviewed the staff report and indicated that signage had been approve at this location the month prior. However, the applicant was coming back with a new design based on comments from the previous meeting.

Ms. Moody stated that the difference in design was that the signage would now be a flat panel mounted sign rather than painted directly on the stucco. She displayed photos on the overhead projector and stated that in addition to the logo, there would also be two separate panels with wording. She noted that the colors are black and white with two difference colors of rust.

Ms. Moody concluded by stating that the signage was within the allotted square footage for the business, and that the applicant was available for any questions.

Tamara Kelly, 113 W Goodwin, stated there would only be one rust color but she hadn't yet chosen between the two. She also added that the panels would be made of polymer and the sign would be slightly curved to align with the building curve. It was also noted that the panel would be 1" thick with a 2" protrusion.

Mr. Edelbrock, MOTION to approve HP15-006, Ms. Hastings, 2nd. VOTE 7-0; passed.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Discussions took place regarding signage for In Recovery. It was noted that the organization had chosen to relocate to another location.

V. ADJOURNMENT

Chairman Todd adjourned the meeting at 8:22 AM

Mike Todd, Chairman


Administrative Specialist

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
May 8, 2015**

AGENDA ITEM: HP15-008 Request approval for remodel of interior and converting a window to a door in rear of building for access to living quarters.

Planning Manager: George Worley
Director: Tom Guice

Historic Preservation Specialist: Cat Moody

Report Date: April 21, 2015

Historic Preservation District: #1 Courthouse Plaza

APN: 109-01-017

Zoning: DTB

Location: 117 S Cortez St

Applicant: Otwell Associates Architects, 121 E Goodwin St, Prescott AZ 86303

Business Owner: 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 building has a existing apartment in poor condition above the restaurant that has been vacant for the last 24 years.

Request

The applicant proposes to:

1. Remodel the interior of the apartment space
2. Convert a window in the rear of the building to be a doorway with two sidelights (same width as existing window) that will provide external access to the living quarters without having to go through the restaurant space.
3. Construct an inclined concrete walkway to provide access to new door.
4. Install amber-tan colored canvas awning to protect the new door in the rear.

Please see plan set for details on these elements.

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

Agenda Item: HP15-008, 117 S Cortez St

Recommended Action: *Approve or Approve with Modifications* HP15-008 Request approval for remodel of interior and converting a window to a door in rear of building for access to living quarters.

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
May 8, 2015**

AGENDA ITEM: HP15-009 Request approval for signage mounted on side walls and entrances of The Holiday Courtyard.

Planning Manager: George Worley *GW*

Director: Tom Guice *TG*

Historic Preservation Specialist: Cat Moody *CM*

Report Date: April 21, 2015

Historic Preservation District: #1 Courthouse Plaza

APN: 109-02-016A

Zoning: DTB

Location: 150 S Montezuma St

Agent/Applicant: Stephan Markov, Morgan Sign, 704 Moeller St, Prescott AZ 86301

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

Existing Conditions

This property contained a building that burned in a fire on May 8th, 2012. The building contained three storefronts. The site has been cleared and columns and temporary fencing are in place at the front of the lot. The overall design for the site was approved through an appeal process at City Council in the Spring of 2014. This commission granted approval for the restroom building and stage configuration in August of 2014. The courtyard features are currently under construction.

Request

Applicants propose to:

1. Install three 4ft x 4ft composite metal signs with beveled edge, imprinted graphics and text that reads "Holiday Courtyard at the Grand Highland Hotel". Two signs are to be located on either side of the front of the courtyard, and one sign is to be mounted on the angled wall at the rear entry to the courtyard.
2. Install a courtyard policies sign 2ft x 3.5ft containing guidelines for courtyard use at both the front and rear entry to the space.
3. Paint a scenic mural depicting the Thumb Butte skyline at sunset on the rear wall of the stage with the text "Prescott Arizona".

See renderings for more details on the sign panels and painted mural.

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

Agenda Item: HP15-009, 150 S Montezuma St

- 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 continued alley use for service to take the burden off of the front of the property; encourage and coordinate safer alley use by pedestrians

