

PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, June 7, 2013
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 June 7, 2013** 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
Trinidee Shelton

Christy Hastings
DJ Buttke
Robert Burford

III. REGULAR AGENDA

1. **Approval of the minutes** of the May 10, 2013 meeting.
2. **HP13-011**, 127 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-052. Request approval for gable vents and roof ridge vent. Applicant is Christy Hastings.
3. **HP13-012**, 939 Apache Dr. Historic Preservation District #10, Pinecrest. APN: 108-01-045A. Request approval for window replacement on bottom floor. Applicants are Rod & Merry Larson.
4. **HP13-013**, 137 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-056. Request approval for 3-4 foot high iron fence along front of property. Applicants are John & Kathy Lincoln.

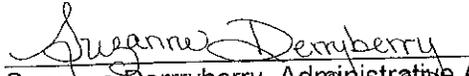
IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

V. ADJOURNMENT

VI. RECEPTION TO HONOR PREVIOUS COMMISSIONER ELISABETH RUFFNER TO FOLLOW MEETING

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 31, 2013 at 3:00 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
MAY 10, 2013
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on May 10, 2013 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.

I. CALL TO ORDER

Vice-Chairman Vega called the meeting to order at 8:00 a.m.

II. ATTENDANCE

MEMBERS PRESENT	STAFF PRESENT
Lee Vega, Vice Chairman	Cat Moody, Preservation Specialist
Russ Buchanan	George Worley, Planning Manager
Trinidee Shelton	
Robert Burford	COUNCIL PRESENT
Christy Hastings	Mayor Kuykendall
DJ Buttke (Absent)	
Mike Todd, Chairman (Absent)	

III. REGULAR AGENDA

1. Approval of the minutes of the April 12, 2013 meeting.

Mr. Burford, MOTION to approve the minutes. Mr. Buchanan, 2nd. Vote 5-0; passed

2. HP13-009, 126 N Marina St. APN: 113-16-057. Courtesy review for interior remodel, window replacements, skylight additions, and landscape improvements. Applicant is Bill Otwell, Architect. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated that the property was located within the National Register District and was also a contributor to the North Prescott Townsite District but was not part of a local Historic Preservation Overlay District which would normally be the trigger for review by the commission. However, the applicant had wanted to present the project to the commission in order to receive their input. Therefore, the commission's discussions were only for the applicant's information; there would be no action taken for approval.

Bill Otwell, 121 E Goodwin, provided a presentation to the commissioners regarding various components of the project including items such as the interior partition walls, addition of skylights, replacement of windows, landscaping improvements and other items of note.

Mr. Buchanan discussed the skylights and wanted to know if they would be visible from the street. Mr. Otwell stated that only a small amount of the skylights would be visible from the street.

Other discussions from the commission included landscaping plans and possible signage locations.

Ty Fitzmorris, 1718 Fair View Lane, discussed the solar components of the proposal and also discussed some items related to the art center and architectural details.

Mr. Vega, MOTION to approve HP13-009, Mr. Burford, 2nd. VOTE 5-0-2; passed

3. **HP13-010**, 323 Cochise St. Historic Preservation District #10, Pinecrest. APN: 108-01-076. Request approval for detached garage. Applicant is Todd Marolf.

Ms. Moody reviewed the staff report and displayed an aerial overview of the property. She noted that the previous work which had been reviewed by the commission had been the new addition, in which the commission had made a motion to approve the new addition. Subsequently, the item went to the Board of Adjustment due to front setback issues and was further approved by that board with a condition being that the garage would be permitted at the same time as the addition. Therefore, the applicant was coming back before the Preservation Commission for approval of the detached garage.

Ms. Moody continued by discussing the specifics related to the proposal of the new detached garage.

Mr. Burford discussed excavation in regards to preserving the trees on the property.

Todd Marolf, 1951 Commerce Center Circle, discussed various aspects related to the proposal including the existence of concrete slabs and a stone wall.

Ms. Shelton discussed setbacks and specifics regarding the garage and wanted to know the estimated height of the proposed garage as well as the color. Mr. Marolf stated that he did not currently have that information, but that it would be shorter than the house.

Ms. Hastings, MOTION to approve HP13-010; request approval for a detached garage. Mr. Buchanan, 2nd. VOTE 5-0-2; passed.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody discussed the Las Vegas Ranch Real Estate Office vacating their premises and discussed their sign permit which had been approved administratively.

