



# PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
FRIDAY, September 10, 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, September 10, 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  
Russ Buchanan  
John Langellier

Doug Stroh  
Seymour Petrovsky  
Lee Vega

## III. REGULAR AGENDA

1. **Consider approval of the minutes** of the July 9, 2010 meeting.
2. **Consider approval of the minutes** of the July 23, 2010 special meeting.
3. **HP10-018**, 126 South Montezuma St, Historic Preservation District #1, Courthouse Plaza. APN: 109-02-012. Request for signage for a new business in an existing building--Adirondack Cafe. Business owner is Stephen Rice. Applicant/agent is Morgan Sign. 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.*

4. **HP10-019**, 103, 105, & 107 E Gurley St. and 101 S. Cortez St., Historic Preservation District #1, Courthouse Plaza. APN: 109-01-022. Request for approval of permit for replacement and/or addition of storefront awnings. Owner is Cortez Commercial. Applicant/agent is A Shade Beyond. Historic Preservation Specialist, Cat Moody.

**IV. APPROVAL OF AMENDED PPC BYLAWS**

**V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE**

**VI. ADJOURNMENT**

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**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 September 2, 2010 at 4:00 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  
JULY 9, 2010  
PRESCOTT, ARIZONA**

**MINUTES of the PRESCOTT PRESERVATION COMMISSION held on JULY 9, 2010 in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

**I. CALL TO ORDER**

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

**II. ATTENDANCE**

<b>MEMBERS PRESENT</b> Elisabeth Ruffner, Chairman Russ Buchanan John Langellier Seymour Petrovsky Doug Stroh Lee Vega	<b>STAFF PRESENT</b> George Worley, Planning Manager Cat Moody, Historic Preservation Specialist Ryan Smith, Community Planner Kathy Dudek, Recording Secretary/Administrative Assistant
<b>MEMBERS ABSENT</b> Mike Todd, Vice-chairman	

**III. REGULAR AGENDA**

1. **Consider approval** of the minutes of the June 11, 2010 meeting.

Mr. Petrovsky, **MOTION: to approve the minutes** of the June 11, 2010 meeting. Mr. Langellier, 2<sup>nd</sup>. **Vote: 6-0.**

2. **HP10-012**, 120 E Sheldon St Suite E-100, Historic Preservation District #8, Santa Fe Depot. APN: 113-18-006. Request for new signage consisting of reverse pan PVC letters with white LED halo illumination. Owner is Depot Marketplace, LLC. Applicant/agent is Morgan Sign. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the signage requested is not on the Santa Fe Depot, but the building to the north;
- the request is for a sign for a new business in an existing space;
- the sign will consist of reverse pan letters with polyvinyl chloride letters and will be wall mounted; and,
- the signage requested is approximately 41 square feet, where 80 square feet is permitted by code.

No questions were asked by the Commissioners.

Mr. Buchanan, **MOTION: to approve HP10-012**, 120 E. Sheldon Street, Suite E, Santa Fe Depot, new signage for Nextage Realty as submitted with the condition that the applicant patch and paint the wall to match existing paint. Mr. Stroh, 2<sup>nd</sup>. **Vote: 6-0.**

3. **HP10-013**, 130 South Montezuma Street, Historic Preservation District #1, Courthouse Plaza. APN: 109-02-013A. Request for signage for a new business in an existing building-Whiskey Rose Coffee Bar. Owner is Vickie McEvoy. Applicant/agent is A&B Sign Co. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and noted:

- the signage is for a new business, Whiskey Rose Coffee Bar, in an existing building, formerly Bucky's Bean;
- the sign will be wall mounted on an E-panel aluminum composite sheet with vinyl graphics;
- there will be a base layer, with a second "cowgirl" cutout applied on top of the base;
- the sign will be centered on the storefront façade above the windows;
- the proposed sign is 37.5 square feet where 50 square feet is permitted by code;
- the owner and applicant are both here to answer any questions.

When asked about sign lighting, Mr. Perry Wiewick, A & B Sign Company, 691 N. 6<sup>th</sup> Street, indicated there are no plans for lighting the sign; however, if requested in the future, the lighting would be a gooseneck-type fixture.

Mr. Stroh, **MOTION: to approve HP10-013**, 130 S. Montezuma, Whiskey Rose Coffee Bar, new signage, and comply with all staff recommendations listed within the memo dated 7/9/10, including patching, repairing and painting the wall to match existing paint. Mr. Vega, 2<sup>nd</sup>. **Vote: 6-0.**

4. **HP10-014**, 104 North Montezuma Street, Historic Preservation District #1, Courthouse Plaza. APN: 113-15-093. Request for approval of signage for a new business in an existing building-Switch Dance Studio. Owner is York Co. Applicant/agent is Leo Gallegos. Historic Preservation Specialist, Cat Moody.

