



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, July 11, 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 July 11, 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	Christy Hastings
Trinidee Shelton, Vice Chairman	DJ Buttke
Russ Buchanan	Robert Burford
Gary Edelbrock	

III. REGULAR AGENDA

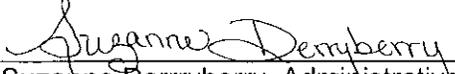
- 1. Approval of the minutes** of the June 6, 2014 meeting.
- 2. HP14-010**, 208 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-093. Request approval for signage along base of awning.
- 3. HP14-011**, 343 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-03-042. Request approval for a 6' high fence on south side and retaining wall in rear and side yard.
- 4. HP14-012**, 117 E Gurley St. Historic Preservation District #2, Elks Theatre. APN: 109-01-011E. Request approval for removal/modification of roof mechanical housings.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

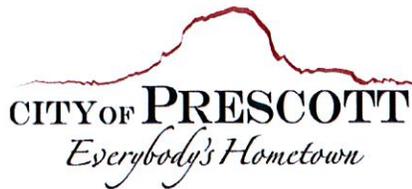
V. ADJOURNMENT

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 July 3, 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
JUNE 6, 2014
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on JUNE 6, 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
Trinidee Shelton, Co-Chairwoman	Cat Moody, Preservation Specialist
Gary Edelbrock	Suzanne Derryberry, Administrative Specialist
Robert Burford	George Worley, Planning Manager
Mike Todd	COUNCIL PRESENT
Christy Hastings	
Russ Buchanan	
MEMBERS ABSENT	
DJ Buttke, Chairman	

III. REGULAR AGENDA

1. Approval of the minutes of the April 11, 2014 meeting.

Mr. Edelbrock, MOTION to approve the April 11, 2014 meeting minutes. Ms. Shelton 2nd. VOTE 6-0; passed.

2. HP14-008, 137 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-007A, 010, 006. Request approval for signage changes for First Baptist Church.

Ms. Moody reviewed the staff report and indicated that the request was for additional signage for the First Baptist Church. She noted that there were three locations for the proposed signage and continued by discussing the past history of that location and displaying photos on the overhead projector.

Ms. Moody stated that the proposal was to remove the lower 5 foot portion of the large cross to allow the additional identification by way of signage on the front façade facing the plaza.

She continued by discussing the design and construction of the signage as well as the other locations of signage and noted that the sign contractor was available for any questions.

Mr. Todd suggested that they may want to redesign the flat letter portion of the sign to help it better stand out; he noted that it was just a suggestion and not a condition of approval.

Ms. Hastings, MOTION to approve HP14-008, request approval for signage changes for First Baptist Church. Mr. Edelbrock 2nd. VOTE 6-0; passed.

3. **HP14-009**, 118 S Pleasant St. Historic Preservation District #9, Reverend E Meany Residence. APN: 109-01-060. Request approval for signage for Michael Taylor Architects.

Ms. Moody reviewed the staff report and indicated that the request was for the placement of small signage located on a portion of the stem wall; she displayed photos on the overhead projector and discussed the design and materials used for the sign.

Ms. Moody concluded by stating that the square footage of the sign was within the allowable signage for the business and that the sign contractor was available for any questions.

Discussions took place regarding the mounting of the sign.

Mr. Edelbrock, MOTION to approve HP14-009, request for signage for Michael Taylor Architects. Mr. Buchanan 2nd. VOTE 6-0, passed.

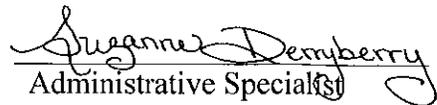
IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody discussed the events of the Historic Home Tour and the restoration of the Elks Opera House. She also noted that she would be attending the State Historic Preservation Conference and would report back with information to the commission at the next meeting.

VI. ADJOURNMENT

Chairman Todd adjourned the meeting at 8:43a.m.

