



MINUTES
PRESCOTT PRESERVATION COMMISSION
Friday, September 8, 2006 - 8:00 AM
City Council Chambers
201 S. Cortez Street, Prescott, AZ

I. CALL TO ORDER

Chairman Rantz called the meeting to order at 8 AM.

II. ATTENDANCE

Members Present Don Rantz, Chairman Lori Carlson, Vice-Chairman Russ Buchanan Frank DeGrazia Tim Greseth Doug Stroh Marv Wright	Others Present George Worley, Asst. Community Development Director Nancy Burgess, Historic Preservation Specialist Matt Podracky, Assistant City Attorney Mike Bacon, Community Planner Bob Luzius, Councilman Kathy Dudek, Recording Secretary
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III. REGULAR AGENDA ITEMS

- A. **HP06-024, 335 Park Avenue.** APN: 109-08-082. Zoning is Single Family (SF-9). Request for support for a variance for a side yard setback; courtesy review of proposed restoration/remodel. Applicant is JTS Enterprises (Jay Spothelfer) for owners Louis and Sherry DiBernardo. Preservation Specialist is Nancy Burgess.

Ms. Burgess reviewed the staff report and indicated that:

- this is a classical bungalow that is listed on the National Register;
- the request is for a small addition and remodel/restoration;
- the kitchen needs a small addition on the north side;
- the building next door is close to this property;
- the applicant has tried to contact the next door owner to no avail;
- the proposed project will encroach 2' into the required 7' setback;
- the project meets the Secretary of the Interior's standards;
- the addition will not be visible from the street; and,
- the proposed addition will need a variance from the Board of Adjustment.

Mr. Jay Spothelfer, JTS Enterprises, P O Box 12782, Prescott, applicant for the project was present to answer questions from the Commission.

Commissioners queried and commented on:

- the distance that will exist between the two houses and what distance is required by Code [3 feet]; and,
- the lack of the adjacent property owner's response.

Mr. Wright expressed a philosophical difference in supporting a variance when no input has been received from the adjacent property owner; consequently, not all the facts are known.

Chairman Rantz explained that the Board of Adjustment only wants the Commission's views on the historic integrity of a proposal. The Commission does have the right to vote for the project on the merits of the proposal's historic integrity.

Mr. Greseth, **MOTION: to support** the request for the variance for a side yard setback, HP06-024 at 335 Park Avenue. Ms. Carlson, 2nd. **Vote: 5-2** (DeGrazia, Wright).

Mr. Greseth, **MOTION: to support** the restoration/remodel, HP06-024, 335 Park Avenue, as presented. Mr. Stroh, 2nd. **Vote: 7-0**.

Mr. Wright stated his vote is prefaced on being within our purview to the Board of Adjustment solely on the historic integrity.

- B. **HP06-025, 203 East Union Street, The Marks House.** APN: 109-01-038. Zoning is Business General (BG). Request for approval of a permit to re-roof; Applicant is Stephen M. Pierce for owner PF Investments. Preservation Specialist is Nancy Burgess.

Ms. Burgess reviewed the staff report and indicated:

- the property is in the Union Street Historic Overlay District;
- the property has been listed on the National Register since 1978;
- the property is one of the most important historic buildings;
- the owner and applicant are present to answer questions;
- the owner and applicant have been apprised of the need to have the roof sheeted and re-roofed with fire-retardant shingles;
- the owner has also requested approval to replace some windows;
- a synthetic shingle could be used as an alternative choice; and,
- the historic integrity is excellent and meets the Secretary of the Interior's standards.

Mr. Nelson Pierce, 203 E. Union Street, indicated that clad windows are preferred as well as cedar shingles.

Ms. Burgess added that the roofing company has been sent the requirements:

- 1) the roof must be sheeted; and,
- 2) the cedar shingles can be laid on tar paper or furring strips and can be used with the shingles attached to the strips.

Also, clad and painted wood windows are acceptable to the Secretary of the Interior's standards.

Mr. Stroh, **MOTION: to approve HP06-025**, re-roofing with fire-retardant shingles and replacement windows to match the historic integrity. Mr. Greseth, 2nd. **Vote: 7-0**.

- C. **HP06-026, 102 & 104 North Montezuma Street, The Wilson Block.** APN: 109-01-038. Zoning is Business General (BG). Request for approval of 2 sign permits; Applicant is Judy York for owner YorkCo. Preservation Specialist is Nancy Burgess.

Ms. Burgess reviewed the staff report and indicated:

- the proposal is for the Wilson Block (Ballantine Building) at the northwest corner of Montezuma and W. Gurley Street;
- a sign design was approved several years ago and every sign for this building must conform to that design;
- 104 N. Montezuma is occupied by "A Thing or Two";
- the business name for a proposed new tenant at 102 N. Montezuma is unknown, so a sign application cannot be submitted;
- the sign will be "unlighted", and each sign will be 19.75 SF; and,
- the *LDC* requires that sign permits be applied for whenever any of the text in any of the approved signs changes.

Ms. Carlson, **MOTION: to approve HP06-026**, for signage as requested at 102 and 104 N. Montezuma Street. Mr. Stroh, 2nd. **Vote: 7-0**.

- D. **Update on recent projects approved by PPC.** Lorri Carlson.

Ms. Carlson presented and discussed the various projects approved by the Commission from January 2006 through July 2006.

- E. **Highlights of State Historic Preservation Conference.** Nancy Burgess and Mike Bacon.

Ms. Burgess presented an overview of the conference held in Glendale, Arizona. The 2007 conference will be held in Prescott.

Mr. Bacon stated that the conference had excellent speakers. His purpose in attending was to see how the conference operates. Mr. Bacon will be helping with the conference and is hoping to see record-setting attendance in Prescott.

- F. **Reconsider changing the day** of the week for the Commission meeting from the second Tuesday of the month to the second Wednesday or Friday of the month. Don Rantz.

Ms. Burgess stated that Mr. Stroh could not attend meetings on Tuesdays.

Mr. Stroh added that he couldn't attend on Tuesdays, until at least the first of the year [2007].

Mr. Rantz, **MOTION: to move the meeting day back to the second Friday of each month.** Ms. Carlson, 2nd. **Vote: 7-0**.

- G. Consider approval of the minutes of 08-11-06.**

Mr. Wright, **MOTION:** to approve the August 11, 2006 minutes. Ms. Carlson, 2nd.
Vote: 7-0.

- H. Field trip to 327 North Mt. Vernon Street;** 18 month restoration completed.
Nancy Burgess.

IV. SUMMARY OF CURRENT OR RECENT EVENTS

Ms. Burgess indicated that Elisabeth Ruffner has advised that the Yavapai Heritage Foundation is teaming with the Smithsonian at the Hassayampa Hotel and is looking for suggestions and/or topics. Ms. Burgess will take the ideas to Mrs. Ruffner.

V. ADJOURNMENT

Chairman Rantz adjourned the meeting at 9:01 AM.

Don Rantz, Chairman