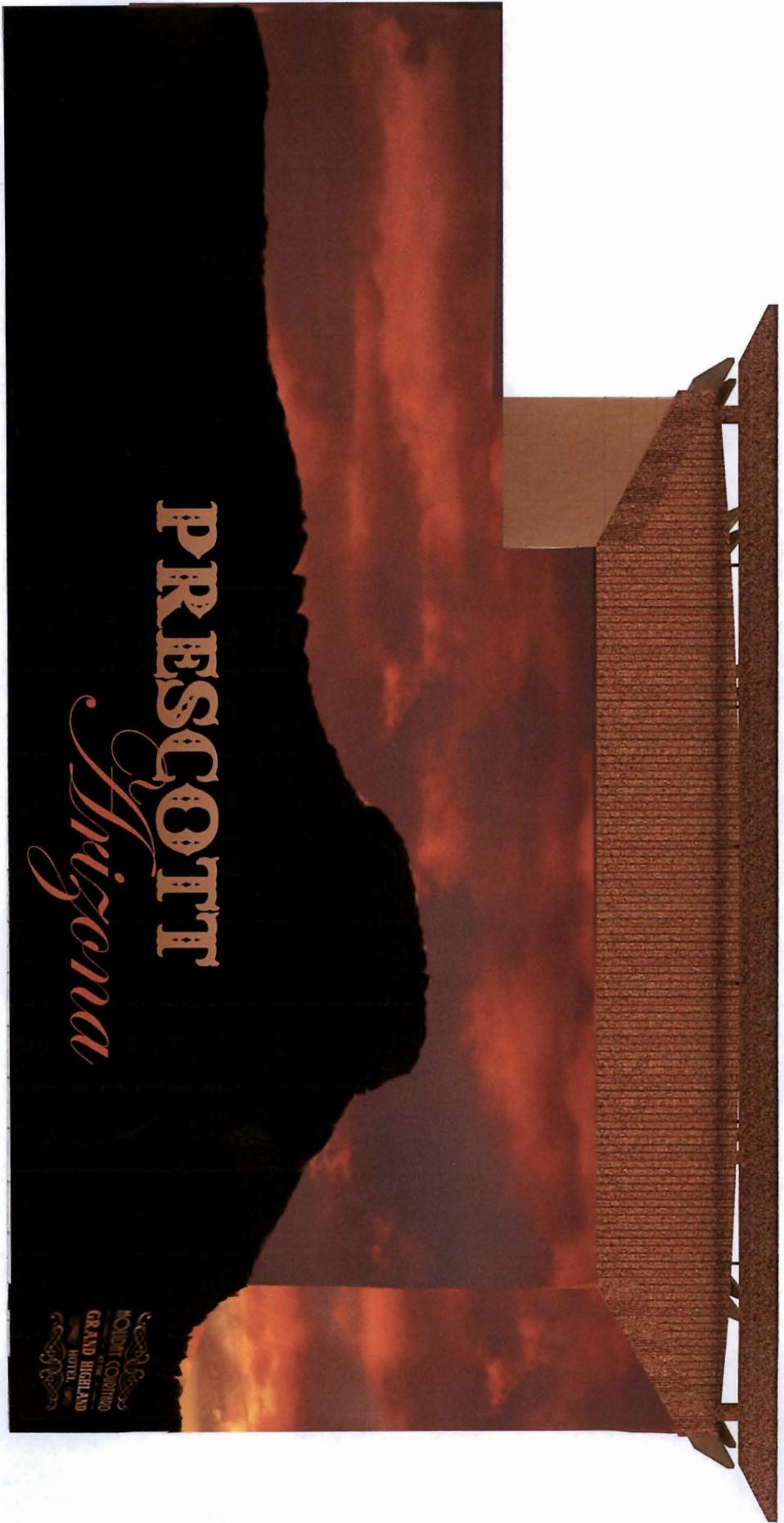
The Secretary of the Interior's Standards for Rehabilitation, #9, states:

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 combined total of signage that advertises the business (excludes the courtyard policy elements) is 75 square feet, which is the maximum allowed for the combination of the courtyard and hotel signage.