*(This item has been withdrawn by the applicant; who will relocate the business; consequently, no action was taken).*

5. **HP10-015**, 107 E Gurley Street, Historic Preservation District #1, Courthouse Plaza. APN: 109-01-022. Request for approval of signage for a new business in an existing building- Prescott Convention and Visitors Bureau. Owner is Cortez Commercial. Applicant/agent is Prescott Convention and Visitors Bureau. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and noted:

- the request is for the bank building located at the corner of Cortez and Gurley Street;
- the proposal encompasses two "Information Center" signs and one bronze plaque;
- the sign request totals 61 square feet where 80 square feet is permitted by code;
- the information center signs will be placed under the portico, one facing west and the other north;
- the existing letters, which are separately drilled and mounted, will remain intact, with the new signage being placed in front of the existing signage;
- the proposed bronze plaque will slip over the Wells Fargo plaque on the entry column; and,
- a courtesy review for signage placed in the window is requested, but is not within Commission's purview;
- removing the existing lettering from the building under the entrance would be detrimental to the structure, as the letters are attached to the marble substrate;
- there are other plaques on the entry column as well as an historic marker;
- the window signage proposed was reviewed; and,
- the sign contractor is here to answer questions.

Commissioners queried and remarked on:

- why is there a necessity for covering the bronze plaque [Mr. Mike Tichle, 109 Cortez Street, creative director for the Convention and Visitors Bureau, noted an average of one or two persons enters the building each day thinking that they are entering a bank]; and,
- the north column plaque, i.e., the historic plaque, should remain uncovered.

Mr. Stroh noted that the plaques tell the story and history of the building; and, with the window signage, people will know that this is not a bank. The Convention and Visitors Bureau needs to be sensitive to the history of the building.

Chairman Ruffner stated that the Bank of Arizona was the first bank in the territory. She is not opposed to covering the letter signs, but does not feel the plaque should be covered.

Mr. Stroh, **MOTION: to approve HP10-015**, 107 E. Gurley Street, Prescott Convention and Visitors Bureau, new signage with the condition that the two red information signs, [i.e., "Information Center,"] and bronze plaque be excluded from the approval. Mr. Petrovsky, 2<sup>nd</sup>. **Vote: 5-1** (dissenting: Langellier). *(NB: the motion, as stated, was a denial of the three requested signs).*

6. **HP10-016**, 213 South Pleasant Street, Historic Preservation District #13, Southeast Prescott. APN: 110-01-028. Request to remove existing rotten deck and replace adding an additional lower deck for spa. Owner is Tamara Dickerson. Applicant/agent is Marc Van Wormer, Aspen Valley Homes. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the proposal is to remove and replace a deck that has deteriorated and to add an additional lower deck for a spa;
- the additional lower deck will be 12' x 12';
- the site has a significant downward grade drop to the rear of the property; and,
- the applicant is not here today.

Commissioners commented on and queried:

- if the new deck product would be painted or stained to match the home [Ms. Moody: there is no indication if the redwood will be left natural or painted];
- the sunburst and design are very nice; and,
- the support post size should be increased to 6" x 6".

Mr. Vega, **MOTION: to approve HP10-016**, 213 South Pleasant Street, request to remove and replace existing deck, add an additional lower deck for a spa, and with the condition that 6" x 6" support posts be used. Mr. Petrovsky, 2<sup>nd</sup>. **Vote: 6-0.**

7. **HP10-017**, 202 South Montezuma Street, Historic Preservation District #1, Courthouse Plaza. APN: 109-02-046A. Request to place a 10' x 10' shade structure in the northeast corner of parking lot at Eco3 Oil Change. Owner is Brad Christensen. Applicant/agent is Diane Rosito. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- previously, Commission reviewed the façade change;
- the applicant is requesting approval for a shade structure that is already in place;
- a fine could occur for not receiving permission before the installation;
- the request will also be heard by the Board of Adjustment on July 15, 2010;
- the applicant is here to answer questions.

Commissioners queried and remarked on:

- the fact that this is an after-the-fact request, as the shade structure is already installed [Mr. Smith gave a brief history of the sequence of events and stated that the applicant was notified that the shade structure goes against the Conditional Use Permit (CUP); however, the City has been reluctant to pursue the violation as long as the applicant is willing to move forward with a request to the Board of Adjustment. The applicant would like to leave the canopy as it stands].

Ms. Diane Rosito, 2155 Chickadee Creek, owner of Eco3 Oil and Downtown Dog, noted that the umbrellas purchased suffered damage from high winds. The umbrella was to be protection for her daughter who is running the hot dog stand.

Commissioners further remarked on:

- the expiration date of the Conditional Use Permit [Ms. Rosito: as long as the business is in existence] [Ms. Ruffner cautioned Ms. Rosito to check

the length of the CUP and Special Use Permit (SUP)].

Ms. Rosito asked that she not be double fined for the shade structure due to the tough economic times, and, it may be taken down in the winter.

