



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, May 11, 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, May 11, 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 April 13, 2012 meeting.
- 2. HP12-008**, 325 E Union St. Historic Preservation District #6, Union Street. APN: 109-01-041. Request to construct a new dormer and a second story deck on the front of the home. Applicant is Todd Marolf, owners are Larry & Denise Schmidt. Historic Preservation Specialist, Cat Moody.
- 3. HP12-009**, 108 S Mount Vernon St. Historic Preservation District #13, Southeast Prescott. APN: 110-01-003. Request to reconstruct white picket fence in the front of the home. Applicant and owner is Dennis Martin. Historic Preservation Specialist, Cat Moody.

4. **HP12-010**, 115 S Pleasant St. Historic Preservation District #13, Southeast Prescott. APN: 110-01-007. Request to construct a new detached two-car garage in the rear of the property, and to replace specific windows in the main house. Applicant and owner is Sven Kleinwort. Historic Preservation Specialist, Cat Moody.
5. **HP12-011**, 126 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-012. Request to replace an existing awning with a new awning and to repaint the front facade. Applicant and business owners are David & Amy Seigler. Historic Preservation Specialist, Cat Moody.

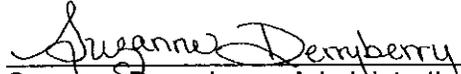
IV. PRESENTATION BY JAMES GARRISON, ARIZONA'S STATE HISTORIC PRESERVATION OFFICER - Prescott's Territorial Architects: The fire Chasers and Others

V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

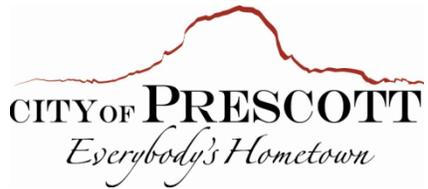
VI. ADJOURNMENT

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


Suzanne Derryberry, 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.



**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
APRIL 13, 2012
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on APRIL 13, 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

MEMBERS PRESENT

Mike Todd, Chairman
Lee Vega, Vice Chairman
Russ Buchanan
Elisabeth Ruffner
Doug Stroh

STAFF PRESENT

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

III. REGULAR AGENDA

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

Mr. Vega, **MOTION: to approve the minutes.** Mr. Buttke, 2nd. **VOTE: 7-0.**

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.

Ms. Moody reviewed the staff report and indicated:

The request is for a second sign that will be located under the awning. The sign measures two feet by forty-two inches wide. The total square footage allowed for signage at this business is forth sq feet, between the two signs they will be displaying, they are at approximately thirty-eight sq feet and are within the limits of allowable size of signage. Ben Schaub, 401 S. Cortez, indicated the request for the second sign would be for the purpose of persons walking down the sidewalk.

Ms. Ruffner, **MOTION: to approve HP12-004,** request to install new business signage under the awning for Ben's Fine Art Gallery. Mr. Stroh, 2nd. **VOTE: 7-0**

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.

Ms. Moody reviewed the staff report and indicated:

The request is to rebuild a carport that was removed due to safety concerns. Ms. Moody shared photos of the carport when it existed. The house is part of the southeast Prescott Historic Preservation Overlay District but it is not listed as a contributor due to its age; the house was not constructed until 1976. There was a re-roof project in progress at the house when the contractor fell through the roof of the carport due to its poor condition. At that point it was determined to be a safety hazard and was removed.

The house was recently part of a code enforcement case due to excessive debris stored in the yard and deemed a "hoarding type situation". The proposal is to reconstruct the carport as it existed previously. Ms. Moody displayed a drawing depicting what the new carport would look like in its completed state.

Ralph Rodarte, 251 S. Mount Vernon, stated that he is in charge of the home remodel as the owner, Mr. Burger, lives in New York City. Mr. Rodarte notified Mr. Burger of the poor condition of the house as well as the carport and the debris in the yard. Mr. Burger contacted a local attorney in Prescott to have the tenants evicted at which point Mr. Rodarte, along with the assistance of Code Enforcement, began the process of having all of the items and debris that was left behind removed from the home and the property. Mr. Rodarte stated that it had been estimated that it would cost \$51,000 to bring the home back up to a rentable condition. Mr. Rodarte described the changes that had been done on the home to date and added that he was in favor of the new carport.

Mr. Stroh, MOTION: to approve HP12-005, request to rebuild carport. Mr. Vega, 2nd.
VOTE 7-0

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.

Ms. Moody reviewed the staff report and indicated:

The proposal is to install three flagpoles. Two of the flagpoles will measure fifteen feet in height; the third will be about seventeen and a half inches high. The two shorter poles will fly the Arizona and Hassayampa Inn flag and the taller pole will fly the US flag. The poles will be made of schedule forty steel and painted bronze in color. The contractor will require engineering to document stability to comply with current codes. Ms. Moody called for any questions.

Mr. Stroh inquired if they were planning on using up-lighting. Ms. Moody stated that there is no lighting associated with the flagpoles. Mr. Todd questioned if there is no up-lighting then the national flag must be taken down at night. Paul Goupil, 1701 N. Emerald Drive, noted that there will be some downward lighting. It is a solar flagpole lighting that will shine just on the US flag. He added that the light will be located on the top of the flagpole. Mr. Todd asked what the cost would be for the downward lighting. Mr. Goupil stated that it is \$74.50 and it is a twenty year product. Mr. Todd asked if there are any in town that are

already in use. Mr. Goupil stated that there are many located throughout Prescott. He added that the darker the location, the better the light will shine. Mr. Buttke asked if the lighting would be the same finish as the flagpole. Mr. Goupil stated that it is not the same color but that it could be camouflaged to match the color of the flagpole; it's current grey in color. Ms. Hastings wanted to know if Mr. Goupil manufactured the lighting or if he just distributed them. Mr. Goupil informed her that he was just a distributor. Mr. Buttke wanted to know the diameter of the disk lighting; Mr. Goupil responded that it is ten inches in diameter. Ms. Ruffner noted that the lighting disk was not displayed in the picture provided to the commission members. Mr. Goupil stated that he would seek information to determine if the intent was to take the flag down every evening or if they wished to have the lighting included.

Mr. Vega, MOTION: to postpone the decision on HP12-006 until later in the meeting. Mr. Stroh, 2nd. VOTE 7-0

Mr. Todd went back to item HP12-006.

Mr. Goupil stated that the proposal is for solar flagpole lighting to be installed on the tallest of the proposed flagpole. He then provided a demonstration of the function of the solar light. Mr. Goupil continued by explaining how they install flagpoles.

Ms. Ruffner, MOTION: to approve HP12-006 request to install three flag poles with a requirement of the pole mounted solar light to be included on the flagpole which will fly the US Flag. Mr. Stroh, 2nd. VOTE 7-0

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.

Ms. Moody reviewed the staff report and indicated:

The house is listed in the National Register of Historic Places and was constructed sometime between 1910 and 1924. The home sits on a half lot located on S. Pleasant Street. Ms. Moody displayed pictures on overhead projector.

The proposal is to construct a front porch addition. Ms. Moody displayed the existing rendering of the front of the home. Historically there was a front porch on this home, it had been enclosed sometime in the mid 1900s. The 1924 map showed that there was at that time, an open porch. It has since been enclosed and windows were installed.

The applicant would like to place a hip roof on the new porch and tie in that roof to wrap around to north side of home. Currently, there is a small shed style roof which covers an addition that was placed previously and they would like to tie in the old roof and integrate it to the new roof line that will wrap around the north side of the home. The porch has a small low wall that will have a stucco finish and they plan to install battered columns for the porch which would pick up on elements of a bungalow style which is the current style of the existing home.

It is important that the new work be compatible but differentiated from the historic aspects of the home. The differentiation in this case would be the use of modern material as well as the stucco finish. They plan to screen in a portion of the new addition of the porch. Ms. Ruffner stated that it would change the entire appearance of property and it is a contributor in the district. Mr. Buttke stated that he studied the application in great detail and he felt that even with the difference between the new design and the old home that they would still be able to maintain the integrity of the historical building itself. His concern is that the site plan showed the porch encroaching into the present driveway. Mark Peugh, designer, stated that he did not have actual measurements but he determined the porch depth based on the required setback of fifteen feet from the property line.

Mr. Stroh stated that since this house is a contributor, in his experience, altering historic homes has always been something scorned upon, but he felt that aesthetically, it would help this house. Ms. Moody added that since there are modern materials being used, it would differential that portion as being a modern part of a historic home.

