

PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, August 12, 2011
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, August 12, 2011** 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

Seymour Petrovsky
Doug Stroh
Lee Vega

III. REGULAR AGENDA

- 1. Consider approval of the minutes** of the July 8, 2011 meeting.
- 2. HP11-014**, 231 S. Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-073. Request approval for adding a pitched roof over an existing flat roof garage in the rear of the property, and adding a carport off the rear of that structure. Applicant/Owner is Robert Beyea. 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 August 5, 2011 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 8, 2011
 PRESCOTT, ARIZONA

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on JULY 8, 2011 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.

I. CALL TO ORDER

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

II. ATTENDANCE

MEMBERS PRESENT Elisabeth Ruffner, Chairman Mike Todd, Vice Chairman John Langellier Lee Vega	STAFF PRESENT George Worley, Planning Manager Cat Moody, Preservation Specialist Kathy Dudek, Administrative Assistant and Recording/Transcribing Secretary
MEMBERS ABSENT Russ Buchanan Seymour Petrovsky Doug Stroh	COUNCIL PRESENT Marlin Kuykendall, Mayor and Council Liaison to the Commission

III. REGULAR AGENDA

1. Consider approval of the minutes of the June 10, 2011 meeting.

Mr. Langellier, **MOTION: to approve the minutes** of the July 8, 2011 meeting. Mr. Vega, 2nd. **Vote: 4-0.**

2. **HP11-012**, 208 S. Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-047. Request for approval for a wall-mounted business directory sign on the north side of the building. Applicant/agent is Morgan Sign Company. Owner is Crescencia Properties. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the property plays an important role in Prescott history as the block began to be developed in 1895;
- the Fire of 1900 started on the site of the current request;
- by 1901, after the fire, the Scopel Hotel was constructed on the corner of the block;
- the entire block was known as the "Scopel Block";
- the proposed sign is to be constructed of a fabricated steel frame that is painted black with PVC panels that include vinyl graphics that are mounted internally to the steel perimeter frame;
- the sign will advertise the three store-front tenants in the building;
- current signage includes a small flat sign indicating "More Shops" with an arrow on

the north side of the building which is to be removed upon approval of the requested new signage;

- the Hike Shack has 21 SF of additional signage;
- total amount of signage for the building, including the Hike Shack and new signage, totals 28 SF which is within the allowable 40 SF permitted under Code; and,
- the applicant is here to answer questions.

Chairman Ruffner noted that the Fire of 1900 started in the building just to the south. The fire encompassed 11 blocks of downtown Prescott. The fire was extinguished by dynamite, as there was no water available for use in putting out the fire.

Mr. Stephen Markov, applicant/agent, Morgan Sign Company, 704 E. Moeller Street responded to comments and queries from the Commission:

- every panel of the sign is replaceable;
- the sign was designed with longevity in mind—in the last 55 years, the materials have been used extensively;
- if there is a concern, the sign could be made out of metal; and,
- the material being used lasts longer than wood.

Ms. Moody noted that the Scopel Hotel was replaced by the Highland Hotel according to the 1924 Sanborn Map. Scopel was the name of the family that operated the hotel.

Mr. Todd, **MOTION: to approve HP 11-012** at 208 S. Montezuma Street, request for a wall-mounted business directory sign on the north side of the building as submitted. Mr. Langellier, 2nd. **Vote: 4-0.**

3. **HP11-013**, 306 S. Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-03-004. Request approval for a new 12' x 18' wood framed deck with composite decking boards on the rear of the home. Applicant/agent is Sunrise Builders. Homeowners are Bill & Carol Raper. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the property has been before the PPC recently;
- the request includes a deck at the rear of the house;
- a revised plan, submitted by the applicant today, calls out a recessed ramp into the deck;
- the deck will remain at 12' x 18' and will contain wood framing and a composite material (*i.e.*, similar to Trek®) for the deck flooring;
- the deck is low to the ground and doesn't require handrails;
- a guardrail could be an option added to the approval; and,
- the applicant is present to answer questions.

