

PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, January 13, 2012
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, January 13, 2012** 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 December 9, 2011 meeting.
- 2. HP11-023**, 702 E Gurley St. Historic Preservation District #11, Prescott Armory. APN: 114-04-044. Request approval for removal of the existing failing rock wall, and replacement with a native rock armored 2:1 slope and new chain link fence. Applicant is City of Prescott, Parks and Recreation Department. Historic Preservation Specialist, Cat Moody.
- 3. HP12-001**, 119 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-016. Request to remove old non-historic "ski-jump" awnings from the Otis Building. Applicant is DJ Buttke, business owner is Fred Lindquist. 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.

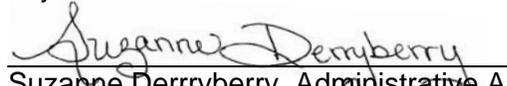
IV. GOALS FOR COMMISSION FOR THE YEAR 2012

V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

VI. 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 January 6, 2012 at 4:00 PM in accordance with the statement filed with the City Clerk's Office.



Suzanne Derryberry, Administrative Assistant
Community Development Department

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
DECEMBER 9, 2011
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on DECEMBER 9, 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

<i>MEMBERS PRESENT</i> Elisabeth Ruffner, Chairman Mike Todd, Vice Chairman Russ Buchanan Seymour Petrovsky Doug Stroh Lee Vega	<i>STAFF PRESENT</i> George Worley, Planning Manager Cat Moody, Preservation Specialist Joe Baynes, Parks & Recreation Director Kathy Dudek, Grants Administrator & Secretary to the Commission Suzanne Derryberry, Administrative Specialist
<i>MEMBERS ABSENT</i> John Langellier	<i>COUNCIL PRESENT</i> Charlie Arnold, Council Liaison

III. REGULAR AGENDA

1. Consider approval of the minutes of the November 18, 2011 meeting.

Mr. Petrovsky, **MOTION: to approve the minutes** of the November 18, 2011 meeting. Mr. Stroh, 2nd. **Vote: 6-0.**

2. HP11-023, 702 E Gurley St. Historic Preservation District #11, Prescott Armory. APN: 114-04-044. Request approval for removal and salvage of existing failing rock wall, and replacement with a native rock armored 2:1 slope and new chain link fence. Applicant is City of Prescott, Parks and Recreation Department. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the property is located in the Prescott Armory Historic District;
- the subject wall is located on the northwest corner of Ken Lindley Field along Washington Street;
- the park was developed as part of the depression-era construction at the end of 1939;
- the wall was not part of the New Deal construction;
- the present wall was most likely constructed during the 1950s or 1960s;
- the wall is in a state of advanced deterioration;

- in 2009 the wall condition became a public safety hazard, a safety fence was installed and a section of the sidewalk was closed;
- prior to 2009, engineering assessments were made to determine what needed to be done to mitigate the wall;
- the cost of mitigating the wall, after the assessments were made, was too high for the City to consider;
- the proposal is to remove the rock wall and stockpile the stone for future rebuilding of the wall;
- as a temporary measure to be able to reopen the sidewalk, a 2:1 slope angled back and moving the fence to the east is proposed;
- the proposal also includes using native rock to armor the slope to prevent soil runoff;
- at a future date, when funding becomes available, the stockpiled rock would be used to reconstruct the wall; and,
- the Parks and Recreation director is present to answer questions.

Mr. Stroh indicated the prohibitive cost of removing mortar from the rocks to be stockpiled and feels the replacement wall will never be funded. A suggestion would be to use a rock fence in front of the wall, like the one used at the Wal-Mart on Gail Gardner Way, using a similar circular pattern that picks up the shape of the rocks. The mitigation would need structural engineering for the safety element of the design. A vertical, see-through fence and removing a portion of the sidewalk would be necessary. Both Mr. Todd and Mr. Vega concur with Mr. Stroh's suggestion.

Mr. Joe Baynes, Parks and Recreation director, answered queries from the commission members:

- at the present time he does not have engineering specs;
- the wall is leaning between 9" and 12" in some places;
- the wall was constructed using tiebacks and rebar which have deteriorated;
- the amount budgeted for the work for this project is \$25,000;
- the budgeted amount includes disassembling the wall, installing rip-rap and a new fence at the top of the slope, it does not include prepping the stone for reuse later;
- the city manager has not been approached with an on-going budget proposal for this project;
- the project specifically mentioned by Mr. Stroh has not been looked at; and,
- since the wall was deemed a safety concern in 1998, the safety issue is paramount at this time.

Mr. Todd suggested that this item be tabled to allow for additional research. Mr. Stroh concurred.