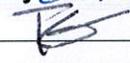
Michael Todd, Chairman


Administrative Specialist

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
July 11, 2014**

AGENDA ITEM: HP14-010 Request for approval of signage along base of awning.

Planning Manager: George Worley 
Director: Tom Guice 

Historic Preservation Specialist: Cat Moody

Report Date: July 2, 2014 

Historic Preservation District: #1 Courthouse Plaza

APN: 113-15-093

Zoning: DTB

Location: 208 West Gurley Street, the Wilson Block Building

Applicant: John DeAngelis, Signz & Designs, 7020 E Manley Dr, Prescott Valley AZ 86314

Business Owner: Shannon's Gourmet Cheesecakes, 208 W Gurley St, Prescott AZ 86301

Existing Conditions

National Register Status: The Wilson Block Building is listed in the National Register of Historic Places. A temporary banner was previously placed at this business along the base of the awning; this is designed to be a more permanent installation of awning signage.

Request

The applicant proposes to install a 12" tall aluminum mounting strip to serve as a base to accept a permanent banner. The strip will have mounting brackets that attach this signage element back to the steel frame of the awning. This design allows for the removal of this sign element without doing damage to the awning structure. This will also allow for the sign face to change without additional structural modifications. The signage banner will be riveted to this signage base.

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
- Encourage the use of fabric awnings throughout the district
- Integrate awnings into the overall design of the building

The signs are generally compatible with the recommendations from the master plan.

Agenda Item: HP14-010, 208 W Gurley Street

The sign front face is 18 square feet, and each side is 4.6 square feet; combined, the total is 27.2 square feet. The business also has a sign above the awning that measures 8 square feet, bringing total signage to 35.2 square feet which is within the allowable 40 square feet of signage.

Site Visit: Recommended

Recommended Action: Approve or Approve with Modifications HP14-010 Request for approval of signage along base of awning.



