

PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, February 13, 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 February 13, 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 December 12, 2014 meeting.
- 2. HP15-001** 112 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-114. Request approval for new panel in existing cabinet sign above awning.
- 3. HP15-002** 113 W Goodwin St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-074. Request approval for new signage painted directly on stucco façade.
- 4. HP15-003** 110 E Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-08-020. Request approval for a modification to the existing painted signage on the 2nd floor of the east face of the building.

5. **HP15-004** 241 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-079. Request approval for 1) increased driveway width, 2) storage shed in rear yard, 3) free standing deck in rear yard, and 4) shelving in southeast corner of carport.

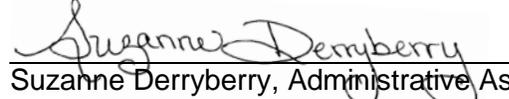
IV. FOLLOW UP PRESENTATION FOR PREVIOUSLY APPROVED WORK

V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

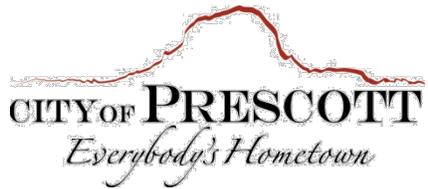
VI. ADJOURNMENT

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 February 6, 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
DECEMBER 12, 2014
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on DECEMBER 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 8:02 a.m.

II. ATTENDANCE

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

REGULAR AGENDA

1. Approval of the minutes of the November 14, 2014 meeting.

Mr. Buchanan, MOTION to approve the November 14, 2014 meeting minutes. Ms. Hastings 2nd. VOTE 6-0; passed.

2. HP14-023 115 W Goodwin St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-074. Request approval for new awning with signage above door.

Ms. Moody reviewed the staff report and noted that the building was listed in the National Register of Historic Places. She indicated that the original building had been divided into separate retail spaces. The request was for the placement of a new awning with signage to be located on three sides of the awning valance.

Ms. Moody passed around a sample of the awning material and noted that the signage lettering would be off white in color. She continued by discussing the construction and dimensions of the awning and noted that the contractor was available for any questions.

Mr. Edelbrock, MOTION to approve HP14-023, request approval for new awning with signage above the door. Mr. Buchanan, 2nd. VOTE 6-0; passed.

3. HP14-024 211 W Goodwin St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-046A. Request approval for signage for a new business, Sam Hill's Co.

Ms. Moody reviewed the staff report and indicated that the location was not listed in the National Register of Historic Places.

Ms. Moody stated that the request was for the placement of signage along the horizontal band above the doors and windows. She briefly discussed the construction and materials being used for the proposed signage.

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

Ms. Hastings, MOTION to approve HP14-024, request approval for signage for a new business, Sam Hill's Co. Mr. Edelbrock, 2nd. VOTE 6-0; passed.

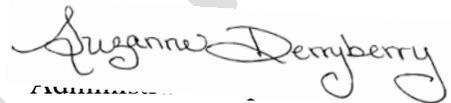
III. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Various discussions took place regarding the upcoming presentation by Mr. Buttke for past approved projects, future Historic Home Tours, and coordinating a walk through of the Elks and Union Block buildings.

V. ADJOURNMENT

Chairman Todd adjourned the meeting at 8:15AM

Michael Todd, Chairman



Suzanne Demyberry

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
February 13, 2015**

AGENDA ITEM: HP15-001 Request approval for new panel in existing cabinet sign above awning.

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

Historic Preservation Specialist: Cat Moody

Report Date: February 6, 2015

Historic Preservation District: #1 Courthouse Plaza

APN: 113-15-114

Zoning: DTB

Location: 112 West Gurley Street

Applicant: A&B Sign Co. 691 6th St, Prescott AZ 86301

Owner: Annette Williams Trust, 1091 Old Hassayampa Ln, Prescott AZ 86303

Existing Conditions

The property includes the Prescott National Bank Building. This property is listed in the National Register of Historic Places as a significant Territorial Building in the 1978 Prescott MRA (built 1902). The first known painted sign on this building at this location was for Valley National Bank (1923 to 1957 at this location). This sign was painted over sometime in the 1980s without a permit. Then in May of 2011 this commission approved the re-painting the sign to its current configuration.

Request

The applicant proposes to change the face panel in an existing cabinet sign that is mounted above the horizontal awning.

The signage will display the new business name "Arizona Shoe Box" in white letters on a black background. The sign also includes a gold-colored sun graphic.

The existing cabinet is approximately 3ft x 12ft, which amounts to 36 sq ft of signage for this business.

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 signs are compatible with the district, and fall within the allotted square footage for this business

Site Visit: Recommended

Agenda Item: HP14-019, 120 W Gurley Street

Recommended Action: Approve **or** Approve with Modifications HP15-001. Request approval for new panel in existing cabinet sign above awning.

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
February 13, 2015**

AGENDA ITEM: HP15-002 Request approval for new signage painted directly on stucco façade.

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

Historic Preservation Specialist: Cat Moody

Report Date: February 6, 2015

Historic Preservation District: #1 Courthouse Plaza

APN: 109-02-074

Zoning: DTB

Location: 113 W Goodwin Street

Applicant: Tamra Kelly, The Ranchers Wife 156 S Montezuma St, Prescott AZ 86303

Owner: Lois Smith, PO Box 1950 Prescott AZ 86302

Existing Conditions

National Register Status: This building is not currently listed as a contributor in the district, but will potentially be eligible at the next inventory of the district.

