

PRESCOTT PRESERVATION COMMISSION A G E N D A

PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, APRIL 9, 2010
8:00 AM

CITY COUNCIL CHAMBERS
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1100

The following Agenda will be considered by the **Prescott Preservation Commission** at its **Regular Meeting / Public Hearing** to be held on **Friday, April 9, 2010** in **Council Chambers, 201 S. Cortez Street, Prescott, Arizona at 8:00 AM**. Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

Members

Elisabeth Ruffner, Chairman
Mike Todd, Vice Chairman
Steve Adams
Russ Buchanan

Frank DeGrazia
John Langellier
Doug Stroh

III. REGULAR AGENDA

1. **Consider approval** of the minutes of the March 12, 2010 meeting.
2. **HP10-004, 100 E Sheldon Street**, Historic Preservation District #8, Depot Marketplace. APN: 113-18-006. Request for approval of window replacement for eight windows. Owner is Depot Marketplace Owners LLC. Applicant/agent is Diamante Property Services LLC. Historic Preservation Specialist, Cat Moody.

The City of Prescott endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 928-777-1100 (voice) or (TDD) to request an accommodation to participate in the meeting.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

V. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on April 2, 2010 at 5:00 PM in accordance with the statement filed with the City Clerk's Office.

Kathy Dudek, Administrative Assistant
Community Development Department

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
MARCH 12, 2010
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PRESERVATION COMMISSION held on MARCH 12, 2010 in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

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

II. ATTENDANCE

MEMBERS PRESENT Elisabeth Ruffner, Chairman Mike Todd, Vice Chairman Steve Adams Russ Buchanan Frank DeGrazia Doug Stroh	OTHERS PRESENT George Worley, Asst. Community Development Director Cat Moody, Historic Preservation Specialist Kathy Dudek, Recording Secretary/Administrative Assistant
MEMBERS ABSENT John Langellier	

III. REGULAR AGENDA

1. **Consider approval** of the minutes of the February 12, 2010 meeting.

Mr. Stroh, **MOTION: to approve the minutes** of the February 12, 2010 meeting.
Mr. Todd, 2nd. **Vote: 6-0.**

2. **HP10-003, 156 S. Montezuma Street**, Historic Preservation District #1, Courthouse Plaza. APN: 109-02-018. Signage for a new business in an existing building- Sam Hill's Co. Owner is Zack Batikh. Applicant/agent is A&B Sign Company. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the building was reconstructed after the fire of 1900 for Sam'l Hill;
- the signage request is consistent with requirements for the district;
- the first sign totals 23 square feet, and the sign under the awning totals 5 square feet;
- the historic guideline for signage in the district encourage the paint of the sign be consistent with compatible, neutral colors;
- the applicant is here to answer any questions.

Mr. Perry Wiewick, A & B Sign Company answered questions from the Commissioners:

- the thickness of the channel [Mr. Wiewick: 5" letters, with a 4½" raceway for wiring, and the owner has specified no more holes in the wall than necessary—the sign is roughly the same as the existing Cat's Meow signage];

- will the raceway be painted [Mr. Wiewick: it will be painted to match the existing color]; and,
- what is “dibond” [Mr. Wiewick: a thermoplastic core with aluminum skin on both sides which hangs rigidly causing the sign to “swing” rather than bend if, for instance, a person would hit it];

Chairwoman Ruffner objected to changing the history of the building by changing the spelling of Sam'l Hill to Sam Hill's. She proffered that putting the requested business name on the building is not acceptable to her. A discussion ensued relating to registered business names.

Mr. Worley remarked that the person requesting the sign is not trying to replicate the original name [Sam'l Hill], but rather use a business name of his choosing.

Mr. Stroh, **MOTION: to approve HP10-003**, 156 S. Montezuma Street, request for two signs for a new business in an existing building for Sam Hill's Co., subject to the terms and conditions of the Staff Report dated March 12, 2010. Mr. DeGrazia, 2nd. **Vote: 5-1** (Ruffner).

3. **HP10-004, 100 E Sheldon Street**, Historic Preservation District #8, Depot Marketplace. APN: 113-18-006 . Request for approval of window replacement for eight windows. Owner is Depot Marketplace Owners LLC. Applicant/agent is Diamante Property Services LLC. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the request is to replace eight windows on the south façade and one window on the west façade;
- the requested replacement is due to energy efficiency and water leakage;
- the requested replacement will enable interior repair of water damage;
- the replacements are to be within the existing framework and consist of wood with aluminum cladding on the exterior;
- patching and painting will be made to match the existing window style;
- the Historic Preservation Master Plan encourages double-hung, matching panes; and,
- neither the applicant or owner is present to answer questions.

