CITY OF PRESCOTT
Everybody's Hometown

PRESCOTT PRESERVATION COMMISSION AGENDA

PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, April 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, April 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

Mike Todd, Chairman
Lee Vega, Vice Chairman
Russ Buchanan
Elisabeth Ruffner
Christy Hastings
DJ Buttke
Doug Stroh

III. REGULAR AGENDA

1. **Consider approval of the minutes** of the March 9, 2012 meeting.

2. **HP12-004**, 212 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-093. Request to install new business signage under the awning for Ben's Fine Art Gallery. Applicant is Ben Schaub, building owner is Judy York. Historic Preservation Specialist, Cat Moody.

3. **HP12-005**, 241 S Mount Vernon St. Historic Preservation District #13, Courthouse Southeast Prescott. APN: 110-01-079. Request to rebuild carport. Applicant is Homes by Mark, Mark Williams. Historic Preservation Specialist, Cat Moody.

4. **HP12-006**, 122 E Gurley St. Historic Preservation District #7, Hassayampa Inn. APN: 113-16-060A. Request to install three new flagpoles at the southeast corner of the Hassayampa Inn property. Applicant is Flags Galore & More, Paul Goupil. Historic Preservation Specialist, Cat Moody.

5. **HP12-007**, 112 S Pleasant St. Historic Preservation District #13, Southeast Prescott. APN: 109-01-056C. Request to construct a new covered front porch addition. Applicant is Mark Peugh, building owner is Loren & Linda Rowling. Historic Preservation Specialist, Cat Moody.

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 April6, 2012 at 4:00 PM in accordance with the statement filed with the City Clerk's Office.

Suzanne Derryberry

Suzanne Derrryberry, Administrative Assistant
Community Development Department

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.

CITY OF PRESCOTT
Everybody's Hometown

PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
MARCH 9, 2012
PRESCOTT, ARIZONA

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on MARCH 9, 2012 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.

I. CALL TO ORDER

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

II. ATTENDANCE

Mr. Todd announced two new commission members, Christy Hastings and DJ Buttke.

MEMBERS PRESENT
Mike Todd, Chairman
Lee Vega, Vice Chairman
Russ Buchanan
Elisabeth Ruffner
Doug Stroh
Christy Hastings
David Buttke

STAFF PRESENT
George Worley, Planning Manager
Cat Moody, Preservation Specialist
Suzanne Derryberry, Administrative Specialist

COUNCIL PRESENT
Charlie Arnold, Council Liaison

III. REGULAR AGENDA

1. Consider approval of the minutes of the January 13, 2012 meeting.

   Mr. Stroh, **MOTION to approve the minutes from January 13, 2012.**
   Mr. Buchanan 2nd. **VOTE 7-0**

2. HP12-002, 119 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-016. Request to revise color palette for the Otis Building, and to reinstall historic "Goldwaters" neon sign. Applicant is Doug Stroh, business owner is Fred Lindquist. Historic Preservation Specialist, Cat Moody.

   Mr. Stroh and Mr. Buttke recused themselves due to a conflict of interest.

   Ms. Moody reviewed the staff report and indicated:
   - the property in question is the Otis Building which is located on the corner of S. Cortez and Union Street
   - this item was reviewed at the previous meeting
   - Ms. Moody reviewed historic photos with the commission due to the newly appointed members
   - the removal of the ski jump awnings revealed a historic "Goldwaters" sign

DRAFT

- the applicant is requesting two items related to the restoration of the facade:
  - the revised request is to restore the painted background in the colors revealed on the façade which is similar to a sage-green color
  - the second request is to restore the "Goldwaters" neon sign on the face of the building
- Mr. Stroh shared additional photographs displaying updated progress
  - he noted that the fascia detail had been replaced
  - the bottom of the windows were raised up four to six inches
  - they replaced corrugated metal on the canopy structure
- Mr. Stroh passed around color samples for the proposed paint colors of the building
- Malcolm Barrett stood to address the committee
  - he provided a presentation regarding the history of the Otis Building
- Ms. Ruffner noted that she believed the "Goldwaters" neon sign may have been red
- Mr. Stroh stated they will do additional research to help discover the original sign color
- Ms. Moody informed the committee that they can approve the sign with a condition of it being either red or white depending on further research
- Mr. Todd reiterated that the requested items are to revise the color palate to the Otis Building and to reinstall the historic "Goldwaters" neon sign; the colors would be submitted at a later date after review
- Ms. Ruffner, MOTION to approve revised color palette for the Otis Building and to re-install the "Goldwaters" historic sign to either red or white depending on what the original color may have been. Mr. Vega, 2nd. VOTE 5-0

3. HP12-003, 212 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-093. Request to install new business signage for a new business, Ben's Fine Art Gallery. Applicant is Ben Schaub, building owner is Judy York. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- the business is located on the corner of Montezuma and Gurley
- the space in question faces Gurley Street
- the request is for new signage for a new business
- Ms. Moody provided committee members an updated sign request
- the size of the sign will be all black and slightly larger than the original request
- Ben Schaub, 401 S. Cortez, stood to address the committee
  - he noted that the new business will be an art gallery
  - they will have twenty-six artists on consignment in the gallery
  - they will host events on a monthly basis to promote their artwork
  - they will be open for poetry readings, theater, musical groups, etc.
- Mr. Buchanan, MOTION to approve HP12-003. Mr. Stroh 2nd. VOTE 7-0
- Ms. Moody added an adjunct to item HP-12-003
- there is structural work that needs to take place before the business tenant can move into the unit at 212 W Gurley Street
- they will issue a limited structural permit for interior work for foundation enhancement
- this will aid in the potential future development on second and third floors
- columns need to be placed before they move in
- this will only include interior work, nothing will be done outside
- the adjunct to HP-12-003 is not an action item, it's only informational

DRAFT

- Mr. Plumier, 201 S. Cortez, noted:
  - the proposed future renovation is to turn the second floor into single family living
  - there is a beam that is insufficient to support the future renovation
  - they will bring in sprinklers for the whole building
  - they will also put up special paint that foams up when it gets hot
  - anything outside of the foundation work will be presented to the Preservation Commission

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody noted that The Prescott Victorian Society will present the Territorial Governor's Statehood Ball at the Prescott Resort Conference Center on March 31, 2012. She continued on by reading the press release to the committee members.

Ms. Moody also noted that today is the Grand Opening of Trader Joes.

Ms. Ruffner requested that they review the 2012 goals. She is especially interested in periodically reviewing formerly approved projects. She also noted that May is Historic Preservation Month so they may want to consider possible awards.

Ms. Moody added that the entire commission will be registered for the Historic Preservation Conference to be held on June 13th- 15th.

Mr. Vega wished to congratulate Mr. Baynes from Parks & Recreation for completing the replacement of the failing wall at the Prescott Armory. They came in under budget and it turned out very well. Ms. Moody noted there is a related article in the Prescott Courier and by next week they should be completely finished.

V. ADJOURNMENT

Chairman Todd adjourned the meeting at 9:10 a.m.

DRAFT

Michael Todd, Chairman

Suzanne Derryberry

Suzanne Derryberry, Administrative Specialist
Community Development Department

#2

PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
April 13, 2012

AGENDA ITEM: HP12-004 Request to install new business signage under the awning for Ben's Fine Art Gallery.

Planning Manager: George Worley
Director: Tom Guice
Historic Preservation Specialist: Cat Moody

Report Date: April 4, 2012

Historic Preservation District: #1 Courthouse Plaza
APN: 113-15-093 **Zoning:** DTB
Location: 212 W Gurley St
Agent/Applicant: Ben Schaub, 212 W Gurley St Prescott AZ 86301
Business Owner: Judy York, 1310 Terrace View Dr, 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:

> One perpendicular sign per business activity is also permitted under the awning or first floor inset.

