



MINUTES
PRESCOTT PRESERVATION COMMISSION
Friday, October 13, 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

<p>MEMBERS PRESENT: Don Rantz, Chairman Russ Buchanan Tim Greseth Marv Wright</p> <p>MEMBERS ABSENT: Lori Carlson, Vice-Chairman Frank DeGrazia Doug Stroh</p>	<p>OTHERS PRESENT: George Worley, Asst. Community Development Director Nancy Burgess, Historic Preservation Specialist Mike Bacon, Community Planner Kathy Dudek, Recording Secretary</p>
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III. REGULAR AGENDA ITEMS

- A. HP06-027, 319 South Mt. Vernon Avenue. APN: 110-03-034. Zoning is Single Family (SF-9). Request for approval of remodel and conversion from 2-family to single family. Applicants are owners Patty and Warren Kuhles. Preservation Specialist is Nancy Burgess.**

Ms. Burgess reviewed the staff report and indicated:

- the property is located at the southeast corner of South Mount Vernon Avenue and Oak Street;
- the property is located within Southeast Prescott HPD #13 and is listed in the National Register;
- the applicants propose to convert the grandfathered, two-family house back to a single-family residence;

- the proposal includes the following in the request:
 - 1) addition of an attic vent in the front gable of the west (front) façade;
 - 2) replacement of existing roof with architectural-style composition shingles;
 - 3) addition of a side gable roof over an existing open deck on the south (Oak Street) elevation. This addition will duplicate the side gable porch roof of the original house;
 - 4) the porch deck will be extended 16" to the south and 6' to the east;
 - 5) concrete steps and concrete planters on the south side will be demolished, and the steps will be reoriented from east to west with a landing and a 90-degree turn to the east;
 - 6) the lower level along Oak Street will be replaced to repair water damage;
 - 7) a French drain will be installed on the Oak Street elevation;
 - 8) plumbing, electrical and mechanical will be repaired or replaced as necessary.

Mr. Warren Kuhles, 219 E. Navajo Drive, applicant/owner, stated that the work is primarily to eliminate underground water flows, erosion and foundation cracks.

Commissioners queried and commented on:

- the type of material to be used for the front gable; and,
- Oak Street setbacks and whether they meet Code.

The applicant stated he would use a wood vent similar to others in the neighborhood.

Mr. Wright: **MOTION: to approve HP06-027**, 319 South Mt. Vernon Avenue, as presented in the Staff Report dated October 3, 2006. Mr. Greseth, 2nd. **Vote: 4-0.**

B. HP06-028, 310 East Union Street. APN: 109-01-038. Zoning is Multi-family Medium (MF-M). Request for approval of a permit to re-roof; Applicant is 310 E. Union, LLC. Community Planner is Mike Bacon.

Mr. Bacon reviewed the staff report and indicated:

- the property is within the boundaries of the East Prescott HPD #13 and is listed in the National Register; and,
- the roof will be stripped and re-shingled with a 30-year architectural-style fiberglass shingle.

Ms. Dava Hoffman, 310 E. Union Street, applicant, presented a sample of the shingle that will be installed. Ms. Hoffman noted that the color is not exactly what she wants, and she will continue searching for the right color.

Mr. Greseth, **MOTION: to approve HP06-028**, re-roofing project at 310 E. Union Street with architectural-grade shingles. Mr. Wright, 2nd. **Vote: 4-0.**

C. Consider approval of the minutes of 09-8-06.

Mr. Wright, **MOTION: to approve the minutes** of the September 8, 2006 meeting.
Mr. Greseth, 2nd. **Vote: 4-0.**

IV. SUMMARY OF CURRENT OR RECENT EVENTS

V. ADJOURNMENT

Chairman Rantz adjourned the meeting at 8:15 AM.

Don Rantz, Chairman