Mr. Vega, MOTION: to approve HP12-007 with the condition of adherence to required codes to vehicle access to the front of the home. Mr. Buttke, 2nd. VOTE: 7-0.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody discussed the follow up items which the commission had reviewed in the last two years. She provided them with a list of all items from 2010 up to the current meeting. Following the meeting she encouraged them to do a follow up on the items and noted that not all items will require a follow up for various reasons. Mr. Todd asked for clarification regarding what they should do for the follow ups. Mr. Todd, Mr. Buchanan and Mr. Buttke volunteered to take on this task.

Ms. Moody had a meeting with a gentleman who runs a window restoration company which he will be relocating to Prescott. Ms Moody felt that it will be a very beneficial addition to historic homeowners who wish to replace windows with historic windows. She invited him to set up a table at the Historic Preservation Conference to be held in June at the Hassayampa Inn. Ms. Ruffner added that there will be a preconference reception on Wednesday June 12th at the palace. Also, the Elks Opera House Foundation will be hosting the opening reception at the Hassayampa on Thursday evening.

Ms. Ruffner announced that the Elks Opera House book was available in the lobby at the Elks Opera House.

V. ADJOURNMENT

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

Michael Todd, Chairman


Suzanne Derryberry, Administrative Specialist
Community Development Department

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
May 11, 2012**

AGENDA ITEM: HP12-008, Request to construct a new dormer and a second story deck on the front of the home.

Planning Manger: George Worley *GW*
Director: Tom Guice

Historic Preservation Specialist: Cat Moody *CM*

Report Date: May 4, 2012

Historic Preservation District: # 6, Union Street

APN: 109-01-041

Zoning: MF-H

Location: 325 E Union Street

Applicant: Todd Marolf, Headwaters Architecture, 1951 Commerce Center Cir, Ste A, Prescott AZ 86301

Existing Conditions

This property is within the boundaries of the East Prescott National Register Historic District and the Union Street HPD # 6. It is not listed in the National Register of Historic Places. See attached Arizona Historic Property Inventory form.

The building may be described as a Colonial Revival style home constructed sometime between 1910 and 1924. The home has undergone major alterations through the years, but maintains a gambrel roof and massing similar to its original form.

Request

Applicants propose to construct a second story deck on what now serves as the front of the home. A new dormer is proposed towards the east end of the north side of the home, where there is currently a window. The window would be replaced by a door that would give access onto the proposed second story deck. The deck would measure approximately 15 feet wide by 7 feet deep. It would be constructed using 8x8 wood posts; the railing would have 8x8 posts with metal caps, 2x4 cross rails, and 2x2 pickets. The entire deck, with exception of the redwood deck boards would be painted to compliment the colors of the house.

Analysis

Conformance with the Prescott Historic Preservation Master Plan

The Historic Preservation Master Plan does address the Union Street District, and points of note include:

- Retain historic scale, massing, materials, siting and character of the homes in the Union Street Historic District, respective of their original individual style
- Retain historic setbacks at all locations

Agenda Item: HP12-008 325 E Union Street

- Maintain historic treatments of columns, rails, chimneys, corbels, fascias and other historic details
- Maintain historic orientation of front door/walk
- Encourage varied and historically consistent color palettes
- Carefully evaluate additions for conformity and compatibility with the historic main house; additions to existing buildings should be to the rear of the property to maintain the front facade

Conformance with Design Guidelines

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.

Although this home has seen major alterations through the years, it still maintains a discernable Dutch Gambrel Colonial Revival elements and massing indicative of that style. The proposed second story deck is located rather visibly on the front of the home, and is not reflective of the existing massing or architecture. The deck would be in direct conflict with several of the guidelines listed above from the Historic Preservation Master Plan.

Site Visit: Recommended

Recommended Action:

MOVE TO DENY OR APPROVE WITH MODIFICATIONS HP12-008, Request to construct a new dormer and a second story deck on the front of the home.

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. 163 Survey Area East Prescott Historic District

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

Address 325 E. Union, Prescott, AZ, 86303

City or Town Prescott vicinity County Yavapai Tax Parcel No. 109 - 01 - 041

Township T14N Range R02W Section Quarters Acreage <1

Block 17 Lot(s) N 13, 15, 17, 19 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)

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: Some structural cracking apparent in the masonry; paint; 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 residential, now used as multi-family residential.

Sources 1989 Historic Property Inventory

PHOTO INFORMATION

Date of Photo September 2001

View of Direction (looking towards) Southwest



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 Colonial Revival No Style
Stories 2 Basement Roof Form Gambrel

Describe other character-defining features of its massing, size, and scale Two story frame structure with symmetrical massing and a rectangular plan. The roof is an end gambrel cantilevered to the E and skirted to the W. There is a shed dormer to the N. The small front porch has a gambrel roof supported by square columns. There is an exterior wood stairway to the rear. The front door has been moved from the E to the N facade.

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 The front porch supports are now wood instead of brick.

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

Walls (Structure) Wood frame Walls (Sheathing) Brick (lower) & vertical plywood (upper)

Windows Aluminum Describe Window Structure Sliders

Roof Composition shingles (new) Foundation Concrete

SETTING Describe the natural and/or built environment around the property A stone wall surrounds the property on three sides. The yard contains grass and shrubs and is in poor condition. Automobiles are parked in the parkway.

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 _____)

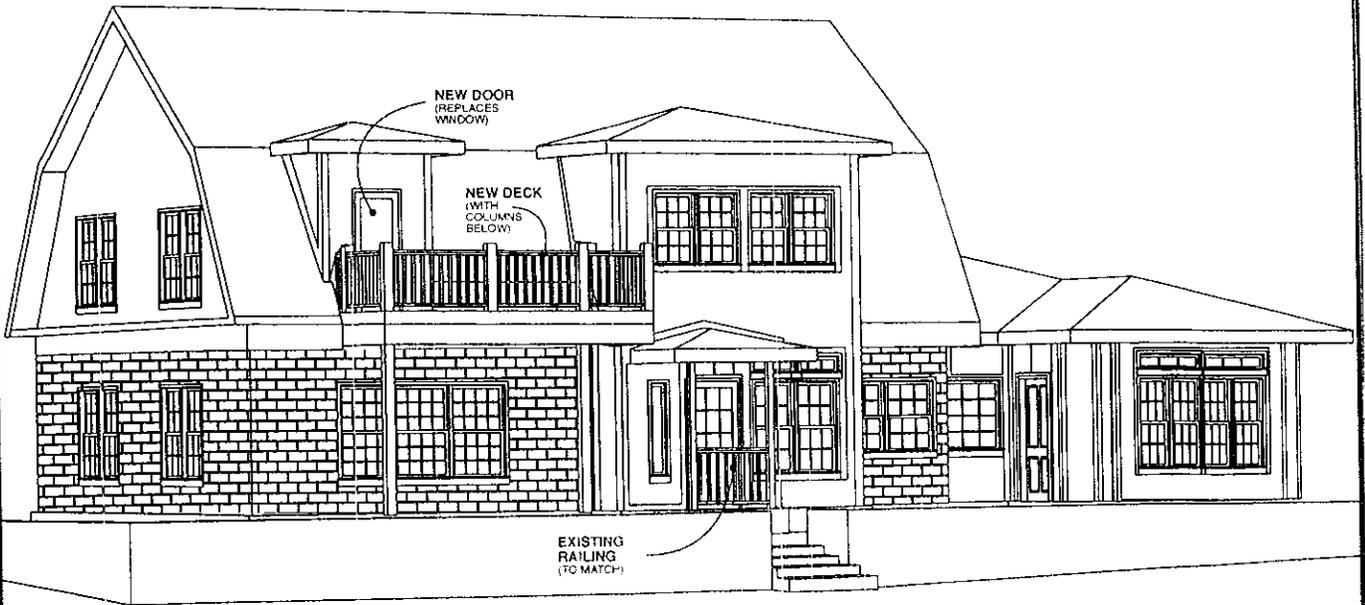
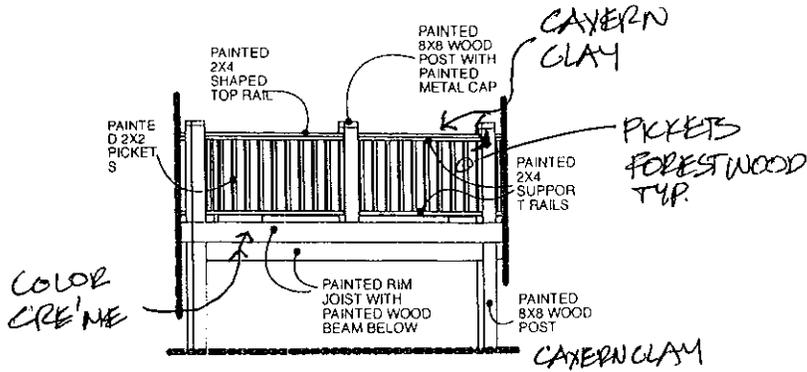
RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (option of SHPO Staff or Survey Consultant)

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 Major alterations to the facade render this building a noncontributor.