Existing Conditions
National Register Status: This Building is listed in the National Register of Historic Places and is also within the Courthouse Plaza Historic District.

The applicant proposes a new sign under the canvas awning to identify his business, Ben's Fine Art Gallery. The sign will be a double-sided aluminum sign with an off white background and vinyl graphics with a blue border- see rendering. It will be a perpendicular sign mounted under the existing awning and hung with loop and chain hardware.

The sign is not illuminated, and measures 24" tall by 42" wide (7 square feet). This brings the total square footage of signage for this business to 38.17 square feet, which is within the 40 square feet of allowable signage.

Site Visit: Not Recommended

Recommended Action: Approve HP12-004, Request to install new business signage under the awning for Ben's Fine Art Gallery.

204"

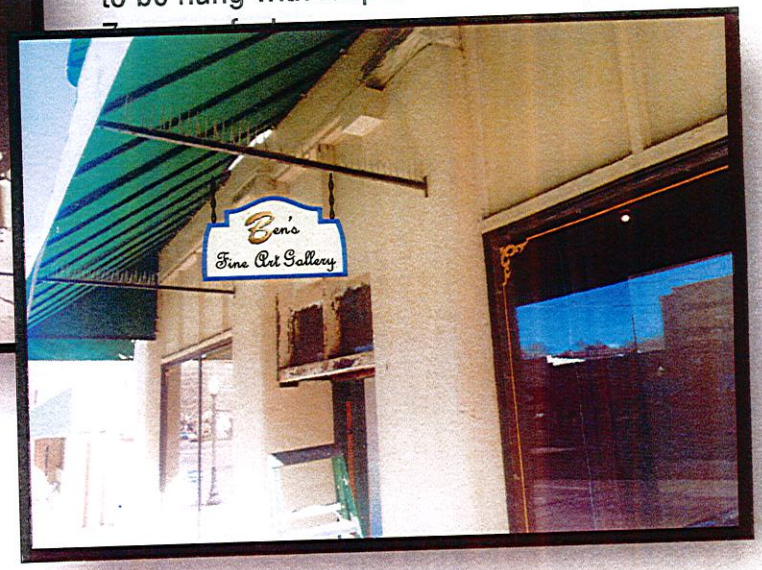
22"

Ben's Fine Art Gallery

Flat cut Acrylic Letters
1/4" thickness painted Black.
They will be stud-mounteinto the stucco wall.
Non-Illuminated.
22" x 204" total area= 31.17 square feet.

Total area of both signs is 38.17 square feet

Qty 1, 24" x 42" Double Sided Aluminum Sign
off white background
with high-performance printed vinyl graphics,
border to be blue to match Sherwin Williams
Paint color, #6811 Honorable Blue
to be hung with loop and chain hanging hardware.



42"

24"

Ben's
Fine Art Gallery

SIGNS PLUS
9200 Valley Road
Prescott Valley, AZ 86314
800-257-5095

CUSTOMER: Ben's Fine Art Gallery
LOCATION: 212 W Gurley St, Prescott
DATE: 02/23/2012
SALES REP: Bill Mayo/Cindy McFarland

APPROVED BY DATE

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#3

PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
April 13, 2012

AGENDA ITEM: HP12-005, Request to rebuild carport.

Planning Manager:	**George Worley** GW
Director:	**Tom Guice** TG
Historic Preservation Specialist:	**Cat Moody** CM
Report Date: April 4, 2012	

Historic Preservation District: # 13, Southeast Prescott **Zoning:** SF-9
APN: 110-01-079
Location: 241 South Mount Vernon Avenue
Agent/Applicant: Homes by Mark, PO Box 28056, Prescott Valley AZ 86312
Owner: Raymond Berger 147-43 38th Ave, Flushing NY 11354

Existing Conditions
This property is within the boundaries of the East Prescott National Register Historic District and the Southeast Prescott HPD # 13. It is not listed in the National Register of Historic Places due to age of the building, which was constructed in 1976.

This home had a carport in the same location, but this structure was removed recently when the contractor was beginning work to re-roof the home. The roof joists in the carport were rotting, and it was deemed a safety hazard, and consequently removed. See attached letter from the contractor for more detail.

Request
Applicants propose to reconstruct the carport in the same location and configuration as the previous carport. The carport measures 11 ft wide by 28 ft deep. As part of the project, the house is being re-painted to a light grey-brown tone with white trim.

Analysis
The proposed work will not adversely impact the historic integrity of this property.

Site Visit: Recommended

MOVE TO APPROVE - HP12-005, Request to rebuild carport.

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, Arizona 85007.

PROPERTY IDENTIFICATION

For Properties identified through survey: Site No. 259 Survey Area East Prescott Historic District

Historic Name(s) _____
(Enter the name(s), if any, that best reflect the property's historic importance.)

Address 241 S. Mt. Vernon, Prescott, AZ 86301

City or Town Prescott ☐ vicinity County Yavapai Tax Parcel No. 110 - 01 - 079

Township T13N Range R02W Section _____ Quarters _____ Acreage <1

Block 8 Lot(s) 22 Plat (Addition) East Prescott Addition Year of Plat (Addition) 1872

UTM Reference: Zone 12 Easting E365700 Northing N3823200

USGS 7.5' Quadrangle Map: Prescott Quadrangle (USGS)

ARCHITECT _____ ☐ not determined ☐ known Source _____

BUILDER _____ ☐ not determined ☐ known Source _____

CONSTRUCTION DATE ca. 1976 ☐ known ☒ estimated Source 1989 Historic Inventory

STRUCTURAL CONDITION

☐ Good *(well maintained; no serious problems apparent)*

☒ Fair *(some problems apparent)* Describe: General upkeep.

☐ Poor *(major problems; imminent threat)* Describe: _____

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Single-family residence

Sources 1989 Historic Property Inventory

PHOTO INFORMATION

Date of Photo September 2001

View of Direction *(looking towards)* East

SIGNIFICANCE

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. The significance of a property is evaluated within its historic context, which are those patterns, themes, or trends in history by which a property occurred or gained importance. Describe the historic and architectural contexts of the property that may make it worthy of preservation. ***Additional sheets should be attached where necessary.***

A. HISTORIC EVENTS/TRENDS *Describe any historic events/trends associated with the property* East Prescott constitutes one of the oldest and best preserved collections of American architectural styles built in Arizona in the late 19th and early 20th centuries.

B. PERSONS *List and describe persons with an important association with the building* _____

C. ARCHITECTURE Style _____ [x] No Style

Stories 1 [ ] Basement Roof Form Gable

Describe other character-defining features of its massing, size, and scale One story frame structure with asymmetrical massing and a rectangular plan. The roof is an end gable with a shed porch roof and a shed extension to the S. Decorative wrought iron columns support the porch roof. The front gable is board-and-batten.

INTEGRITY

To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.

LOCATION [x] Original Site [ ] Moved: Date _____ Original Site _____

DESIGN *Describe alterations from the original design, including dates* The S carport has been enclosed with vertical siding.

MATERIALS *Describe the materials used in the following elements of the property*

Walls (Structure) Wood frame Walls (Sheathing) Aluminum siding

Windows Aluminum Describe Window Structure Sliders

Roof Composition shingles Foundation Concrete

SETTING *Describe the natural and/or built environment around the property* The yard is dirt and is in poor condition. The parkway is also dirt.