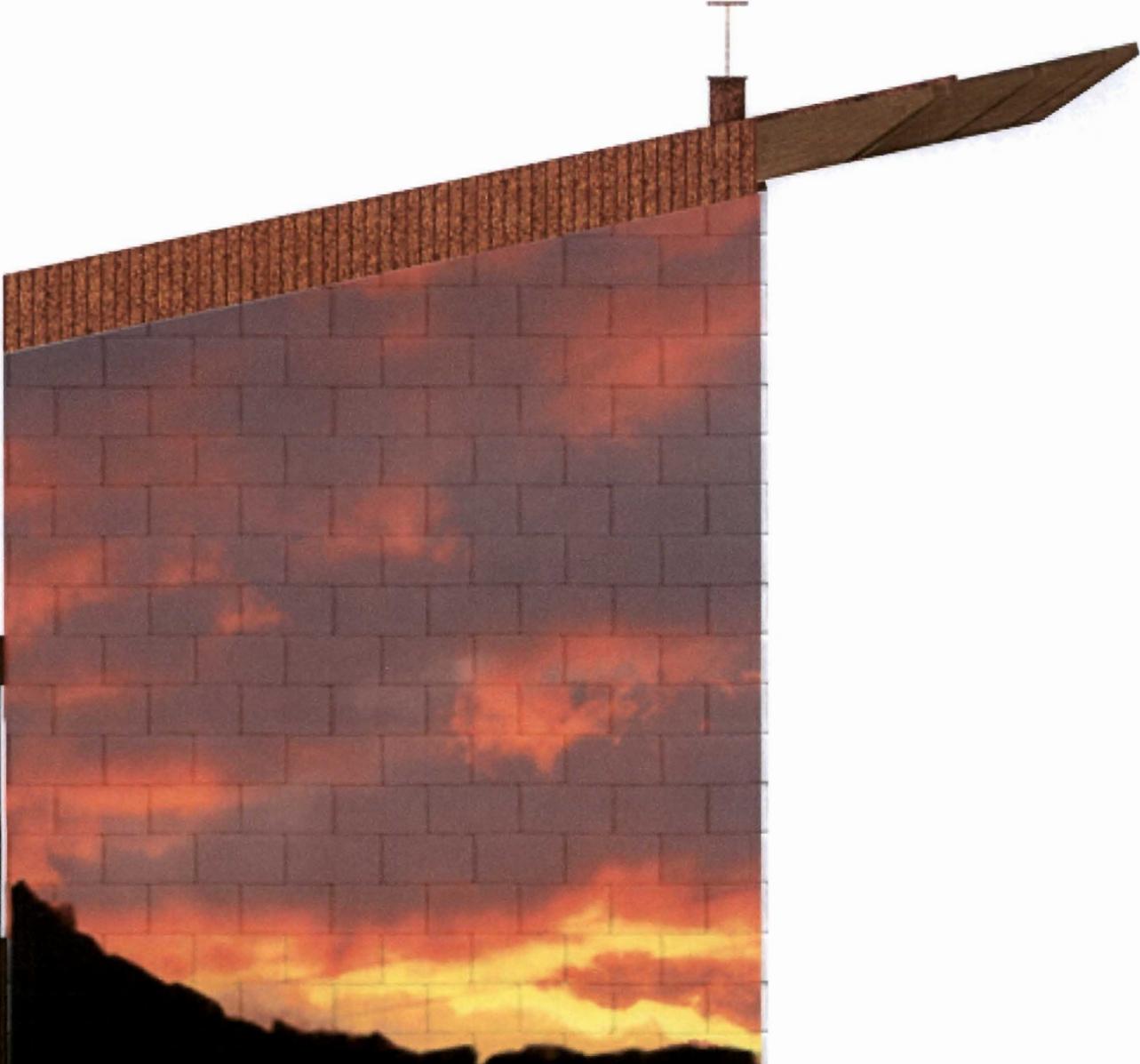
Site Visit: Recommended

Recommended Action: Approve or Approve with Modifications HP15-009. Request approval for signage mounted on side walls and entrances of The Holiday Courtyard.



PRESCOTT
Arizona

HONOLULU
GRAND HIGHLAND
HOTEL




HOLIDAY COURTYARD
 AT THE
GRAND HIGHLAND
HOTEL


Welcome to...
HOLIDAY
COURTYARD
at Grand Highland

*Hours: 24/7
 High Chair Service Upon Request*

- Before 3 AM - Quiet Please
- Clean Up After Yourself & Pets
- No Smoking or Tobacco Products
- No Skate Boarding
- Only Approved Music May be Played
- No Loitering or Parkouring
- No Alcoholic When Gates Locked

See Management Staff for more information



Welcome to...

HOLIDAY COURTYARD

A Private Property

Help us keep our gates open

Please...

Clean Up after yourself & pets

No Smoking or tobacco products

No Skate Boarding

Approved Music only

No Loitering or Panhandling

No Admittance when gates locked

Call for assistance 928.776.9963

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
May 8, 2015**

AGENDA ITEM: HP15-010 Request approval for signage for Lone Spur Cafe.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: April 21, 2015

Historic Preservation District: #1 Courthouse Plaza

APN: 113-15-112A

Zoning: DTB

Location: 106 & 108 West Gurley Street, the Union Block Building

Applicant: Stephan Markov, Morgan Sign, 704 Moeller St, Prescott AZ 86301

Business Owner: Cory Farley, 106 W Gurley St, 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 existing signage at this location is a fluorescent lit rectangular style box cabinet mounted out at the edge of the horizontal awning.

Request

The applicant proposes to install a sign comprised of individually formed gold-colored pan channel letters that are illuminated with low voltage LEDs mounted to a custom fabricated mounting band (that matches the awning trim color) at the front edge of the horizontal awning. The sign spans across the entire space that will be the expanded Lone Spur Café once they complete the remodel of the space that previously housed Goodies. The sign identifies the business as Lone Spur Café in a traditional western font.