Mr. Vega commended the owners for their diligence in coming to the PPC with every aspect of the changes requested for the property.

Mr. Langellier, **MOTION: to approve HP11-013**, 306 S. Mount Vernon Avenue, request for a new 12' x 18' wood-framed deck with composite decking boards and ramp on the rear of the home and including an optional handrail. Mr. Vega, 2nd. **Vote: 4-0.**

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Mr. George Sheats, Planning & Zoning Commissioner, representing the Over the Hill Gang, 1242 Crown Ridge Drive, provided a series of photographs on the newly-constructed trails to the Rodeo Grounds. The trails wind around the historic buildings and fishpond shrine. The entrance to the trail is off Schemer Drive. The CWA was used during the construction of the Rodeo Grounds. Every junction of the trail contains a map of the trail. At the top of the Trail, there is a beautiful view of Thumb Butte. The trail is approximately ½-mile in length and includes boulders that are one- to three-feet in height.

Mr. Langellier thanked Mr. Sheets and the Over the Hill Gang for working on another example that makes Prescott the great city that it is. A suggestion to view the movie, "Bowery Boys," was made by Mr. Langellier. In addition, the 11th Indian Art Festival will be held at Sharlot Hall this weekend.

Chairman Ruffner noted that the Historic Preservation Association was created by the federal government in 1966. Prescott had already celebrated its 100th Anniversary in 1964. People began to notice the richness of Prescott as a result of the HPA. The Yavapai Heritage Foundation used American Bi-centennial funds for moving the Bashford House. This resulted in recording the importance of Prescott's history; consequently, Prescott continues to be recognized at the local, state and national levels.

Chairman Ruffner, who attended the Statewide Historic Preservation Conference in Tucson, noted that she met Roger Brown of the National Trust for Historic Preservation. She presented a 30-minute video of the demolition of the Elks Opera House. The video contained music sans talking. Attendance was high and the location was across the street from the Arizona Historic Society Museum. In the 1930s the site was just a bungalow.

The 2012 Statewide Historic Preservation Conference will be held in Prescott with the headquarters being shared by the Hassayampa Hotel and the St. Michael's Hotel. It is to be noted that a number of universities now have master's degree programs in historic preservation. Columbia University was the first. As volunteers, we [the Commissioners] are now outnumbered by professionals in the field of historic preservation. Prescott has more than 800 buildings in the National Register.

Chairman Ruffner also noted that the "September Best Fest" is predicted to bring between 40,000 and 80,000 visitors to Prescott.

V. ADJOURNMENT

Chairman Ruffner adjourned the meeting at 8:44 a.m.

Elisabeth Ruffner, Chairman



Kathy Dudek, Administrative Assistant
Community Development Department

Prescott Preservation Commission
Minutes – July 8, 2011

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report August 12, 2011	
AGENDA ITEM: HP11-014, Request approval for adding a pitched roof over an existing flat roof garage in the rear of the property, and adding a carport off the rear of that structure.	
Planning Manager:	George Worley <i>GW</i>
Director:	Tom Guice
Historic Preservation Specialist:	Cat Moody
Report Date:	August 3, 2011

Historic Preservation District: # 13, Southeast Prescott
APN: 110-01-073 **Zoning:** SF-9
Location: 231 South Mount Vernon Avenue
Agent/Applicant: Robert L Beyea, 231 S Mount Vernon Ave, Prescott AZ 86303
Owner: same

Existing Conditions

This property is within the boundaries of the East Prescott National Register Historic District and the Southeast Prescott HPD # 13. It is listed in the National Register of Historic Places.
 The main house may be described as having elements of the Bungalow style. There is currently an existing garage with a flat concrete roof in the rear of the property. This structure is not visible from the street.

