



MINUTES
PRESCOTT PRESERVATION COMMISSION
Friday, February 9, 2007 - 8:00 AM
City Council Chambers
201 S. Cortez Street, Prescott, AZ

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS PRESENT

Doug Stroh, Chairman
Frank DeGrazia, Vice-Chairman
Russ Buchanan
Tim Greseth
Don Rantz
Marv Wright

OTHERS PRESENT

George Worley, Assistant Community
Development Director
Mike Bacon, Community Planner
Nancy Burgess, Preservation Specialist
Bob Luzius, Councilman
Kathy Dudek, Recording Secretary

MEMBERS ABSENT

Lorri Carlson

III. REGULAR AGENDA ITEMS

- A. HP07-006, 425 East Gurley Street, East Prescott National Register Historic District. APN: #110-01-002. Zoning is Business General (BG). Request for approval of a sign permit, "Thomas K. Kelly, P. C., Attorney at Law". HPD #13, Southeast Prescott. Applicant is Morgan Sign Company, Stephan Markov. Community Planner is Mike Bacon.**

Mr. Bacon reviewed the staff report and indicated:

- the signage is already in place;
- a temporary sign permit has been issued for 45 days; and,
- the building has been painted different colors without coming before Commission.

Commissioners commented on:

- the sign is attractive;
- the absence of the sign's being lighted makes it desirable; and,
- no adverse public comments have been received.

Mr. Wright, **MOTION: to approve HP07-006, 425 E. Gurley Street, signage for Thomas K. Kelly, P.C., per Exhibit A. Mr. Rantz, 2nd. Vote: 5-0.**

- B. HP07-007, 105 South Cortez Street, Courthouse Plaza Historic Preservation District #1. APN: #109-01-021A. Zoning is Downtown Business District (DTB). Request for approval of a sign permit, "Priscilla's on the Plaza". Applicant is A & B Sign Company. Historic Preservation Specialist is Nancy Burgess.**

Ms. Burgess reviewed the staff report and indicated:

- the request seeks to refurbish the existing cabinet signage;
- the existing neon, internal lighting will still be utilized;
- there are no other signs on the building;
- the sign is a grandfathered cabinet sign; and,
- the sign meets the criteria for the district.

Commissioners had no questions for Ms. Burgess.

Mr. Perry Wiewick, 691 N. 6th Street, was present to answer questions. When questioned about the existing “shadow” on the building’s requiring re-painting, Mr. Wiewick added that his contract did not include painting.

Mr. Wright, **MOTION: to approve HP07-007**, signage for 105 S. Cortez Street with the recommendation that the front of the building be evaluated for paint touch up from the removal/replacement of past signage. Mr. Rantz, 2nd. **Vote: 5-0-1** (abstention: DeGrazia who was not present for start of discussion).

- C. HP07-009, 116 South Mt. Vernon Street, East Prescott National Register Historic District. APN: #110-01-008. Zoning is Single Family 9, (SF-9). Request for approval of a building permit for a kitchen remodel. HPD #13, Southeast Prescott. Applicant is owner Darrell Beach. Historic Preservation Specialist is Nancy Burgess.**

Ms. Burgess reviewed the staff report and indicated:

- this request is for a kitchen remodel;
- a building permit is required which triggers Commission review;
- the impact on the historic district is nonexistent;
- a vent will be cut through the wall and painted to match the house and screened by the existing bay window which is at the side of the house; and,
- the project will have no historic impact on the building.

Commissioners asked if any walls were being moved in the interior.

Mr. Darrell Beach, owner, 116 S. Mt. Vernon, responded by stating no interior walls were being moved; and, he is only replacing the cabinets and appliances in the kitchen

Mr. Rantz, **MOTION: to approve HP07-009**, 116 S. Mt. Vernon Street, with the following condition: 1) comply with agency comments listed within the memo dated January 31, 2007. Mr. Greseth, 2nd. **Vote: 6-0.**

- D. HP07-010, 325 East Gurley Street, East Prescott National Register Historic District. APN: #110-01-056A. Zoning is Business General (BG). Request for approval of a building permit for a freestanding storage building. HPD #13, Southeast Prescott. Applicant is Mark Peugh for owner Loren Rowling. Community Planner is Mike Bacon.**

Mr. Bacon reviewed the staff report and indicated:

- the applicant wishes to install a 338 SF storage building;
- CMU block will be used;
- in 2005, Commission approved a landscape plan which has not been installed;
- the setbacks do not meet the *Land Development Code (LDC)* and the applicant is requesting a variance before the Board of Adjustment;
- staff has informed the applicant that the variance request also include eliminating the “nook and cranny” appearance;
- the architect has provided elevations;
- stucco to match the primary structure will be used; and,
- staff is recommending Commission’s support with three conditions that are listed in the staff report dated 02/09/07.

Commissioners queried and commented on:

- the height of the proposed building;
- the windows shown for vending should be for related carwash items and not be used for food and beverage items;
- any comments being received from neighbors [Mr. Bacon: none]; and,
- comments from waste management [Mr. Bacon: the building would be moved to the west, not the dumpster].

Mr. Mark Peugh, applicant, 930 12th Place, stated the building height will be 10’ and the existing slope to the top of the roof is 9’4”. Electricity only will run to the building underground. The flat roof will drain to the northeast. Mr. Peugh indicated that the vending machines will contain chamois’ and carwash-related items.