Commissioners queried and commented on:

- how are the windows identical to the existing window profile;
- there is not enough information on the proposed change [Ms. Moody: it is my understanding that the windows are not off-the-shelf and that the windows will be fabricated];
- there needs to be detail of the type of wood to be used;
- are the existing windows made of wood [Ms. Moody: yes];
- is the building a contributor [Ms. Moody: yes];
- installing windows partly made of aluminum would be wrong for the building;
- the “hop-scotch” positioning that is inconsistent with the building;
- the lack of milling detail; and,
- would the windows be installed at the same depth with the same stucco details.

Mr. Adams, **MOTION: to move to continue HP10-004**, request for approval of window replacement, 100 E. Sheldon Street, Depot Marketplace HPD #8, to April 9, 2010 at 8:00 AM, pending receipt of additional information on: 1) the window profile; 2) the color of the windows; 3) the installation details; and, 4) with the

direction to specifically match the existing wood window profile and manner of installation. Furthermore, it is strongly recommended that an all-wood application rather than cladding be used; 5) and/or the applicant may propose to replace every window on the south and west facades of the building. Mr. Stroh, 2nd.

Vote: 6-0.

(This item will be continued to the April 9, 2010 meeting at 8:00 AM in Council Chambers).

4. Goals for 2010. Historic Preservation Specialist, Cat Moody.

After introduction of the goals by Ms. Moody, Chairman Ruffner reviewed the goals and noted:

- both Ms. Moody and Ms. Ruffner will be working on nominations for the Elisabeth Ruffner Award;
- the Stewardship Award and Preservation Award nominations need to be done by mid-April with the subcommittee consisting of Commissioners Adams and Buchanan, along with Historic Preservation Specialist Moody, agreeing to have the nominations completed by then;
- the awards will be made at a City Council meeting during the month of May;
- the Centennial Committee's list of items include the two buildings and one structure at the Rodeo Grounds;
- the State of Arizona will kick off the Centennial Celebration in Prescott in September 2011.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

A letter will be sent to all Arizona Senate Finance Committee Members and all Arizona Senators regarding Prescott Preservation Commission's opposition to HB 1166 sponsored by Senator Gray. The letter will be signed by Chairman Elisabeth Ruffner on behalf of the Prescott Preservation Commission.

V. ADJOURNMENT

Chairman Ruffner adjourned the meeting at 9:01 AM.

Elisabeth Ruffner, Chairman

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT 100 East Sheldon Street, Santa Fe Depot Staff Report April 9, 2010	
AGENDA ITEM: HP10-004 Request for approval of window replacement, 100 East Sheldon Street	
Assistant Director: George Worley <i>GW</i>	
Director: Tom Guice <i>TG</i>	
Historic Preservation Specialist: Cat Moody <i>CM</i>	
Report Date: March 25, 2010	

APN: 113-18-006

Zoning: BR, Business Regional

Historic Preservation District: Depot Marketplace #8

Applicant: Diamante Property Services LLC, 15508 W Bell Rd, #101-535, Surprise AZ 85374-3436

Owner: Depot Marketplace Owners LLC, 5373 N Union Blvd #202, Colorado Springs CO 80918

REQUEST

The applicant proposes to replace eight windows (seven on the south and one on the west side) located on the second floor of the depot building due to deterioration and leakage. The widows will match the existing style of windows and will be located within the original openings. The proposed windows are all wood windows (see attached detail drawings for both current window configuration and the proposed replacements). They will be painted to match the existing conditions on the building.

STAFF ANALYSIS

The Santa Fe Depot is within the boundaries of the Depot Marketplace Historic Preservation District.

Conformance with the Prescott Historic Preservation Master Plan :

The summary of recommendations for the Santa Fe Depot includes:

- Preserve historic exterior wall materials
- Encourage double-hung windows with pane design to match existing
- Encourage wood for replacement doors and windows

Existing Conditions

National Register Status. The Santa Fe Depot was built in 1907 and is individually listed in the National Register of Historic Places.

The Santa Fe Depot chapter of the Historic Preservation Master Plan documented the windows as follows:

Agenda Item: HP10-004 100 East Sheldon Street.

