

PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
AUGUST 14, 2009  
PRESCOTT, ARIZONA

MINUTES of the PRESCOTT PRESERVATION COMMISSION held on AUGUST 14, 2009 in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Chairman Stroh called the meeting to order at 8:00 AM.

II. ATTENDANCE

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| <b>MEMBERS PRESENT</b><br>Doug Stroh, Chairman<br>Steve Adams<br>Russ Buchanan<br>Frank DeGrazia<br>Elisabeth Ruffner | <b>OTHERS PRESENT</b><br>George Worley, Asst. Community Development Director<br>Nancy Burgess, Historic Preservation Specialist<br>Cat Moody, Applications Mgr., GIS Coordinator<br>Mike Bacon, Community Planner<br>Kelly Sammeli, Recording Secretary |
| <b>MEMBERS ABSENT</b><br>John Langellier<br>Mike Todd   | <b>COUNCIL PRESENT</b><br>Lora Lopas, Councilwoman  |

III. REGULAR AGENDA

1. **Consider approval** of the minutes of the July 10, 2009 meeting.

Ms. Ruffner, **MOTION: to approve the minutes** of the July 10, 2009 meeting. Mr. DeGrazia, 2<sup>nd</sup>. (Stroh, Adams and Buchanan abstained from the vote due to absence) **Vote: 2 in favor, none against, however, the motion failed on this item due to a lack of majority vote.**

2. **HP09-017, 110 E. Gurley Street, Suite 200**, Historic Preservation District # 1, Courthouse Plaza. APN: 113-16-065. Request to paint new message/text over an existing non-conforming painted wall sign. Applicant is Morgan Sign Company. Nancy Burgess, Historic Preservation Specialist/George Worley, Assistant Director.

Ms. Burgess noted that at the July 10, 2009 meeting the item as presented was denied, and the applicant was requested to bring back a revised design and that is what the Commission is reviewing today.

*At this time, Commissioner Adams recused himself from the consideration of this item due to a potential conflict and left the dais.*

Ms. Burgess continued with the report and indicated that the proposal was to repaint over the existing non historic, non conforming 16' X 20' (320 sq feet) sign. The sign is allowed per an approved City of Prescott Board of Adjustment Variance from 1998 and as long as the 320 square foot area is used for a sign, the Variance is allowed to continue. Ms. Burgess reported that under the current *Land Development Code* provisions, signage for each tenant in a Commercial Center would be limited to a maximum of 80 sq feet without a variance. In addition, since the sign is not for M3Compaines or any of their related businesses, this signage will not be counted against the currently allowed 80 sq feet of signage per tenant. Ms. Burgess indicated that one of the questions raised during the last Preservation Commission was regarding Salt River Projects office and whether or not the sign advertized the business being conducted within the building. Ms. Burgess noted that she had received an email from Greg Kornrumph, representative from Salt River Project, and provided a brief summary of the email. Ms. Burgess noted that the email indicated that SRP had opened the local office for the purpose of conducting education, outreach, and community partnership activities with the focus on water resources of the Verde River watershed. In addition, SRP operates and maintains numerous water gages and other water monitoring equipment throughout the Verde River water shed. Prescott is located within Verde watershed area and because of the operational and maintenance activities they are in need of a local office. The email also stated that these activities have been a component of SRP since 1903 and that was another reason that they were attracted to this particular historic building. The Verde River is the primary theme of the onsite educational and outreach activities and the sign is intended to reflect that. Ms. Burgess added that in addition to the email there were other documents attached regarding the educational outreach program and other Salt River Project programs that they are planning to conduct out of the office location at 110 E. Gurley Street. Ms. Burgess continued by noting that at the last Preservation meeting, the Commission indicated that the identification of Salt River Project was too minimal and that they have now added language in a banner form along the bottom of the sign that states "For More Information Visit SRP's Office" and a finger pointing in a downward position. In addition, the colors have been toned down. Ms. Burgess concluded the staff report by inviting Mr. Kornrumph to the podium to speak.

Mr. Greg Kornrumph, 110 E. Gurley Street, Suite 200A, indicated that in addition to the email, the newsletter for the Department of Water Resources was attached as it introduces Allison Watercutty, who is the outreach coordinator with regard to education activities in the area. Mr. Kornrumph noted that he would answer any questions that the Commissioners might have for him.

Chairman Stroh called for questions from the Commission. Hearing none, Chairman Stroh indicated that his concerns with the sign are that, as one enters into Prescott, the sign would detract from the view of Thumb Butte and the historic downtown. Chairman Stroh added that the existing sign is designed in more sepia colors and sepia color is more suitable.