How has the environment changed since the property was constructed? _____

WORKMANSHIP *Describe the distinctive elements, if any, of craftsmanship or method of construction* _____

NATIONAL REGISTER STATUS (If Listed, Check the Appropriate Box)

[ ] Individually Listed [ ] Contributor [x] Noncontributor to East Prescott Historic District

Date Listed October 1989 [ ] Determined Eligible by Keeper of National Register (Date _____)

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (option of SHPO Staff or Survey Consultant)

Property [ ] is [x] is not eligible individually

Property [ ] is [x] is not eligible as a contributor to a listed or potential historic district

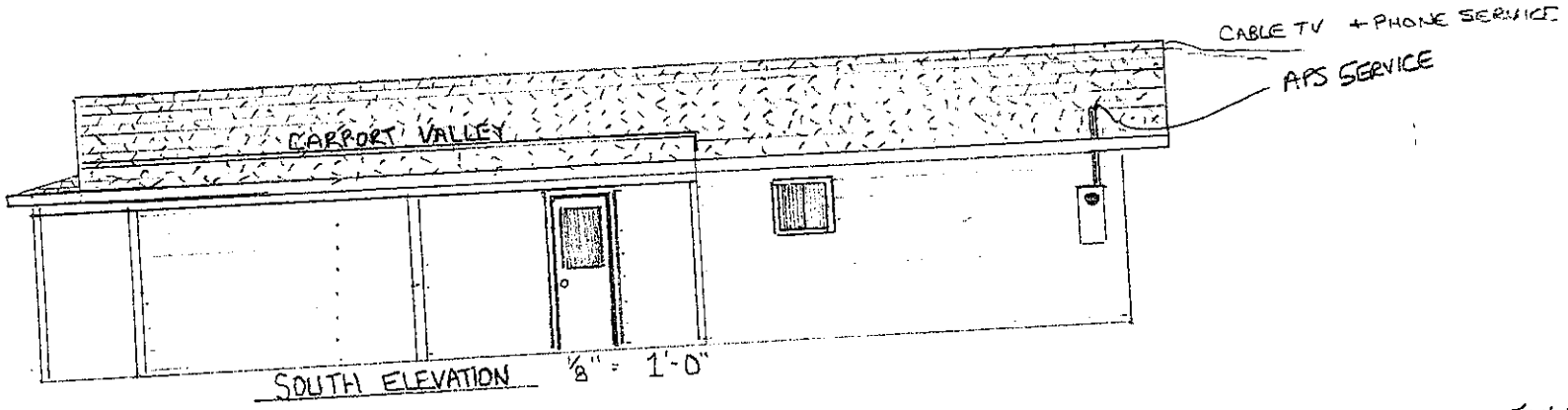
[ ] More information needed to evaluate

If not considered eligible, state reason Age.

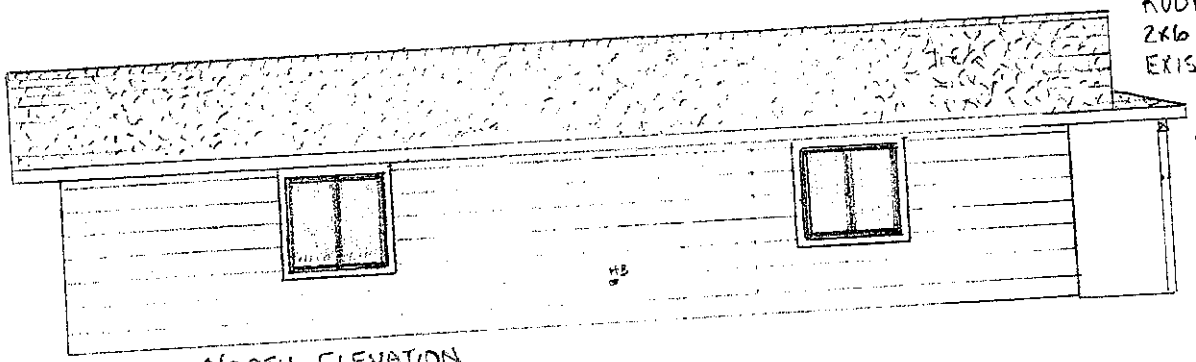
FORM COMPLETED BY

Name and Affiliation Steven C. Adams/Adams Architecture & Planning, Inc. Date 01 September 2001

Mailing Address 1214 McDonald Drive, Prescott, AZ 86303 Phone (928) 778-5118



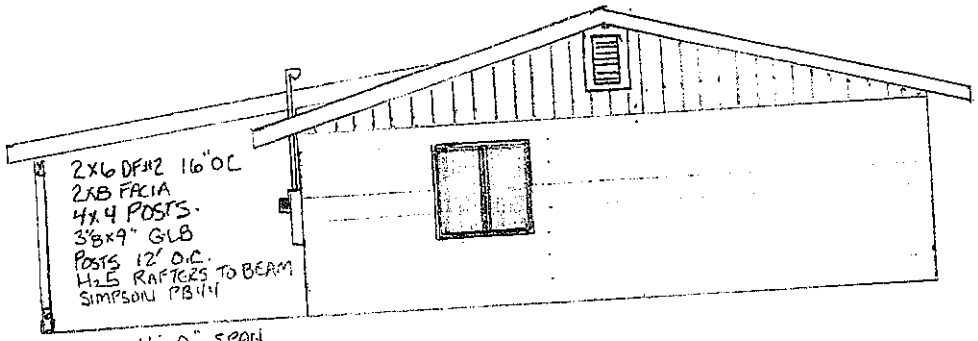
SOUTH ELEVATION 1/8" = 1'-0"



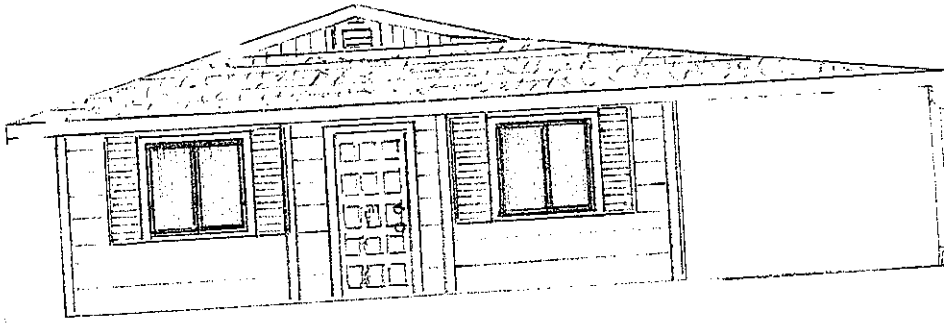
ROOF - ARCHITECTURAL - ELK - CHARCOAL
2x6 COMBED FACIA
EXIST. T1-11 GABLE SIDING

4x4 DF POSTS
EXIST. 12" LAP SIDING
TRIM + POSTS + FACIA - WHITE
BODY COLOR: _____

NORTH ELEVATION



EAST VIEW



FRONT VIEW

ELEVATIONS 1/8" = 1'-0"

241 MT. VERNON ST

DRAWN BY: HOMES BY MARK Inc 772-5850 3/28/12
REROOF + REPLACE DECOMPOSED CARPORT

March 28, 2012

Homes By Mark Inc
P.O. Box 28056 ROC 172513 & ROC 220596
Prescott Valley, AZ 86312
(928) 772-5850

To Whom It May Concern:

On or about March 26, 2012 Homes By Mark Inc obtained a re-roof permit for 241 S. Mount Vernon Street. On that permit we made it known that we would need to replace some roof sheathing due to heavily damaged and deteriorated wood surfaces and missing roofing materials.

Later that day as we initiated the tear off, we were investigating how significant the weather damage, wood rot/deterioration was. As we would remove a sheet of ¾" plywood, the nails and all would come out of the 2 x 6 rafters. These roof rafters were rotten and were significantly failing. There had been a drywall ceiling on the bottom side of these rafters and it was falling in all around. So we removed some of the drywall ceiling and the 4 x 8 beam holding the end of the rafters was also failing in that it had been subjected to heavy wood rot and decay. The 4 x 4 posts were also full of rot. This carport wood frame structure was beyond repair, so it was removed so that we could install new, clean and healthy wood to replace it. In my ignorance at this stage, I did not realize that I would need a specific demolition permit and I take full responsibility for the error. However, as the contractor there is no way that I could install a new roof on such rotten materials. It would have violated any warranty that I could have provided to the owner and what roof I did install could not have lasted. In fact, as I had been walking on the roof I did in fact fall through it up to my waist to indicate how unsound it truly was.