SHANNON'S
CHEESECAKES & DESSERTS

WILLIAMS & SOUPE
RESTAURANT & BAKERY

207

2 HOUR
NO PARKING
VIOLATIONS
ENFORCED

MAYOR'S OFFICE

6

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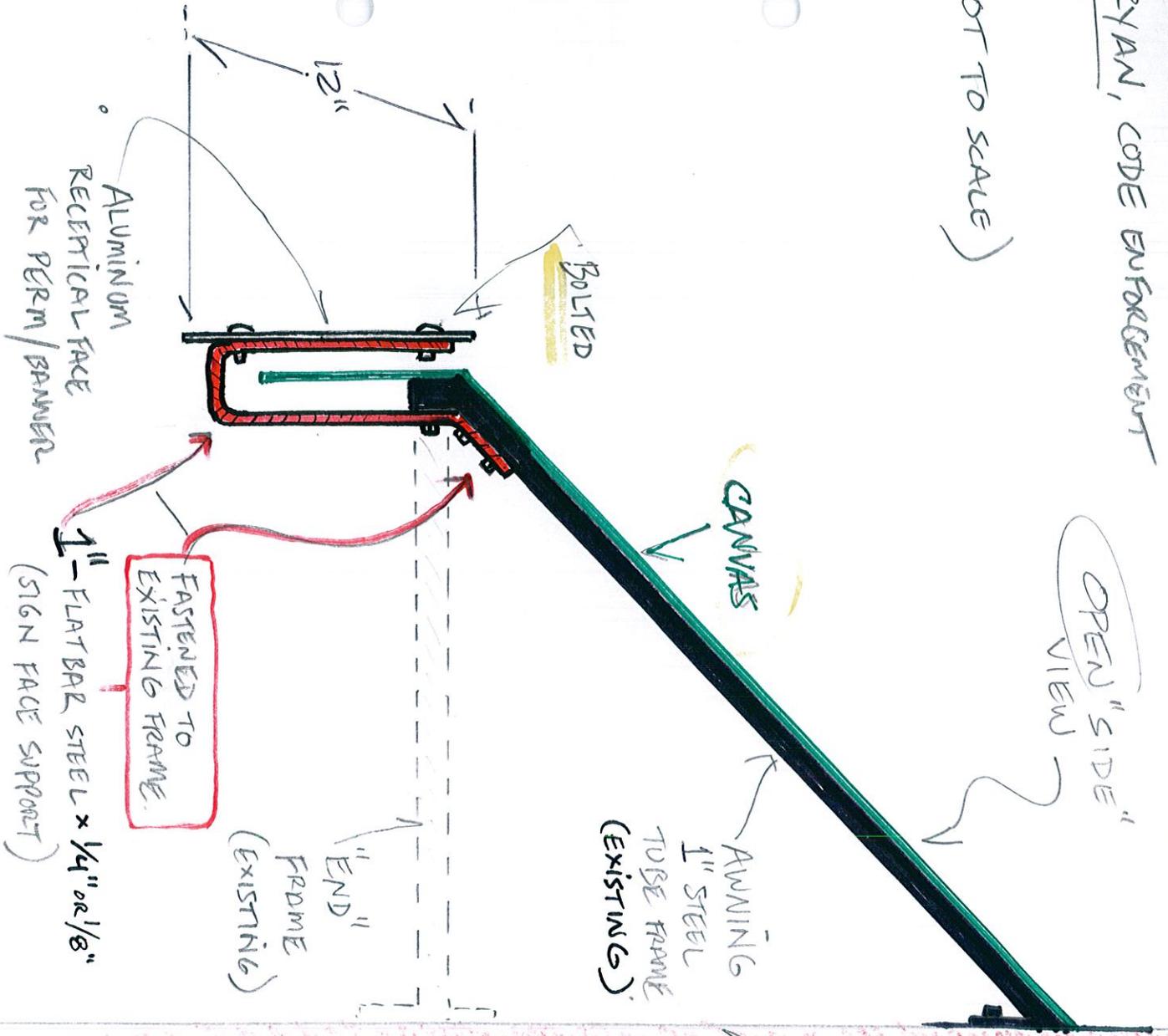
LUNCH • CHEESECAKE • ESPRESSO *Delicious* WRAPS



ATTENTION:
RYAN, CODE ENFORCEMENT

(NOT TO SCALE)

OPEN "SIDE"
VIEW



EXISTING BLDG FACE

THIS ADDITION IS VERY LIGHT-WGT.

PERMANENT / REMOVABLE FOR MOVE OR MAINT.

STRUCTURELY SOUND AND WORKS WITH EXISTING AWNING FRAMEWORK AND INFRASTRUCTURE. ETC.

[Handwritten signature]

BID'S
FACE

EXISTING ADMIN



12" X 216"
LITE WGT. POLY METAL
BOLT-MARKIT

(BANNER TO BE RIVETED TO FACE)

12" X 55"
SIDE
(EACH END)

• REFER TO "PAGE # 1" FOR DETAILS

gms

PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
July 11, 2014

AGENDA ITEM: HP14-011, Request approval for a 6' high fence on south side and retaining wall in rear and side yard.

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

Historic Preservation Specialist: Cat Moody

Report Date: July 2, 2014 *CM*

Historic Preservation District: # 13, Southeast Prescott

APN: 110-03-042

Zoning: SF-9

Location: 343 S Mount Vernon Ave

Applicant: Jerry Glasco, Sunrise Builders, 216 N Mount Vernon Ave, Prescott AZ 86301

Owner: Harry Brown, 343 S Mount Vernon Ave, Prescott AZ 86303

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. There is an existing 6' high wood privacy fence along the south side of the property that has a small return near the front of the house with a gate to gain access to the side and back yard. The rear deck has an access stair that extends along the south side of the house. The side yard slopes significantly towards the rear of the property.

Request

Applicants propose to remove the wooden fence on the south side of the home and replace with a new 6' high vinyl fence. This fence would return to the house in the front, and also in the rear where a new retaining wall would be constructed. The retaining wall would retain both the south side (where a neighbors garage sits at the property line) and then would return under the deck at the rear of the house. This configuration will raise the grade along the south side of the house, allowing for the deck access stairs to be significantly reduced.