Mr. DeGrazia concurred and indicated that he did not see how the sign addresses Prescott.

Mr. Kornrumpf noted that the sign is intended to represent the activities on site. Mr. Kornrumpf added that the Verde River is the focus of what is going to be discussed within the office location.

Chairman Stroh inquired if they would consider toning the sign down making it more sepia toned.

Mr. Kornrumpf noted that he thought they had done that with the current revision.

Ms. Burgess noted for the record that the design guidelines say "*All colors should be of neutral tones, compatible with the building design and the entire district*". It is within the purview of this Commission to request more compatible colors if the Commission so desires.

Chairman Stroh indicated that he did not believe that the colors on the sign represented the downtown historic district and are somewhat overpowering.

Mr. Stephan Markov, Morgan Sign Company, 704 Moeller Street, was commissioned by SRP to design the sign. Mr. Markov indicated that he tried several versions of a sepia tone and the water and the sky look very brown. Mr. Markov added that in conversations with SPR they wanted to keep the green tone to the water. Mr. Markov added that most of the colors were earth tones and will be even more toned down than what is reflected in the sign concept.

Mr. DeGrazia indicated that he thought the Commission had requested they add more verbiage to the sign, and asked Ms. Burgess to place the two renderings of the sign on the overhead.

Ms. Burgess placed the renderings on the overhead and noted that the new sign had the hand pointing down and the banner that states "For More Information Visit SRP's office. Ms. Burgess indicated that replaced the small SRP that was on the left hand corner on the original version of the sign.

Chairman Stroh called for other questions or comments from the Commissioners.

Mr. Buchanan indicated that he could support the sign if the colors were muted down, the owner of the building likes the sign and it has been determined that it is a legal use.

Mr. Jeff Davis, 110 E. Gurley, M3 Company, indicated in light of what he heard today he would like to request the decision on the sign be postponed by the Commission.

Mr. Davis further remarked although they received some direction at the last meeting from the Commissioners about the colors and the message on the sign he wanted to be sure of the direction the sign should go. Mr. Davis indicated that he has a good reputation with the City and that they will do the right thing. Mr. Davis added that he would like the opportunity for Stephan to work with SRP on the verbiage and to work with staff on the colors. He would rather obtain something that is more acceptable than having the whole sign denied.

Mr. Davis noted that the issues last time were: 1) SPR was not identified large enough as a tenant in the building; 2) it was not clear they were in the building; and, 3) there was too much Verde River.

Mr. Davis continued by stating if the Commission could take a moment to make sure the applicant is clear on what direction to go with the sign and what the Preservation Commission would like to see, he would like to go back and work with SRP in the design that would be acceptable.

Ms. Ruffner indicated that she believes the Commission is not at all unanimous on even having a depiction of a place in Arizona on the building and unless the request is formally withdrawn today she would make a motion on obliterating the sign entirely.

Ms. Burges asked Mr. Davis if they wanted to formally withdrawing their request and reapply with a different application next month.

Mr. Davis stated that as long as they could make the next meeting, they would formally withdraw the request.

Ms. Burgess noted that the applicant should use the design guidelines for the Courthouse Plaza District regarding signage for the starting point on the design of the sign.

Ms. Ruffner added that because of the design guidelines of the Historic Preservation District # 1, the sign should be complementary to and keeping with the characteristics of the building and be visually compatible with the historic character of the district. Keeping the building an important historic building and not depicting something which is not the identity symbol of the organization, she would prefer that the wall be repainted to simulate the original brick. To apply the Salt River ad or any kind of identity symbol for the company in any size, which is legal because it is a non conforming sign privilege, with the address of the building and the finger pointing to the street, could indicate that the location may be around the corner, and she would like to see what she just suggested as our approach to the solution to this question.

Ms. Burgess reconfirmed that the applicant was formally withdrawing the request.

Applicant withdrew the request.

#### **No Action Taken.**

*Commissioner Adams returned to the dias and the meeting continued.*

3. **HP09-019, 202 S. Montezuma Street.** Historic Preservation District # 1, Courthouse Plaza. APN: 109-02-046A. Request to open a business "Eco 3 Oil Change" in existing building that is vacant; located on the Southwest corner of S. Montezuma Street and Goodwin Street. Request for support for Special Use Permit, Site and Landscaping review. Applicant is Diane Rosito. Nancy Burgess, Historic Preservation Specialist.