Chairman Ruffner noted that the City and the Parks and Recreation Department should be including restoration money in the yearly budgeting process. Storing rocks for 50 years is not what she envisions. She suggests a multi-phased project with an allocation each year for the replacement.

Mr. Stroh, **MOTION: to defer HP11-023**, 702 E. Gurley Street, to the January 13, 2012 meeting at 8:00 a.m. to enable the City to research alternative mitigation of the rock wall per Mr. Stroh's recommendation as well as any other alternatives that may be viable. Mr. Petrovsky, 2nd. **Vote: 6-0.**

IV. GOALS FOR COMMISSION FOR THE YEAR 2012

Chairman Ruffner reviewed the 2011 Goals. She noted that a yearly effort needs to be made under Goal 6 regarding Arizona tax credits. Goal 3 will change to add the Prescott Statewide Historic Preservation Conference in 2012 and be revised to include the date of the 2012 Archaeology Expo.

Mr. Buchanan offered to continue with the follow-up program, Goal 4, to monitor and report on the results of projects reviewed by the Prescott Preservation Commission. Ms. Moody suggested that the projects be divided among the commissioners and will provide a list of project addresses at the January meeting.

Ms. Moody indicated that Goal 6, outreach program for Arizona tax credits, should be completed in 2012.

Ms. Moody noted that Goal 5, a National Register nomination for the two buildings and one structure at the Rodeo Grounds, has not been done. Ms. Moody noted that money has been budgeted for the Master Plan, a step prior to the nomination process.

Chairman Ruffner noted that as part of the Centennial, there is a state commitment to continue the Centennial throughout 2012.

Chairman Ruffner offered that there is no interest to amend the Elks Opera House National Register nomination. The City Preservation Ordinance needs to be amended to call out the interior as a protected space; therefore, Chairman Ruffner would like to add Goal 7, a single, overlay ordinance for the interior to call out the historic, restored interior qualities of the Elks Opera House. The guidelines would be laid out for any future changes to the interior.

Chairman Ruffner would like to add Goal 8, an update to the Historic Preservation Master Plan (HPMP). Mr. Guice noted that the intention is to have the HPMP updated in house. Ms. Moody added that the new historic districts will be added to the master plan. She will bring a modified goal list to the PPC meeting in January.

V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody noted that tonight is Acker Night and encouraged everyone to attend from 5:30 to 8:30 p.m.

VI. ADJOURNMENT

Chairman Ruffner adjourned the meeting at 9:17 a.m.

Elisabeth Ruffner, Chairman



Kathy Dudek, Administrative Assistant
Community Development Department

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
January 13, 2012**

AGENDA ITEM: HP11-023 , Request approval for removal of the existing failing rock wall, and replacement with a native rock armored 2:1 slope and new chain link fence.

Planning Manager: George Worley *GW*

Director: Tom Guice *TG*

Historic Preservation Specialist: Cat Moody *CM*

Report Date: January 5, 2012

APN: 114-04-044

Zoning: RS

Location: 702 E Gurley St, Prescott Armory National Register District

Owner /Applicant: City of Prescott, 125 N Arizona Ave, Prescott AZ 86301

STAFF ANALYSIS

(see previous staff memo from December meeting for background history of site)

This item was continued at the request of commissioner Stroh to allow City staff time to assess some other viable alternatives to the proposed rip rap slope. In particular he wanted to explore the idea of using a rock fence as a retaining measure to keep the wall in place until funds for full reconstruction could be secured.

Commissioner Stroh arranged to have Stanford Lake, a structural engineer meet at the wall with staff to determine the feasibility of the rock fence proposal.

Additionally, another meeting at the wall with Joe Murillo, the Operation Manager for Arizona Ram Jack - a company specializing in wall restoration and stabilization work explored the possibility of using hydraulic jacks to return the wall to vertical and then what would need to take place to stabilize the realigned wall.

The outcome of those two meetings left all present (Commissioner Stroh, Cat Moody, Joe Baynes, Tim Legler, Stanford Lake, Joe Murillo, and Bill Otwell) in agreement that the wall could not be effectively re-aligned to vertical due to the poor condition of the mortar, lack of reinforcing material, and the generally poor construction quality of the wall from its inception.

Existing Conditions

National Register Status: This property is listed in the National Register of Historic Places.

In late 2009 due to a continued deterioration of the wall, the City of Prescott put up a safety fence to block off the portion of the side walk that is directly adjacent to the failing wall. The sidewalk has remained closed since.

Agenda Item: HP11-023 702 E Gurley, Washington St Wall

Applicant is requesting approval to remove the rock wall for a length of approximately 220 feet south of Willis St along the east side of Washington Ave. The area previously retained by the wall, would be graded to a 2:1 slope and stabilized with native stone armoring using 6-8 inch rock. A new section of chain link fence would then be installed along the top of the slope to separate the slope from the playground to the east.