So, now in an effort to satisfy the Owner, Mr. Raymond Berger of Flushing, N.Y. (an out of state homeowner) and your needs within the City of Prescott I have drawn some plans showing our proposed work, our improvement to Mr. Berger's existing carport that we removed and then obtained the demolition permit for.

What we need to do now is to reframe his carport so that we can move forward with installing his new roof on the home and porch and carport.

Colors: So far I have had the following colors specified: Trim color and facia color: White. Roof shingles: Elk - Charcoal. As soon as I know the body color spec, I will submit it. DUNN EDWARDS DRIFTING DEC770

As Mr. Berger's Contractor, please feel free to let me know ASAP regarding your approval or comments regarding his approval to reframe his carport. I am local and my cell is: 925-4339.

Thank you for your attention regarding this property.

Sincerely,

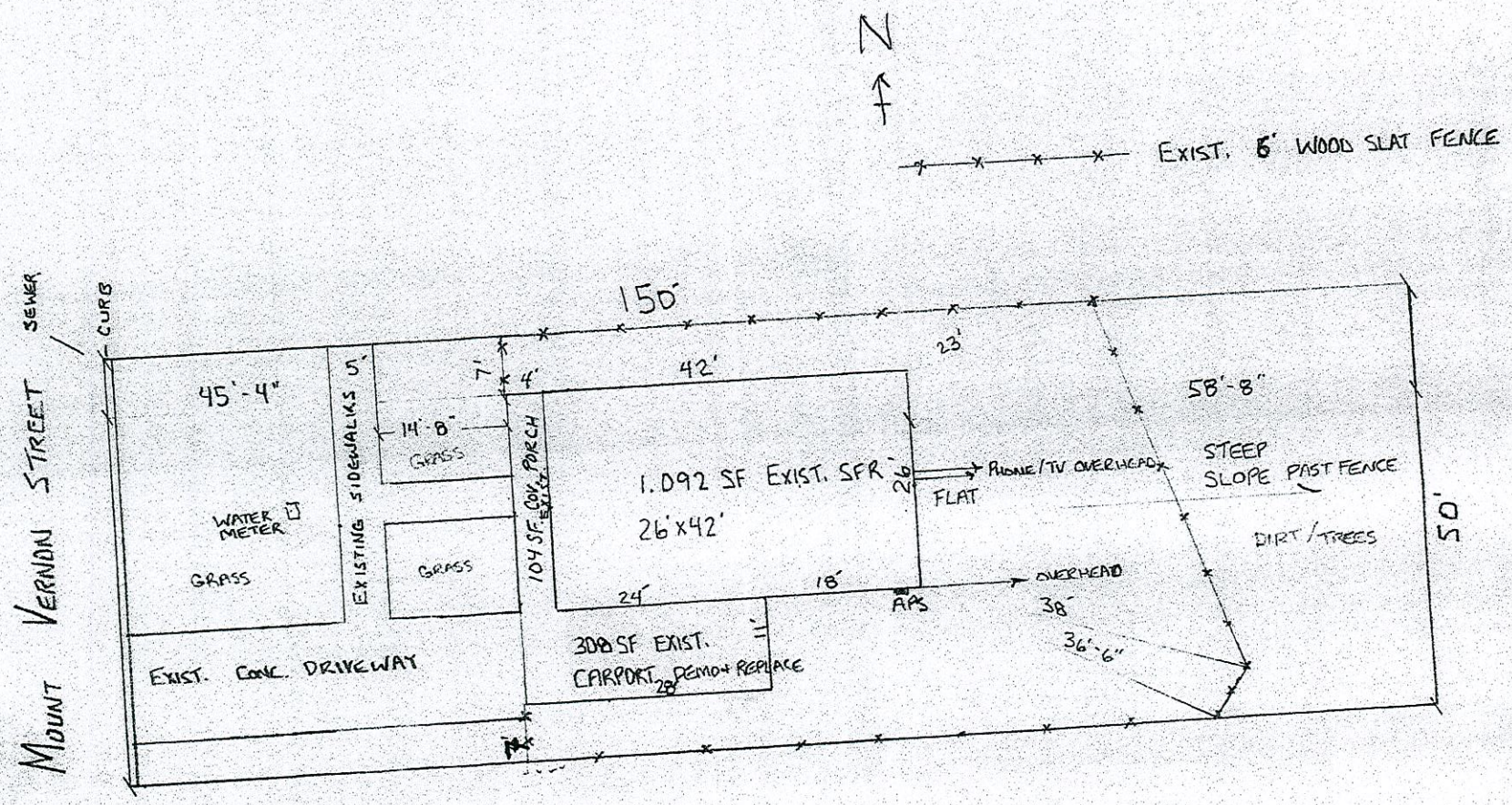
Mark Williams

DRAWN BY: HOMES BY MARK INC P.O. BOX 2805 PRESCOTT VALLEY. AZ 86312 772-5850 3/28/12

DRAWN FOR: RAYMOND BERGER APN: 110-01-079 241 S. MOUNT VERNON STREET

SCALE: 1" = 20' LOT 22 BLOCK B PRESCOTT EAST

25' FRONT SETBACK 7' SIDE SETBACKS



#4

PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
April 13, 2012

AGENDA ITEM: HP12-006 Request to install three new flagpoles at the southeast corner of the Hassayampa Inn property.	
Planning Manager: George Worley GW **Director: Tom Guice** TG	
Historic Preservation Specialist: Cat Moody CM	
Report Date: April 4, 2012	

Historic Preservation District: #7 Hassayampa Inn
APN: 113-16-060A **Zoning:** DTB
Location: 122 E Gurley St
Agent/Applicant: Flags Galore & More, 1701 N Emerald Dr Suite A, Prescott AZ 86301
Business Owner: Hassayampa Hotel LLC, 122 E Gurley St, Prescott AZ 86301

Site History from the Historic Preservation Master Plan
"The Hassayampa Inn, constructed in 1927, is significant for its historic association with the development of Prescott as an emergent tourist and resort attraction. Entirely financed through public subscription, it is noteworthy as a symbol of cooperation and commitment among the citizens of Prescott. Architecturally, the building is the best preserved and largest example of the Mission Revival and Italian Renaissance Revival Styles in Prescott, and is significant as having been designed by noted southwestern architects Trost and Trost of El Paso.

By mid-1925, the Hassayampa Hotel Co. had raised $150,000, but attempts at securing secondary financing were set back for about a year due to the failure of a local bank. Finally, in the fall of 1926, financial assurance for the construction of the hotel was guaranteed. A site was selected and purchased at the northwest corner of Gurley and Marina Streets, one block from the Courthouse Plaza. Final architectural plans were approved, and the Ramey Brothers of El Paso were awarded the construction contract. Construction on the hotel was begun in February 1927 and completed ten months later, in November, at a cost of $140,900.

The Hassayampa Inn is also a noteworthy contribution to the architectural heritage of Prescott. Its stylistic treatment, degree of craftsmanship, and location as a focal point in the community, contribute to its architectural significance."

Historic Status
National Register Status: This Building is listed in the National Register of Historic Places and is also within the Hassayampa Inn Historic District.

Agenda Item: HP12-006, 122 E Gurley St

Request
The applicant proposes to manufacture and install three schedule 40 steel flagpoles that are painted bronze in color. Two poles would be 15 ft high, and the other would be 17' 6" high. They would be installed on the southeast corner of the property (see plan), placing them at the corner of N Marina and E Gurley St.