FORM COMPLETED BY

NEW DECK
(WITH REDWOOD 2x6
DECK AND SAME
RAILING AND COLOR
AS EXISTING)



HEADWATERS

ARCHITECTURE P.C.

1951 COMMERCE CENTER CIRCLE, SUITE A
PRESCOTT, AZ 86301
(928)-776-7180

SCHMIDT RESIDENCE

325 UNION SREET
PRESCOTT, AZ
APN 109-01-041

Date
4/16/12

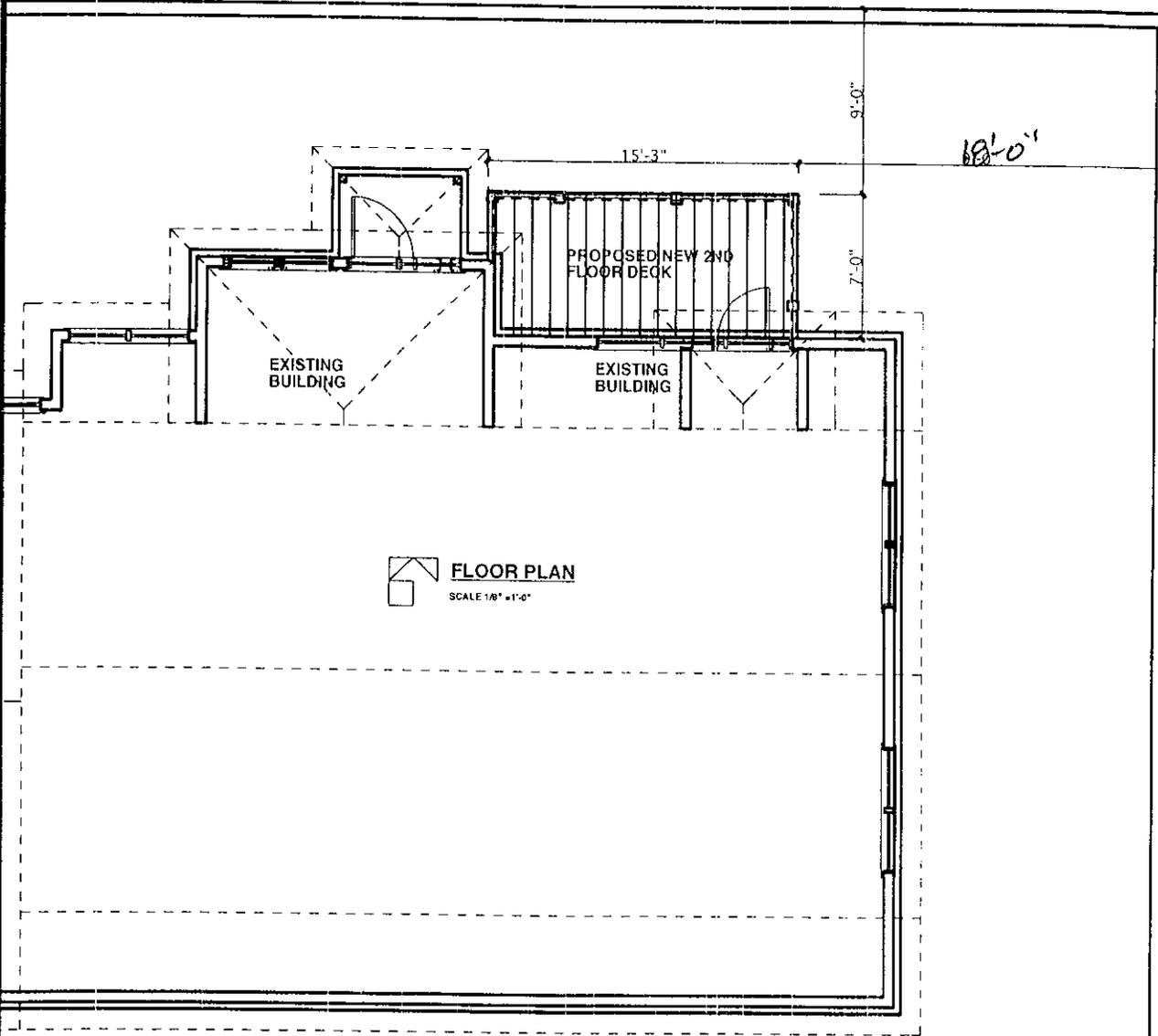


EXP
9/30/12

SHEET
A-3

EXISTING PARKING

EXISTING SIDEWALK



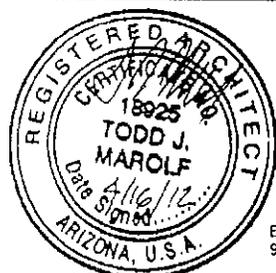
 **FLOOR PLAN**
SCALE 1/8" = 1'-0"

EXISTING SIDEWALK

 **HEADWATERS**
ARCHITECTURE P.C.
1951 COMMERCE CENTER CIRCLE, SUITE A
PRESCOTT, AZ 86301
(928)-776-7180

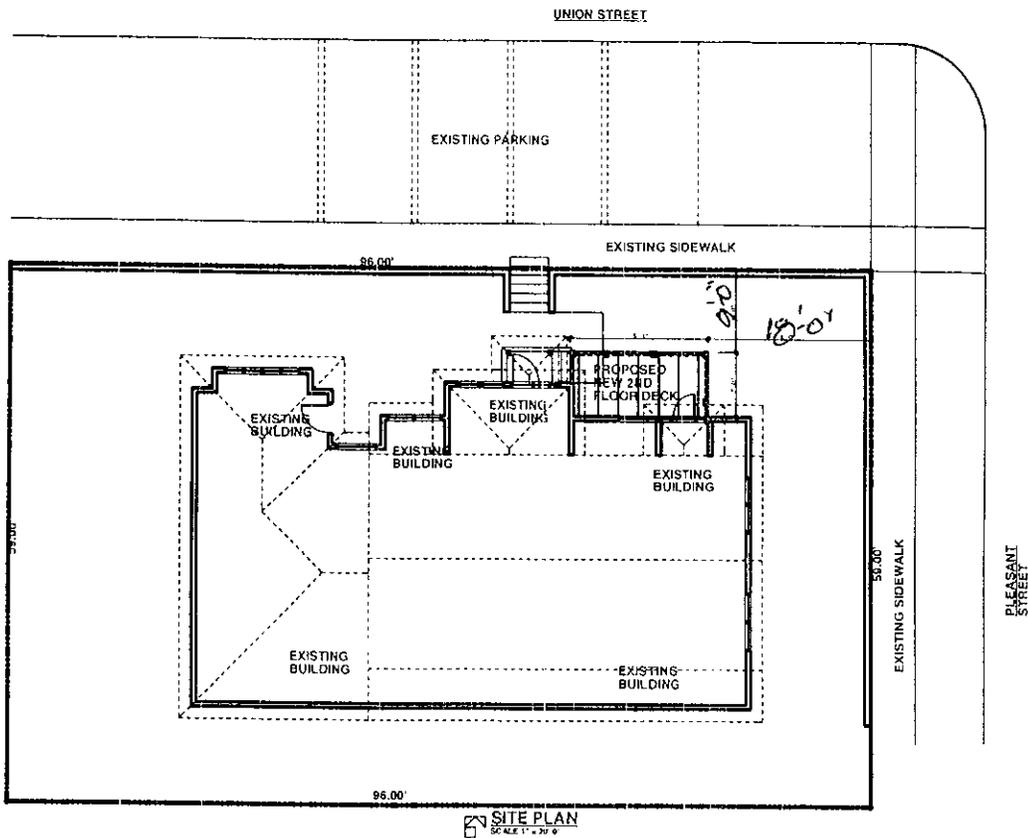
SCHMIDT RESIDENCE
325 UNION SREET
PRESCOTT, AZ
APN 109-01-041

Date
4/16/12



EXP
9/30/12

**SHEET
A-2**



HEADWATERS

ARCHITECTURE P.C.