Mr. Francesco Buccieri, 230 S. Montezuma Street, owner of the Sacred Bean Coffee Shoppe, stated the property is beginning to look like a food court, that the umbrellas are anchored down with sandbags, and that there is a coffee bar in operation. He questioned the restrictions of serving hot dogs and related items. Now the applicant is requesting to serve tacos, coffee and pastries. [Mr. Smith noted that the applicant is in violation of the CUP].

Ms. Connie Humphrey, 206 S. Montezuma Street, feels the hot dog stand is a great asset to bringing foot traffic to the building that houses Livy Lou's and the Hike Shack. She felt the stand is helping other restaurants.

Mr. Buccieri also noted that while the hot dog stand does bring interest to the corner, it heads off customers at the pass, especially Sweet Caesar's and the Sacred Bean customers. The ever-expanding food offerings (coffee, pastries and sandwiches) are causing a negative impact to the businesses down the block.

Ms. Rosito replied that she is not selling sandwiches.

Mr. David Humphrey, 206 S. Montezuma, noted that prior to Eco3, the property was ugly and had a chain link fence. This woman [Ms. Rosito] has helped Connie's business on S. Montezuma.

Mr. Petrovsky, **MOTION: to approve** HP 10-017, 202 S. Montezuma Street, Eco3 Oil, request to place a 10' x 10' shade structure in the northeast corner of the parking lot. Mr. Vega, 2<sup>nd</sup>. **Vote: 6-0.**

#### IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

The Commissioners reached a consensus that the letter to the Tourism Director be sent after a few changes are made by Chairman Ruffner.

#### V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Chairman Ruffner proffered:

- that the "Best of Arizona" a state event, will be held in Prescott the third weekend of September, and that the Commission needs to have a presence;
- she would like to see that a new historic preservation district be added by the Centennial;
- she will help Ms. Moody in nominating the structure and rodeo grounds; and,
- that the bill in the legislature to remove the small tax credit did not succeed.

Ms. Moody commented that the Indian Hill tank construction is taking place on site during July and perhaps part of August. Between then and October, the site will be prepared for the conduit; and, the communication tower will move from the temporary location. Mr. Stroh would like to see irrigation installed and vegetation planted with 10-15 gallon sized material in the trench line up the hill.

**VI. ADJOURNMENT**

Chairman Ruffner adjourned the meeting at 9:26 AM.

Elisabeth Ruffner, Chairman

DRAFT

**PRESCOTT PRESERVATION COMMISSION  
SPECIAL MEETING / PUBLIC HEARING  
July 23, 2010  
PRESCOTT, ARIZONA**

**MINUTES of the PRESCOTT PRESERVATION COMMISSION SPECIAL Meeting held on July 23, 2010 in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

**I. CALL TO ORDER**

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

**II. ATTENDANCE**

**MEMBERS PRESENT**

Elisabeth Ruffner, Chairman  
Mike Todd, Vice Chairman  
Russ Buchanan  
John Langellier  
Seymour Petrovsky  
Doug Stroh  
Lee Vega

**STAFF PRESENT**

George Worley, Planning Manager  
Cherri Letner, Recording Secretary

**STAFF ABSENT**

Cat Moody, Historic Preservation Specialist  
Kathy Dudek, Administrative Assistant

**III. REGULAR AGENDA**

**1. REGULAR AGENDA**

**Request to reconsider HP10-015.** Historic Preservation Specialist, Cat Moody.

**HP10-015**, 107 E Gurley Street, Historic Preservation District #1, Courthouse Plaza. APN: 109-01-022. Request for approval of signage for a new business in an existing building- Prescott Convention and Visitors Bureau. Owner is Cortez Commercial. Applicant/agent is Prescott Convention and Visitors Bureau. Historic Preservation Specialist, Cat Moody.

George Worley reported that HP10-015 was coming back before the commission for reconsideration.

Doug Stroh made a motion to reconsider HP10-015.

John Langellier 2<sup>nd</sup>

Vote 7-0

Chairman Ruffner stated that the National Register listing is for the National Bank Building, the signage came later and is not on the register.

George Worley recapped the request of three signs for the Prescott Convention and Visitors Bureau. Two of the signs that read "Information Center" will be hung, one over the entry door facing north, the other facing west. The third sign will cover the existing plaque on the column facing west.

Chairman Ruffner asked what was on the plaque to be covered.

John Langellier replied it is the Wells Fargo plaque.

Mike Todd asked if the sandwich board sign would be removed should the new signs be approved.

George Worley stated that the CVB is allowed to have one sandwich board sign.

Seymour Petrovsky asked what kind of material the new sign is made of that is hanging over the main entrance.

George Worley stated it is a ridged plastic material.

Chairman Ruffner spoke to the sign color and the authority that the Commission has regarding signage.

Seymour Petrovsky stated he is not in favor of the installation of the signage on the wall and above the door. In addition, he does not believe the plaque on the column should be covered, as he feels it has significant historic information on it. John Langellier disagreed with Seymour Petrovsky.