Mr. Rantz, **MOTION: to recommend support** to the Board of Adjustment, HP07-010, 325 E. Gurley Street, for both variances (south and west property line) in order to allow the retaining walls to function as building walls, and approval of this request subject to the following conditions:

- 1) Prior to the issuance of a building permit, required landscaping be planted, inspected, and approved by the City;
- 2) The CMUs be painted to match the colors of the existing structures;
- 3) Construction be in substantial conformance with the site plan dated 1/26/07 with the recommended Board of Adjustment variances; and,
- 4) The entire freestanding storage shed be moved to the west.

Mr. Greseth, 2nd. **Vote: 6-0.**

- E. HP07-011, 102 North Montezuma Street, The Wilson Block; Courthouse Plaza Historic Preservation District #1. APN: #113-15-093. Zoning is Downtown Business District (DTB). Request for approval of a permit to remodel the interior for a real estate office and remodel the storefronts based on historic photographs. Applicant is Mark Rogers for owner Yorkco. Historic Preservation Specialist, Nancy Burgess.**

Chairman Stroh recused himself from this item due to a conflict of interest. Vice-Chairman DeGrazia assumed the chairmanship of the meeting for this item.

Ms. Burgess reviewed the staff report and indicated:

- the property is located at the northwest corner of Gurley and Montezuma;
- the building was constructed after 1900 in a territorial commercial style;
- the brick corbelling was removed in the 1940s;
- an art deco style on the façade was used in the 1940s to emulate what had been done to the Bashford Burmister Building;
- the elevations have been provided; and,
- the architect is here today and will have a PowerPoint™ presentation.

Mr. Mark Rogers, architect, Stroh-Rogers, 819 West Gurley St., introduced himself and indicated Mr. Doug Bunch was here to explain the project.

Mr. Doug Bunch, Keller-Williams, 1260 E. Skyview Drive, narrated the presentation and indicated:

- new wood windows will be installed;
- tile treatment and samples were shown;
- the interior will have an air-lock vestibule installed;
- a flat, cantilevered awning will be installed;
- the interior accoutrements;
- the parking space requirement that has been triggered; and,
- the proposed project has not gone through the DRC.

Commissioners queried and remarked on:

- signage on the building [Ms. Burgess indicated a sign package will be reviewed by Commission separately]; and,
- one pilaster being different from the others.

Mr. Bunch stated that the project design was made to bring the building back to the era that was compatible with downtown.

Ms. Sherri Conden, 139 Lakeside Street [no signature appears on attendance roster], described the palette of woods and warm colors.

Commissioners further queried and commented on:

- installing a more contemporary style of awning that could be used rather than replicating something from the 1930s;
- the project appears to be too much a “replica” and could be more stylized;
- the exterior corner’s being a historically angled entrance and being more pedestrian friendly; and,
- interior flooring and molding.

Ms. Burgess added:

- the project meets the requirements of the district;
- the project is compatible with the Courthouse Plaza; and,
- historic photographs have been referenced and the design goes in the direction of that style.

Mr. Rantz: **MOTION: to approve HP07-011**, 102 N. Montezuma Street, subject to the following condition of approval: 1) Comply with agency comments listed within the memo dated January 31, 2007 and/or any other conditions or requirements recommended by this Commission. Mr. Greseth, 2nd. **Vote: 5-0-1** (recused: Stroh).

Mr. Michael Todd, 969 Broken Branch, indicated that the architect has presented a favorable project that brings back historical character to the building.

A five-minute break was taken from 9:20 – 9:25 AM.

After the break, Chairman Stroh resumed the meeting.

F. Discussion regarding Goals and Objectives for 2007. Historic Preservation Specialist, Nancy Burgess.

Ms. Burgess reviewed the 2006 Goals and Objectives and asked Commissioners to send her their list of goals and objectives for 2007. She requested Commissioners to do this before the March 9, 2007 meeting.

Discussion only – no action taken.

G. Discussion regarding make-up of packets: content, format and attachments. Historic Preservation Specialist, Nancy Burgess.

Ms. Burgess reviewed the old as well as new format for the staff reports.

Chairman Stroh indicated he prefers the new format and would like to have the application included in the packet.

Mr. Bacon indicated that the application information is contained in the staff report and including the application is redundant.

Discussion only – no action taken.

H. Consider approval of the minutes of 1-12-07.

Mr. Wright, **MOTION: to approve the minutes** of the January 12, 2007 meeting as written. Mr. Rantz, 2nd. **Vote: 6-0.**

I. Presentation to Commissioner Greseth.

Chairman Stroh presented a plaque to Commissioner Greseth for his three years' service to the Preservation Commission.

IV. SUMMARY OF CURRENT OR RECENT EVENTS

Councilman Luzius noted that the Summit Bank Plaza is asking for a comprehensive sign package approval that will be voted on at the City Council Voting Session on Tuesday, February 13, 2007 at 3:00 PM. He noted that the height is excessive and asked Commissioners to give their input to City Council members.

Ms. Burgess recommended that Prescott Preservation Commission give a courtesy review to the proposed Summit Plaza comprehensive sign package.

V. ADJOURNMENT

The meeting was adjourned at 9:53 AM.

Doug Stroh, Chairman