



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, October 10, 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 October 10, 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
Trinidee Shelton, Vice Chairman
Russ Buchanan
Gary Edelbrock

Christy Hastings
DJ Buttke
Robert Burford

III. REGULAR AGENDA

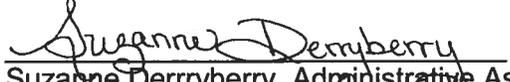
- 1. Approval of the minutes** of the August 8, 2014 meeting.
- 2. Approval of the minutes** of the September 12, 2014 meeting.
- 3. HP14-021, 113 S Cortez St. Historic Preservation District #1, Courthouse Plaza.**
APN: 109-01-017. Request approval for door change in storefront, new door in rear and sign face change.

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 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
AUGUST 8, 2014
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on AUGUST 8, 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
Russ Buchanan	Cat Moody, Preservation Specialist
DJ Buttke	Suzanne Derryberry, Administrative Specialist
Robert Burford	COUNCIL PRESENT
Mike Todd, Chairman	None
Christy Hastings	
MEMBERS ABSENT	
Gary Edelbrock	
Trinidee Shelton, Co-Chairwoman	

III. REGULAR AGENDA

REGULAR AGENDA

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

Mr. Burford, MOTION to approve the July 11, 2014 meeting minutes. Mr. Buchanan, 2nd. VOTE 5-0; passed.

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.

Ms. Moody reviewed the staff report and indicated that the item had been deferred from the previous meeting. She did a brief review regarding the information provided at the previous meeting and displayed photos on the overhead projector.

Mr. Todd discussed the modified design of the lettering on the awning.

Mr. Burford discussed his concerns regarding the numerous amount of signage which appeared to be somewhat cluttered. Ms. Moody pointed out that window signage was treated separately and falls outside of the purview of the commission. She also noted that the business is permitted to have a sandwich board sign outside of the business.

Murphy Russo, 208 W Gurley St, discussed how the new awning signage would help boost his business sales.

John DeAngelis, Prescott Valley, stated that he was the sign contractor and went on to discuss the structure, placement, and materials used for the proposed awning.

Ms. Hastings, MOTION to approve HP14-010, request for approval of signage along the base of the awning. Mr. Buttke, 2nd. VOTE 5-0; passed.

- 3. HP14-013**, 319 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-03-034. Request approval for partial enclosure of an existing side covered porch.

Ms. Moody reviewed the staff report and indicated that the request was for a partial enclosure of a side porch. She displayed a site plan on the overhead projector and noted that there was already an existing covered porch in the rear southeast portion of the house.

Ms. Moody discussed the construction and building configuration of the proposal and showed a rendering of elevations and a mock up of what the window wall would look like. She concluded by stating that the property owners were present for any questions.

Mr. Buchanan wanted to know if the proposed building materials would be compatible with existing materials.

Harry Ciprian, 319 S Mount Vernon, stated that the materials would match the color scheme of the house.

Mr. Todd, MOTION to approve HP14-013, request for approval of a partial enclosure of an existing side covered porch. Ms. Hastings, 2nd. VOTE 5-0; passed.

- 4. HP14-014**, 1095 Old Hassayampa Lane. Historic Preservation District #15, Historic Homes at Hassayampa. APN: 108-07-164. Request approval for repair/reconstruction of existing single-car detached garage and addition of gable end vents to attic.

Ms. Moody reviewed that staff report and displayed the site plan and photos on the overhead projector. She noted that the request was for the repair and construction of an existing garage which was in poor condition.

Ms. Moody continued by discussing the planned construction process to correct the current damage to the garage. She concluded by adding that the applicant was also requesting to include an addition of gable end vents to the attic.

Mary Galloway, 1095 Hassayampa, discussed the materials used for the repair of the garage.

Mr. Burford, MOTION to approve HP14-014, request for repair/reconstruction of an existing single-car detached garage and addition of gable end vents to the attic. Mr. Buttke, 2nd. VOTE 4-1; passed (Buchanan opposed).

5. **HP14-015**, 160 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-019. Request approval for design of a new wall mounted sign in the back alley for existing business and support of a variance to allow sign.

Ms. Moody reviewed the staff report and discussed the two signs on the front of the building. She indicated that the two signs were grandfathered and had a combined total square footage which exceeded the allowable 50 square feet of signage for business usage. She noted that any additional signage, even if placed on the rear of the building, would need to be approved by the Board of Adjustment through the variance process.

Ms. Moody stated that it would be a lighted sign and that the sign contractor was available for any questions.

Mr. Todd asked if there was a way to distinguish the difference between the front and rear of the building; Ms. Moody stated there was not.

Stephan Markov, 704 E Moeller, discussed previous signage.

Mr. Buttke stated that he was in favor of the request due to the higher use of the alley.

Ms. Moody discussed the poor condition of the rear of the building and the need for some aesthetic improvements and noted that it was a staff recommendation.