Ms. Moody spoke about the previous Council Meeting in which the stewardship and preservation awards were handed out to the recipients.

V. ADJOURNMENT

Michael Todd, Chairman


Suzanne Derryberry, Administrative Specialist
Community Development Department

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
June 7, 2013**

AGENDA ITEM: HP13-011 , Request for approval of installation of gable end vents and roof ridge vent.

Planning Manager: George Worley *[Signature]*
Director: Tom Guice *[Signature]*

Historic Preservation Specialist: Cat Moody *[Signature]*

Report Date: May 31, 2013

Historic Preservation District: # 13, Southeast Prescott

APN: 110-01-052

Zoning: SF-9

Location: 127 South Mount Vernon Avenue

Owner/Applicant: Charles & Christy Hastings, 127 S Mount Vernon Ave, 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. It is listed in the National Register of Historic Places.

There is an existing gable end vent that measures 20" by 7" in the north gable. This vent is not adequate to provide the necessary ventilation for the attic space.

See the site plan, vent product sheet, and homeowner's narrative for additional details on this request.

Request

Applicants propose to install gable end vents in the north, south, and east facing gable ends and install a roof ridge vent in the north-south ridge of the main house. The vents proposed are aluminum with a baked enamel finish round-top gable vents that measure 20" tall by 14" wide. The vents will be a color that matches the trim of the house.

Analysis

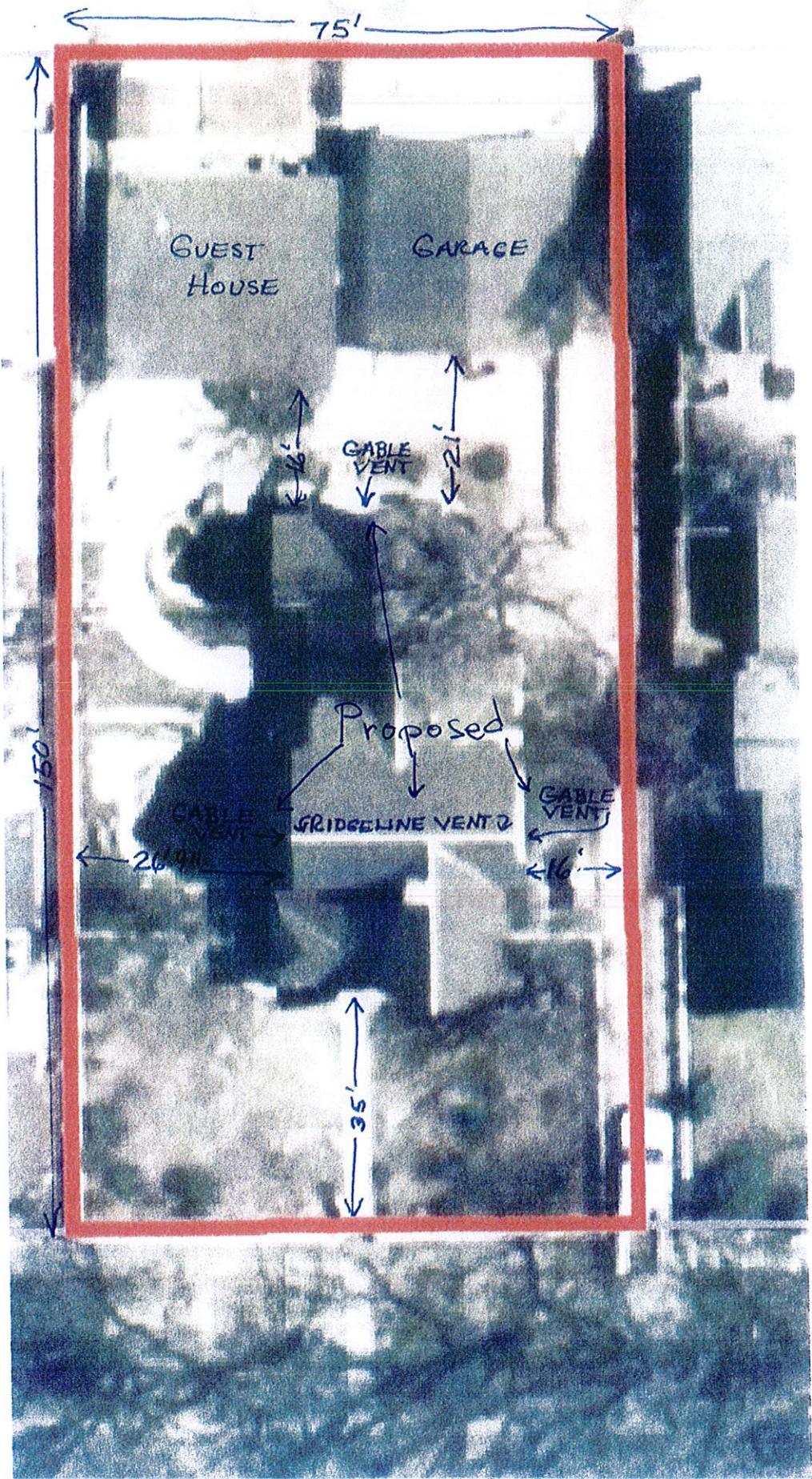
The proposed installation of the gable end vents and the roof ridge vent will not adversely impact the historic status of this property, and the work is in keeping with the architectural style of the home and the district.