Ms. Burgess reported that the site was on the corner of Montezuma and Goodwin Streets and has been vacant for some time. The Commission approved a previous project for the site which is on hold at this time and the property owner is leasing the site to Eco3 Oil Change, which is an environmental Oil Change business. Ms. Burgess noted that this type of business is no longer allowed in the Downtown Business District however, it is allowed with a Special Use Permit. The applicant is requesting two things; one is support for the Preservation Commission for a Special Use Permit and two is a waiver for the 10' wide landscaping strip along both Montezuma Street and Goodwin Street. Ms. Burgess placed the site plan on the overhead and continued to report that if the applicant put in the landscaping strip on the existing site, it would eliminate all the parking and the building would be unusable. There are existing planters in the right-of-way that the applicant is proposing to plant and maintain, as well as clean up the building, which would allow the building to be utilized instead of sitting empty and being an eyesore in the downtown area. Ms. Burgess further noted the parking layout, the three entrances to the site, and the planter locations on the overhead site plan. In closing the report Ms. Burgess indicated that the Commission would be reviewing the signage request as another item on the agenda and the applicant was present.

Chairman Stroh called for questions from the Commissioners.

Mr. DeGrazia inquired if the City had addressed the entrance off of Montezuma and the impediment to the flow of traffic.

Diane Rosito, 742 Moeller Street, Applicant indicated that the City has required that there be a right in, right out, only at both Montezuma and Goodwin Street.

Mr. DeGrazia noted that entrance off of Montezuma will impede the traffic the most.

George Worley, Assistant Community Development Director reported that the Planning and Zoning Commission had reviewed the project yesterday (August 13, 2009) in regard to the SUP and they also made suggestions to the lay out of the parking area. Mr. Worley added that staff believes that the applicant will comply with all the parking site design requirements.

Mr. Adams asked Ms. Burgess to clarify what the Commission's role was with the request.

Ms. Burgess explained that the Commission is being asked to support the request for the SUP to operate the business in the downtown business district, support for the waiver of the landscaping requirement and the approval of the use of the planters in the right-of-way as the alternate landscaping for the site, with the conditions that were noted in the staff report.

Mr. Adams noted that although he concurred with Mr. DeGrazia about the egress off of Montezuma he was not sure that was in the Commission's preview.

Ms. Burgess noted that was correct, that the Commission was not reviewing the site plan.

Mr. DeGrazia inquired what would happen to the previous project that the Preservation Commission had approved for the site last year.

Ms. Burgess reported that the other project is an approved project that currently is on hold and will continue to be approved, and that this is an interim project for the use of the building that is already on the site.

Mr. DeGrazia noted that the current land use requirements do not allow automotive type uses in the downtown area.

Ms. Burgess noted that was correct unless there is an approved Special Use Permit by the City Council to allow the use. Ms. Burgess added that because the site is a vacant property and an eyesore, by allowing the use it would clean up the site, bring people downtown and add another business to the area.

Chairman Stroh invited the applicant to explain the business.

The applicant, Ms. Diane Rosito, indicated that she has owned Canyon Auto and Truck Repair for eight years and has studied motor oil and filtration systems for about five years. Ms. Rosito further indicated that she has determined through her studies that synthetic oil is a superior product over conventional oil. Ms. Rosito reported that she has operated Eco3Oil change within the Canyon Auto and Truck repair since October of 2008 where she was able to work out all the bugs prior to moving the business to a stand-alone facility. Ms. Rosito added that she believes the business is very good and will be well suited in the location being requested.

Mr. DeGrazia inquired if commercial vehicles would be coming to the location.

Ms. Rosito indicated that the commercial vehicles would be taken care of at Canyon Auto and Truck Repair on Moeller St.

Chairman Stroh called for other comments or questions.

Ms. Ruffner indicated that she was pleased to see something going in there.

Chairman Stroh concurred.

Mr. Buchanan inquired if the Preservation Commission could make recommendations on the landscaping.

Ms. Burgess noted "yes", because there were two items that the Commission would be acting on. The request to waive the 10' landscaping strip and the landscape plan.

Mr. Buchanan indicated that he would like to see a few ornamental trees planted along the Norris building.

Ms. Burgess noted that there would be concerns with that because the footing on the Norris building is very shallow and the Prescott brick is soft and not in good condition.

Mr. DeGrazia inquired if the window on the North side along Goodwin Street would have the tree and grass design on the window as was presented.

Ms. Rosito answered yes.

Ms. Burgess reported that the signage would be discussed under a separate agenda item.