1951 COMMERCE CENTER CIRCLE, SUITE A
 PRESCOTT, AZ 86301
 (928)-776-7180

SCHMIDT RESIDENCE

325 UNION SREET
 PRESCOTT, AZ
 APN 109-01-041

Date
 4/16/12



EXP
 9/30/12

SHEET
A-1



**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
May 11, 2012**

AGENDA ITEM: HP12-009, Request to reconstruct white picket fence in the front of the home.

Planning Manager: George Worley *GW*
Community Development Director: Tom Guice

Historic Preservation Specialist: Cat Moody *CM*

Report Date: May 4, 2012

Historic Preservation District # 13, Southeast Prescott

APN: 110-01-003

Zoning: SF-9

Location: 108 S Mount Vernon Ave

Owner /Applicant: Dennis Martin PO Box 1355, Buckeye AZ 85326

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 home currently has a white picket fence defining the front of the property that is in a badly deteriorated condition. The homeowner began work to do fence post repairs, and realized that the entire fence would need to be reconstructed, so work was halted in order to gain approval from this commission.

Request

Applicant proposes to replace the existing fence with the same style of fence. Posts will be 4x4's that are 42" high, rails will be 2x4, with 2x2 pickets that are 36" high. The same picket layout will be used as in the existing fence, and the fence will be painted white.

Analysis

The Historic Preservation Master Plan chapter for the East Prescott Historic District in general recommends that a property be used for its original purpose and encourages scale consistent with existing structures and styles.

The proposed fence will not have an adverse impact on the historic integrity of the property.

Site Visit: Recommended

Recommended Action:

MOVE TO APPROVE HP12-009, Request to reconstruct white picket fence in the front of the home.

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. 228 Survey Area East Prescott Historic District

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

Address 108 S. Mt. Vernon, Prescott, AZ 86301

City or Town Prescott vicinity County Yavapai Tax Parcel No. 110 - 01 - 003

Township T13N Range R02W Section _____ Quarters _____ Acreage <1

Block 3 Lot(s) * 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)

* S 15' of E 100' Lot 3, N 16' of E 100' Lot 5

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 residence

Sources 1989 Historic Property

Inventory

PHOTO INFORMATION

Date of Photo September 2001

View of Direction (looking towards)

Northwest



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 Bungalow 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 an offset end gable extending to the front over the porch. Battered wood columns support this gable. Triangular brackets support projecting verges. An open wood rail surrounds the porch. A frieze is located at the front porch gable.

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) Clapboard

Windows Wood Describe Window Structure 1/1, double hung

Roof Composition shingles Foundation Concrete

SETTING Describe the natural and/or built environment around the property A wood picket fence defines the front property line. The yard is mostly grass and is in good condition. The parkway is also grass.

How has the environment changed since the property was constructed? This is one of four bungalows originally located on the first four lots south of Gurley St. Two remain.

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

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



PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report May 11, 2012	
AGENDA ITEM: HP12-010, Request to construct a new detached two-car garage in the rear of the property, and to replace specific windows in the main house.	
Planning Manager:	George Worley <i>GW</i>
Director:	Tom Guice
Historic Preservation Specialist:	Cat Moody <i>CM</i>
Report Date: May 4, 2012	

Historic Preservation District: # 13, Southeast Prescott

APN: 110-01-007

Zoning: MF-M

Location: 115 S Pleasant St

Agent/Applicant: Todd Marlof, Headwaters Architecture

Owner: Sven Kleinwort 311 W Windsor Ave, Phoenix AZ 85003

Existing Conditions

This property is within the boundaries of the East Prescott National Register District and the Southeast Prescott HPD # 13. It is listed in the National Register of Historic Places. See attached Arizona Historic Property Inventory form.

The building has elements of the Bungalow style and a Bellcast Hip roof; it was constructed sometime between 1910 and 1924.

Request

Applicants propose to

- Construct a new detached two car garage in the rear of the property accessible off the alley to the east. The garage is 22 feet wide by 24 feet deep, and includes two windows in the rear wall which faces the main house. A door on the north side provides access into the garage from the back yard. The proposed roof is asphalt shingles, and the walls a painted horizontal Hardiboard siding. Setbacks in the rear and side yards are in conformance with the Land Development Code.
- Replace nine windows in the main home with Jeld-Wen all wood double hung windows in the same size and style of the existing windows in the home. This includes windows in the den/parlor(2), living room(2), kitchen(1), and bedrooms(4) (see floorplan and cut sheets for window specifications).

Analysis

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.

The proposed garage is in the rear of the home and as such is not visible from the street. It will clearly be constructed of modern materials, and will be complimentary to the style of the historic main house. The window replacements in the main home are consistent with the original window style and openings. This project, as presented, would not compromise the historic integrity of this property.

Site Visit: Recommended

Recommended Action:

MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS- HP12-010, Request to construct a new detached two-car garage in the rear of the property, and to replace specific windows in the main house.

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. 122 Survey Area East Prescott Historic District

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

Address 115 S. Pleasant, Prescott, AZ, 86301

City or Town Prescott vicinity County Yavapai Tax Parcel No. 110 - 01 - 007

Township T13N Range R02W Section Quarters Acreage <1

Block 3 Lot(s) 8 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 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) Northeast



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 Elements of Bungalow No Style

Stories 1 Basement Roof Form Bellcast Hip

Describe other character-defining features of its massing, size, and scale One story frame structure with symmetrical massing and a rectangular plan. The roof is a bellcast hip with a minor bellcast hip projection to the north. Eaves are bracketed and soffited. The SW ell-shaped porch has a wide frieze supported by 4 square wood columns with decorative molding. The NW elevation has a bay window with diamond mullions over fixed glass.

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) Beveled siding
Windows Wood Describe Window Structure 1/1, double hung
Roof Composition shingles (new) Foundation Concrete block

SETTING Describe the natural and/or built environment around the property A rusticated stone wall with a concrete cap (painted) is located at the front property edge. The yard is mostly grass and is in fair condition. The parkway is grass with 3 trees.

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)

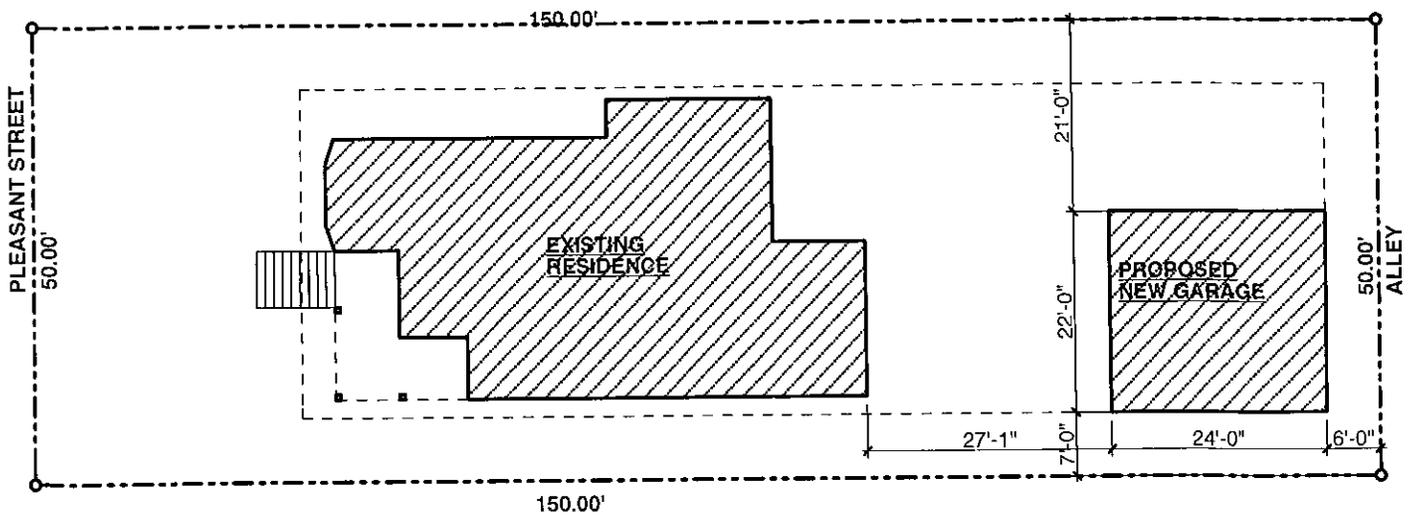
Individually Listed Contributor Noncontributor to East Prescott Historic District
Date Listed October 1989 Determined Eligible by Keeper of National Register (Date _____)