See plans for additional details on the request.

Analysis

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

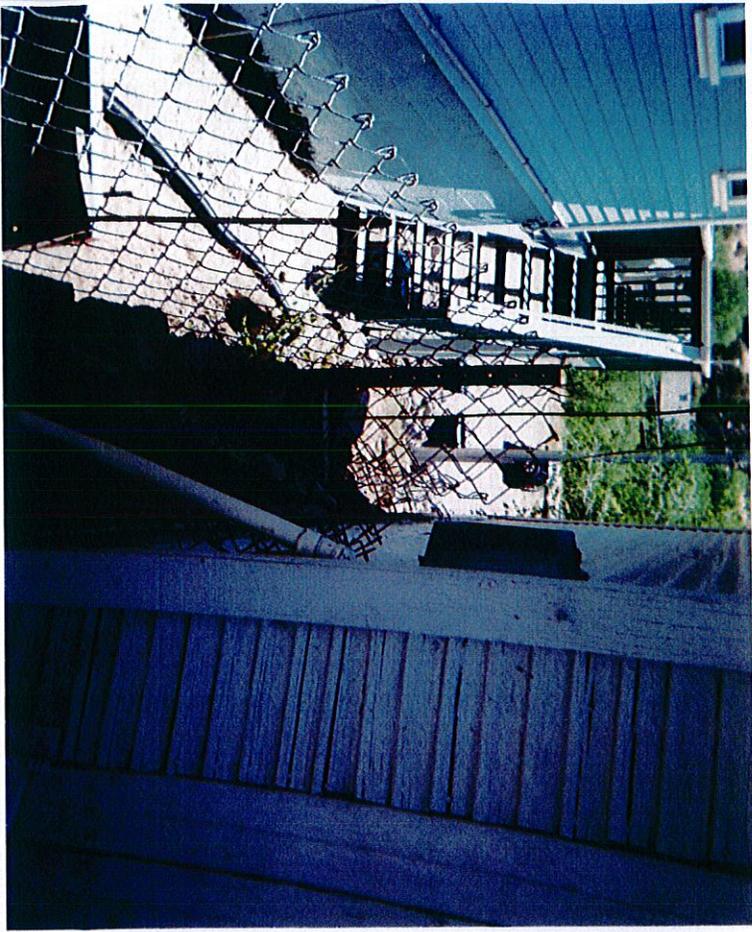
- Encourage scale consistent with existing structures and styles
- Encourage porches consistent with the historic style

Agenda Item: HP14-011 343 South Mount Vernon Avenue

The proposed work will not adversely impact the historic status of this property. The work will improve access along the south side of the property, and provide stabilization of the neighbor's garage foundation.

Site Visit: Recommended (limited visibility)