Ms. Ruffner, **MOTION: to approve HP09-019**, 202 South Montezuma Street to support Special Use Permit and the wavier for the 10' landscape strip with the condition that the plants used in the now unused planters be consistent with the downtown planters in design and plant materials; and that the plant materials be watered regularly, be kept weed-free and maintained; 2) to approve the landscape plan; 3) to comply with all staff recommendations listed with the staff memo dated July 28, 2009.

Chairman Stroh, 2<sup>nd</sup>. **VOTE: 5-0.**

4. **HP09-024, 202 S. Montezuma Street.** Historic Preservation District # 1, Courthouse Plaza. APN: 109-02-046A. Request for approval of new sign permit to install wall signage and a monument sign for the business known as "Eco 3 Oil Change" located on the Southwest corner of S. Montezuma Street and Goodwin Street. Owner is Diane Rosito. Applicant is Morgan Sign Company. Nancy Burgess, Historic Preservation Specialist.

Ms. Burgess reported that sign proposal had recently changed and the new proposal was handed out prior to the start of the meeting. Ms. Burgess placed a copy of the sign design on the overhead projector. Ms. Burgess continued to report that the request included two wall mounted signs and a monument type sign. Ms. Burgess noted that because of the late submittal, she would ask Stephan Markov from Morgan Sign to explain the design further in detail. Continuing, Ms. Burgess noted the light band that runs along the top of the building and reported that the light band cannot shine up into the sky because the City has a Dark Sky Ordinance. The light can shine in a downward direction but not up. Ms. Burgess invited Mr. Markov to the podium to explain the new sign package.

Mr. Stephan Markov, Morgan Sign Company indicated that the total square footage of the signs would be 65 square feet. The building front is 70 feet and so the applicant is within their allowable square footage by code. The free standing sign will be 15 square feet and the rest will be applied to the building itself. Mr. Markov reported that because the letters are upper and lower case he did an average calculation and each letter is about one foot. The signs will light up with a soft green light to create an eco friendly look to the building.

Ms. Burgess asked Mr. Markov to explain the monument sign design.

Mr. Markov reported that the sign is made out of aluminum with a flex backing which the florescent light will illuminate. The green light will shine through the green band, the "Eco3" Logo and the wording, "on site analysis". Mr. Markov also noted that the entire frontage of the building will be covered with poly metal

panels for a clean white look. At this time Mr. Markov provided an example of the panels for the Commissioners to view.

Mr. Adams inquired if the monument sign was measured by the lettering or by the sign itself.

Mr. Bacon, Community Planner indicated that unless the lettering is relief lettering the sign is measured as a box.

Mr. Markov noted that the sign will be placed inside the planter and is only three foot wide which he believes is more effect for site clearance.

Mr. Adams inquired why the monument sign was changed to the current design.

Mr. Markov indicated it was more modern looking.

Mr. DeGrazia indicated that he liked the concept, however he was concerned with the stark white color and the ornamentation in the window. Mr. DeGrazia added that it could be too much of a contrast next to the other downtown buildings.

Mr. Adams concurred with Mr. DeGrazia.

Mr. Markov indicated that the Green and White colors are what is currently being used for the Eco image.

Mr. Adams inquired what type of lighting is used for the down lighting.

Mr. Markov noted that the lighting consist of eight foot florescent high output lighting that will run along the entire perimeter.

Mr. Adams indicated that the Commission should think hard about florescent down lighting, as it will be different than the other lighting in the downtown area.

Chairman Stroh asked Mr. Adams what he would suggest.

Mr. Adams indicated neon lighting.

Mr. Markov indicated that the applicant is on a budget and the neon would be much more costly.

Mr. DeGrazia inquired if there was a panel underneath the lighting.

Mr. Markov noted yes.

Chairman Stroh noted that there were several types of florescent lamps and inquired if they were proposing to use a close color.

Mr. Markov noted yes, they would use the "Daylight" lamp.

Chairman Stroh invited the applicant to address the Commissioners concerns about the bright white on the building.

Ms. Rosito indicated that she has established the white as part of her color scheme and Logo. Changing the color to a tan or beige would change everything that she has built around her Logo for the company. The marketing material and the graphics would all be affected, and further requested that she not have to change the white or green colors.

Mr. Adams noted that he preferred the previous monument sign design over the new one as there is nothing like it in the downtown area.

Ms. Burgess placed the old sign design vs. the new design on the overhead for the Commission to view. Ms. Burgess noted that the building is a 1950s building and the metal cladding is compatible with the style and time period of the building. Ms. Burgess reminded the Commissioners that there is no paint color review for the District, the building has been white for some time now, and the painting on the windows does not fall under the purview of the sign permit that the Commission was reviewing.