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 _____

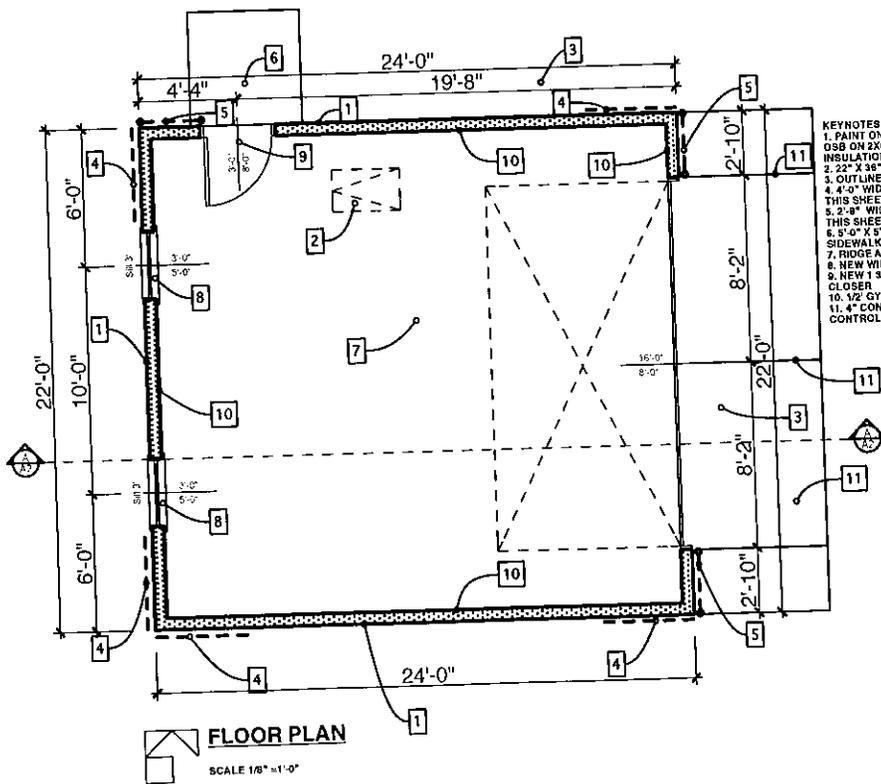
FORM COMPLETED BY

Name and Affiliation Steven C. Adams/Adams Architecture & Planning, Inc. Date 01 September 2001
Address 1214 McDonald Drive Prescott AZ 86303 Phone (928) 778-5118



 **SITE PLAN**
SCALE 1" = 20'-0"

 <p>HEADWATERS ARCHITECTURE P.C. 1951 COMMERCE CENTER CIRCLE, SUITE A PRESCOTT, AZ 86301 (928)-776-7180</p>	<p>KLEINWORT RESIDENCE 115 PLEASANT SREET PRESCOTT, AZ APN 110-01-007</p> <hr/> <p>Date 4/16/12</p>	 <p>REGISTERED ARCHITECT CERTIFICATE NO. 18925 TODD J. MAROLF Date Signed 4/16/12... ARIZONA, U.S.A. EXP 9/30/12</p>	<p>SHEET A-1</p>
---	---	--	------------------------------------



- KEYNOTES:**
1. PAINT ON HARDIBD SIDING ON TYPVEL ON 1/2" OSB ON 2X6 WOOD STUDS 16" O/C WITH R-19 BATT INSULATION
 2. 22" X 36" ATTIC ACCESS
 3. OUTLINE OF ROOF ABOVE
 4. 4'-0" WIDE 1/2" OSB SHEAR WALL SEE DETAIL THIS SHEET
 5. 2'-4" WIDE 1/2" OSB SHEAR WALL SEE DETAIL THIS SHEET
 6. 5'-0" X 5'-0" CONCRETE 4" THICK ON 4" ABC SIDEWALK
 7. RIDGE ABOVE
 8. NEW WINDOW
 9. NEW 1 3/4" SOLOD CORE DOOR WITH SELF CLOSER
 10. 1/2" GYP BD WALLS AND CEILING
 11. 4" CONCRETE ON 4" ABC 6'-0" X 22'-0" WITH CONTROL JOINTS



HEADWATERS

ARCHITECTURE P.C.

1951 COMMERCE CENTER CIRCLE, SUITE A
PRESCOTT, AZ 86301
(928)-776-7180

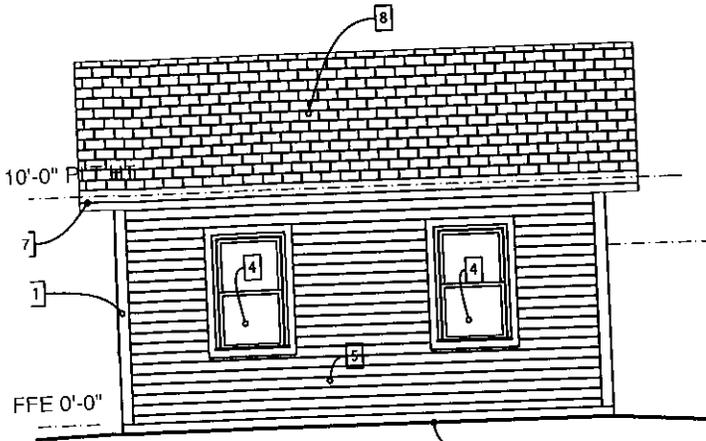
KLEINWORT RESIDENCE
115 PLEASANT SREET
PRESCOTT, AZ
APN 110-01-007

Date
4/16/12

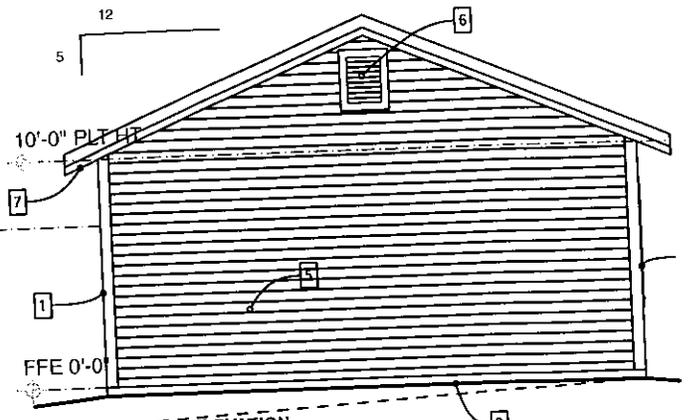


SHEET
A-2

EXP
9/30/12



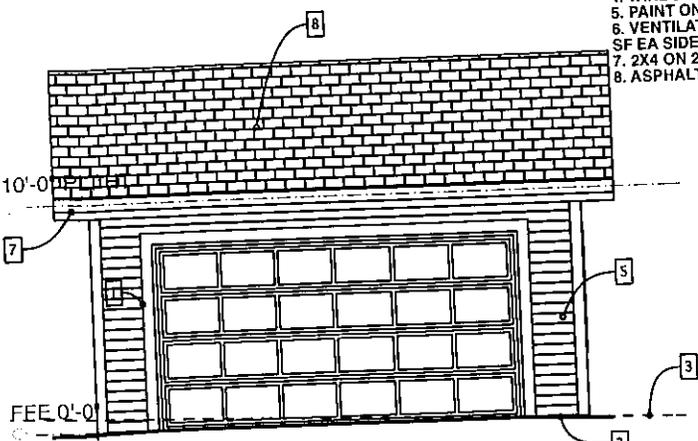
WEST ELEVATION
SCALE 1/8" = 1'-0"



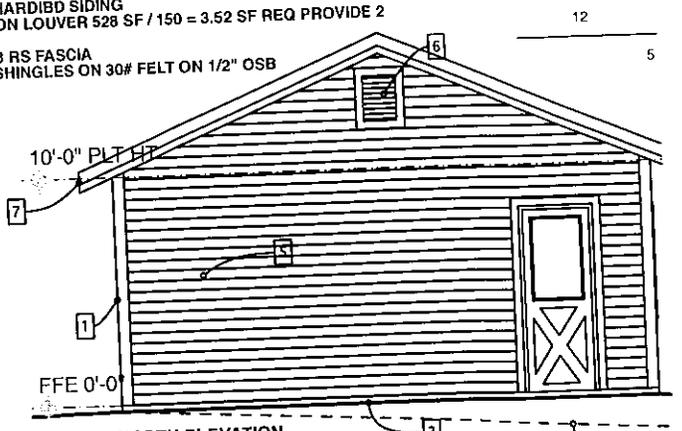
SOUTH ELEVATION
SCALE 1/8" = 1'-0"

KEYNOTES:

1. 2X4 CORNER TRIM
2. FINISH GRADE
3. NATURAL GRADE
4. WINDOW
5. PAINT ON HARDIBO SIDING
6. VENTILATION LOUVER 528 SF / 150 = 3.52 SF REQ PROVIDE 2 SF EA SIDE
7. 2X4 ON 2X8 RS FASCIA
8. ASPHALT SHINGLES ON 30# FELT ON 1/2" OSB



EAST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



HEADWATERS
ARCHITECTURE P.C.