The two shorter poles would fly the Arizona and Hassayampa Inn flags, and the taller pole would fly the US flag (see mock-up for rendering of flags in place).

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

The historic southeast patio is set below street level to provide a sense of shelter. It is well landscaped, and includes ceramic tiles cast into the paved areas.

Encourage scale consistent with existing structures and styles.

Site Visit: Recommended

Recommended Action: Approve, or Approve with Modifications HP12-006, Request to install three new flagpoles at the southeast corner of the Hassayampa Inn property.

Model ECX20

5" - 14 gauge spun aluminum ball gold anodized

Single sheave truck, cast aluminum revolving, non-fouling type

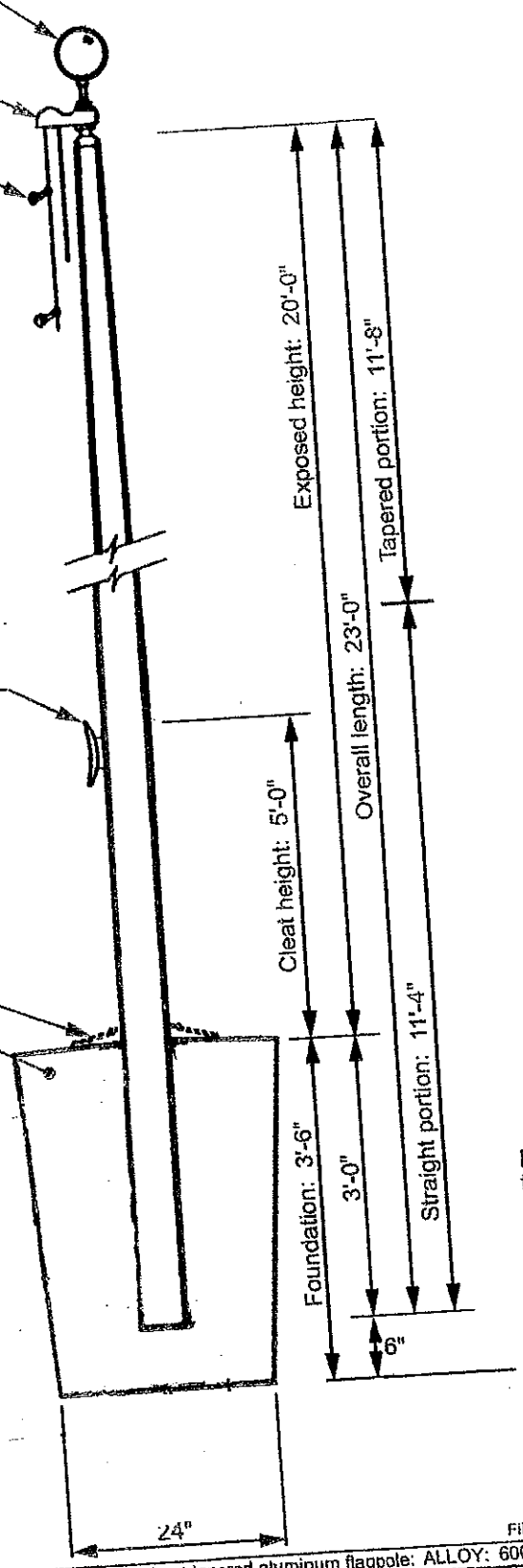
2 Bronze swivel snaps with covers per halyard

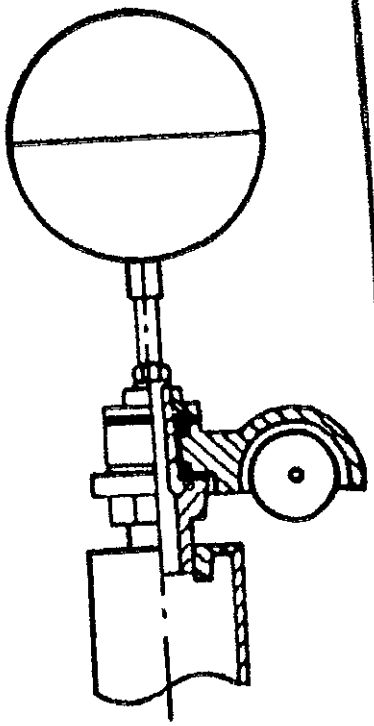
1 Set of halyard: #10 poly

1 - 9" Cast aluminum cleat

Aluminum flash collar

3000 PSI concrete



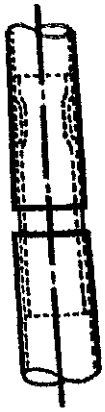


Truck Detail

Aluminum body
Stainless steel ball bearings
Aluminum sheave
Cast aluminum spindle

All shafts with overall length of more than 38'-6" are shipped in two sections.

Each section matched marked for field assembly. Exposed portion of jam sleeve must be **well lubricated** prior to assembly.

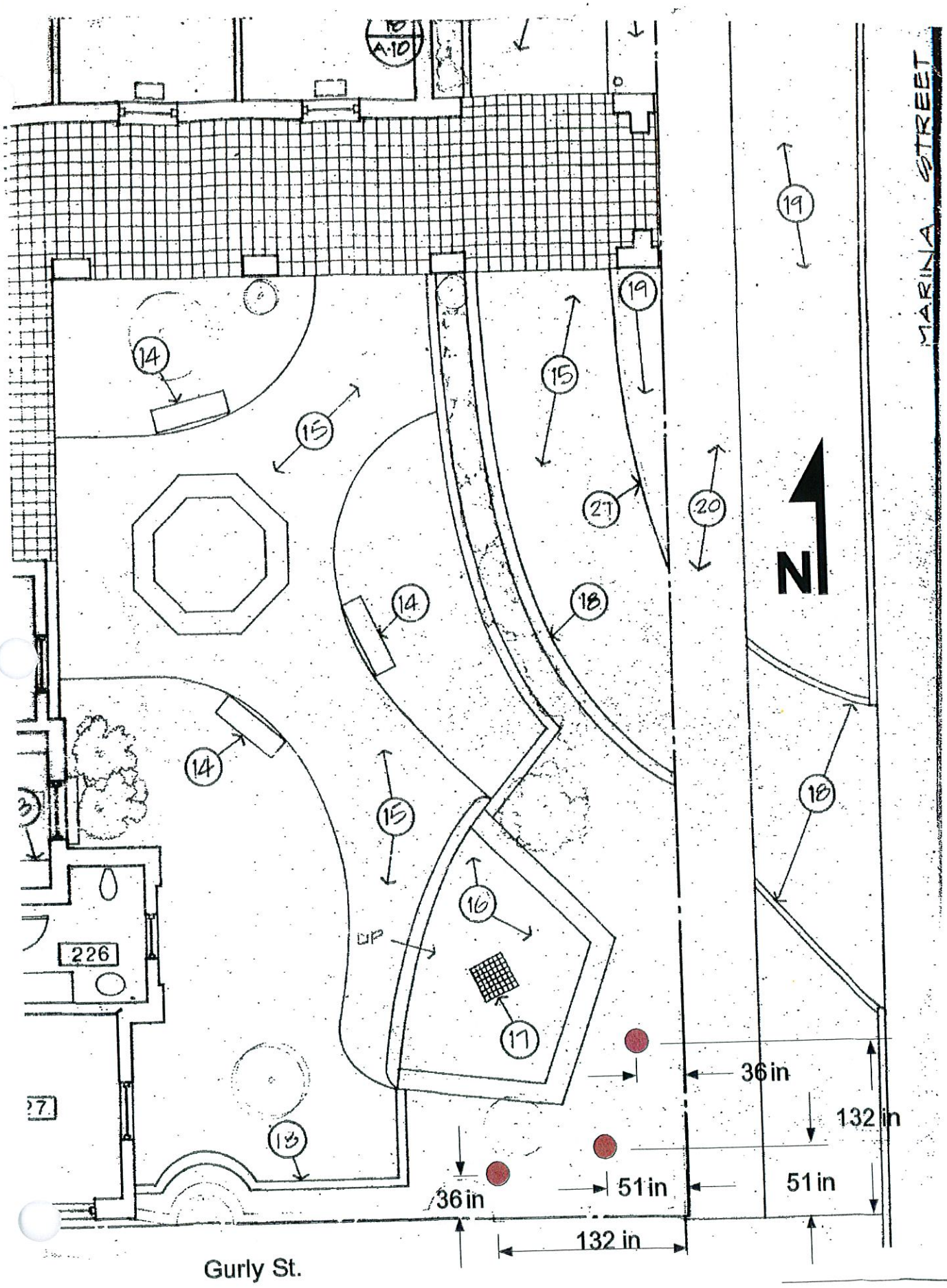


1-1/2" maximum shop gap allowed for field fitting (ram for tight joint)