Lee Vega agreed with John Langellier; however, Lee Vega disagreed with the colors of the two hanging signs.

George Worley stated that, as part of the motion, the applicant could be required to use colors more suitable to the downtown area.

Mike Todd suggested that the signs should all match.

John Langellier concurred with Mike Todd.

Chairman Ruffner called for a motion.

Mike Todd made a motion to approve HP10-015 with the conditions that all of the signs match in color to the sign being placed on the column.

John Langellier seconded the motion.

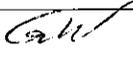
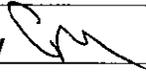
Vote 7-0.

## **V. ADJOURNMENT**

Chairman Ruffner adjourned the meeting at 8:25 AM.

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Elisabeth Ruffner, Chairman

<b>PRESCOTT PRESERVATION COMMISSION</b> <b>COMMUNITY DEVELOPMENT DEPARTMENT</b> <b>Staff Report</b> <b>126 South Montezuma Street</b> <b>9/10/2010</b>	
<b>AGENDA ITEM: HP10-018, Signage for a new business in an existing building- Adirondack Cafe</b>	
<b>Assistant Director:</b> George Worley 	
<b>Director:</b> Tom Guice	
<b>Historic Preservation Specialist:</b> Cat Moody 	
<b>Report Date:</b> 8/24/2010	

**REQUEST:** Signage for a new business, "Adirondack Cafe".

**Historic Preservation District:** Courthouse Plaza #1

**APN:** 109-02-012

**Zoning:** DTB

**Location:** 126 South Montezuma Street

**Agent/Applicant:** Morgan Sign Co, 704 E Moeller St, Prescott, AZ 86301

**Owner:** Stephen Rice, 126 S Montezuma St, Prescott, AZ 86303

**Existing Conditions:** The property has previously housed Annalina's Authentic Mexican Food. This property is listed in the National Register of Historic Places.

**STAFF ANALYSIS**

**Conformance with the Prescott Historic Preservation Master Plan:**

The property is located within the boundaries of the Courthouse Plaza Historic Preservation District (#1). The Master Plan, in regard to signage, recommends the following:

- Use historically consistent signage; use only flat against the building; no flashing, revolving or roof-mounted signs are permissible.

The applicant proposes to install two custom fabricated signs; neither sign will be illuminated.

- The main sign is a 4' x 4' MDO material with a graphic print (see attached rendering) using tones of dark brown, green and beige. Over that background, individually cut 1/2" PVC off-white letters will identify the business, "Adirondack Café". The sign is to be installed centered on the front façade of the building above the storefront windows and will be attached using 1/4" x 3" galvanized lags and lead shields.
- The second sign is 1' x 3' and manufactured using the same materials as the first sign. It is to be installed at the back alley entrance of the café.

**Agenda Item: HP10-018, 126 South Montezuma Street**

Fifty square feet of signage are allowed for this location per the Land Development Code. The proposed signage totals 19 square feet, which is within the allowable square footage.

The proposed signage is consistent with traditional downtown signage.

**Conformance with Design Guidelines:**

The Design Guidelines for HPD #1 state, in part: *"the appearance, color, size, location, position, and method of attachment of signs, as well as the materials used, and the design, shall be complimentary to and in keeping with the characteristics of the building and be visually compatible with the historic character of the district"* and, further, *" [a]ll signage should be placed flat against the façade."*

The Design Guidelines further address the placement of the signs on the building as follows: *"[m]any historic buildings include insets or other areas within the façade design specifically for signage. Where this condition exists, the signage shall be constrained within this area and shall not extend beyond the provided borders"*.

The Design Guidelines further address colors as follows: *"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.

The proposed sign meets all of these referenced requirements.

**Site Visit: Not Recommended**

**STAFF RECOMMENDATIONS:**

Require that the front façade of the building where the old sign is to be removed is patched and painted to match the existing color(s).

**Recommended Action:**

MOVE TO APPROVE HP10-018, 126 South Montezuma Street:  
Request for Signage for a new business in an existing building- Adirondack Cafe, and comply with all Staff Recommendations listed within this memo and/or any other conditions or requirements prescribed by this Commission.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