Request

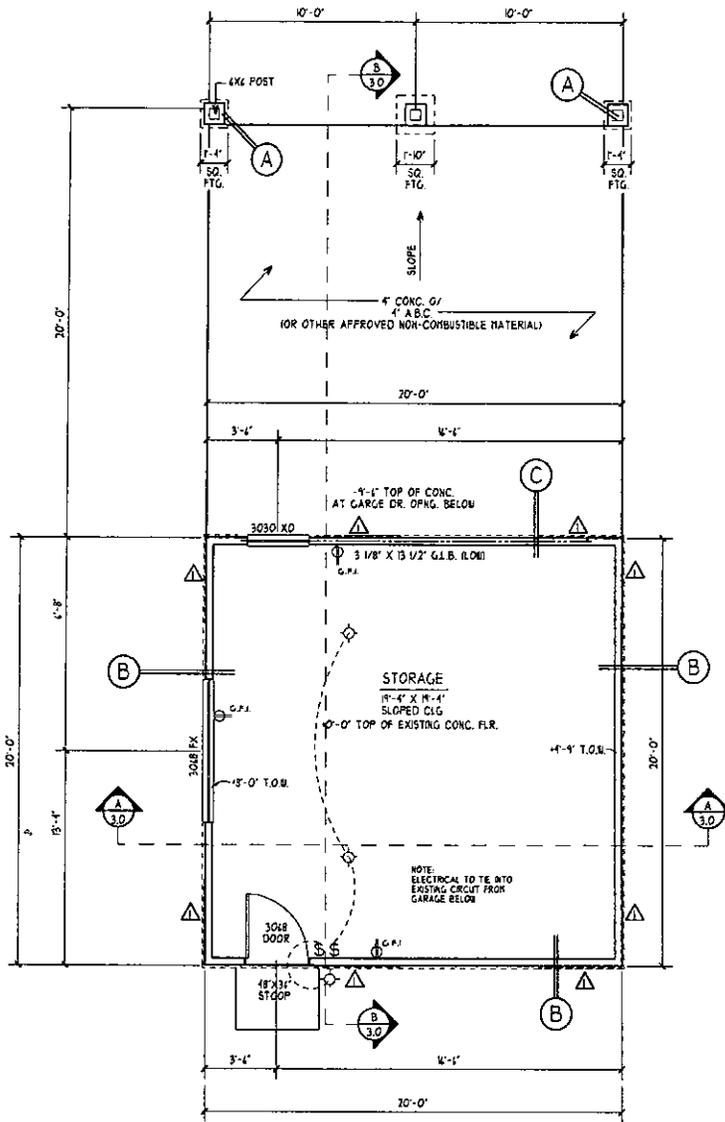
Applicants propose to place a gable roof over the existing garage, which will create a small storage space above the garage (not full height ceilings, non-livable space). They intend to attach a new carport to the rear of the storage space that will extend towards the back of the property. Access to the carport will be from the alley which runs behind the property. The storage space will have horizontal masonite siding to match existing siding, and the roof and carport will be covered with an architectural grade shingles.

Analysis

The garage roof and carport will not be visible from the street. The rear garage structure is not a contributing element in defining the historic character of this property. The proposed work will not adversely impact the historic integrity of this property.

Site Visit: Recommended

MOVE TO APPROVE - HP11-014 Request approval for adding a pitched roof over an existing flat roof garage in the rear of the property, and adding a carport off the rear of that structure.



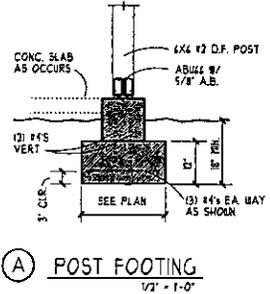
FLOOR PLAN

1/4" = 1'-0"