Filename: ECX20 single sheave_revolving truck.ai

Project:	Ground set tapered aluminum flagpole: ALLOY: 6063T6	EDER FLAG	Date:
Location:	Exposed height: 20'-0" Overall height: 23'-0"	MANUFACTURING COMPANY	Revision:
Architect:	Ship in 1 section Butt diameter: 5"	1000 W. Rawson Avenue	
Contractor	Top diameter: 3" Wall thickness: .125"	Oak Creek, WI 53154	Job:
Customer:	Finish: 100 grit polish		

Mock up of proposed flagpoles.



MARINA STREET
N
226
UP
36 in
132 in
51 in
51 in
36 in
132 in
Gurly St.

#5

PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
April 13, 2012

AGENDA ITEM: HP12-007, Request to construct a new covered front porch addition.

Planning Manager: George Worley GW **Director:** Tom Guice TG	
Historic Preservation Specialist: Cat Moody CM	
Report Date: April 4, 2012	

Historic Preservation District: # 13, Southeast Prescott
APN: 109-01-056C **Zoning:** BG
Location: 112 S Pleasant St
Agent/Applicant: Mark Peugh, PO Box 11753, Prescott AZ 86304
Owner: Loren & Linda Rowling, 325 E Gurley St, Prescott AZ 86303

Existing Conditions
This property is within the boundaries of the East Prescott National Register Historic District and the Southeast Prescott HPD # 13. The home is listed in the National Register of Historic Places.

Request
Applicants propose to construct a covered front porch addition on the front of the home. The existing non-original jalousie windows (5) on the porch would be removed.
The covered porch is proposed to be located on the north end of the front façade, and covers approximately an 8ft by 9ft area. The porch surface would be concrete slab at grade level, with a low stuccoed walk surround, and screened porch openings above the wall.

The intention is to tie an existing shed roof on the north side of the home around to the front, and place a hip style roof over the porch. That roof would be substantially lower than the main hip roof that covers the home- the peak would fall at about the eave line of the existing roof (see elevation renderings for proposed façade). Architectural details for the new porch roof would include battered columns between the low wall and porch eaves.

A new metal security door is proposed to be located at what is currently the front edge of the porch.

Analysis
The proposed work will clearly be visible from the street. The proposed porch addition does reflect the bungalow styling of the original home in both the hip roof style, and the battered columns. It sits below the historic home, so the original roof is clearly visible, but does impact the front façade from its original configuration.

Agenda Item: HP12-007 112 S Pleasant St

Site Visit: Recommended

MOVE TO APPROVE, APPROVE WITH MODIFCATIONS, OR DENY - HP12-007, Request to construct a new covered front porch addition.

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, Arizona 85007.

PROPERTY IDENTIFICATION

For Properties identified through survey: Site No. 120 Survey Area East Prescott Historic District

Historic Name(s) _____
(Enter the name(s), if any, that best reflect the property's historic importance.)

Address 112 S. Pleasant, Prescott, AZ 86301

City or Town Prescott ☐ vicinity County Yavapai Tax Parcel No. 109 - 01 -056B/57

Township T13N Range R02W Section _____ Quarters _____ Acreage <1

Block 17 Lot(s) * Plat (Addition) Original Townsite Year of Plat (Addition) 1864

UTM Reference: Zone 12 Easting E365700 Northing N3823200

USGS 7.5' Quadrangle Map: Prescott Quadrangle (USGS)

* S 9.46' of W 27' Lot D & Lot E.

ARCHITECT _____ ☐ not determined ☐ known Source _____

BUILDER _____ ☐ not determined ☐ known Source _____

CONSTRUCTION DATE 1910-1924 ☐ known ☒ estimated Source 1924 Sanborn Fire Map

STRUCTURAL CONDITION

☒ Good *(well maintained; no serious problems apparent)*

☐ Fair *(some problems apparent)* Describe: _____

☐ Poor *(major problems; imminent threat)* Describe: _____

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

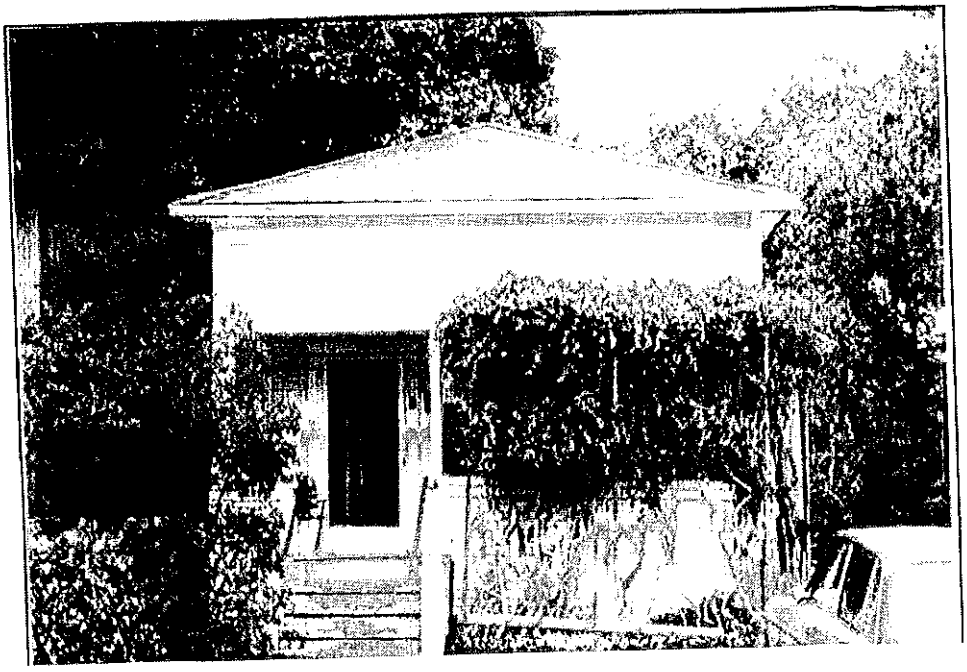
Single Family Residential

Sources 1989 Historic Property Inventory

PHOTO INFORMATION

Date of Photo September 2001

View of Direction *(looking towards)* West



SIGNIFICANCE

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. The significance of a property is evaluated within its historic context, which are those patterns, themes, or trends in history by which a property occurred or gained importance. Describe the historic and architectural contexts of the property that may make it worthy of preservation. ***Additional sheets should be attached where necessary.***

A. HISTORIC EVENTS/TRENDS *Describe any historic events/trends associated with the property* East Prescott constitutes one the oldest and best preserved collections of American architectural styles built in Arizona in the late 19th and early 20th centuries.