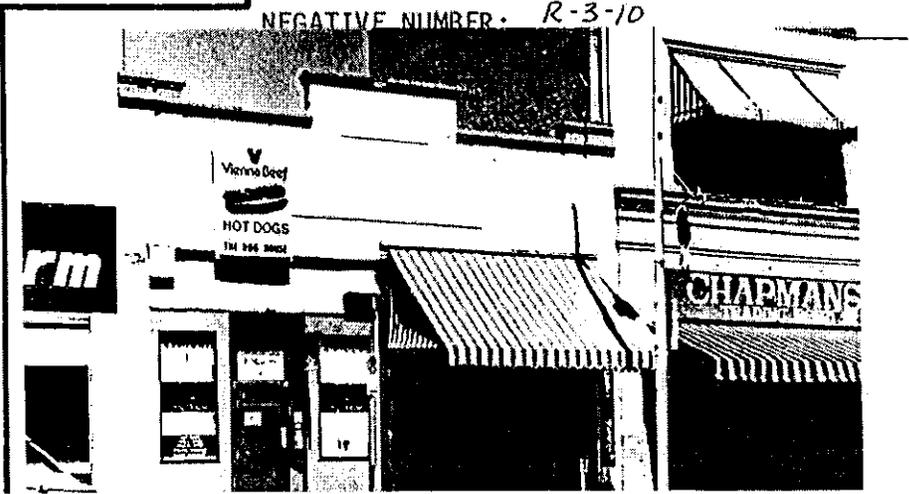
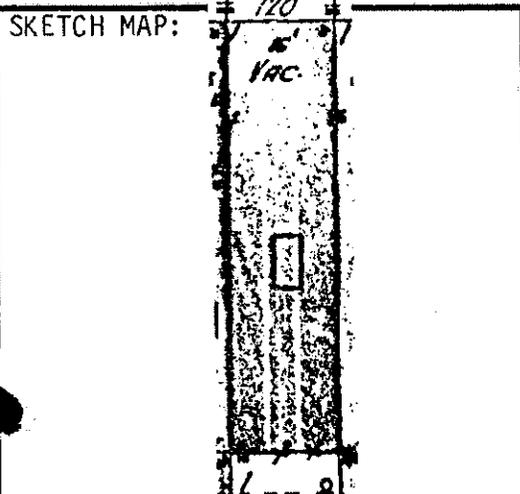
**IDENTIFICATION**  
 SURVEY AREA NAME: Courthouse Plaza Historic District  
 HISTORIC NAME: Dake Building  
 ADDRESS/LOCATION: 126 S. Montezuma St.  
 CITY/TOWN: Prescott, AZ 86303  
 TAX PARCEL NUMBER: 109-02-12  
 OWNER: Barbara and Charles Ridgeway  
 OWNER ADDRESS: 124 S. Montezuma St. Prescott, AZ 86303  
 HISTORIC USE: Retail/restaurant  
 PRESENT USE: Retail  
 BUILDING TYPE: Commercial  
 STYLE: Indigenous/panel brick  
 CONSTRUCTION DATE: Circa 1901  
 ARCHITECT/BUILDER: unknown  
 INTEGRITY: altered minor  
 CONDITION: poor/fair

COUNTY: Yavapai SURVEY SITE: 10  
 USGS QUAD: Prescott+  
 T 13 R 2W S 4 / NW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$   
 UTM  
 Description (contd.)  
 ROOF TYPE: flat  
 ROOF SHEATHING: built-up  
 EAVES TREATMENT: none  
 WINDOWS: N half wood frame storefront with kickplates and clerestory  
 ENTRY: N half recessed w/double doors S half flush central entry w/small metal frame windows  
 PORCHES: None  
 STOREFRONTS: Recessed central entry, wood frame display windows and canvas awning

**DESCRIPTION**  
 STORIES: 1 DIMENSIONS: (l) 100(w) 25  
 STRUCTURAL MATERIAL: Brick w/granite corner-stones  
 FOUNDATION MATERIAL: concrete  
 WALL SHEATHING: stucco  
 APPLIED ORNAMENT: Masonry(?) cornice; ornamental brick coursework

NOTABLE INTERIOR: Pressed tin ceiling; plaster overlath walls (north half)  
 OUTBUILDINGS: None  
 ALTERATIONS: New storefronts; 2 doors, 1 window cut in rear

**PHOTOGRAPH**  
 PHOTOGRAPHER: Nancy Burgess  
 DATE: 6/1/87 VIEW:  
 NEGATIVE NUMBER: R-3-10



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

The north half of this structure has a recent plain molding wood frame recessed central entry storefront which was based on early photos of the structure and is in keeping with the early 20th Century. Originally there was a stepped parapet front wall with a decorative pediment at the top; pediment is missing, but remaining upper front of building is intact.

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE x COMMUNITY PLANNING \_\_\_\_\_ ECONOMICS \_\_\_\_\_  
EXPLORATION/SETTLEMENT \_\_\_\_\_ GOVERNMENTAL \_\_\_\_\_ MILITARY \_\_\_\_\_ RELIGION \_\_\_\_\_ SCIENCE \_\_\_\_\_  
THEATRE \_\_\_\_\_ TRANSPORTATION \_\_\_\_\_ TOURISM \_\_\_\_\_ OTHER(specify) \_\_\_\_\_

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S) Property purchased by C. A. Dake, prominent Prescott business man, in 1893; sold to E. Block in 1917 and was one of several buildings owned by Block on Montezuma St. Block's clothing store was next door to the south.

RELATIONSHIP TO LOCAL DEVELOPMENT Relates to commercial development of downtown Prescott.