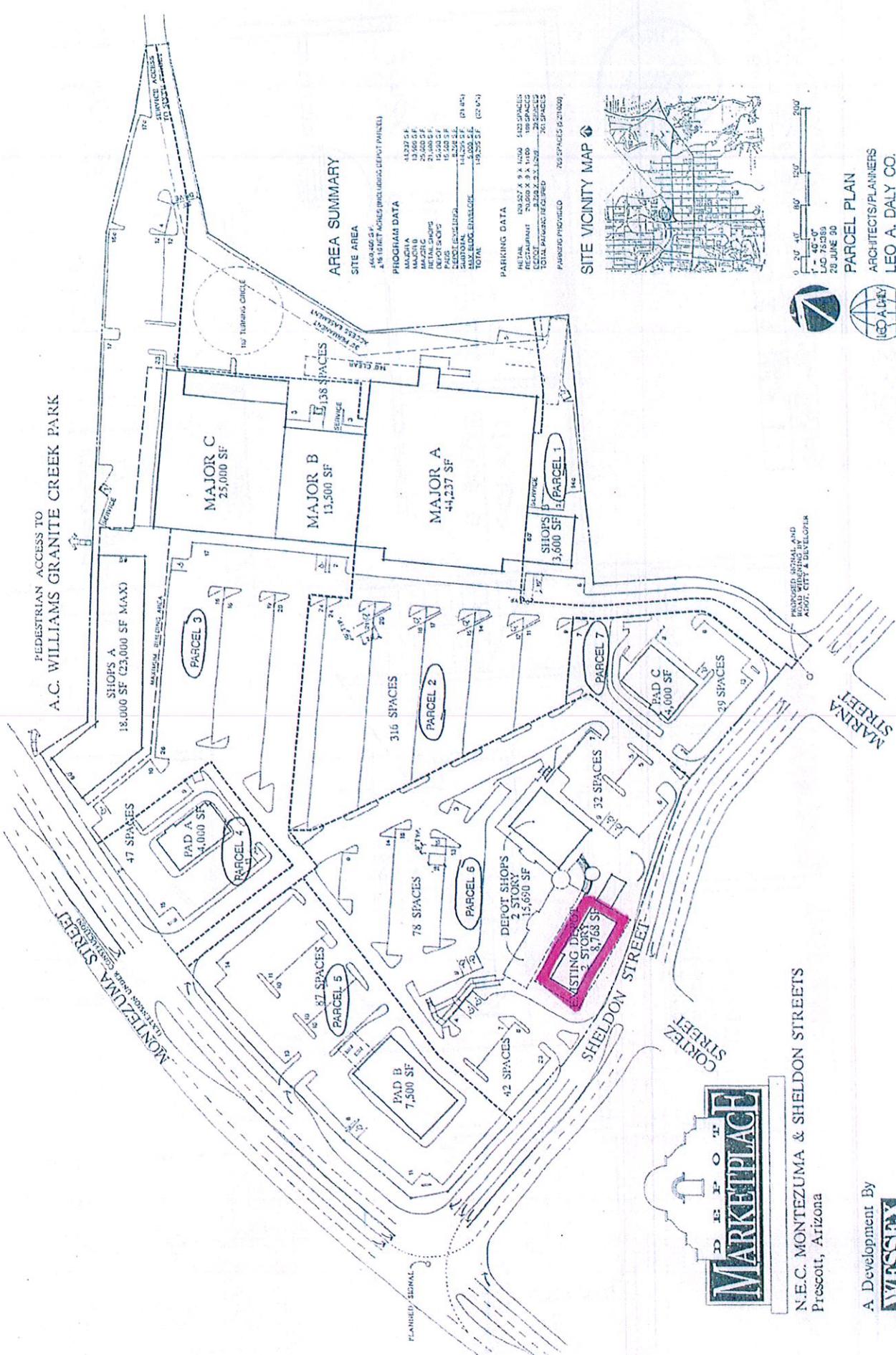
- The main body of the building features equally spaced "one over one," wood frame double hung windows with concrete sills.
- The south façade- The second floor has five "one over one" double hung windows grouped in a recessed panel with a concrete sill.
- The east and west gables- Windows, railings, verandas and corner portals are similar to the remainder of the building.

The proposed window replacement will help preserve the interior spaces by eliminating points of water infiltration found in the current leaky windows.

Site Visit: Yes.

Recommended Action:

Move to Approve HP10-004 Request for approval of window replacement, 100 East Sheldon Street Depot Marketplace HPD #8.



PEDESTRIAN ACCESS TO
A.C. WILLIAMS GRANITE CREEK PARK

SHOPS A
18,000 SF (23,000 SF MAX)

MAJOR C
25,000 SF

MAJOR B
13,500 SF

MAJOR A
44,237 SF

SHOPS
3,000 SF (PARCEL 1)

PAD C
4,000 SF

PAD B
7,500 SF

PAD A
4,000 SF

DEPOT SHOPS
2 STORY
15,670 SF



N.E.C. MONTEZUMA & SHELDON STREETS
Prescott, Arizona

A Development By



AREA SUMMARY

SITE AREA
469,406 SF
4.16 161 ACRES (INCLUDING DEPOT PARCEL)

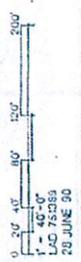
PROGRAM DATA

MAJOR A	44,237 SF
MAJOR B	13,500 SF
MAJOR C	25,000 SF
DEPOT SHOPS	15,670 SF
PADS	15,500 SF
SHOPS	18,000 SF
SHOPS (MAX. ENVELOPE)	14,235 SF (21,474)
TOTAL	136,137 SF (203,641)

PARKING DATA

METAL	120'52" X 9' X 120'0"	1422 SPACES
RESTAURANT	70'00" X 3' X 110'0"	100 SPACES
DEPOT	120'00" X 120'00"	200 SPACES
TOTAL PARKING REQUIRED		2422 SPACES
PARKING PROVIDED		703 SPACES (P. 21009)

SITE VICINITY MAP



PARCEL PLAN
ARCHITECTS/PLANNERS
LEO A. DALY CO.