Ms. Ruffner comments that she liked the bright green and white of the building, as it does suggest the ecological sensitivity of the process; Prescott is a growing, changing, eclectic town that has no style, and all the additions and corrections have been accepted over time.

Mr. Adams noted that he is prepared to support the signage proposal but not the colors, as the white sheen on the panels is too bright. Mr. Adams noted that his concern was when the sun hits the panels it will be even whiter that noted in the rendering.

Ms. Rosito informed the Commission that the panels would be a very low sheen, and will not be shiny. Ms. Rosito added that it is of her best interest to make the building look as nice as it possibly can and be tastefully done.

Ms. Burgess noted that the Commission may make it a condition for the panels to be a low sheen, matte finish if they wanted to.

Chairman Stroh concurred, adding that he believes it is a positive image for Prescott and likes the way it light up at night.

Mr. Adams noted that he would like to see that.

Mr. Markov added that he can submit a sample of the panel to Ms. Burgess prior to installation for approval.

Mr. DeGrazia, **MOTION: for approval of HP09-024**, 202 South Montezuma Street for sign approval with the following conditions: 1) that a low sheen panel be used on the exterior cladding of the building and be submitted to Nancy Burgess for final approval; 2) that down lighting is provided under the canopy along the North and East façade; and, 3) a diffuser panel be provided in the down lit area and a daylight florescent light be used opposed to a cold florescent light.

Chairman Stroh, 2<sup>nd</sup>. **VOTE: 5-0.**

5. **HP09-020, 1107 Old Hassayampa Lane.** Historic Preservation District # 15, Historic Homes at Hassayampa. APN: 108-07-169. Request is to replace all the aluminum windows with appropriate casement style windows with a Prairie Style grid pattern. Applicant is Robert Girard. Owners are Kim and Phat Hoang. Historic Preservation Specialist, Nancy Burgess.

Ms. Burgess reported that the proposal was to replace all the non-historic, non-original windows at 1107 Old Hassayampa Lane and that the location was the last house to be restored in the Historic Homes at Hassayampa. Ms. Burgess added that neither the applicant nor the owners were available however; Scott Shira was here on their behalf. Ms. Burgess noted that there are no original windows left in the house except for the porthole window in the bathroom. The windows have all been replaced over the years. The current proposal is to replace all the windows with a Prairie style grid pattern window. This will be the same style as several other homes built in the same style and time period within the Historic Homes of Hassayampa District. The windows will be aluminum clad, single pane with flanking casement style windows in a Claret red color. This will be the same as the original design. Ms. Burgess placed the renderings of the proposal on the overhead and indicated that it will be a big first step in the restoration of the house. Ms. Burgess concluded the report and noted that Scott Shira was present to answer questions.

Chairman Stroh called for questions or comments from the Commissioners.

Scott Shira, 1101 Old Hassayampa Lane, indicated that Bob Girard and Phat Hoang extended their apologies for not being to attend. Mr. Shira noted that he is familiar with the site and can answers any questions that the Commissioners might have.

Ms. Ruffner commended the owners and designer for going back closer to the original style of windows and made a motion.

Ms. Ruffner, **MOTION: to approve HP09-020** with the following condition of approval: to comply with the Agency comments listed within the memo.

Chairman Stroh, 2<sup>nd</sup>. **VOTE: 5-0.**

*Chairman Stroh called for a seven minute break in the meeting at 10:05 A.M.*

*Chairman Stroh reconvened the meeting at 10:12 A.M. and called for agenda item # 6.*

6. **HP09-021, 124 W. Gurley Street.** Historic Preservation District # 1, Courthouse Plaza. APN: 113-15-117. Tenant Improvements, request to install track lights to interior and remove old stucco and expose brick wall for new location of Black Arrow Indian Art store. Applicant is Black Arrow Indian Art, Inc. Donald R. Coffey. Owner is PF Investments LLC. Historic Preservation Specialist, Nancy Burgess.

Ms. Burgess reported that the request was for tenant improvements for the Kastner Building that is located on the northeast corner of Gurley and Montezuma Streets. The business is currently located within Bashford Courts and will be locating into half of the Kastner Building at 125 W, Gurley. Ms. Burgess noted that the previous occupant of the store front was Lavenders Blue. Continuing, Ms. Burgess placed a photograph of the interior on the overhead and noted that the proposal is to remove plaster off of the brick walls, install display cabinets, and install track lighting. Ms. Burgess then placed on the overhead an interior photo of the business next door ( Drawn West) and indicated that the proposal is similar to the interior of the business. Ms. Burgess concluded the staff report and noted that the owner of the business was present.