CULTURAL AFFILIATIONS \_\_\_\_\_

ARCHITECTURAL MERIT Vernacular early 20th Century commercial

MAJOR ARCH. FORM/MATERIAL Typical zero setback; early 20th Century commercial structure

ENGINEERING/STRUCTURAL Unusual because of stepped and decorated front parapet wall

DISTRICT/STREETScape CONTRIBUTION \_\_\_\_\_

DISCUSSION AS REQUIRED: This building was constructed by the Dakes after their previous building, on this site, was destroyed in the fire of July 14, 1900. Block bought it in 1917 and it remained in the Block family until 1946. It has housed a number of businesses, including a bar, a restaurant, a cafe, and in the 1950-60 era it housed the "Western Bar".

CONTEXT: ISOLATED/RURAL \_\_\_\_\_ RESIDENTIAL STREET \_\_\_\_\_ COMMERCIAL x CENTRAL SQUARE x  
CBD: \_\_\_\_\_ OTHER: \_\_\_\_\_

BIBLIOGRAPHY/SOURCES:

State of Arizona Library and Archives clipping file.  
Nelson, K. P. J., Prescott's First Century, 1864-1964, Arizona Pioneers Historical Society, 1963  
Weiner, Melissa Ruffner, Prescott, A Pictorial History, Donning Company, 1981

LISTING IN OTHER SURVEYS: National Register as part of Courthouse Plaza Historic District  
NATIONAL REGISTER STATUS:

LISTED x DETERMINED ELIGIBLE \_\_\_\_\_ DETERMINED NOT ELIGIBLE \_\_\_\_\_ NOT EVALUATED \_\_\_\_\_

COMMENTS/DEVELOPMENT PLANS/THREATS:

No changes are anticipated in the near future.

<b>PRESCOTT PRESERVATION COMMISSION</b> <b>COMMUNITY DEVELOPMENT DEPARTMENT</b> <b>Staff Report</b> <b>9/10/2010</b>	
<b>AGENDA ITEM: HP10-019 – Request for approval of permit for replacement and/or addition of storefront awnings.</b>	
<b>Assistant Director: George Worley</b> <i>GW</i> <b>Director: Tom Guice</b>	
<b>Historic Preservation Specialist: Cat Moody</b> <i>CM</i>	
<b>Report Date: 8/24/2010</b>	

**Historic Preservation District:** Courthouse Plaza #1

**APN:** 109-01-022

**Zoning:** DTB

**Location:** 103, 105 & 107 E Gurley St, and 101 South Cortez Street.

**Agent/Applicant:** A Shade Beyond, 474 EZ Street, Prescott, AZ 86301

**Owner:** Cortez Commercial c/o Jim Fletcher, 3105 N Hwy 89, Chino Valley AZ 86323

**Existing Conditions:** These properties are located within the boundaries of the Courthouse Plaza Historic Preservation District (#1). They are listed as contributors to the Courthouse Plaza Historic District in the National Register of Historic Places. There are currently awnings on the storefronts at 103, 105, and over the door of the eastern storefront of 107 E Gurley (see attached current conditions photos). They are all distinct in style (color, size & signage). There are not awnings at the western storefront of 107 E Gurley, or on the old bank building at 101 S Cortez St. However, there were previously awnings on the bank building which can be seen in historic photos.

**STAFF ANALYSIS**

**Conformance with the Prescott Historic Preservation Master Plan:**

The applicant is requesting approval for replacing the existing awnings with fixed-frame canvas awnings and adding awnings to the western storefront at 107 E Gurley St and the bank building at 101 S Cortez. The awnings will all be uniform in style and canvas color- a broad stripe dark brown and tan. They will cover the full length of each storefront at 103, 105, and 107 E Gurley. The intention is to complement the awnings across Gurley St (the building housing Armadillo Wax Works Store).

The bank building at 101 S Cortez St has previously had awnings over both the first story windows and the second story windows, the proposed awning arrangement places awnings in the curved windows above the first story windows, and no supporting evidence can be found for awnings in the curved windows.

This project must be in compliance with the City of Prescott *Historic Preservation Master Plan* and the provisions of Chapter 8, Courthouse Plaza Historic District.

**Conformance with Design Guidelines**

**Agenda Item: HP10-019, 103, 105& 107 E Gurley St and 101 S Cortez St**

The Design Guidelines for the Courthouse Plaza Historic District regarding awnings provide, in part, the following:

- The use of canvas or fabric awnings is encouraged at all locations in the district
- First floor awnings may extend over the public right-of-way (sidewalk). The width of first floor awnings may be up to the width of the storefront and/or inset. The color should match or be complementary to the primary color of the facade; the color must not distract from the facade.
- Awnings should be flat with an angle of approximately 45 degrees from the sidewalk to the facade. Curved awnings are permitted but are not encouraged. Some historic buildings include awning bands set into the front facade, usually just above the storefront. These should be used whenever possible to provide a historically correct configuration.