B. PERSONS *List and describe persons with an important association with the building* This structure may have served as a residential outbuilding to one of the several large residences that once faced Gurley Street, particularly Governor Tritle's home that stood where the car wash is today. The 1924 Sanborn Fire Map shows this structure with 6 others on one large parcel.

C. ARCHITECTURE Style Bungalow ☐ No Style

Stories 1 ☐ Basement Roof Form Hip

Describe other character-defining features of its massing, size, and scale One story frame structure with symmetrical massing and a rectangular plan. This small, narrow home has a hip roof that extends over a reentrant front porch that was formerly a veranda. Eaves are soffitted with a wide frieze board. A shed roof covers a small projection to the north.

INTEGRITY

To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.

LOCATION ☒ Original Site ☐ Moved: Date _____ Original Site _____

DESIGN *Describe alterations from the original design, including dates* _____

MATERIALS *Describe the materials used in the following elements of the property*

Walls (Structure) Wood frame Walls (Sheathing) Shiplap

Windows Wood Describe Window Structure 1/1, double hung

Roof Composition shingles Foundation Stone

SETTING *Describe the natural and/or built environment around the property* The small yard consists of grass and shrubs and is in good condition. The parkway is grass.

How has the environment changed since the property was constructed? _____

WORKMANSHIP *Describe the distinctive elements, if any, of craftsmanship or method of construction* _____

NATIONAL REGISTER STATUS (If Listed, Check the Appropriate Box)

☐ Individually Listed ☒ Contributor ☐ Noncontributor to East Prescott Historic District

Date Listed October 1989 ☐ Determined Eligible by Keeper of National Register (Date _____)

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (option of SHPO Staff or Survey Consultant)

Property ☐ is ☒ is not eligible individually

Property ☒ is ☐ is not eligible as a contributor to a listed or potential historic district

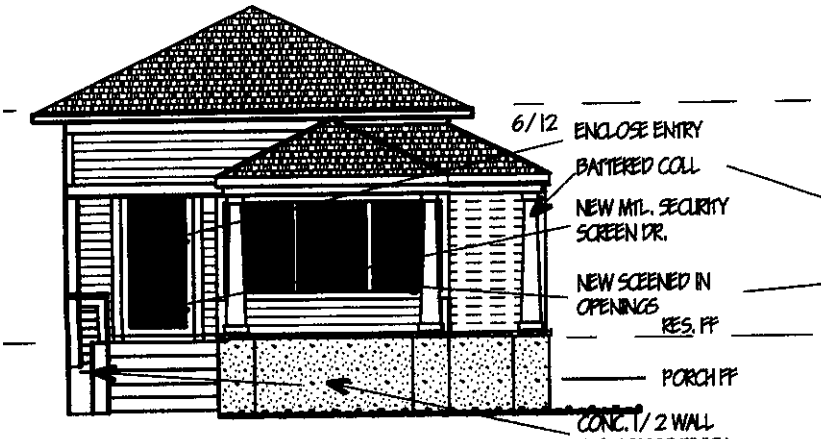
☐ More information needed to evaluate

If not considered eligible, state reason _____

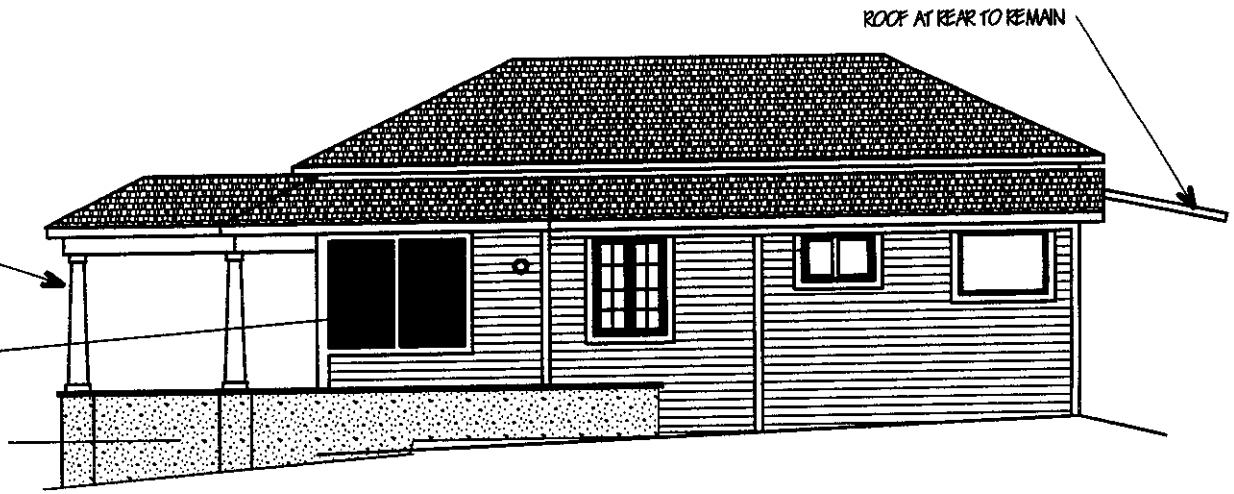
FORM COMPLETED BY

Name and Affiliation Steven C. Adams/Adams Architecture & Planning, Inc. Date 01 September 2001

Mailing Address 1214 McDonald Drive, Prescott, AZ 86303 Phone (928) 778-5118

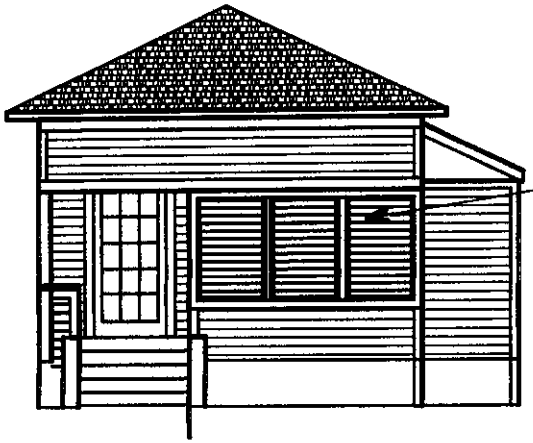


PROPOSED
FRONT 1/8"=1'-0"



PROPOSED
NORTH 1/8"=1'-0"

EXISTING
FRONT 1/8"=1'-0"



EXISTING
NORTH 1/8"=1'-0"