Site Visit: Recommended

MOVE TO APPROVE - HP13-011, Request for approval of installation of gable end vents and roof ridge vent.

127 S. Mt. Vernon Ave.

(Hastings)



Written Narrative -Attachment to Historic Preservation Application for 127 S. Mt.
Vernon Ave. (Hastings)
May 10, 2013

In 2004, we installed a new roof of wood sheathing topped with composite shingles replacing earlier wood shakes. We subsequently found that the temperatures in the attic space were reaching well into the 120's on hot summer days. We installed a gable end vent with a fan on the north side hoping this would ease the temperatures somewhat, but it did not help much, if at all. We do not have an air cooling system in our home. Additionally, it is our understanding that venting the spaces under the roof will lengthen the life of the roofing.

Our roofing contractor, Greg Mahan, can provide specifics for the ridge line vents. The gable vents we would like to install are aluminum with a baked enamel finish, in a color to match the trim, in a rectangular shape with a rounded top. The existing north side vent is 20" x 7". The new vents we are proposing will be 20 x 14 inches wide and the north side vent will need to be repositioned on the gable end, requiring some carpentry and fish-scale shingle replacement and painting.

We have attached product information for the proposed gable vents, and current photographs of the roof and gables to be impacted.

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Home > eBay Stores > The Gable Vent Store > Round-Top Gable Vents

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The Gable Vent Store

Maintained by: [the_gable_vent_store](#) (1543 ★)

We manufacture aluminum gable vents, gable end vents, gable louvers, attic vents, attic louvers. Popular shapes: triangle gable vent, octagon gable vent, round gable vent, half round gable vent, rectangle gable vent, square gable vent, quarter round gable vent, foundation vent, crawl space vent.

Store search

View: [All Items](#) | [Buy It Now](#)

 Search

in titles & description

3 results found in Round-Top Gable Vents

View as: [Gallery](#) ▾ Sort by: [Best Match](#) ▾

Shipping to [USA](#)

Store categories

Store home

[Rectangle Gable Vents](#) (6)

[Horizontal Rectangle](#) (5)

[Triangle Gable Vents](#) (24)

- [4/12 Pitch](#) (3)
- [5/12 Pitch](#) (2)
- [6/12 Pitch](#) (4)
- [7/12 Pitch](#) (3)
- [8/12 Pitch](#) (2)
- [9/12 Pitch](#) (2)
- [10/12 Pitch](#) (3)
- [11/12 Pitch](#) (2)
- [12/12 Pitch](#) (3)

[Octagon Gable Vents](#) (7)

[Round Gable Vents](#) (7)

[Half Round Gable Vents](#) (3)

[Round-Top Gable Vents](#) (3)

[Square Gable Vents](#) (6)

[Foundation/Crawl Space Vents](#) (1)

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Display

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Shipping & Payment



22" w x 30" h ALUMINUM
ROUND-TOP GABLE
ATTIC LOUVER END...

[Buy It Now](#) \$92.95
Time left:24d 1h 22m



14" w x 20" h ALUMINUM
ROUND-TOP GABLE
ATTIC LOUVER END...

[Buy It Now](#) \$53.95
Time left:24d 0h 56m



18" w x 24" h ALUMINUM
ROUND-TOP GABLE
ATTIC LOUVER END...