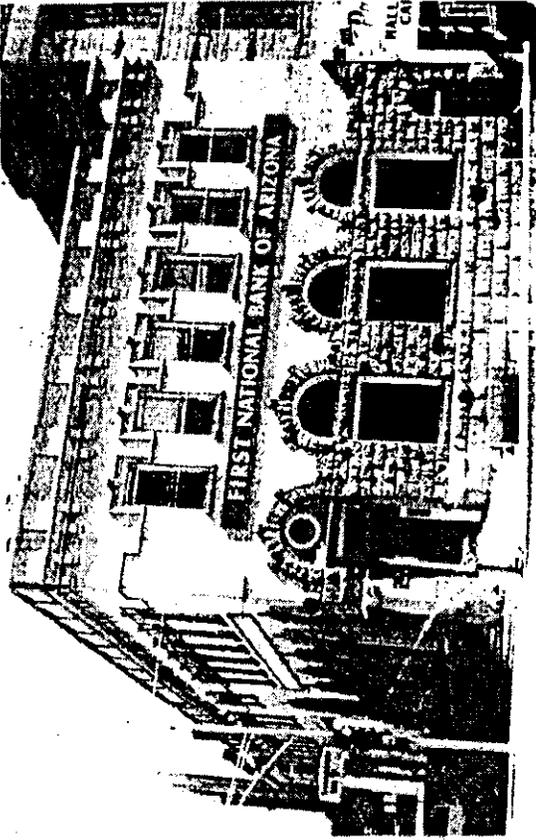
The Secretary of the Interior's Standards for Rehabilitation #9, states:

"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

**Site Visit:** Not Recommended

**Recommended Action:** MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS HP10-019, replacement and/or addition of storefront awnings at 103 , 105, & 107 E Gurley St and 101 S Cortez St, and comply with any conditions set forth by this commission.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME Bank of Arizona Building		YHF 180
LOCATION (Parcel No. 109-01-022) 101 E. Gurley		CURRENT PHOTOGRAPH 
CITY/TOWN/VICINITY Prescott	COUNTY Yavapai	
OWNER First National Bank of Arizona		
OWNER'S ADDRESS P.O. Box 29749 Dept. 734(38) Phoenix, AZ 85038		
FORM COMPLETED BY Yavapai Heritage Foundation		
ADDRESS P.O. Box 61 Prescott, AZ 86302		
PHOTO BY Margaret Marletti	DATE 1977	
VIEW Front facade from west		
PRESENT USE Commercial: bank & offices	ACREAGE	
STYLE OR CULTURAL PERIOD Second Renaissance Revival influence		
SIGNIFICANT DATES Built 1901		

## PHYSICAL DESCRIPTION

The Bank of Arizona Building is a two story rectangular structure 34 feet high, 52 feet wide and 118 feet deep. The north and west facades are built on the property lines. Lower portions of the facades are finished in rusticated stone, the upper portion is fired brick. Rectangular windows are employed in both stories; semi-circular lights are located above those on the ground floor. Upper level windows are distinguished by deep sided architraves, a connecting string course, and stone sills. The cornice is of corbeled brick. A large bulging column marks the corner entry at the intersection of Cortez and Gurley Streets.

## STATEMENT OF SIGNIFICANCE

Begun by Sol Lewis and M. W. <sup>K</sup>ales in 1877, the Bank of Arizona was the first exclusively banking business in the Territory. As no appropriate facility was available at that time the bank built a two story brick structure opposite the northeast corner of the Court-house Plaza. In January 1900 M. B. Hazeltine advertized a design competition for a building to replace the bank's now obsolete quarters. Work was begun in August and completed several months later. Stylistically the building is an interesting interpretation of the Second Renaissance Revival. The Bank of Arizona has since developed into the First National Bank of Arizona; the building houses one of the bank's branch offices.

## VERBAL BOUNDARY DESCRIPTION

Lot 59, 60; Block 15  
Original Townsite

**CITY OF PRESCOTT  
PRESCOTT PRESERVATION COMMISSION  
AMENDED  
BY-LAWS**

***ARTICLE I***

**Name**

- A. The name of this organization shall be: PRESCOTT PRESERVATION COMMISSION, City of Prescott, Arizona.

***ARTICLE II***

**Purpose**

- A. The Commission is responsible for acting in accordance with the provisions of the City Code: Title I, Chapter 22, Title III, Chapter 9 and Title X, and in accordance with City Council policies as adopted by the City Council, for the purpose of taking action on all matters which properly come within the purview of the Commission. (*Amended: March 14, 1997, January 23, 2004*).