1951 COMMERCE CENTER CIRCLE, SUITE A
PRESCOTT, AZ 86301
(928)-776-7180

KLEINWORT RESIDENCE
115 PLEASANT SREET
PRESCOTT, AZ
APN 110-01-007

Date
4/16/12

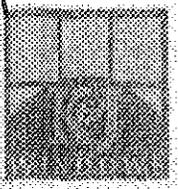


SHEET
A-3

EXP
9/30/12



attn: Luke



K & J Windows LLC
2031 W. Glendale Ave.
Phoenix, AZ 85021

QUOTE BY: Cody E.
SOLD TO: Contractor
Sven

QUOTE #: J00400171
SHIP TO:

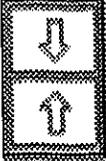
PO#: tevelken/Pleasant

PROJECT NAME: Tevelken LLC
REFERENCE: Wood/Wood

COMMENTS: Windows come with no screens or brick mold.

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line- 1	Rough Opening: 36 1/4 X 79 1/4	Frame Size : 35 1/2 X 78 1/2 Tradition Plus Wood Double Hung, Primed Exterior, Compression Jambliner & No Tilt Latches, Pine Primed Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 1 Inch, 4 9/16 Jamb, White Jambliner, White Hardware, No Screen, Insulated Low-E Annealed Glass, Preserve Film, High Altitude, Clear Opening: 32.125w, 35.18h, 7.848 sf			
	 Viewed from Exterior. Scale: 1/8" = 1'	PEV 2012.1.0.467/PDV 5.516 (03/08/12) CW	\$435.08	6	\$2,610.48
Line- 2	Rough Opening: 26 3/4 X 79 1/4	Frame Size : 26 X 78 1/2 Tradition Plus Wood Double Hung, Primed Exterior, Compression Jambliner & No Tilt Latches, Pine Primed Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 1 Inch, 4 9/16 Jamb, White Jambliner, White Hardware, No Screen, Insulated Low-E Annealed Glass, Preserve Film, High Altitude, Clear Opening: 22.625w, 35.18h, 5.527 sf			
	 Viewed from Exterior. Scale: 1/8" = 1'	PEV 2012.1.0.467/PDV 5.516 (03/08/12) CW	\$393.95	2	\$787.90

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line- 3	Rough Opening: 36 1/4 X 71 1/4	Frame Size : 35 1/2 X 70 1/2 Tradition Plus Wood Double Hung, Primed Exterior, Compression Jambliner & No Tilt Latches, Pine Primed Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 1 Inch, 4 9/16 Jamb, White Jambliner, White Hardware, No Screen, Insulated Low-E Annealed Glass, Preserve Film, High Altitude, Clear Opening: 32.125w, 31.18h, 6.955 sf			
					
	Viewed from Exterior. Scale: 1/8" = 1'				
		PEV 2012.1.0.467/PDV 5.516 (03/08/12) CW	\$415.67	1	\$415.67

Line- 4	Rough Opening: 36 1/4 X 54 1/4	Frame Size : 35 1/2 X 53 1/2 Tradition Plus Wood Double Hung, Primed Exterior, Compression Jambliner & No Tilt Latches, Pine Primed Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 1 Inch, 4 9/16 Jamb, White Jambliner, White Hardware, No Screen, Insulated Low-E Annealed Glass, Preserve Film, High Altitude, Clear Opening: 32.125w, 22.68h, 5.059 sf			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
		PEV 2012.1.0.467/PDV 5.516 (03/08/12) CW	\$375.16	1	\$375.16

Total: \$4,189.21
Total Units: 10

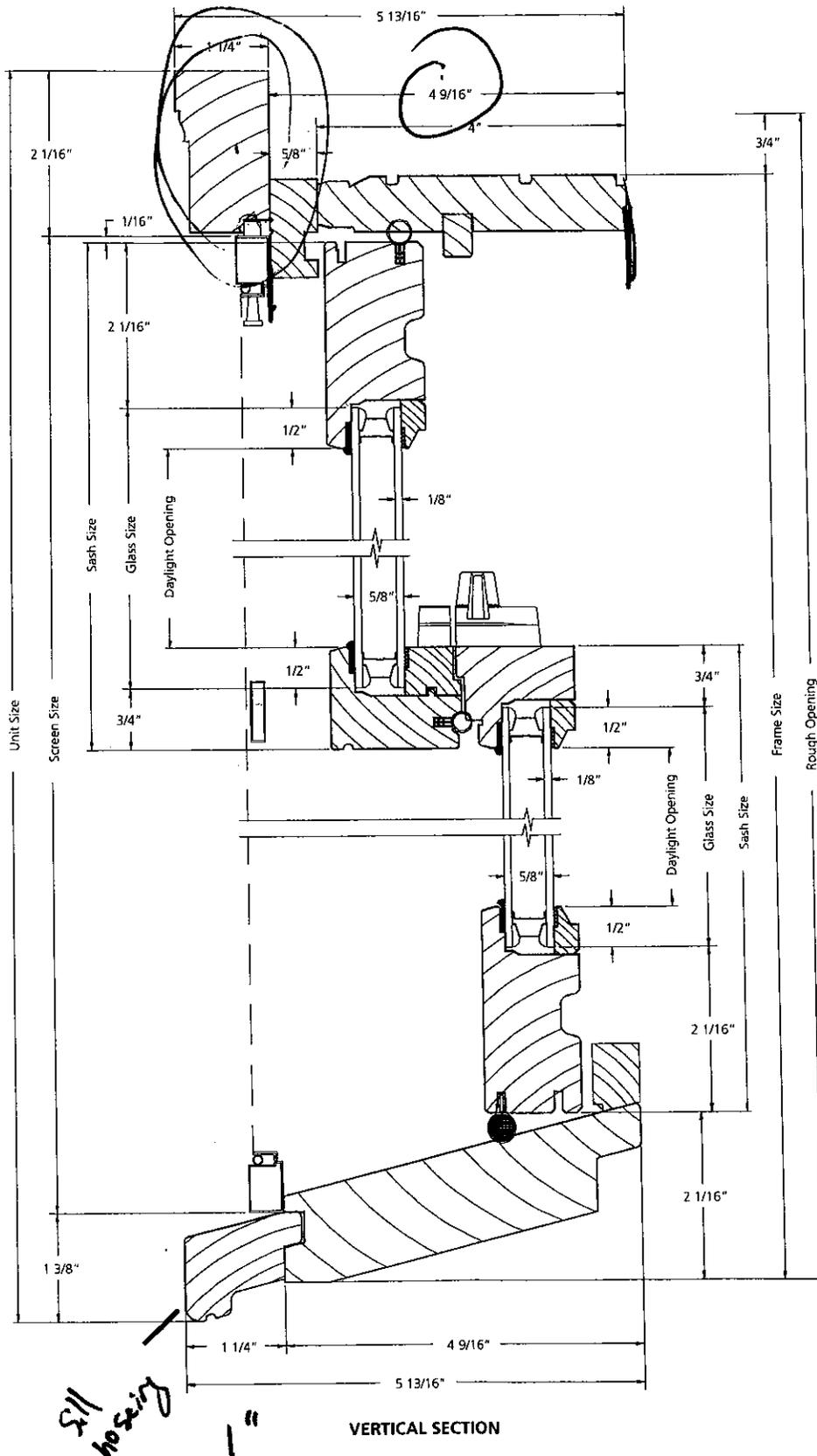
Note: Quote is for material listed, any changes or variations may result in price increase. By signing you are accepting that all specifications of product are true and accurate. Once order has been placed no changes will be accepted. K & J Windows takes no responsibility for window sizes that are ordered incorrectly unless K & J Windows is contracted to provide the installation of said windows.