Mr. Don Coffey, 130 W. Gurley Street, Ste, 204 indicated that he has been a retailer in downtown Prescott for 13 years and looks forward to being in the new location. Mr. Coffey noted that the building has great bones and he was inspired with a vision. His business has been based upon "tradition meets contemporary" and the location is going to be a perfect fit. Mr. Coffey added that he wants to have a similar interior style of Drawn West, which will expose the brick walls and accentuate his business.

Chairman Stroh called for other comments or questions, hearing none called for a motion.

Mr. Adams, **MOTION: move to approve the** request for tenant improvements, 124 West Gurley Street, the Kastner Building; comply with Agency comments listed within the memo dated July 28, 2009.

Chairman Stroh, 2<sup>nd</sup>. **VOTE: 5-0.**

7. **HP09-022, 124 W. Gurley Street.** Historic Preservation District # 1, Courthouse Plaza. APN: 113-15-117. Request to install reverse pan, channel LED lighted letters and logo "Black Arrow" at new location of Black Arrow Indian Art store. Applicant is Morgan Sign Co. Owner is Black Arrow Indian Art, Inc. Donald R Coffey. Historic Preservation Specialist, Nancy Burgess.

Ms. Burgess noted that this proposal was for a sign for the same business " Black Arrow". Mr. Burgess noted that there was a sign band on the building and placed the proposed sign on the overhead. The request includes one wall mounted sign to the face of the building, 13.7 sq. ft. composed of PVC routed letters and graphics and a lighted teal blue feather. There is also one small perpendicular sign 36"x 12" that will be located underneath the canopy. The sign will have the 8' clearance required for the sidewalk passage for safety. The signage total is 16.7 square feet, where 40 square feet of signage is allowable for the store front. Ms. Burgess concluded the report and that Stephan Markov from Morgan sign was still present if there were questions.

Mr. Coffey, Owner of Black Arrow interjected that Black Arrow Logo is all over the world because of the internet. Mr. Coffey offered that the sign proposal is reflective of the Logo that is on the website, the business cards, and brochures for Black Arrow Indian Art Designs.

Mr. Markov indicated that when the old sign is removed, the repairs to the building, (patching & painting) will be done and then the new sign will be installed.

Chairman Stroh inquired if the new sign would be back lit with LED lights.

Mr. Markov noted that was correct and that the feather will have a turquoise light as well.

Mr. Adams inquired what the sign underneath the canopy would be made out of.

Mr. Markov indicated that the sign will be made out of a new material which is expanded PVC that will be routed out and will have a 3 dimensional look.

Ms. Ruffner noted that she would like to commend the property owner and the tenant for bringing another quality store front downtown and made a motion.

Ms. Ruffner, **MOTION: move that the Commission approve HP09-022**, 124 W. Gurley Street request for two signs located at the Kastner Building, 124 W. Gurley Street, to comply with the Agency comments listed within the memo dated July 28, 2009.

Chairman Stroh, **2<sup>nd</sup>**.

Mr. DeGrazia added **an amendment to the motion: that the holes from the preceding sign be filled and the background painted to match the rest of the building.**

**Chairman Stroh, 2<sup>nd</sup> the amendment. Vote: 5-0.**

- 8. HP09-023, 217 E Union Street.** Historic Preservation District # 6, Union Street. APN: 109-01-036. Request includes interior and exterior rehab and remodeling of the main house and the guest house. This will include window and roof replacement, addition of a carport, fencing and a deck roof. Owners are Warren & Patty Kuhles. Applicant is Robert Burford, Architect. Nancy Burgess, Historic Preservation Specialist.

Ms. Burgess noted that there have been several projects submitted for the property known as the Goldwater House in the past, varying from apartments units to the current request. Ms. Burgess reported that currently the house is completely gutted and in the rear of the property there is a non-historic carriage house with an apartment above it. Mr. Warren Kuhles has purchased the house and the intention is to return the house to a single family residence. Ms. Burgess added that Mr. Kuhles has obtained with the purchase all the leftovers including some windows, trim, etc; that were removed. One thing that has not been located is the stained glass window that was in the east side of the house. Ms. Burgess continued to report that a large amount of foundation work has already been completed (prior to obtaining a permit) on the house, which was inspected by a City building inspector who has required that a structural engineer's report be submitted, so that a permit can be issued and closed out. Most of the work is interior, however there is some exterior work that needs to be approved by the Commission. Ms. Burgess briefly described the work to the site which includes:

widening of the driveway entrance off of Union Street to 20'; repair the curb, gutter and sidewalk; reconfigure the steep approach and repave the right-of-way; replace the main entry; reconfigure the steps from the front to the side of the house; raise up the wrought iron fence on the stone wall; add new extensions of fencing along the side yards and rear lot line; install a new roof over the rear deck; replace the rear steps; replace all windows with new insulated glass units; re-roof both the main house and the rear building; (remove the cedar shingles and replace with architectural grade fiberglass shingles); clean and re-point the existing stone foundations and repaint the exterior. Building interior work will include leveling all floors, provide the structural members as required, remove decaying or compromised structural members, provide new plumbing, electrical, heating and cooling units add new insulation and finishes to restore the site to a single family residence. Ms. Burgess added that they are currently searching for a photograph of the stained glass window that was removed.

Ms. Ruffner indicated that she recalls that the glass was the same colored glass that was used in the Carnegie Library and that they might be able to track the window through that source.

Ms. Burgess noted that the window may still be there as there are a lot of things that are stored in a large storage pod which are hard to get to.

Ms. Burgess added that she would like to discuss the one issue that will have a negative impact on the historic integrity of the building and that is the request to install a free-standing carport. Ms. Burgess placed the site plan on the overhead projector and noted that the free standing carport would be installed in the area of the bay window. There is no current design of the carport as the applicant is waiting to see what the Commission has to say regarding the carport. The idea is that a person can get out of a car under cover and enter into a door off of the kitchen area.

Ms. Burgess concluded the report by noting that the bulk of the project will be interior, and also noted that Mr. Kuhles as well as the Architect, Mr. Burford were present to answer questions regarding the proposal.

Chairman Stroh called for questions and comments from the Commissioners.

Mr. DeGrazia noted that it was a very ambitious project and it was very admirable that they will be going to the extent they are. Mr. DeGrazia inquired if the concern Ms. Burgess had with the carport was the detracting of the main house or the style of the carport.

Ms. Burgess indicated that a style has not been determined because they wanted to see what the Commissions' take was on the idea. However, it will be very visible from the street. Ms. Burgess added that there are many questions to be answered: if it should be attached or detached; placed forward on the lot or further back; what type of roof it should have, etc., and once that is determined Mr. Burford can proceed with some type of design.

Ms. Burgess added that a Victorian house would never have a carport however, it could have a Porte Cochere which would be attached to the building.

Mr. DeGrazia offered that a breezeway from the existing garage to the stairs could be installed.

Ms. Burgess indicated that the applicant is looking for input as to what might be acceptable from the Commission before they moved further trying to design something that might not be accepted.

Chairman Stroh invited Mr. Burford to the podium.

Mr. Robert Burford, 339 S. Cortez Street indicated that there are functional reasons to have a carport for the main house. Mr. Burford reported that the existing carriage house on the rear of the property has an apartment on top of it so the garage doors are very low, and it does not accommodate the larger modern vehicles. Mr. Burford added that the garage is located further in the rear of the property, and with the main house being utilized as a single family residence; the addition of a carport near the main house makes sense. There is a belt course around the main house that could be the start of a roof that would be attached to house and come out with two columns instead of a free standing carport. Ms. Burgess indicated that was more in line of a Porte Cochere. It is a work in progress and the owner would like to have some type of covered area to the back of the house and would like it be in coordination with the structure. There is also a setback requirement on that side which may need a variance in order to get a carport that the owner may like. The rest of the project is refurbishing the existing structure, weather proofing, and the addition of a new roof. The new major items are the carport, the rear roof and the re-arrangement of the front entry to the sidewalk. Mr. Burford indicated that it might be an agreement that a carport might work at the location and if it should be attached to the main house or not.

Chairman Stroh inquired what the current setbacks were.

Mr. Burford noted that the current setbacks were 7'.

Ms. Ruffner gave a historic background overview of the Goldwater house.

Mr. Adams inquired if the Commission would be looking at the fencing.

Ms. Burgess noted that the landscaping plan, including the fence would be looked at a later time.

Mr. Adams inquired if there were historic photographs of the wall/sidewalk area.

Mr. Burford noted that there is no documentation of what went from the front door to the west, to the existing driveway.

Ms. Burgess noted that from a photograph dated circa 1910, there is notation of a gate and a driveway however, she would suggest the Mr. Kuhles go to Sharlot Hall and review all the photographs for the Goldwater House to see if there is documentation of the front step configuration, or anything that might have existed in the way of a car cover.

Mr. Adams asked Ms. Burgess to put up the (modern) photograph of the front elevation on the overhead.

Mr. Adams inquired that if it was possible, could some of the vents be relocated to the back side of the house when the re-roofing occurred.