PROPOSED SIGNAL AND
ROAD CLOSURE DEVELOPER

MARINA STREET

SHELDON STREET

CORTEZ STREET

MONTEZUMA STREET

PLANNED SIGNAL

MAXIMUM RISE/FALE AVE.

TURNING CIRCLE

37' PEDESTRIAN ACCESS WALKWAY

138 SPACES

316 SPACES

78 SPACES

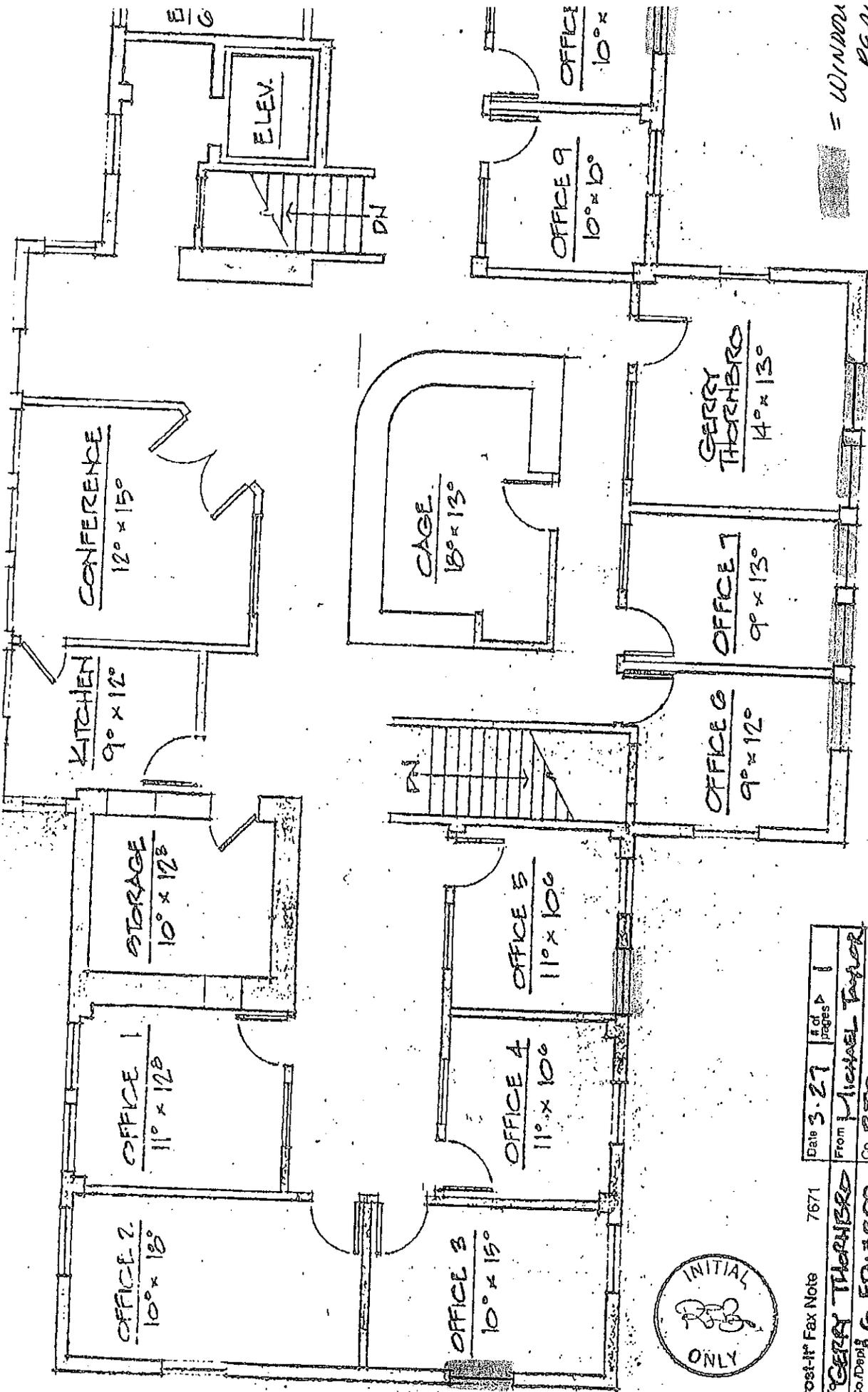
42 SPACES

32 SPACES

39 SPACES

47 SPACES

32 SPACES

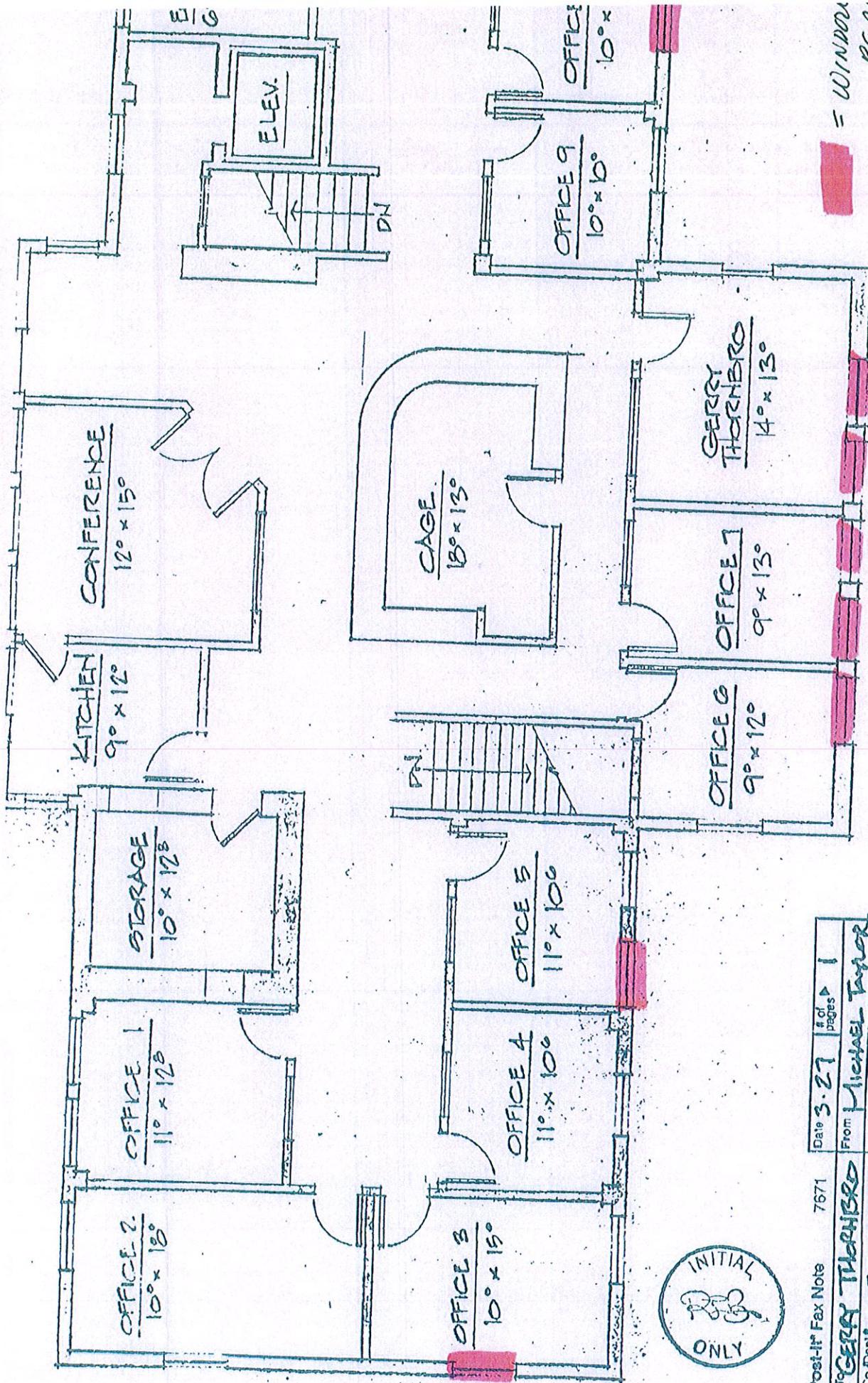


WINDOWN
REPL



Post-It Fax Note	7671	Date	3.27	# of pages	1
To	GERRY THORBERG	From	Michael Taylor		
Co./Dept	A.G. EDWARDS	Co.	RTS		
Phone #	778-7180	Phone #	778-5610		
Fax #	778-2777	Fax #	778-5828		

AS FORWARDERS-CAPAC ALL



[Red mark] = WINDOW
 [Red mark] REPE



Post-It Fax Note	7671	Date	3-27	# of pages	1
To	GERRY THORBERG	From	MICHAEL TAYLOR		
Co./Dept	A.G. EDWARDS	Co.	RTB		
Phone #	718-7780	Phone #	718-5610		
Fax #	718-2777	Fax #	718-5828		