Mr. Todd commented that he agreed with Mr. Buttke that the signage in the rear of the building would be appropriate based on the higher usage of the rear alley.

Mr. Todd, MOTION to approve HP14-015, request approval for design of a new wall mounted sign in the back alley for existing business and support of a variance to allow signage, with the following conditions:

1. The rear wall of the building should be painted, at a minimum, to clean up the appearance of the rear access to this building.
2. Any unnecessary old signage mounting elements are removed prior to repainting to reduce clutter on the rear façade.

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

6. **HP14-016**, 230 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-031. Request approval for renovation of home including addition to rear and new porch extension on side.

Ms. Moody reviewed the staff report and displayed the site plan and photos on the overhead projector while indicating that the request was for the renovation of the main home. She noted that the home was not listed in the National Register due to substantial changes to the siding of the main house. She added that the homeowners were planning on removing the brick veneer to return the house to the original siding.

Ms. Moody continued by discussing the expansion of the porch and the proposal to create an addition to the rear of the house. She displayed depictions of the new construction as well as elevations and proposed materials for the project.

Tom Rhoades, 440 S. Montezuma, spoke about the original siding underneath the brick. He indicated that it was in poor condition but they were planning on keeping as much of it as possible. He continued by discussing the renovation of the carriage house.

Various commission members voiced their concerns of the condition of the original siding.

Mr. Buttke and Mr. Rhoades discussed the foundation wall materials, and existing lattice.

Mr. Buttke questioned whether the home could be placed back onto the National Register once the brick was removed. Ms. Moody stated that there would be a good chance for it to be eligible to be placed back onto the Register of Historic Places.

Ms. Hastings, MOTION to approve HP14-016, request approval for renovation of home including addition to rear and new porch extension on side. Mr. Buchanan, 2nd. VOTE 5-0; passed.

- 7. HP14-017, 150 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-016A. Request approval for stage, restrooms and landscape improvements on vacant lot.**

Ms. Moody reviewed the staff report and discussed previously approved work at that location. She displayed site renderings on the overhead projector depicting the presentation of the proposed improvements. She continued by discussing the materials being used for the stage and the stucco finish on the restroom building. She also spoke about landscaping, tile mosaic on side walls and hanging lighting.

Bill Otwell, 121 E. Goodwin, provided an overview regarding the sites history over the past 100 years. He continued by discussing the overall design aspects of the proposed project and the access to the parking garage.

Nancy Hinson, 813 Black Dr, discussed the project timeline with hopes to begin the project in the first part of October. She continued by discussing aspects of the second phase of the project.

Ms. Hastings inquired about security and maintenance issues. Ms. Hinson stated that there would be gates in the front and rear that would be locked at dark. They were still in the process of determining maintenance and noted that the restrooms would only be open during events.

Ms. Hastings wanted to know if the city would be providing any maintenance assistance; Ms. Hinson stated not at that time and they had not had any discussions with the city as of yet.

Mr. Todd discussed his concerns regarding the two tone wall and wanted to know if they would be willing to make it all one color on each side or include graphics. Ms.

Hinson stated they would be bringing graphic proposals before the commission in the future but they were planning on having photos of Prescott placed along the wall.

Ms. Moody pointed out that the two tone wall was a remnant of older development and they wouldn't want to see additional painting of the original brick. Mr. Otwell discussed the difficulties of trying to remove paint from older brick.

Ms. Hastings, MOTION to approve HP14-017, request for approval of stage, restrooms and landscape improvements on vacant lot. Mr. Buttke, 2nd. VOTE 5-0; passed.

8. **HP14-018**, 143 S Alarcon St. Historic Preservation District #13, Southeast Prescott. APN: 109-01-050. Request approval for new two story garage in rear of property.

Ms. Moody reviewed the staff report and displayed a site plan on the overhead projector noting the location of structures on the property. She indicated that the proposal was to construct a 20' by 40' garage in the rear of the property. She pointed out that in order to construct a garage of that size it would require a variance. The property owners had already gone through the process in front of the Board of Adjustment and were granted the request. The role of the commission was to review the project from a historical point of view.

She continued by discussing roof pitch, design of the garage, partial second story for storage and elevations.

Mr. Todd wanted to know why a variance was required. Mr. Otwell stated that it was due to the side setback adjustment from 7 feet to 5 feet.

Other discussions took place regarding the alley behind the property as well as the architectural flaws on the house itself. Mr. Otwell stated they didn't have plans for updating the home in the immediate future.

Mr. Todd, MOTION to approve HP14-018, request for new two story garage in the rear of the property. Mr. Burford, 2nd. VOTE 5-0; passed.

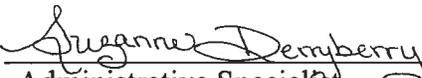
IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody discussed an overview of the Statewide Historic Preservation Conference.

