



**MINUTES**  
**PRESCOTT PRESERVATION COMMISSION**  
**Friday, January 11, 2008 - 8:00 AM**  
**City Council Chambers**  
**201 S. Cortez Street, Prescott, AZ**

**I. CALL TO ORDER**

**II. ATTENDANCE**

**MEMBERS**

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

**OTHERS PRESENT**

George Worley, Assistant Community Development  
Director  
Nancy Burgess, Preservation Specialist  
Mike Bacon, Community Planner  
Kathy Dudek, Boards & Commissions Recording  
Secretary

**III. REGULAR AGENDA**

1. **Consider approval** of the minutes of the 12-20-07 meeting.

Mr. Wright, **MOTION:** to approve the minutes of the December 20, 2007 meeting. Mr. Stroh, 2<sup>nd</sup>. **Vote: 7-0.**

2. **Elect Chairman** for the 2008 calendar year.

Mr. Todd, **MOTION:** to elect Doug Stroh Chairman of the Prescott Preservation Commission for the 2008 calendar year. Mr. Wright, 2<sup>nd</sup>.  
**Vote: 7-0.**

3. **Elect Vice-Chairman** for the 2008 calendar year.

Mr. Wright, **MOTION:** to elect Frank DeGrazia Vice-Chairman of the Prescott Preservation Commission for the 2008 calendar year. Mr. Stroh, 2<sup>nd</sup>. **Vote: 6-0-1** (abstention: DeGrazia).

4. **HP07-043, 140 N. Pleasant Street.** APN: 113-16-091 and totaling ± 0.11 acre. Zoning is Multi-Family Medium (MF-M) zoning district. East Prescott Historic District. Request for support for four variances including: reduction of front, side and rear setbacks and lot coverage increase. Owner is Constance J. Cantelme. Applicant/agent is Robert Burford, Architect. Community Planner is Mike Bacon.

Mr. Bacon reviewed the staff report and indicated:

- the owner is requesting support from the Preservation Commission for a four-part variance request;
- the property is located north of Washington School;
- the Board of Adjustment (BOA) granted a similar request last year;
- the request includes the following:
  - a) reducing the required front yard from 20' to 12'
  - b) reducing the required side yard from 7' to 5'
  - c) increasing the allowable lot coverage from 40% to 55%, and
  - d) reducing the rear yard from 20' to 4';
- the Prescott Historic Preservation Master Plan specifications call for retaining the siding as well as the gable and hip roofs;
- the garage is called out at a 4' setback at the rear of the property and will be attached to the main structure;
- historic guidelines are not met if the structure is attached;
- if the garage were detached, a 4' rear setback is permitted;
- the staff report recommends approval of the front and rear yard variance requests;
- staff recommends denial of the requests for density and rear setback variances;
- most lots on the same side of the street have detached garages;
- once a decision is made by the BOA, it sets a precedence;
- the neighbors have been notified of the request;
- the owner of 144 N. Pleasant Street, to the north, is concerned that the reduction of the 12' setback will affect the view and objects to the request;
- the owner of 144 N. Pleasant St. states the north side of the property is set back only 3' from the proposed addition and 7' would be a more appropriate setback;
- the adjacent northerly neighbor has owned the property for 75 years.

Commissioners queried and remarked on:

- front yard setback of the other properties on the 100 block; and,
- no registered survey of the property lines.

Mr. Robert Burford, Architect, 339 S. Cortez Street noted that there has been discussion with the property owner that will make a precise distance moot; 5' is a disputable distance.

Commissioners further queried and discussed:

- could staff recommend an alternative if the request is denied;
- the BOA will consider whether:
  - a) privilege granted to one is being denied to another;
  - b) if there are unique circumstances on the property; and,

c) if there is a hardship.

Mr. Burford continued:

- the front porch variance was previously approved by the BOA;
- the previous owner did not make application to extend the variance;
- the variance expired;
- other neighbors actually sit closer to the front setback than what is proposed;
- the light to the neighbor's property will not be affected;
- after submittal, the addition in the back that would require a variance to the side lot line is being discussed with the owner;
- previously the house had been a rental;
- the new owner wishes to reside in the house;
- the area off the rear of the house would be a deck area and would not add to the overall coverage;
- the garage would then be separated from the house;
- a 2-car garage is desired with an alley access;
- the existing building to the south of the house would be removed;
- lot coverage in Multi-Family (MF) zoning districts allow 50% lot coverage; and,
- Commission would be lending support to the BOA based on this report and the proposed changes.

