



**MINUTES**  
**PRESCOTT PRESERVATION COMMISSION**  
**Friday, August 10, 2007 - 8:00 AM**  
**City Council Chambers**  
**201 S. Cortez Street, Prescott, AZ**

**I. CALL TO ORDER**

Chairman Stroh called the meeting to order at 9:02 AM after a presentation was made to Lorri Carlson as she resigned from the Commission after serving since 2001.

**II. ATTENDANCE**

**MEMBERS PRESENT:**

Doug Stroh, Chairman  
Frank DeGrazia, Vice-Chairman  
Russ Buchanan  
Don Rantz  
Mike Todd  
Marv Wright

**OTHERS PRESENT:**

George Worley, Assistant Community Development Director  
Nancy Burgess, Historic Preservation Specialist  
Mike Bacon, Community Planner  
Steve Blair, Council Liaison  
Kathy Dudek, Commission Recording Secretary

**MEMBERS ABSENT:**

None

**III. REGULAR AGENDA**

- 1. HP07-014, 202 S. Montezuma Street**, former gas station site/vacant land; Courthouse Plaza Historic Preservation District #1. APN: 109-02-046A. Zoning is Downtown Business District (DTB). Review of request for approval of minor changes to the north and west elevations only. Applicant is Ryan Smith, Barclay Smith Architects. Historic Preservation Specialist, Nancy Burgess. (*Continued from 06-08-07*).

No new information is available at this time. Applicant is requesting a continuance to the September 14, 2007 meeting at 8:00 AM.

Mr. Stroh, **MOTION: to continue HP07-014**, 202 S. Montezuma Street, to the September 14, 2007 meeting at 8:00 AM. Mr. Wright, 2<sup>nd</sup>. **Vote: 6-0**.

- 2. HP07-019, 217 Union Street, The Goldwater House**. 1978 Prescott MRA National Register District. Union Street Historic Preservation Overlay District #6. APN: 109-01-036. Zoning is Multi-Family High (MF-H). Consider request for approval of a building permit to remodel house into two apartments. Applicant is

Goldwater House, LLC (Phil McClanahan). Historic Preservation Specialist, Nancy Burgess. (*Continued from June 8, 2007*).

Ms. Burgess reviewed the staff report and indicated:

- the most recent proposal submitted includes the removal of the elevator at the front of the house;
- the applicant has redesigned the proposal;
- Ms. Maureen Moresh is here representing the owner; and,
- an interior entryway and re-arranged floor plan has been designed to accommodate the stairway.

Ms. Maureen Moresh, 3179 W. Crestview, was present to answer questions. No questions were asked of her.

Mr. Wright, **MOTION: to approve HP07-019**, 217 Union Street, to comply with Agency Comments dated June 26, 2007. Mr. DeGrazia, 2<sup>nd</sup>. **Vote: 6-0**.

3. **HP07-022, 150 S. Montezuma Street (Pearl's Place)**. Courthouse Plaza Historic Preservation District #1. APN: 109-02-016A. Zoning is Downtown Business District (DTB). Consider request for approval of new signage. Owner is Hinson Trust. Applicant/agent is Stephan Markov, Morgan Sign Company. Community Planner, Mike Bacon.

Ms. Burgess reviewed the staff report and indicated:

- the request is for two new 3' x 5' signs, one to be placed in the alley; and,
- the signage falls within the overall permitted allowance.

Commissioners queried and remarked on:

- the color of the sign which appears to be "aluminum" when "brushed bronze" has been called out on the diagram; and,
- brushed bronze would be preferable to the "aluminum with white" lettering.

Mr. Stephan Marov, applicant, 704 Moeller Street, stated that the aluminum with white is appropriate for "pearl" in Pearl's Place signage. He indicated that the color of the sign is up to the owner to decide.

Mr. Rantz, **MOTION: to approve HP07-022**, Pearl's Place, 150 S. Montezuma Street, new signage as submitted. Mr. Wright, 2<sup>nd</sup>. **Vote: 6-0**.