[Buy It Now](#) \$69.95
Time left:24d 1h 16m

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
June 7, 2013**

AGENDA ITEM: HP13-012, Request approval for window replacement on bottom floor.	
Planning Manager:	George Worley <i>GW</i>
Director:	Tom Guice <i>TG</i>
Historic Preservation Specialist:	Cat Moody <i>CM</i>
Report Date:	May 31, 2013

Historic Preservation District: # 10, Pine Crest

APN: 108-01-045A

Zoning: MF-M

Location: 939 Apache Dr

Owner/Applicant: Rod & Merry Larson, 939 Apache Dr Prescott 86303

Existing Conditions

This property is within the boundaries of the Pine Crest National Register Historic District and the Pine Crest HPD # 10. It is listed in the National Register of Historic Places. The existing single pane windows are in bad shape, no longer function, and the owners would like to replace them.

Request

The applicants propose to replace eleven double hung, single pane windows on the first floor with Pella brand all wood windows with aluminum cladding on the exterior. The windows would be low E/Argon Gas filled for energy efficiency. The cladding on the exterior will be black, which approximates the current color scheme on the house since the existing window screens are also trimmed in black.

No changes to window openings or window style or trim details are proposed. See window manufacture's detail sheets and plan for locations of the various window types.

Analysis

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

- Emphasize vertical orientation of windows, use several vertical windows for a larger opening versus a large horizontal window
- Use doors and windows constructed of wood
- Use wide trim material around fenestrations
- Encourage details consistent with the historic style of the building

Agenda Item: HP13-012 939 Apache Dr

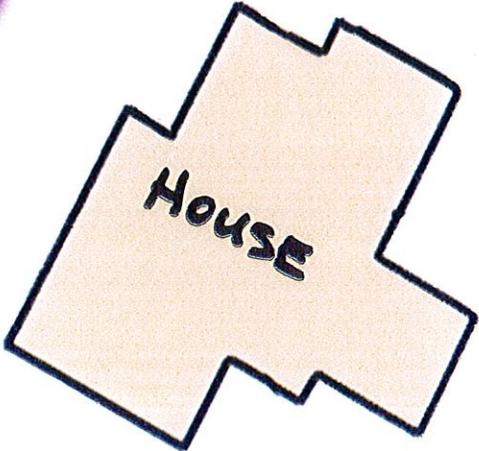
The proposed window replacements are in keeping with the district guidelines, and are consistent with the architectural style of the home and the surround historic district.

Site Visit: Recommended

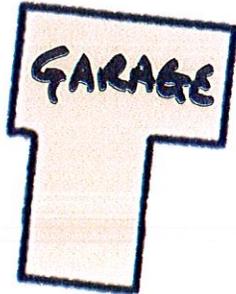
MOVE TO APPROVE HP13-012 Request approval for window replacement on bottom floor.

APACHE DRIVE

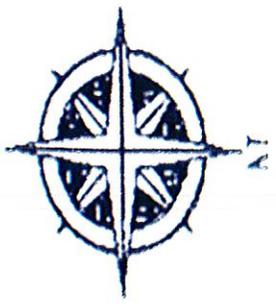
YAVAPAI



HOUSE



GARAGE



71.00'

77.13'

50.11' (50')

9.81'