V. ADJOURNMENT

Chairman Todd adjourned the meeting at 10:01 AM

Michael Todd, Chairman


Administrative Specialist



**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
SEPTEMBER 12, 2014
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on SEPTEMBER 12, 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 8:01 a.m.

II. ATTENDANCE

MEMBERS PRESENT	STAFF PRESENT
Russ Buchanan	Cat Moody, Preservation Specialist
DJ Buttke	Suzanne Derryberry, Administrative Specialist
Robert Burford	COUNCIL PRESENT
Mike Todd, Chairman	None
Christy Hastings	
Gary Edelbrock	
Trinidee Shelton, Co-Chairwoman	

III. REGULAR AGENDA

1. Approval of the minutes of the August 8, 2014 meeting.

Approval of the minutes was postponed to the following meeting.

2. HP14-019, 120 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-115. Request approval for signage on front and rear of building.

Ms. Moody reviewed the staff report and indicated that the building was listed in the National Register of Historic Places. She noted that the major renovation work had been completed and continued by displaying photos on the overhead projector.

Ms. Moody discussed the request to place signage on the front and rear of the building which would include signs for the Old Capitol Market and the Superstition Meadery. She also discussed the graphic being proposed on the stucco near the top of the building which would include a rodeo graphic as well as the phrase "World's Oldest Rodeo 1888" which would span across the Bashford Building and the Burmister Building.

Various members of the commission congratulated Mr. Petrovsky on the completed renovation work.

Mr. Buchanan requested further information regarding the concrete border for one of the signs. Cliff Petrovsky, 424 E. Gurley St, stated that it was a concrete color not an actual concrete material proposed for the sign design.

Mr. Todd and Mr. Petrovsky discussed the many various designs of signage being proposed on the two buildings.

JC Trujillo, 840 Rodeo Dr, discussed the World's Oldest Rodeo.

Mr. Burford also spoke about the different types of signage on the two buildings.

Mr. Buttke stated that the renovation turned out nicely and that he liked the signage proposal.

Other discussions took place regarding the city's art policy.

Mr. Edelbrock, MOTION to approve HP14-019, request for signage on front and rear of building. Mr. Buttke, 2nd. VOTE 7-0; passed.

3. HP14-020, 117 E Gurley St. Historic Preservation District #2, Elks Theatre. APN: 109-01-011E. Request approval for enclosure under east stairs.

Ms. Moody reviewed the staff report and indicated that the request was from the owners of the Elk's Theatre Building. The request had been prompted due to the problem with transients sleeping and storing belongings under the stairs. The request was to create an enclosure under the east stairs.

She continued by displaying photos on the overhead projector and noted that the fence would be an 8ft tall iron construction placed along the base of the east stairs of the building. There would also be a gate which would provide access to the area. She concluded by noting that the architect was available for any questions.

Mr. Todd spoke about the applicants concerns being a law enforcement issue. Ms. Moody stated that the protocol when dealing with transients would be to have the building owner issue a complaint then patrol would implement extra observance of the area. Should an individual be contacted for occupying the space for sleep or storage purposes, they would then be issued a warning. Continued violation(s) would result in a citation. However, the problem with that approach would be the difficulties involved for homeless people being able to afford the issued fines. Ultimately, there would really be no recourse for the property owner, hence the reason for the fence.

Frank DeGrazia, 722 Arroyo Dr, spoke about the proposal and the issues they had been dealing with regarding transients in the area.

Mr. Buttke discussed his concerns of the fenced area becoming a storage area for the building. Ms. Moody pointed out that while it could be possible, it would be unlikely.

Mr. Buttke, MOTION to approve request for enclosure under east stairs. Mr. Burford, 2nd. VOTE 7-0; passed.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody provided an update regarding the Hinson property.

Ms. Moody introduced the new City Planner, Frank Hall.

V. ADJOURNMENT

Chairman Todd adjourned the meeting at 8:44 AM

Michael Todd, Chairman

Suzanne Deryberry
Administrative Specialist

DRAFT

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

AGENDA ITEM: HP14-021 Request approval for door change in storefront, new door in rear and sign face change.

Planning Manager: George Worley *GW*

Director: Tom Guice *TG*

Historic Preservation Specialist: Cat Moody *CM*

Report Date: October 3, 2014

Historic Preservation District: #1 Courthouse Plaza

APN: 109-01-017

Zoning: DTB

Location: 113 S Cortez St

Applicant: Otwell 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 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:

1. 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.
2. Cut a new door into the north wall of the building in the rear. This will provided building code required egress into the recessed refuge space also used by the adjoining businesses.
3. Install a new face representing the new business, "Marino's Mob Burgers & Ice Cream". This is just a face change on an existing cabinet sign.

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

Agenda Item: HP14-021, 113 S Cortez St

Site Visit: Recommended

Recommended Action: Approve HP14-021 Request approval for door change in storefront, new door in rear and sign face change.