4. **HP07-023, 152 S. Montezuma Street (Southwest Sun Gallery and Bead It)**. Courthouse Plaza Historic Preservation District #1. APN: 109-02-017. Zoning is Downtown Business District (DTB). Consider request for approval of new window awning with signage. Owner is Hinson Trust. Applicant/agent is A Shade Beyond. Historic Preservation Specialist, Nancy Burgess.

Ms. Burgess reviewed the staff report and indicated:

- this is the "Highland Hotel";
- the request will replace a 20+ year old aluminum awning;
- the property owner is requesting a canvas awning;
- the awning will be flat with a skirt;

- the signage includes two businesses, Sun West Gallery and Bead It;
- the skirt of the awning will contain 8 SF of signage; and,
- the applicant is here to answer questions.

Commissioners queried:

- the existing aluminum awning; and,
- the dilapidated condition of the existing awning.

No questions were asked of the applicant.

Mr. Rantz, **MOTION: to approve HP07-023**, 152 S. Montezuma, signage for Bead It and Sun West Gallery, new fabric window awning and signage as submitted. Mr. DeGrazia, 2<sup>nd</sup>. **Vote: 6-0**.

5. **HP07-024, 208 S. Montezuma Street (Design 360)**. Courthouse Plaza Historic Preservation District #1. APN: 109-02-047. Zoning is Downtown Business District (DTB). Consider request for approval of new window awning with signage. Owner is Crescencia Property, LLC. Applicant/agent is A Shade Beyond. Historic Preservation Specialist, Nancy Burgess.

Ms. Burgess reviewed the staff report and indicated:

- the proposal calls out a flat canvas awning to be mounted over a steel frame;
- the “lime” green fabric was circulated among the Commissioners;
- the building is the Norris Building and is listed in the National Register;
- the storefront of the building has been vacant for decades;
- the building is presently under new ownership; and,
- the building is located next to the Hike Shack.

Mr. Wright, **MOTION: to approve HP07-024**, 208 S. Montezuma Street, new window awning and signage as submitted. Mr. Buchanan, 2<sup>nd</sup>. **Vote: 6-0**.

6. **HP07-025, 112 S. Pleasant Street**. Southeast Prescott Preservation District #13. APN: 109-01-057. Zoning is Business General (BG). Consider request for approval of new fence. Owner/applicant is Loren Rowling. Community Planner, Mike Bacon.

Mr. Bacon reviewed the staff report and indicated:

- the project calls out a 6’ vinyl fence;
- the fence will be placed along the rear yard;
- the fence adjoins a carwash and laundromat;
- the guidelines encourage wood fencing; and,
- historic guidelines will not come into play as the fence will be located in the rear yard.

Commissioners queried and remarked on:

- the existing chain link fence [Mr. Bacon: it is part of the carwash].

Mr. Wright, **MOTION: to approve HP07-025**, 112 S. Pleasant Street, as submitted. Mr. Buchanan, 2<sup>nd</sup>. **Vote: 6-0**.

7. **HP07-026, 136 S. Pleasant Street.** Southeast Prescott Preservation District #13. APN: 109-01-042. Zoning is Multi-Family High Density (MF-H). Consider request for approval of a rear addition. Owners are Donald and Barbara Cook. Applicant/agent is Bill Otwell, Otwell & Associates. Historic Preservation Specialist, Nancy Burgess.

*Mr. DeGrazia recused himself because of a possible conflict of interest.*

Ms. Burgess reviewed the staff report and indicated:

- the proposal is for a remodel to the rear of the house;
- the house is listed in the National Register; and,
- the applicant is here to give a PowerPoint™ presentation.

Mr. Bill Otwell, Otwell & Associates, 121 E. Goodwin Street [no signature appears on the attendance record], reviewed the request and noted:

- the house now has an upstairs attic room that is reached via pull-down stairs;
- the project started with creating a stairway; however, in looking at the house, a second-floor balcony was possible;
- the bungalow was built between 1902 and 1910 and is brick with wood siding on the addition;
- a porch has been enclosed and filled in with wood siding;
- the same palette will be used to construct the addition;
- the proposed addition will extend to the west;
- a stairwell and bathroom will be added;
- two small dormers will be added on the north and south sides to make the upper room light and airy;
- the owners have been collecting historic windows and will incorporate them into the new window locations;
- the upper level will contain an exposed porch that will be screened to the rear by the existing mature trees; and,
- the view shed of the neighbors to the rear will not be affected.