Sign _____

Date

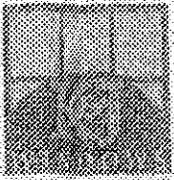
4-23-12

1-WIDE UNIT



VERTICAL SECTION

SCALE: 6" = 1'



JELD-WEN

WINDOWS & DOORS

K & J Windows LLC
2031 W. Glendale Ave.
Phoenix, AZ 85021

QUOTE BY: Cody E.
SOLD TO: Contractor
Sven

QUOTE #: J00400171
SHIP TO:

PO#: tevelken/Pleasant

PROJECT NAME: Tevelken LLC
REFERENCE: Wood/Wood

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line- 1	Rough Opening: 36 1/4 X 79 1/4	<p>Frame Size : 35 1/2 X 78 1/2 (Outside Casing Size: 38 1/8 X 80 5/16), Tradition Plus Wood Double Hung, Primed Exterior, Compression Jambliner & No Tilt Latches, Pine Primed Interior, Brick Mould, Standard Sill Nosing, 4 9/16 Jamb, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening: 32.125w, 35.18h, 7.848 sf PEV 2012.1.0.467/PDV 5.516 (03/08/12) CW</p>		6	\$2,622.48
Line- 2	Rough Opening: 26 3/4 X 79 1/4	<p>Frame Size : 26 X 78 1/2 (Outside Casing Size: 28 5/8 X 80 5/16), Tradition Plus Wood Double Hung, Primed Exterior, Compression Jambliner & No Tilt Latches, Pine Primed Interior, Brick Mould, Standard Sill Nosing, 4 9/16 Jamb, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening: 22.625w, 35.18h, 5.527 sf PEV 2012.1.0.467/PDV 5.516 (03/08/12) CW</p>		2	\$794.42

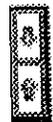


Viewed from Exterior. Scale: 1/8" = 1'

SH

?

price



Viewed from Exterior. Scale: 1/8" = 1'

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
----------	-----------------------	--------------------------	---------------	-----	-------------------

Line- 3

Rough Opening: 36 1/4 X 71 1/4



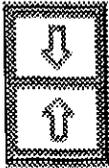
Viewed from Exterior. Scale: 1/8" = 1'

Frame Size : 35 1/2 X 70 1/2
 (Outside Casing Size: 38 1/8 X 72 5/16),
 Tradition Plus Wood Double Hung,
 Primed Exterior, Compression Jambliner & No Tilt Latches,
 Pine Primed Interior,
 Brick Mould, Standard Sill Nosing,
 4 9/16 Jamb,
 White Jambliner,
 White Hardware,
 BetterVue Mesh Brilliant White Screen,
 Insulated Low-E Annealed Glass, Preserve Film, Argon Filled,
 Clear Opening: 32.125w, 31.18h, 6.955 sf
 PEV 2012.1.0.467/PDV 5.516 (03/08/12) CW

\$419.16 1 \$419.16

Line- 4

Rough Opening: 36 1/4 X 54 1/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 35 1/2 X 53 1/2
 (Outside Casing Size: 38 1/8 X 55 5/16),
 Tradition Plus Wood Double Hung,
 Primed Exterior, Compression Jambliner & No Tilt Latches,
 Pine Primed Interior,
 Brick Mould, Standard Sill Nosing,
 4 9/16 Jamb,
 White Jambliner,
 White Hardware,
 BetterVue Mesh Brilliant White Screen,
 Insulated Low-E Annealed Glass, Preserve Film, Argon Filled,
 Clear Opening: 32.125w, 22.68h, 5.059 sf
 PEV 2012.1.0.467/PDV 5.516 (03/08/12) CW

\$380.16 1 \$380.16

Total: \$4,216.22
Tax (9.3 %): \$392.11
NET TOTAL: \$4,608.33
Total Units: 10

Note: Quote is for material listed, any changes or variations may result in price increase. By signing you are accepting that all specifications of product are true and accurate. Once order has been placed no changes will be accepted. K & J Windows takes no responsibility for window sizes that are ordered incorrectly unless K & J Windows is contracted to provide the installation of said windows.

Sign _____ Date _____

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
May 11, 2012**

AGENDA ITEM: HP12-011 Request to replace an existing awning with a new awning and to repaint the front facade.

Planning Manager: George Worley *GW*
Director: Tom Guice

Historic Preservation Specialist: Cat Moody *CM*

Report Date: May 4, 2012

Historic Preservation District: #1 Courthouse Plaza

APN: 109-02-012

Zoning: DTB

Location: 122 S Montezuma St

Agent/Applicant: David and Amy Seigler 3015 Pine Dr, Prescott AZ 86301

Building Owner: Doniva and Barbara Ridgeway 1085 Madizell Dr, Prescott AZ 86305

Existing Conditions

This building is listed in the National Register of Historic Places. This building housed what was most recently the Adirondack Café. This storefront currently has a shared awning with the business to the north that is a steel frame awning covered with a green, tan, and brown stripe fabric.

Request

Applicant proposes to replace the current awning with a new steel frame awning that helps to differentiate this business from the adjacent store fronts. The applicant has presented two awning fabric choices:

- the preferred option is a red awning material with signage imprinted on the top face of the awning advertising the business (Devil's Pantry), and additional white text along the valance of the awning
- the alternate option is a black awning material with the same signage proposed on both the top and valance

Applicant proposes to repaint the storefront using a light tan color, and the trim will be painted either red or black to compliment, depending on the awning fabric choice.

Analysis

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

- 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

Agenda Item: HP12-011, 126 S Montezuma St

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.

The total of all signage as presented cannot exceed the 40 square foot of allowable signage.

Although the historic preservation master plan does not specifically dictate color choice within this district, it does state:

Use only integral and natural colors of a neutral tone, compatible with the building and the district.

Site Visit: Recommended

Recommended Action: Approve or Approve with Modifications HP12-011. Request to replace an existing awning with a new awning and to repaint the front facade.

Narrative
Devil's Pantry
126 S. Montezuma

We are excited to announce the opening of the Devil's Pantry, on Whiskey Row! Located at 126 S. Montezuma in the former location of the Adirondack Café. We are a quick serve, limited seating restaurant serving a variety of foods often found at a microbrewery and the State Fair. From fish and Chips, and local hand crafted beers, to deep fried turkey legs and deep fried twinkies. Our hours will be Sun- Wed 10am-8pm, and Thurs-Sat from 10am- 2 am, though we plan to cease alcohol service at midnight.

Our purposes require minimal changes to the interior, and for the purposes of this narrative, are limited to raising the 3 lights/ ceiling fans up 4 feet, so they will hang from the ceiling only 3 feet instead of the current 7 feet. (attached photo 1) This modification will not require any structural changes of any kind. Other changes are limited to the moving of furniture and (not attached) cabinets, as well as the replacement of current cooking equipment, and the painting of interior trim- currently green, to become red. Specifically, we are removing a steam table and the primary cooking equipment, a 6 burner stove and 3 ft griddle combo unit with a stove and storage, and replacing them with 2 deep fryers and a large shallow fryer and 2 burner counter stove top. We are removing the current serving area and replacing it with a counter service area. Behind the counter we will have a 4-5 tap beer cooler, soft serve ice cream machine and cotton candy machine. The current kitchen set up will be well within the parameters of the hood capacity as determined by the manufacturer and the fire codes for hood use. All new equipment should require no changes to current gas and electric set up.