***ARTICLE III***

**Membership**

- A. Members shall be appointed by the Mayor and City Council in accordance with Title I, Chapter 22 of the City Code. Members may continue to serve until their successors are duly appointed. (Ord. 4449, 1-11-2005; amd. Ord. 4739-1036, eff. 04-13-2010).
- B. The Commission shall consist of seven (7) members who shall be residents of the City of Prescott. The members of the Commission shall serve staggered terms of three (3) years, with terms to expire in March of the respective year. All members of the Commission shall have a demonstrated interest, experience or knowledge in at least one of the following: history, architectural history, architecture, historic interiors, historic architecture, planning, archaeology, historic archaeology, real estate, historic preservation, law, or another historic preservation related field. To the extent available in the community, at least two (2) members of the Commission should be professionals from the disciplines of architecture, history, architectural history, planning, archaeology, or related historic preservation disciplines such as cultural geography or cultural anthropology. (*Amended September 14, 2001*).

## Agenda Item IV

- C. Members shall serve without compensation.
- D. Absences: if any member shall be absent for more than two (2) consecutive meetings without notifying the chairman or the Community Development Director or shall be absent for more than thirty percent (30%) of all meetings during any one 12-month period for any reason, he or she shall thereupon automatically cease to hold membership on the Prescott Preservation Commission, without any further action being taken by either the Commission or the City Council. It shall be the responsibility of the Chairman of the Commission to so notify the City Council immediately upon the creation of a vacancy pursuant to this section. Meetings as used in this section shall include all regular and special meetings, study sessions and field inspections. (Ord. 4072, 1-23-2001; amd. Ord 4739-1036, eff. 04-13-2010).

### **ARTICLE IV Vacancies**

- A. Commission members may resign from their appointed post for any reason. It is suggested that thirty (30) days written notice be given.
- B. Members must comply with the requirements of Council policy as set forth. Amended by Ordinance 4739-1036, eff. 04-13-2010).
- C. The Council, by a majority vote, shall have the authority to remove any member of the Prescott Preservation Commission from office whenever, in its discretion, the best interest of the City shall be served thereby. This authority to remove members shall not apply to the member from the district property owners' committee. (Ord. 1461, 8-11-1980).

### **ARTICLE V Duties of Officers**

- A. The City Council shall appoint a chairman and vice-chairman-in March of each year and shall prescribe their duties. (Ord. 1461, 8-11-1980; amd. Ord. 4739, eff. 04-13-2010).
- B. The Chairman shall
  - (1) Preside at all meetings
  - (2) Coordinate agenda with Planning and Zoning Office
  - (3) Coordinate with Community Development Director to provide current information on preservation regulations, City Council actions and Planning and Zoning policies. (*Amended March 14, 1997*).
- C. The Vice-Chairman shall act for the Chairman in his/her absence.

## Agenda Item IV

- D. The Secretary, who shall be appointed by the Community Development Director, shall keep a record of proceedings of all meetings, send out all meeting notices required, compile agenda, records, files, indexes and shall perform the clerical work of the Commission. (*Amended March 14, 1997*).
- E. The City Attorney shall be legal counsel.

### ARTICLE VI Meetings

- A. All meetings and hearings of the Commission shall be subject to the Arizona Open Meeting Law. *Roberts Rules of Order Newly Revised* will prevail. Meetings of the Prescott Preservation Commission shall be held at least once each month, provided, however, that special meetings may be called at any time by the chairman or by four (4) members of the said commission. (Ord. 1668, 2-27-1984).
- B. **Regular meetings** will be held on the second Friday of every month at 8:00 A.M. The day and time of the meeting may be changed by a majority vote of the Commission. (*Amended March 14, 1997 and December 14, 2003*).
- C. **Special meetings** may be called by the chairman or vice-chairman and one (1) other Commission member. (*Amended September 14, 2001*).
- D. A **Quorum** will consist of four (4) members. (*Amended September 14, 2001*).
- E. **Agenda format** (*Amended March 14, 1997*).
  - (1) Call to order
  - (2) Recording of members present/absent and staff attendance
  - (3) Approval of minutes
  - (4) Design review applications
  - (5) Establishment of districts
  - (6) Other agenda items
  - (7) Recent communications
  - (8) Adjournment

### ARTICLE VII Amendments

- A. Amendments to these by-laws may be made by a **majority vote of the full Commission** except that articles of these by-laws which are established by ordinance or resolution may not be changed unless authorized by City Council action.

*ARTICLE VIII*

- A. Prescott Preservation Commission members occupy positions of public trust. Commission members shall strictly adhere to both the letter and the spirit of the laws of the State of Arizona pertaining to conflicts of interest and open meetings.
- B. Commission members shall comply with the provisions of Title 38, Chapter 3, Article 8 of the Arizona Revised Statutes. (*Amended March 14, 1997*).

Approved on the 9<sup>th</sup> day of July, 2010, by a Quorum of the Prescott Preservation Commissioners.

\_\_\_\_\_  
Elisabeth Ruffner, Chairman  
Prescott Preservation Commission

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Thomas A. Guice  
Community Development Director

\_\_\_\_\_  
Gary D. Kidd  
City Attorney

Date: \_\_\_\_\_

Date: \_\_\_\_\_