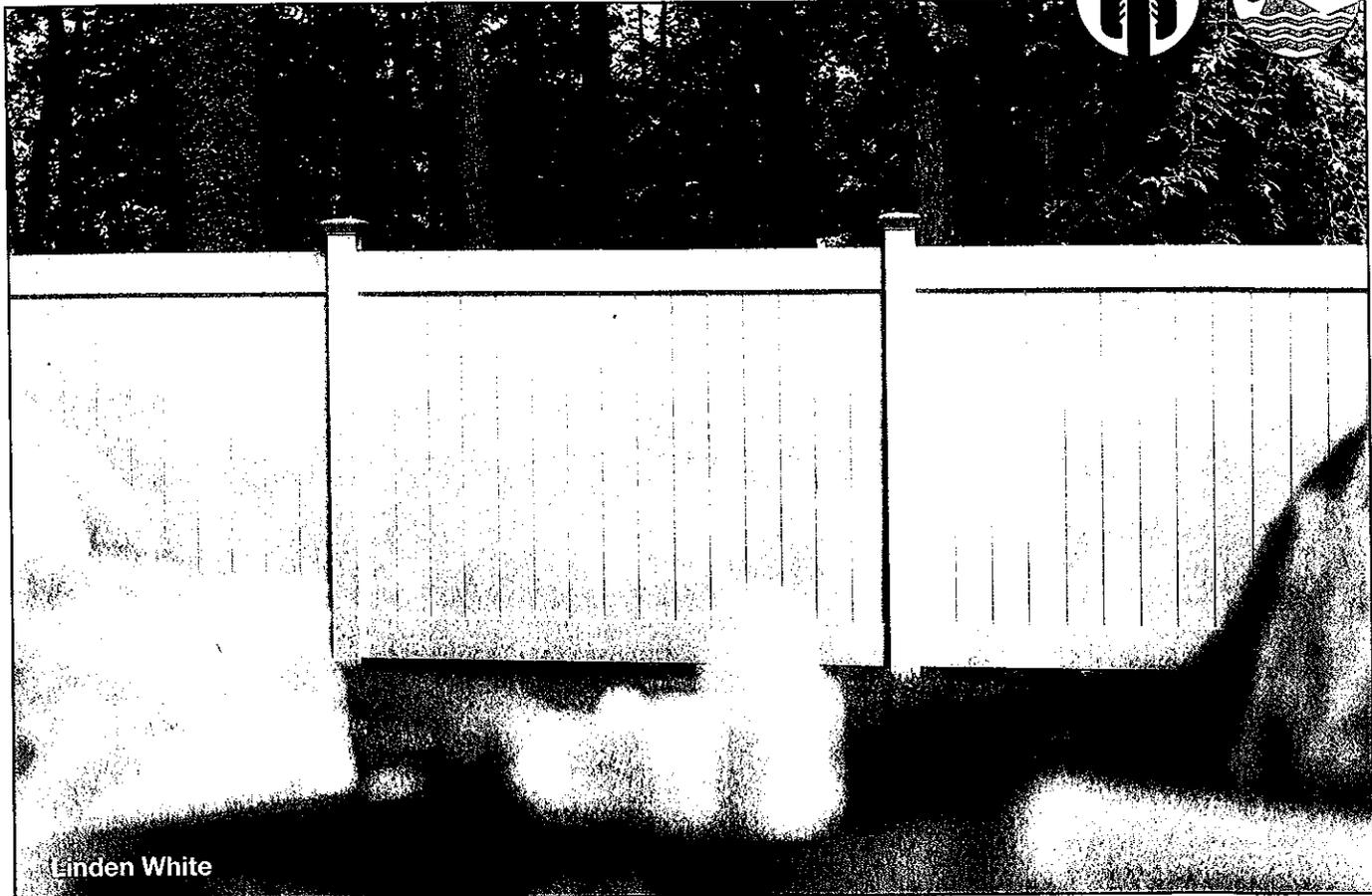
MOVE TO APPROVE - HP14-011, Request approval for a 6' high fence on south side and retaining wall in rear and side yard.





6x8 Linden

6" tongue and groove boards with 1 1/4" x 7" top & bottom rails



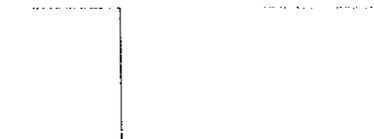
Linden White

6x8 Linden White



Description	Model	Price Each
6x8 Linden Privacy Fence Kit (Actual Size 68"x91")	73013298	\$99.97
6x4 Linden Walk Gate Kit* (Actual Size 68"x46") (Hinges included)	73014520	\$240.00
6x5 Linden Drive Gate Kit* (Actual Size 68"x58") (Hinges included)	73014521	\$255.00
Linden Gate Framing Kit (For Custom Size Gates up to 78" Wide)	73014088	\$34.97
5"x5"x108" Routed Line Post	73013030	\$33.97
5"x5"x108" Routed Corner Post	73013275	\$33.97
5"x5"x108" Routed End Post	73013274	\$33.97
5"x5"x106" Gate Post Insert (For use with 5"x5"x108" Posts)	73003463	\$52.97
5"x5" Contemporary Post Top	73013119	\$7.97
Post Top Clips	73014080	\$5.77

Fence panel



Walk Gate

Drive Gate

*One gate per kit; gate latch sold separately. See pages 34-37 for additional accessories.