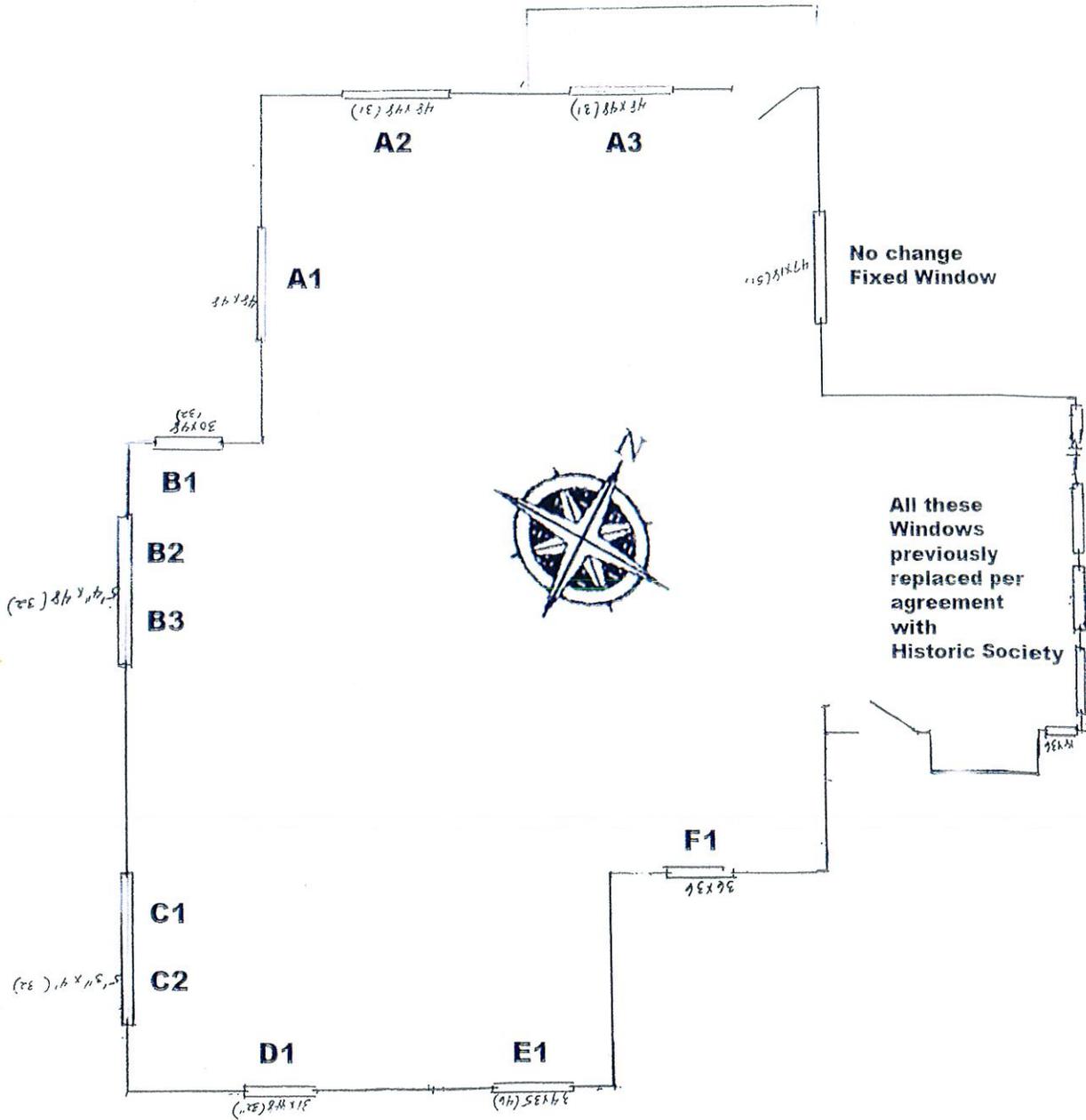
(10')

134.50'

102.90'

*

Identification of windows to be replaced "in-kind"
(See cut sheet for reference)





Customer Quote

TRIPLE E CONSTRUCTION
505 N LYNX CREEK RD

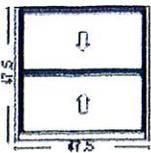
PRESCOTT, AZ 86303

Phone Number:

Fax Number: (928) 7780305

Customer Name	Deliver To Address	Order Information
Larson, Rod and Mary 939 Apache Dr PRESCOTT, AZ 86303 Day Phone:	939 Apache Dr PRESCOTT, AZ 86303	Estimated Delivery Date: None Order Number: 011 Quote Number: TBD Final Wall Depth: Customer PO:

Outside View	Line #	Qty	Description
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10

3

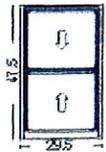
Architect, Precision Hung Double Hung, 47.5 X 47.5, Iron Ore

1: Non-Standard Size Double Hung, Equal Split
General Information: Luxury Edition, Clad, None
Exterior Color / Finish: Standard EnduraClad, Iron Ore
Interior Color / Finish: Linen White Interior
Glass: Insulated Low E SunDefense Argon Gas
Hardware Options: Spoon Lock, None, Brass, Order Sash Lift
Screen: Full Screen, Vivid View
Grille: None,
Wrapping Information: Perimeter Length = 190", Glazing Pressure = 65.