The Parks and Recreation department does not plan to salvage the old rock due to remnants of the wall mortar making the rock limited for re-use.

Conformance with the Prescott Historic Preservation Master Plan (HPMP)

The master plan for this district states:

In part, the HPMP chapter for the Prescott Armory Historic District recommends:

- New construction should seek to use materials of a type and manner consistent with neighboring buildings. The use of exposed block, including "slump" block, should be discouraged, although a colored "split-face" block design may be appropriate for some applications.
- The context of the district is one of an open park, within which are set several well-maintained historic buildings and structures. This image should be maintained through the sensitive siting of buildings, preservation of the native stone walls, and maintaining and improving the landscape of the district.
- Retain historic layout and design integrity of existing structures, including buildings and stone walls
- Preserve stone walls throughout the district; repair the stone wall at the northwest end of Ken Lindley Field

Site Visit: Recommended

Recommended Action:

MOVE TO Approve HP11-023 request for removal of the existing failing rock wall, and replacement with a native rock armored 2:1 slope and new chain link fence.

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
January 13, 2012**

AGENDA ITEM: HP12-001 Request to remove old non-historic "ski-jump" awnings from the Otis Building.

Planning Manager: George Worley *GW*

Director: Tom Guice *TG*

Historic Preservation Specialist: Cat Moody *CM*

Report Date: January 5, 2012

Historic Preservation District: #1 Courthouse Plaza

APN: 109-01-016 **Zoning:** DTB

Location: 119 S Cortez St, the Otis Building

Agent/Applicant: DJ Buttke, 132 S Montezuma St, Prescott AZ 86303

Business Owner: Fred Lindquist, 143 S Cortez St, Prescott AZ 86303

STAFF ANALYSIS

Conformance with the Prescott Historic Preservation Master Plan (HPMP): In part, the HPMP chapter for the Courthouse Plaza Historic District states:

"Some of the old buildings have been plastered or covered with aluminum siding over the years but some of the siding has recently been removed. However, the integrity of the original fronts is recoverable and the architectural pattern is intact."

- Require brick or stone as the major exterior material
- Do not allow stucco on buildings except where the material has become historic in its own right
- Leave facade materials in natural condition without painting or glazing; wood and stucco trim may be painted
- Encourage detailing in the design; details must be historically consistent with the district and generally constructed of materials already on the building
- Integrate awnings into the overall design of the building
- Many historic buildings include insets or other areas within the facade design specifically for signage. Where this condition exists, the signage shall be constrained within this area and shall not extend beyond the provided borders.

Existing Conditions

National Register Status: The Otis Building is listed in the National Register of Historic Places and is also within the Courthouse Plaza Historic District.

Sometime around the 1960's large metal awnings ("ski jump") were added to the front of this building. This building is the last in a series of ski jump awning removals that have taken place within the previous two years in downtown Prescott.

Agenda Item: HP12-001, 119 S Cortez Street

The applicant proposes to remove the curved ski jump portion of all the metal awnings on the building, leaving in place the still present, but buried, historic horizontal awnings (see 1940 photo for historic configuration with horizontal awnings). The first story main awning will also require the removal of the sheet metal and gyp board soffits to expose the underside of the historic horizontal awning.

This work is in preparation for a façade restoration that will be brought before this commission in February for approval. The general intent is to restore the façade as closely to a configuration from 1940 as possible.

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: Recommended

Recommended Action: Approve HP12-001, Request to remove old non-historic "ski-jump" awnings from the Otis Building.



Prescott Preservation Commission 2012 Goals

1. Continue to promote Prescott's Preservation Programs.
2. Participate in and support 2012 Historic Preservation Month (May) activities including
 - a. Sharlot Hall Museum programs, Historic Preservation awards, etc.
 - b. Elisabeth Ruffner Award - *optional* (Commission committee, Ruffner and Moody)
 - c. Awards for stewardship* (Commission committee and Cat Moody)
 - d. Awards for preservation* (Commission committee and Cat Moody)
3. Host and support the Statewide Historic Preservation Conference to be held in Prescott June 13-15th 2012.
4. Co-host and support the State Archeology Expo with BLM at the Aqua Fria National Monument.
5. Continue the follow-up program to monitor and report on the results of projects which are reviewed by the Preservation Commission.
6. Conduct an outreach program for owner occupied residential national register properties not receiving the State of Arizona tax credit.
7. Develop a Historic Overlay District for the interior of the Elks Theatre to protect the renovation work that was concluded in 2010.
8. Initiate the Historic Preservation Master Plan Update.