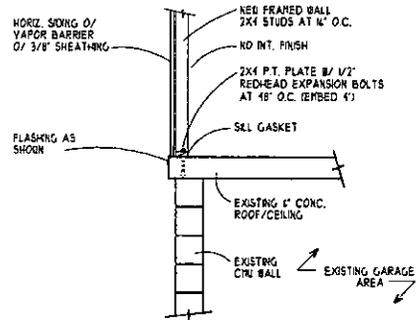
SHEAR NOTES

△ 4" LONG---USE WOOD STRUCTURAL PANEL SHEATHING NOT LESS THAN 5/16" FOR 12" STUD SPACING---AND NOT LESS THAN 3/8" FOR 24" STUD SPACING. NAIL 2" EDGE---8" FIELD PER SEC. R602J.3

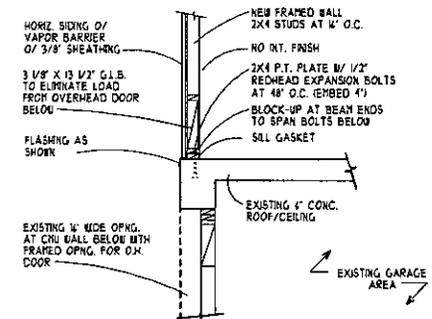
- ◇ --- CEILING MOUNTED LIGHT FIXTURE
- ⊙ --- WALL MOUNTED LIGHT FIXTURE
- ⊕ --- 110V. DUPLEX CONVENIENCE OUTLET MOUNTED AT 12" OR AS NOTED
- ⊞ --- SINGLE POLE SWITCH MOUNTED AT 48" OR AS NOTED
- G.F.I. --- GROUND FAULT INTERRUPTER



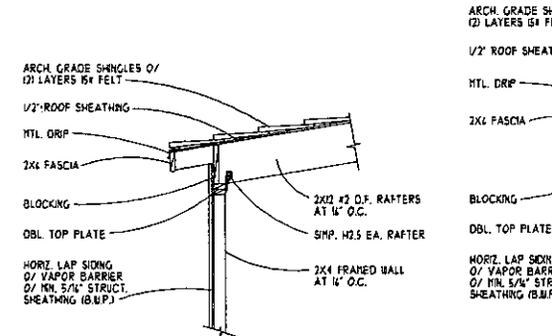
A POST FOOTING
1/2" = 1'-0"



B PLATE ATTACHMENT AT EXISTING CONC.
1/2" = 1'-0"



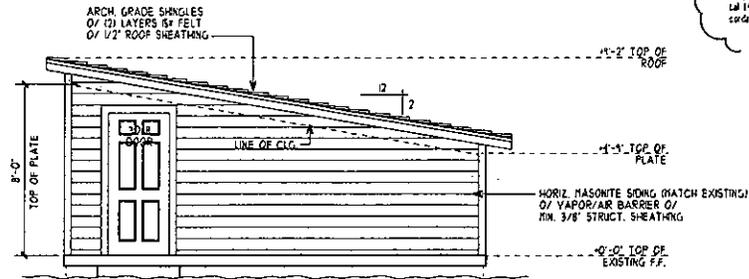
C PLATE ATTACHMENT AT EXISTING CONC.
1/2" = 1'-0"



D RAFTER AT EXT. WALL (LOW)
1/2" = 1'-0"