Commissioners queried and remarked on:

- the dormers “low” appearance;
- the contemporary approach being better than just extending the roof out to give more room; and,
- screening is going to help with privacy.

Mr. Rantz, **MOTION: to approve HP07-026**, 136 S. Pleasant Street, second story addition with two additional dormers. Mr. Todd, 2<sup>nd</sup>. **Vote 5-0** (recused: DeGrazia).

8. **HP07-027, 145 S. Mt. Vernon Street.** Southeast Prescott Preservation District #13. APN: 110-01-060. Zoning is Single-Family 9 (SF-9). Consider request for approval of a garage remodel. Owners are Russell and Lynne Kincaid. Historic Preservation Specialist, Nancy Burgess.

Ms. Burgess reviewed the staff report and indicated:

- the property is located on the northeast corner of Goodwin Street and S. Mt. Vernon Street;
- the owners wish to change the orientation of the garage doors on the

- non-contributing, non-historic building;
- the garage doors currently are located on Goodwin Street;
- the new garage door orientation will be located on the east alley; and,
- orienting the garage door on the alley is the typical neighborhood placement.

Commissioners queried and remarked on:

- age of the garage [Ms. Burgess: not on the 1954 Sanborn Map]; and,
- existing structural problems, if any.

Mr. Russ Kinkaid, owner, 145 S. Mt. Vernon Street, remarked that the floor is concrete slab and the building is concrete block. No known structural problems exist.

Mr. Wright, **MOTION: to approve HP07-027**, 145 S. Mt. Vernon Street, garage remodel as submitted. Mr. Buchanan, 2<sup>nd</sup>. **Vote: 6-0**.

9. **HP07-028, 120 E. Sheldon Street (Santa Fe Depot)**. Santa Fe Depot Preservation District #8. APN: 113-18-006. Zoning is Business Regional (BR). Consider request for approval of new signage. Owner is Diamante Properties. Applicant/agent is Konnie Kyle. Community Planner, Mike Bacon.

Mr. Bacon reviewed the staff report and indicated:

- this is a request by Pioneer Title Agency for new signage;
- there will be two sets of 18" aluminum pan channel letters; and,
- the maximum signage is 65 SF, and the signage meets LDC requirements.

Commissioners had no questions. No member of the public came forward to speak.

Mr. Rantz, **MOTION: to approve HP07-028**, Santa Fe Depot, 120 E. Sheldon Street, Pioneer Title Agency, new signage. Mr. DeGrazia, 2<sup>nd</sup>. **Vote: 6-0**.

10. **HP07-029, 309 E. Gurley Street**. Southeast Prescott Preservation District #13. APN: 109-01-054. Zoning is Business General (BG). Consider request for recommendation of a conditional use permit from residential to business. Owner is Frank McGuire Trust. Applicant/agent is Sue Knaup. Community Planner, Mike Bacon.

Mr. Bacon reviewed the staff report and indicated:

- the property is presently in escrow;
- the applicant requests a change of use from residential to commercial;
- 600 SF of the 1800 SF house will be used for commercial, with the remaining area to be designated storage;
- parking calculations require one space for each 200 SF;
- guidelines for the district discourage parking in front of the building;
- guidelines also favor conversion to commercial;
- several conditions have been called out in a suggested motion; and,
- any future conversion of storage areas to commercial will require further PPC review as well as additional parking spaces.

Mr. Adam Rowling, 325 E. Gurley Street, stated he owns half of the driveway and it will not be a parking space.

Ms. Sue Knaup, applicant, 200 Parker Drive, indicated that she has not had a chance to talk to the Rowlings. She will discuss this [the easement] with them. She is looking at a potential ADA parking spot where the sunroom presently exists. The sunroom, which was added to the property, will be demolished.