Queries from Commissioners included:

- clarification on what is "going away" [Mr. Burford: on the site plan there is an area where portions of the deck would be uncovered. Essentially it would be the same size and would replace the attached garage which is 3' lower than the residence;
- what constitutes a "detached" garage [Mr. Bacon: as long as it meets code];
- an owner could go two stories and get storage which meets code but would definitely block the view of the adjacent neighbor;
- the front elevation will be a good infill fit with the neighborhood;
- without the proposed addition, the lot coverage decreases to 42%;
- the front porch increases the lot coverage by 2% or 3%;
- the front elevation is not a problem, but there is concern with the new bedroom suite that includes blocking the neighbor's view; and,
- this appears to be too much house for the lot size, and an attached garage cannot be supported.

Ms. Constance Cantelme, owner, 140 N. Pleasant Street, noted:

- this was a rental and she plans to occupy the residence; and,
- there was a garage at the property at one time but the owner tore it down;

Mr. Burford continued with:

- the proposed garage is to be located at the same place as the demolished garage and will be placed more to the north;
- the open deck will be relocated;
- the owner has concerns with getting to the house from the garage; and,
- storage would be taken away eliminating storage for the house.

Further queries and discussion from Commissioners included:

- if a deck code exists [Mr. Bacon: no];
- the rock depicted on the front of the house is not a compatible [Ms. Burgess: as shown, the structure will appear to be new construction, and the style is not compatible with other structures in the district];
- the property is a non-conforming structure;
- stone would not fit anywhere in the historic district;
- getting rid of the rental will be a big improvement;
- the issue with evaluation is setting a precedent of 55% lot coverage;
- a garage would be better looking than a carport;
- the owner is entitled to the same front porch setback that exists with other porches;
- recommending that the BOA err on the side of usage in favor of occupancy by owners; and,
- owner occupancy contributes to the quality of the neighborhood.

Ms. Cantelme indicated that the roof over the porch will be raised.

Mr. Rantz indicated that conditions #2 and #4 will no longer matter because the garage will be detached. Commission is talking about only recommending conditions #1 and #3.

Mr. Rantz, **MOTION: to recommend support of HP07-043**, 140 N. Pleasant Street to the Board of Adjustment for a variance to include: 1) reduction of the front yard setback from 20' to 12' for a 250 square foot porch; and, 2) to increase the lot coverage for a 576 square-foot detached garage. (The support takes into consideration the idea that there *may* be situations with owners of smaller-than-normal lot sizes where greater lot coverage may be appropriate). Ms. Ruffner, 2<sup>nd</sup>. **Vote: 7-0.**

*(A recess was taken from 9:25 to 9:32 AM).*

**5. Creation of Committee for Historic Preservation Month, May 2008.** Historic Preservation Specialist, Nancy Burgess.

Ms. Burgess reviewed the need for volunteers for the three awards that are given for Preservation month:

- a) The Elisabeth Ruffner award for persons who have been involved with historic preservation for a long period of time;
- b) Stewardship awards for persons with historic properties who have taken good care of their properties. The properties must be registered in the National Register; and,
- c) Persons who have completed a project in a historic district in the last two years.

Commissioners are asked to start a list and take photographs. The awards are presented at a City Council meeting. This is also on the list of goals for the Commission.

Ms. Burgess noted that the annual "Architresures" contest is near, and she is looking for a theme for the photos that will be published in *The Courier*. The prizes will be purchased, not donated. Ms. Ruffner suggested granite cornerstones as the theme for this year's contest. Ms Burgess asked Frank DeGrazia to volunteer to assist with this project.

**6. Review and Update 2007 Goals.** Historic Preservation Specialist, Nancy Burgess.

Ms. Burgess reviewed the 2007 goals. At the February meeting, a proposed draft will be presented to Commissioners for their input. Commissioners are asked to review the goals as well as adding new goals. The input should be e-mailed to Nancy Burgess.

The Arizona State Historic Conference will be held in June in Nogales, Arizona, with some of the conference sessions being held in Rio Rico. Commissioners are to let Ms. Burgess know if they plan to attend. Scholarships are first come, first on the list.

Projects completed during 2007 are:

- a) the Elks 2<sup>nd</sup> lobby restoration; and,
- b) the annual Arizona State Historic Conference that was held in Prescott in June, 2007.

Prescott may be the site for the Arizona State Historic Conference in 2012.

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

The Murphy House "hot dog stand" was torn down recently.

#### **V. ADJOURNMENT**

Chairman Stroh adjourned the meeting at 10:08 AM.

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Doug Stroh, Chairman