This space previously housed “Edelweiss”, which had signage painted directly onto the stucco façade. That signage has been painted over with the base building color.

Request

The applicant proposes to paint signage for the new business, Rancher’s Wife. This will be a second location for this downtown business.

The signage above the door depicts an RW brand symbol and “Prescott’s Design Headquarters” underneath. A second sign on the north face of the facade includes the brand element, and “Unique- Distinctive- Rustic” and “Furnishings & Home Décor” to the side. Paint colors to be used are deep brown and burgundy.

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

The signs are compatible with the district, and fall within the allotted square footage for this business

Site Visit: Recommended

Recommended Action: Approve or Approve with Modifications HP15-002. Request approval for new signage painted directly on stucco façade.

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
February 13, 2015**

AGENDA ITEM: HP15-003 Request approval for a modification to the existing painted signage on the 2nd floor of the east face of the building.

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

Historic Preservation Specialist: Cat Moody

Report Date: February 6, 2015

Historic Preservation District: #1 Courthouse Plaza

APN: 113-08-020

Zoning: DTB

Location: 110 E Gurley Street

Applicant: Morgan Sign, 704 E Moeller, Prescott AZ 86301

Owner: Jeff Davis 110 E Gurley St, Prescott AZ 86301

Existing Conditions

The property includes the Prescott National Bank Building. This property is listed in the National Register of Historic Places as a significant Territorial Building in the 1978 Prescott MRA (built 1902). The first known painted sign on this building at this location was for Valley National Bank (1923 to 1957 at this location). This sign was painted over sometime in the 1980s without a permit. In May of 2011 the Preservation Commission approved repainting the sign to its current configuration.

Request

The applicant proposes to install a low profile canvas panel mounting system that will be the same dimensions as the existing painted sign. This will be mounted to the wall (into the mortar joints) using channels that will hold a canvas sign panel material.

The canvas panel will be printed with signage that approximates the current painted-on-brick signage- a brick background will be part of the printed image on the canvas. The business name and logo for Realty Executive of Northern Arizona fills the center of the panel, and "Welcome to Historic Downtown" is printed above that. A small graphic pointing finger indicates the entry for this business.

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

The current dimension and location of the signage are grandfathered in under the Land Development Code.

The proposal to use canvas rather than continuing to paint over the brick will allow for easier change out of sign copy, and minimize safety and access issues for sign changes in the future.

Agenda Item: HP15-003, 110 E Gurley Street

Site Visit: Recommended (*optional: canvas system is installed at M & I Doors and windows at 7555 E State Route 69 in Prescott Valley*)

Recommended Action: Approve **or** Approve with Modifications HP15-003. Request approval for a modification to the existing painted signage on the 2nd floor of the east face of the building.

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
February 13, 2015**

AGENDA ITEM: HP15-004, Request approval for 1) increased driveway width, 2) storage shed in rear yard, 3) free standing deck in rear yard, and 4) shelving in southeast corner of carport.

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

Historic Preservation Specialist: Cat Moody

Report Date: February 6, 2015

Historic Preservation District: # 13, Southeast Prescott

APN: 110-01-079

Zoning: SF-9

Location: 241 South Mount Vernon Avenue

Applicant/Owner: Robert Beyea 231 S Mount Vernon Ave, Prescott AZ 86303

Existing Conditions

National Register Status: This property is not listed in the National Register of Historic Places due to age (constructed in 1976 and not eligible until 2026).

The applicant is concerned about backing out of the current driveway into oncoming northbound traffic, and feels the increased driveway width will improve safety.

Request

Applicants propose to

1. Increase the width of driveway from just under 10ft to 16ft wide at the curb line.
2. Place a 10ft x 12ft storage shed in the rear yard
3. Install a 12ft x 20ft free standing deck in the rear yard
4. Install cabinetry and shelves in the southeast corner of the carport

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

Analysis

The Historic Preservation Master Plan for this district specifically recommends:

- Retain historic setbacks at all locations
- Maintain historic orientation of front door/walk
- Maintain and enhance parkway treatments; encourage grass and other "soft" materials, discourage pavers or other impermeable treatments
- Discourage new driveways on main streets; encourage alley access
- Do not allow automobile parking in the "front yard" or in the parkways
- Require parkway improvements and maintenance as part of any new development agreement, especially those that change the use of residential structures

Agenda Item: HP15-004 241 South Mount Vernon Avenue

- Encourage scale consistent with existing structures and styles
- Maintain "park-like" image through consistent and compatible use of parkways, setbacks, landscaping and building siting.
- Discourage parking immediately in front of both residential and commercial buildings

The request for driveway widening is not compatible with Historic Preservation Master Plan recommendations that clearly favor landscaping in the parkways and minimizing the automobile presence in the front setback. The driveway widening would create an additional 82 square ft of impervious surface where there is currently grass surface.

The applicant was encouraged to engage the City Traffic Engineer regarding this request. After that discussion, the applicant reduced the width of the widening to the submission you see presented here. The Traffic Engineer will be available at the meeting to discuss any details of the request as it pertains to safety, turning radius, and parking.

The proposal for the rear shed, free standing deck, and shelving are all in keeping with Master Plan recommendations.

Site Visit: Recommended

MOVE TO Approve, Approve with modifications, or Deny - HP15-004, Request approval for 1) increased driveway width, 2) storage shed in rear yard, 3) free standing deck in rear yard, and 4) shelving in southeast corner of carport.