A S FORWARDER-COPY OF ALL

from: Michael Taylor Architects
 TO: Kat

Hurd Wood/Wood Double Hung Tilt Window

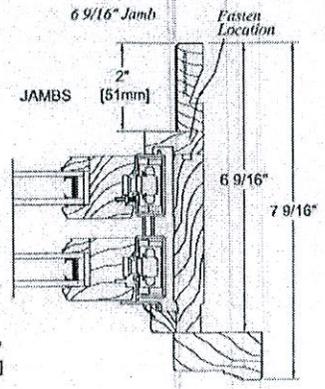
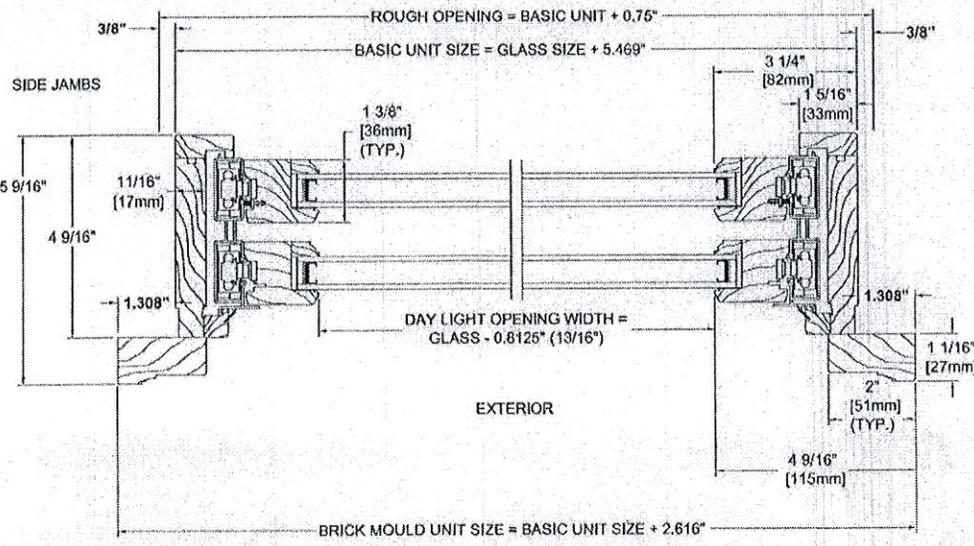
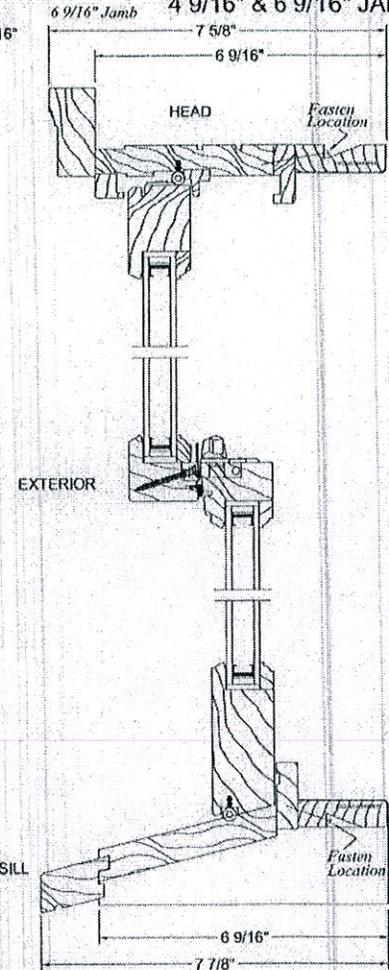
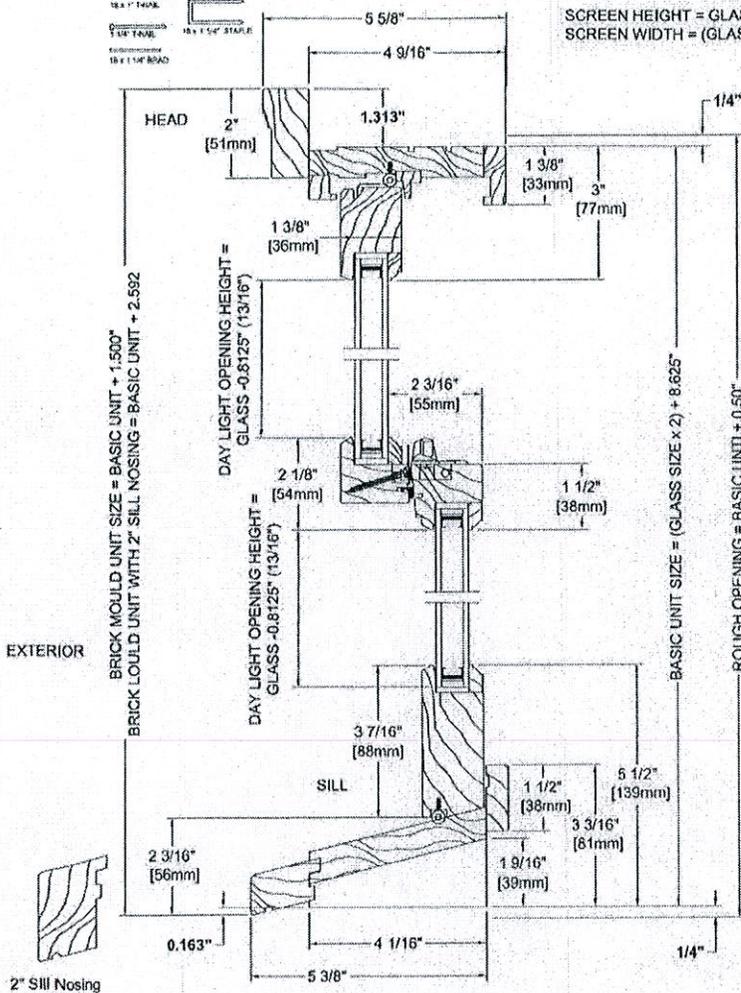
Windows and Doors