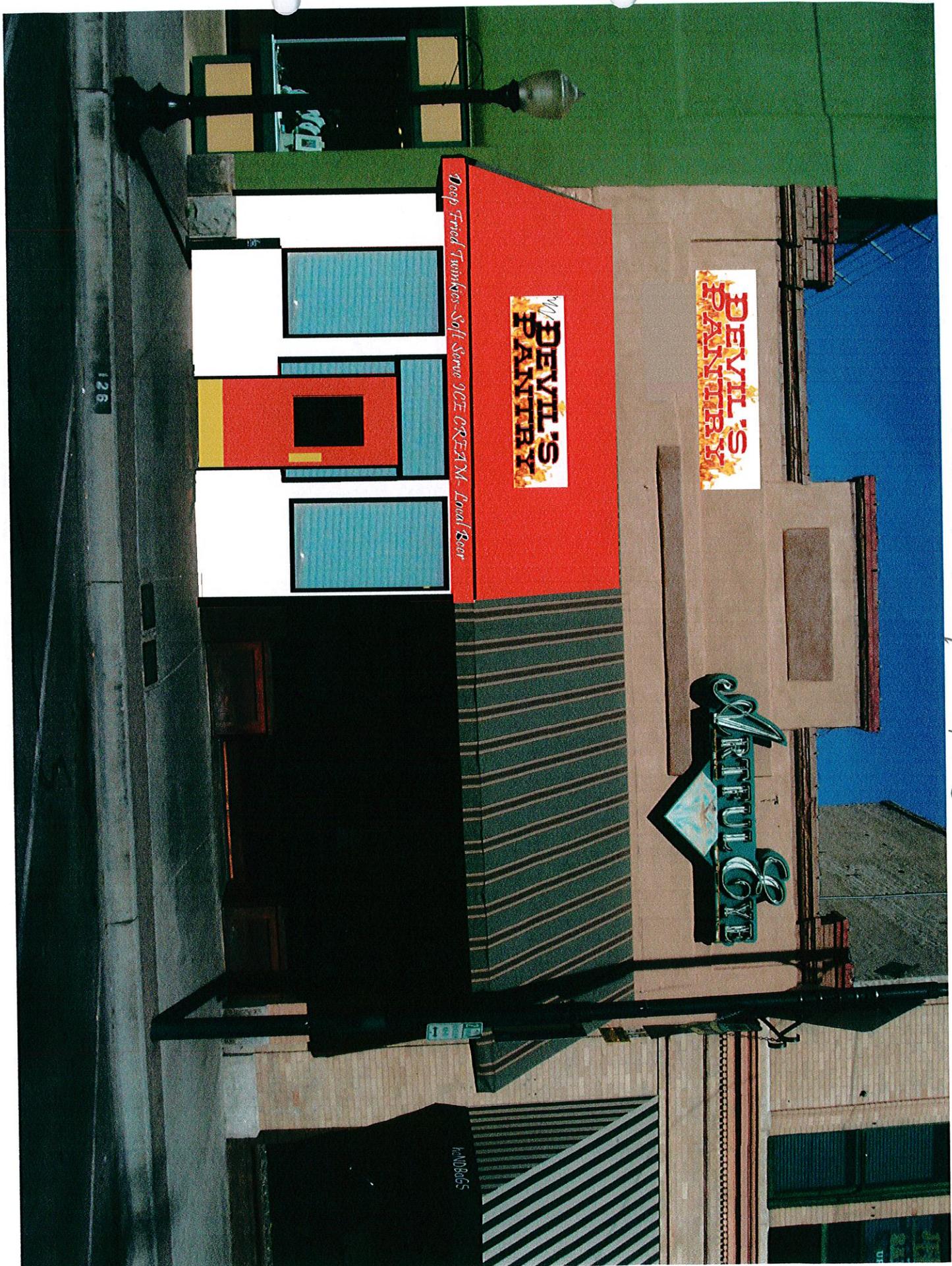
Exterior changes: As is evident to me by the number of businesses in this location since the Dog House, which lasted many years, there needs to be some cosmetic changes to separate my business from the others, especially the Artful Eye, directly to my North. When the Dog House left, the landlord made some cosmetic improvements, including the single awning over 2 businesses. I believe that the current cosmetic appearance of the building dooms any business- certainly one of my type –to blending in.

Currently there is one awning that covers both my business and the adjacent business to the North. Working with Wolfgang of ABC Signs, we have devised a plan that would essentially replace the half of the awning over my business with the black or red one described in attached materials with our Company name/ logo printed upon it. It will be the same dimensions as the current awning. Along the lower trim will be red and/ or white lettering with menu items such as: "Funnel Cake, Corn Dogs, Hand Crafted Beer, Ice Cream, Deep Fried TWINKIES" Above the Awning, where the Adirondack Sign is currently, we will place a 3' x 4' angled, non electric, box

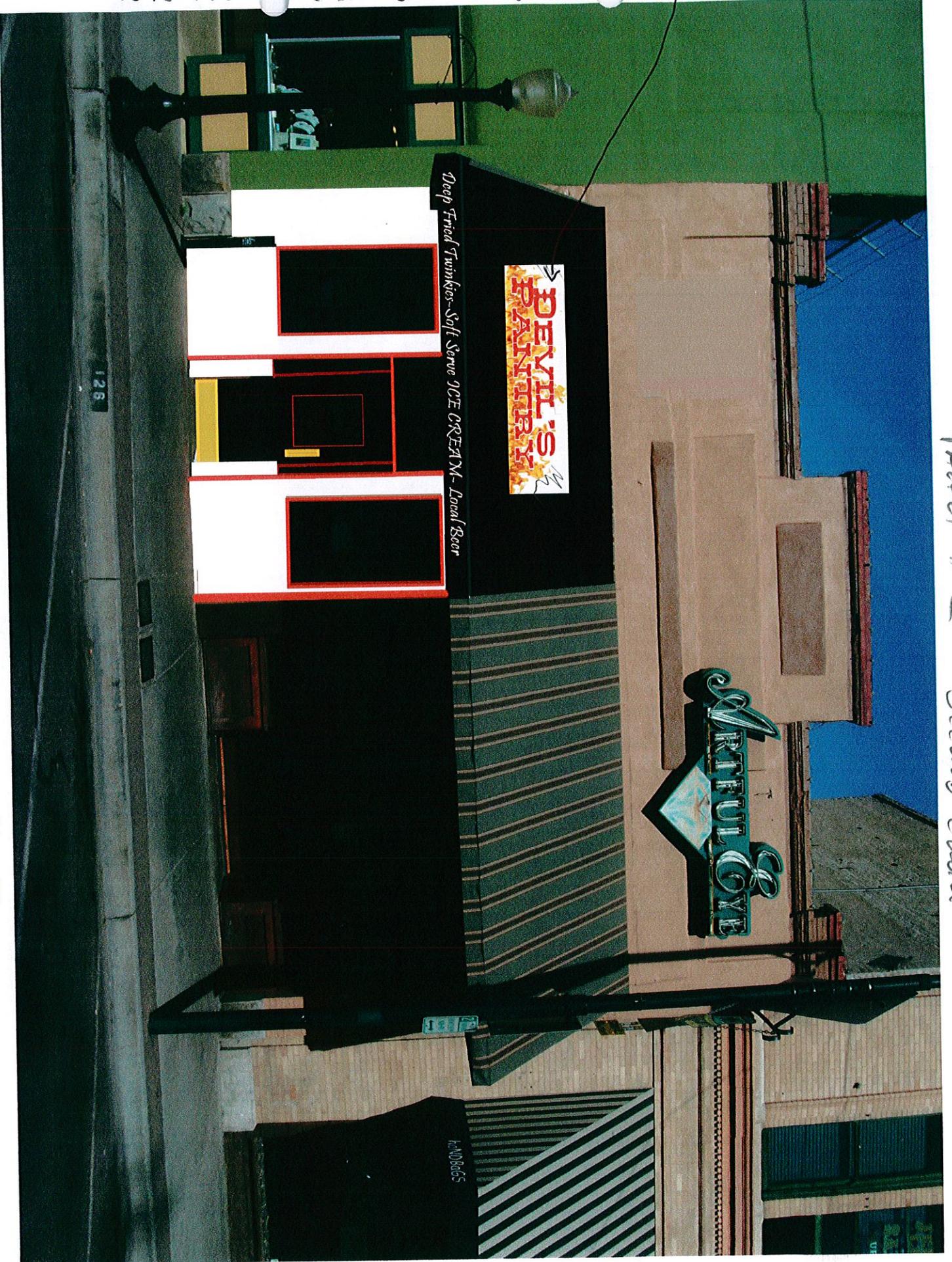
sign, details TBD at your next meeting; in the time from now until your next meeting we will hang a Banner with company name on it. The amount of signage on the building, and the awning will total less than 40 sq ft . We are paying over \$2,000 for this modification. The current piece we will remove will be preserved for the purpose of returning the awning to it's current state if our business leaves this location- we are also putting \$500 deposit with the building owner to pay for this.

The front of the building under the Awning, on my half of the building will be repainted a very light tan color (attached sample) with Red trim, or black trim, depending on which rendition is accepted. To ease the process, and to allow me to proceed with the greatest speed possible, we have submitted multiple plans- our desire is to utilize packet 1, however if you are opposed to packet 1, we are happy to move forward with packet 2.

Packet # 1 First Choice



NOTE: NO WHITE BACKGROUND ON PRINTED SIGN



Packet # 2 Second Choice

PARCHMENT - NOT WHITE FOR SIGN ON FRONT