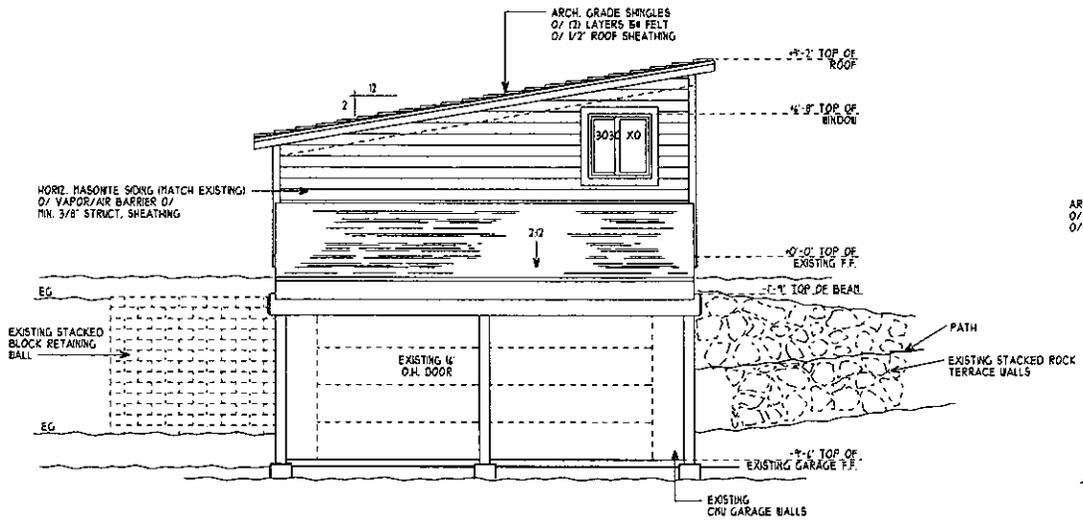
E

R405.2.2 Slope. Asphalt shingles shall only be used on roof slopes of two units vertical in 12 units horizontal (2/12) or greater. For roof slopes from two units vertical in 12 units horizontal (2/12) up to four units vertical in 12 units horizontal (4/12), double underlayment application is required in accordance with Section R405.2.1.



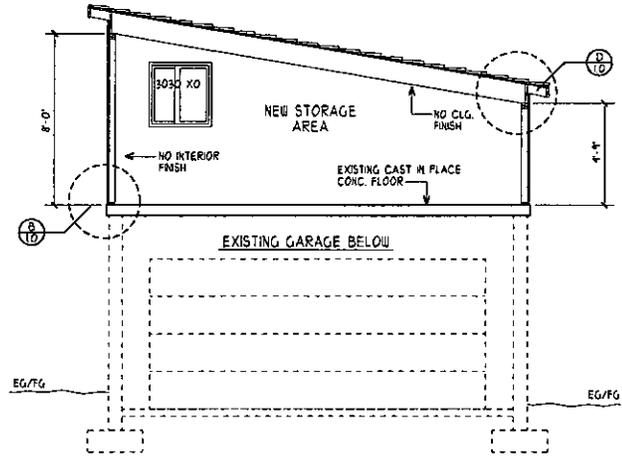
FRONT ELEVATION

1/4" = 1'-0"



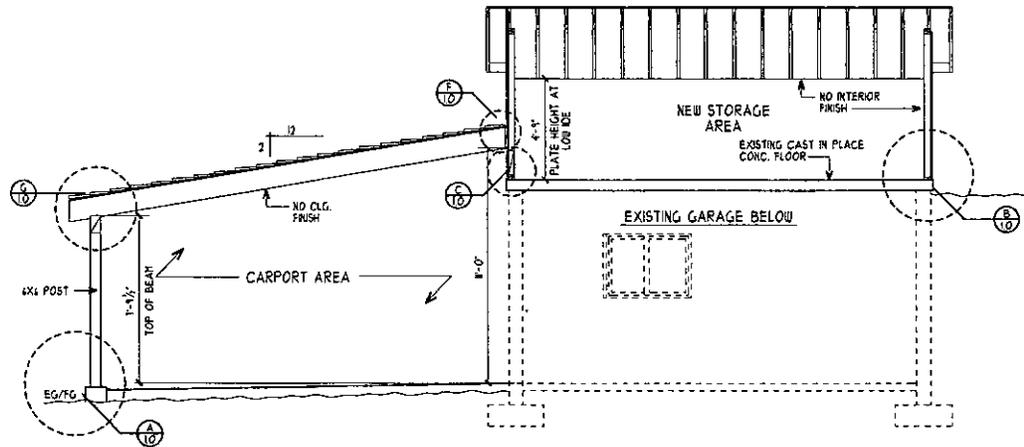
REAR ELEVATION

1/4" = 1'-0"



A--A SECTION THRU

1/4" = 1'-0"



B--B SECTION THRU

1/4" = 1'-0"