*JAMB EXTENSION MAY BE APPLIED WITH STAINLESS STEEL 18 (1/4) x 1-1/4" STAPLE.
 BRAD NAILS, 1" or 1 1/2" T-NAILS OR SCREWS (PRE-DRILL AND COUNTERSINKING REQUIRED WHEN USING SCREWS).

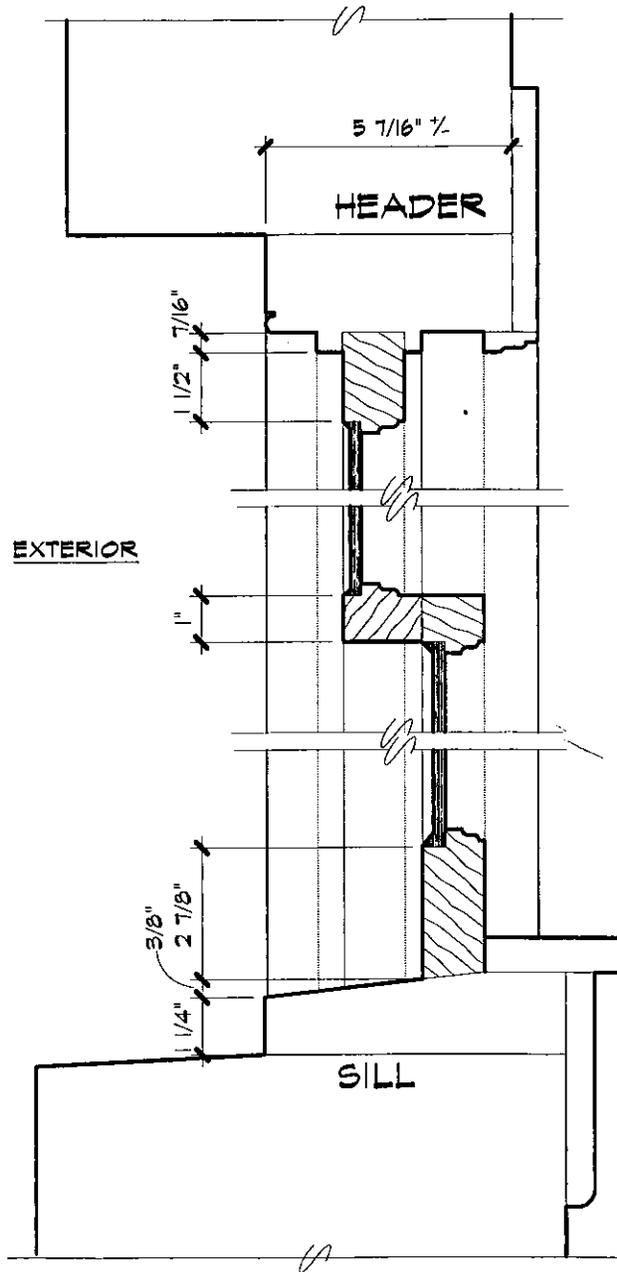
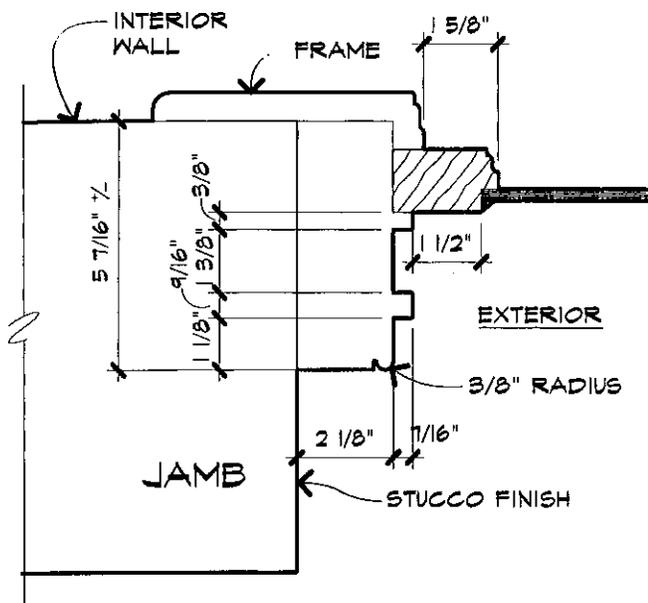
SECTION DETAILS