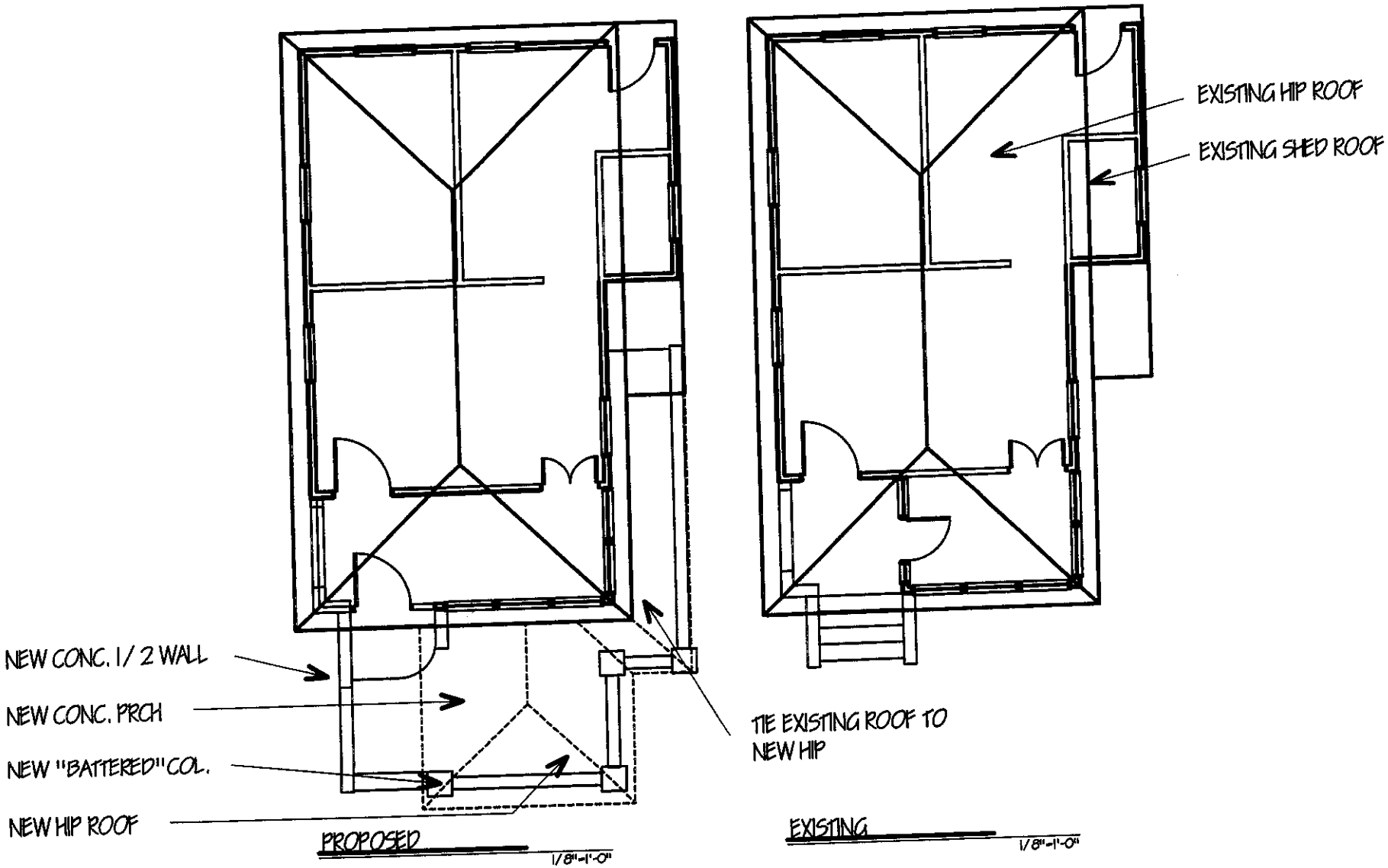
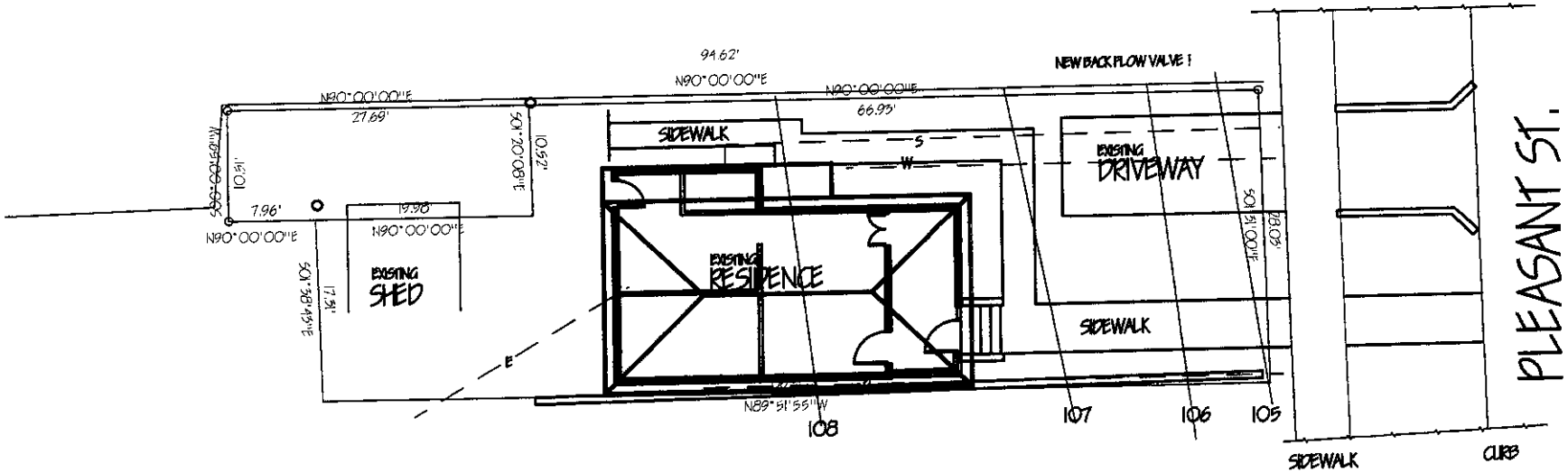

EXISTING HIP ROOF
EXISTING SHED ROOF
NEW CONC. 1/2 WALL
NEW CONC. PRCH
NEW "BATTERED" COL.
NEW HIP ROOF
TIE EXISTING ROOF TO NEW HIP
PROPOSED
1/8"=1'-0"
EXISTING
1/8"=1'-0"

Figure 1 FRONT

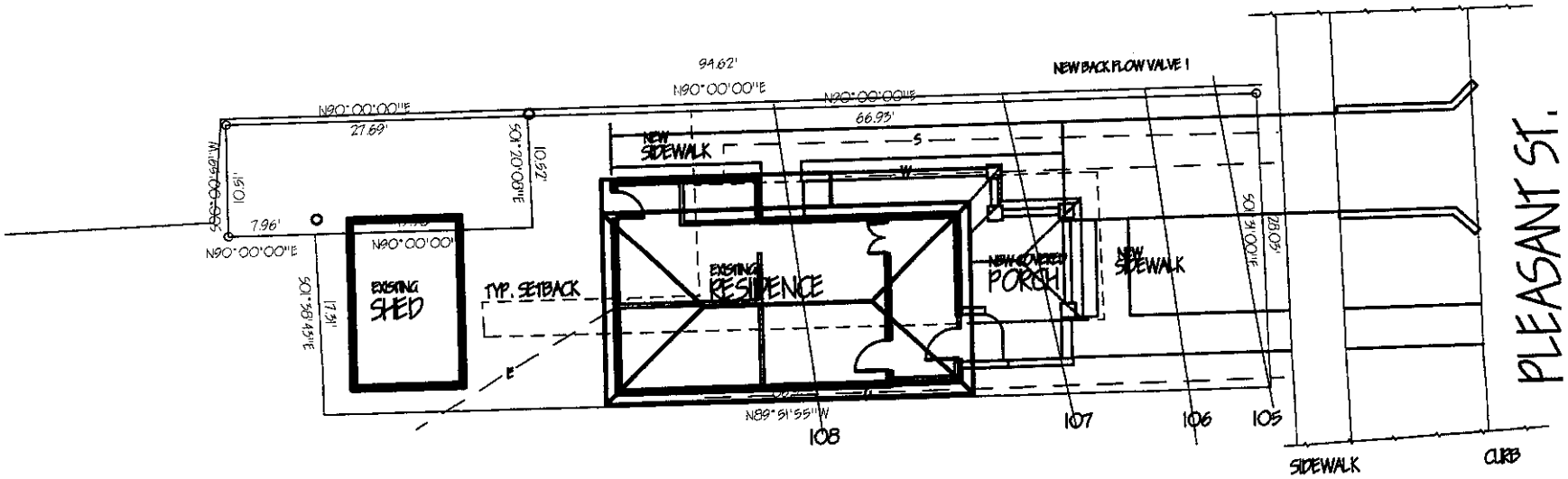
Figure 2 NORTH ELEVATION

Figure 3 BACK



EXISTING
SITE PLAN

1/16"=1'-0"



PROPOSED SITE PLAN

1/16" = 1'-0"