Mr. Bacon indicated conditions could be added regarding additional parking and the removal of the sunroom.

Commissioners queried and commented on:

- verifying the property line [Ms. Knaup: a title report has shown that the 10' driveway has been split. 309 E. Gurley owns the east 5' and the Rowlings own the west 5'. This was done in the 1920's in lieu of an easement which allows that the 10' remain open and used as a driveway.];
- the 19' shown in Exhibit B does not look proportional to scale;
- a concern with the easement/driveway and the necessity of the applicant's ascertaining what exists by law;
- determining legality of property boundaries and easements is not in the purview of the Prescott Preservation Commission;
- if a change of use permit stays, or runs, with the property [Mr. Bacon: yes]; and,
- if the property falls through escrow, does the owner wish to have this property changed to commercial usage.

Mr. Fred Lindquist, realtor, 424 E. Gurley, discussed the 1921 agreement and a brief history of Patsy Jenney Colon's property. He indicated the Rowlings own one-half interest on the west. Mr. John Goodson, Phoenix attorney, is looking into the legal ownership that may exist. Mr. Lindquist further added that he represents the trustee of the estate. The estate is also desirous of having the property changed to commercial usage.

Mr. Wright asked that a condition be placed in the agreement that the City inspect the property for increased intensity unannounced, once yearly. Mr. Rantz indicated that he is not in favor of unannounced inspections.

Chairman Stroh asked the applicant, Ms. Knaup, if she could come back next month with an accurate site plan. Ms. Knaup indicated that the property is in escrow and will not close until the driveway issue is clarified.

Mr. Rantz and Mr. Todd made and amended their original motions.

Mr. Rantz, **MOTION: to approve HP07-029**, 309 E. Gurley Street, request for change of use from residential to commercial with the following three conditions of approval:

- 1) The site plan meets all City *Land Development Code* requirements for parking and landscaping;
- 2) Any conversion of the existing storage areas to more intensive uses will require a new Pre-Application Conference and approval by the Prescott Preservation Commission; and,
- 3) All signage requires a separate application and approval by the City

of Prescott.  
Mr. Todd, 2<sup>nd</sup>. **Vote: 4-2** (dissenting: Wright, Stroh). **Motion passes.**

11. **HP07-030, 925 Yavapai Drive.** Pinecrest Preservation District #10. APN: 108-01-059C. Zoning is Multi-Family Medium Density (MF-M). Consider request for approval of a garage remodel. Owner is Bill Neely. Applicant/agent is Don Rantz. Community Planner, Mike Bacon.

*Mr. Rantz recused himself and left the dais because he is the applicant for this request.*

Mr. Bacon reviewed the staff report and indicated:

- the request is to remodel the garage for an artist's studio;
- the project is compatible with the *LDC*;
- the house meets parking requirements; and,
- the project will be constructed of wood and shingle siding.

Chairman Stroh asked if Commissioners had any questions or if anyone from the public wished to speak. No one asked questions or came forward to speak.

Mr. Wright, **MOTION: to approve HP07-030, 925 Yavapai Drive, as submitted.**  
Mr. DeGrazia, 2<sup>nd</sup>. **Vote: 5-0** (recused: Rantz).

12. **Consider approval** of the minutes of the 06-08-07 meeting.

Mr. Wright, **MOTION: to approve the minutes** of the June 8, 2007 meeting.  
Mr. Stroh, 2<sup>nd</sup>. **Vote: 6-0.**

#### **IV. SUMMARY OF CURRENT OR RECENT EVENTS**

Mr. Wright noted that the Prescott Questers Quilt Show on September 14-15, 2007, will support the restoration of the Elks Opera House 2<sup>nd</sup> Lobby.

Ms. Burgess proffered that the Elks bid request went out after a pre-bid meeting was held. The bids are due on August 16, 2007. Three contractors attended the mandatory meeting.

#### **V. ADJOURNMENT**

Chairman Stroh adjourned the meeting at 9:38 AM.

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Doug Stroh, Chairman