Mr. Burford noted that several of the vents were installed for the multi-family units and some of them will be removed. In addition, the chimneys will be refurbished.

Mr. Adams noted that as far as the carport goes, he is not against it and it could be designed to complement the main house. Mr. Adams added that it may be a good idea to allow a detached carport because of the column structure on the house.

Mr. DeGrazia inquired if once the chimneys were redone if the fireplaces would be useable.

Mr. Burford indicated that the chimney is basically the only thing left and that the hearth, mantel, and detailing have all been removed.

Chairman Stroh indicated that he agreed with Mr. Adams that the carport would be fairly invisible and would not like to see it attached to the house. Chairman Stroh added that he would like to see the structure pushed 8' to the south as it would be hidden with the pop out. (bay window)

Mr. Burford indicated that they will present a detailed design in the future as he was getting the impression from the Commission that a carport could work.

Mr. DeGrazia inquired if there was anyway to elevate the back garage to allow for a larger entry.

Mr. Burford noted that it could not because it is a two story structure.

Ms. Burgess added that the carriage house is at the maximum height that an accessory building is allowed.

Ms. Burgess indicated that the other details of the structure, such as the roof and detailing will need to be discussed in the future also.

Mr. Adams noted that his first choice would be to have the structure detached.

Chairman Stroh asked Ms. Burgess how the Commission should handle the request.

Ms. Burgess reported that the foundation work will need to be approved so they can get the engineering going and get the permit finalized out. Ms. Burgess recommended that they approve some of the elements so the applicant can move forward and then they can return with the more detailed items that would affect the exterior of the building.

Ms. Ruffner noted that the Commission could go ahead with the staff recommendations deleting the freestanding carport on the west side and the front fencing.

Ms. Burgess indicated that there are four major things that the Commission should not approve (today) at the meeting which were, the front fence, the front steps and railing, the painting, and the carport.

Mr. Adams inquired about the shed roof over the rear deck.

Mr. Burford indicated that the pitch of the roof would be very shallow however, it has not been determined if it would be a deck for the third floor. Mr. Burford added that it would be some type of modified heat weld roof and a pitch of about 1 to 12.

Mr. Adams noted that the Commission probably could not approve it as the design has not been finalized.

Mr. Burford indicated that he understood that as they were unable to provide very much information without getting the Commission's opinion on the carport. Mr. Burford added that they did leave some of the items in limbo until they were able to determine if some of the design ideas would be acceptable by the Commission. They would then return before the Commission with a more detailed plan for review and possible approvals.

Mr. Burford reported that his list of items to return with was the carport, the rear roof structure, the railings, the fencing, front entry steps and porch.

Ms. Burgess recommended that the Commission use the staff recommendation but remove the re-roofing, reconstruction of the entry porch deck, including the stairs, painting the exterior, the roof over the second story deck on the rear of the house, and the carport. Ms. Burgess indicated then the applicant can start some of the renovation and return with the items that the Commission is concerned with.

Mr. DeGrazia inquired if they should also delete the fencing.

Ms. Burgess noted yes.

Mr. DeGrazia indicated that he would make the motion if there was no further discussion.

Mr. DeGrazia, **MOTION: for approval of HP09-023**, 217 East Union with the following modifications: 1) approve the widening of the driveway entrance and re-grading to improve drainage; 2) approve the exterior building repairs including replacement of all windows, except stained glass windows, with new wood windows; 3) approve re-pointing the stone foundation; 4) approve interior work to include structural reinforcements of beam and framing; 5) approve new stairway in the presumed location of original stairs; 6) approve new plumbing, electrical, and mechanical systems; 7) approve new kitchen, baths and interior walls in an open floor plan; and, 8) approval of the non-historic garage/apartment work

including: trim, stair railing, electrical and plumbing fixtures, paint and floor finishes.

Ms. Ruffner, 2<sup>nd</sup>. VOTE: 5-0.

#### IV. UPDATES

None.

#### V. SUMMARY OF RECENT OR CURRENT EVENTS

Ms. Burgess announced that everyone was invited to the Elks Opera House on September 12, 2009 from 4 P.M. until 7 P.M. as there will be a birthday celebration for Elisabeth Ruffner. There will be hors d' oeuvres and a no host bar and that it is the hope that donations will be made to the Elks Opera House Foundation.

Ms. Ruffner added that hopefully some of the restoration will have begun by September 12<sup>th</sup>.

#### VI. ADJOURNMENT

Chairman Stroh adjourned the meeting at 10:24 AM.

  
Doug Stroh, Chairman