Please see rendering for a depiction of the proposed 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 incandescent or neon lighting for signage; box, cabinet or fluorescent signs are not acceptable

The sign totals 48 square feet, which is within the allotted 50 square foot of signage allowed for this business.

Agenda Item: HP15-010, 106 &108 W Gurley Street

Site Visit: Recommended

Recommended Action: Approve or Approve with Modifications HP15-010 Request approval for signage for Lone Spur Cafe.

LODGE SPUR CAFE

RS Ltd.

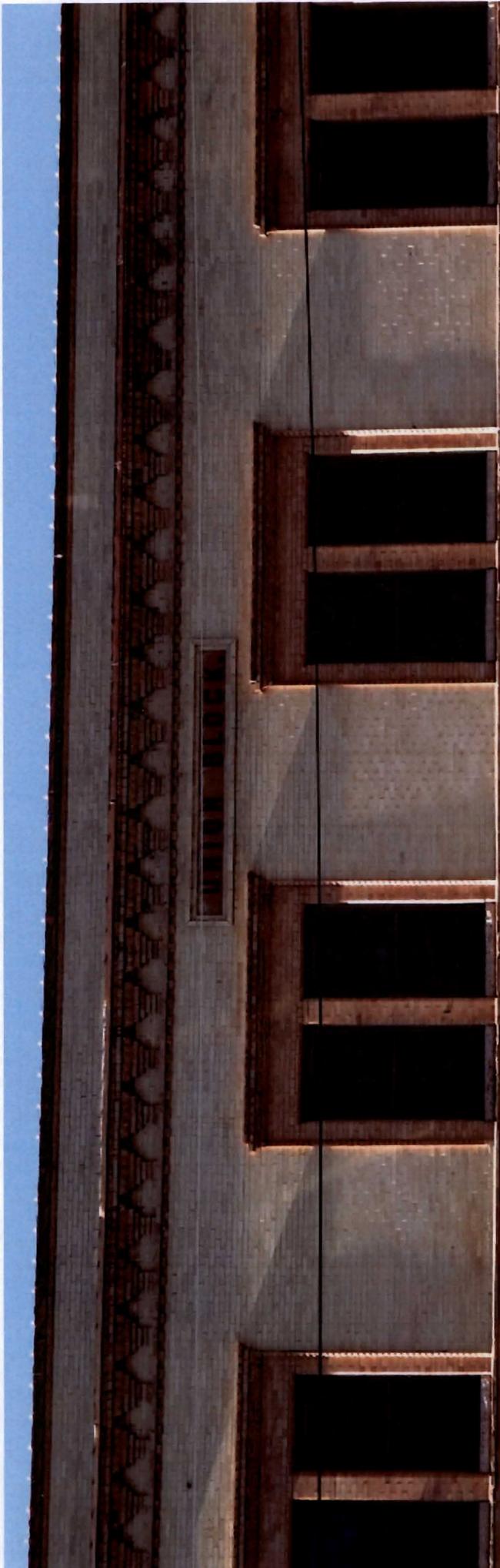
's Jewellers

OPEN

FUTURE EXPANSION
THE LODGE SPUR CAFE
COMING SOON



LODGE SPUR CAFE



**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
May 8, 2015**

AGENDA ITEM: HP15-011, Request approval for full basement remodel including exterior door replacement.

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

Historic Preservation Specialist: Cat Moody

Report Date: April 22, 2015

Historic Preservation District: # 13, Southeast Prescott

APN: 110-03-022

Zoning: SF-9

Location: 346 South Mount Vernon Avenue

Applicant/Owner: Anna Young, 346 S Mount Vernon Ave, Prescott AZ 86303

Existing Conditions

National Register Status: This property is listed in the National Register of Historic Places. The walk-out basement is currently an unfinished space, and the current door to the exterior is an old inoperable Aluminum sliding glass door.

Request

Applicants propose to:

1. Fully remodel interior of walk-out basement to convert the space into a Master Suite.
2. Exterior change is limited to the replacement of the existing sliding glass door with a new 6ft wide French door.

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

Analysis

The Historic Preservation Master Plan for the South Prescott District specifically recommends:

- Encourage scale consistent with existing structures and styles
- Locate doors consistent with the historic pattern
- Encourage wood for replacement doors and windows

The request is compatible with the guidelines from the Historic Preservation Master Plan, and will not adversely impact the National Register status of this property.

Site Visit: Recommended

MOVE TO Approve- HP15-011, Request approval for full basement remodel including exterior door replacement.