Prices good through 02/01/15.

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
July 11, 2014**

AGENDA ITEM: HP14-012 Request approval for removal/modification of roof mechanical housings.

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

Historic Preservation Specialist: Cat Moody 

Report Date: July 2, 2014

**Historic Preservation District: #2 Elks Opera House
APN: 109-01-011E Zoning: DTB**

Location: 117 E Gurley St

Agent/Applicant: Frank DeGrazia, 772 Arroyo Dr Prescott, AZ 86303

Building Owner: Elks' Theatre and Performing Arts Center, 318 Rim Rock Cr, Prescott, AZ 86303

Existing Conditions

National Register Status: This Building is listed in the National Register of Historic Places and is also within the Elks Theater Historic District.

The exterior of this building is under extensive renovation, work which was approved by this commission in December of 2012.

Request

The applicant proposes to:

1. remove the old elevator mechanical housing from the roof- this element is no longer needed with improvements in elevator technology.
2. remove the old roof stair access housing from the roof and reconstruct a low profile access hatch in its place- this will improve safety for those needing to access the roof.

See the plan set for details on specific, removals, materials, and effect on the appearance of the elevations of the building.

Analysis

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

Recommendations include:

- Promote continued use of the Elks Building and Theater Historic District as a quality professional and entertainment complex in the heart of Prescott

Agenda Item: HP14-012, 117 E Gurley St

- Encourage compatible commercial and business office uses in and adjacent to the building

The proposed work will improve the appearance of the skyline of the building by eliminating unnecessary clutter on the roof.

Site Visit: Recommended

Recommended Action: Approve HP14-012, Request approval for removal/modification of roof mechanical housings.

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE IN A WRITTEN NARRATIVE DESCRIBING THE PROJECT:

STRUCTURAL MODIFICATIONS TO PLACE THIS NEW ELEVATOR WE ARE ABLE TO CONTAIN THE HOISTWAY TO THE INTERIOR OF THE BUILDING. WITH THIS OPTION BEING AVAILABLE WE WOULD REQUEST TO REMOVE THE ELEVATOR HOUSE THAT CURRENTLY SETS AT THE ROOF LEVEL. CONTAINED INSIDE THE HOUSE IS THE MASSIVE CABLING SYSTEM FOR THE OLD TRACTION ELEVATOR, ELECTRICAL COMPONENTS AND SUPPORT GEAR. REMOVAL WILL ACHIEVE: CLEANING UP THE SKYLINE, LESSEN THE MAINTENANCE ON THE NEW ROOF WHERE THE HOUSING PENETRATES THE MEMBRANE AND CAUSING A BREAK IN THE CONTINUITY. THE HOUSE CAME ALONG LATER IN THE BUILDINGS HISTORY AS THE ELEVATOR WAS NOT AN ORIGINAL COMPONENT.

THE SECOND REQUEST HAS TO DO WITH THE STAIR TOWER THAT PENETRATES THE ROOF AND PROVIDES DIRECT ACCESS FROM THE INTERIOR TO THE ROOF PLANE. WITH THE REDESIGN OF THE INTERIOR WE WOULD LIKE TO INSTALL A VERTICAL LADDER THAT LEADS TO A ROOF HATCH WHICH WOULD PROVIDE A MARGIN OF SAFETY TO WORKERS AS IT WOULD OPEN UP THE TRAVEL PATH WITH A WIDER ACCESS THAN IS PRESENTLY IN PLACE AND AGAIN LESSEN THE IMPACT OF ROOF PENETRATIONS IN THE NEW MEMBRANE.