Scale 3"=1'

4 9/16" & 6 9/16" JAMB

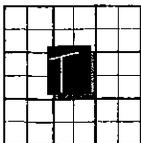


CURRENT WINDOWS DETAIL



3/19/2010 .dgn

P:\Project_Marktplc\Window_Detail.dwg



Michael Taylor Architects, Inc.
118 South Pleasant St.
Prescott, Arizona 86303
Phone 928 445 0626
Fax 928 445 6810

A1.1

JOB #:

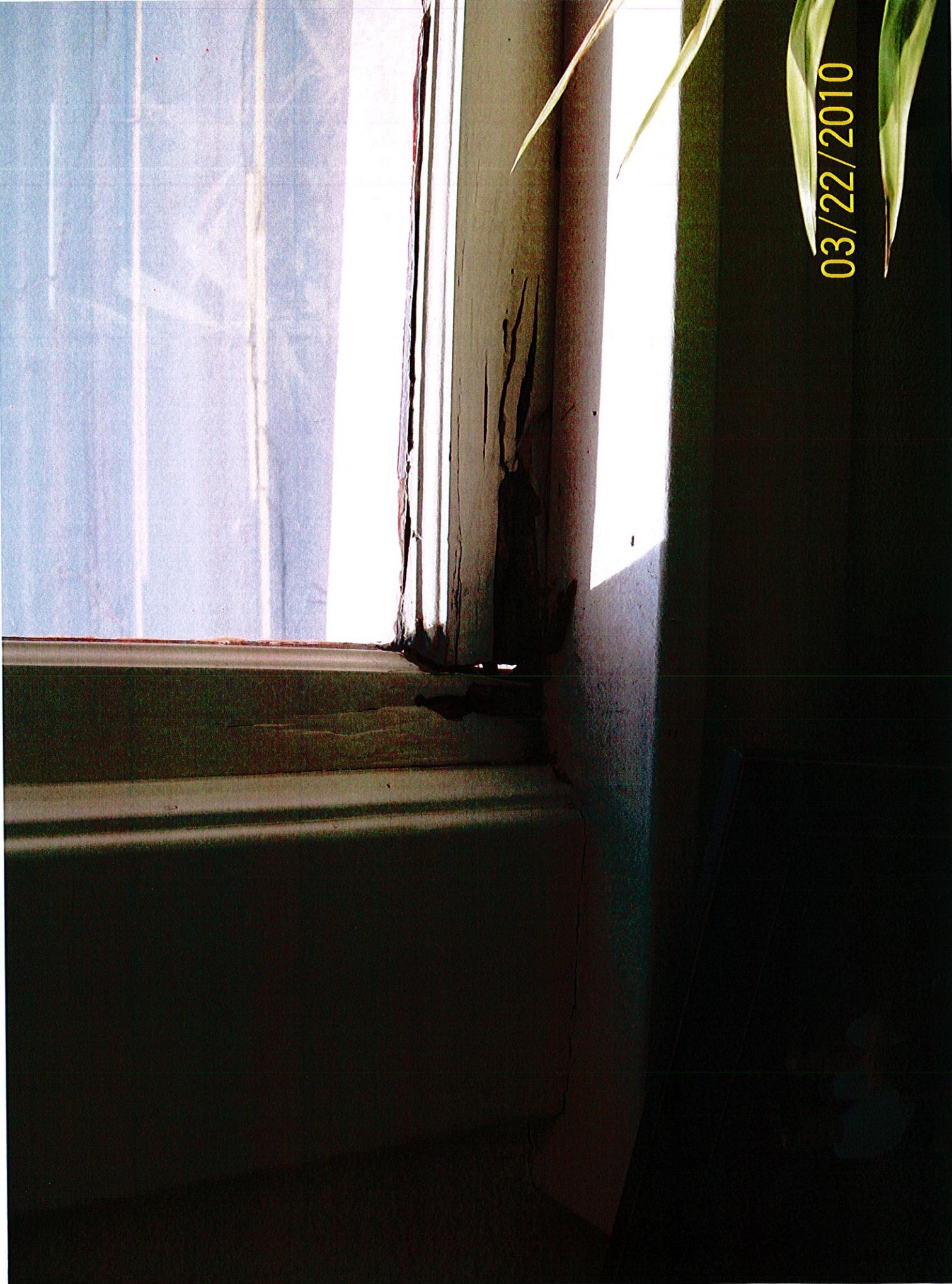
DATE: 3/19/2010

DETAILS
DEPOT MARKETPLACE
PRESCOTT

ARIZONA

03/22/2010





03/22/2010

03/22/2010



03/22/2010