Location: Living Room

Rough Opening: 48" X 48"

Outside View	Line #	Qty	Description
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15

3

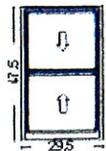
Architect, Precision Hung Double Hung, 29.5 X 47.5, Iron Ore

1: 29.547.5 Double Hung, Equal Split
General Information: Luxury Edition, Clad, None
Exterior Color / Finish: Standard EnduraClad, Iron Ore
Interior Color / Finish: Linen White Interior
Glass: Insulated Low E SunDefense Argon Gas
Hardware Options: Spoon Lock, None, Brass, Order Sash Lift
Screen: Full Screen, Vivid View
Grille: None,
Wrapping Information: Perimeter Length = 154", Glazing Pressure = 115.

Location: Office

Rough Opening: 30" X 48"

Outside View	Line #	Qty	Description
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20

2

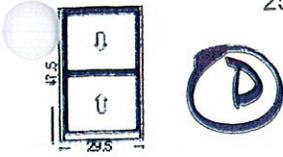
Architect, Precision Hung Double Hung, 29.5 X 47.5, Iron Ore

1: 29.547.5 Double Hung, Equal Split
General Information: Luxury Edition, Clad, None
Exterior Color / Finish: Standard EnduraClad, Iron Ore
Interior Color / Finish: Linen White Interior
Glass: Insulated Low E SunDefense Argon Gas
Hardware Options: Spoon Lock, None, Brass, Order Sash Lift
Screen: Full Screen, Vivid View
Grille: None,
Wrapping Information: Perimeter Length = 154", Glazing Pressure = 115.

Location: M.Bed

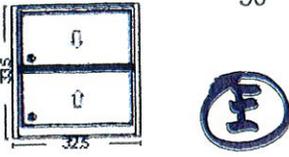
Rough Opening: 30" X 48"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Outside View	Line #	Qty	Description
	25	1	Architect, Precision Hung Double Hung, 29.5 X 47.5, Iron Ore 1: 29.547.5 Double Hung, Equal Split General Information: Luxury Edition, Clad, None Exterior Color / Finish: Standard EnduraClad, Iron Ore Interior Color / Finish: Linen White Interior Glass: Insulated Low E NaturalSun Argon Gas Hardware Options: Spoon Lock, None, Brass, Order Sash Lift Screen: Full Screen, Vivid View Grille: None, Wrapping Information: Perimeter Length = 154", Glazing Pressure = 115.

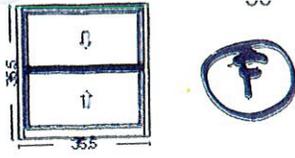
Location: M.Bed

Rough Opening: 30" X 48"

Outside View	Line #	Qty	Description
	30	1	Architect, Precision Hung Double Hung, 32.5 X 33.5, Iron Ore 1: Non-Standard Size Double Hung, Equal Split General Information: Luxury Edition, Clad, None Exterior Color / Finish: Standard EnduraClad, Iron Ore Interior Color / Finish: Linen White Interior Glass: Insulated Tempered Low E NaturalSun Argon Gas Hardware Options: Spoon Lock, None, Brass, Order Sash Lift Screen: Full Screen, Vivid View Grille: None, Wrapping Information: Perimeter Length = 132", Glazing Pressure = 205.

Location: Bathroom

Rough Opening: 33" X 34"

Outside View	Line #	Qty	Description
	35	1	Architect, Precision Hung Double Hung, 35.5 X 35.5, Iron Ore 1: 35.535.5 Double Hung, Equal Split General Information: Luxury Edition, Clad, None Exterior Color / Finish: Standard EnduraClad, Iron Ore Interior Color / Finish: Linen White Interior Glass: Insulated Low E NaturalSun Argon Gas Hardware Options: Spoon Lock, None, Brass, Order Sash Lift Screen: Full Screen, Vivid View Grille: None, Wrapping Information: Perimeter Length = 142", Glazing Pressure = 100.

Location: Kitchen

Rough Opening: 36" X 36"

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
June 7, 2013**

AGENDA ITEM: HP13-013 , Request approval for 3-4 foot high iron fence along front of property.	
Planning Manager:	George Worley <i>[Signature]</i>
Director:	Tom Guice <i>[Signature]</i>
Historic Preservation Specialist:	Cat Moody <i>[Signature]</i>
Report Date:	May 31, 2013

Historic Preservation District: # 13, Southeast Prescott

APN: 110-01-056

Zoning: SF-9

Location: 137 South Mount Vernon Avenue

Owner/Applicant: John & Kathy Lincoln 3320 Weldon Ave Phoenix AZ 85018

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. This house is the only house on this block without a fence at the front property line.

Request

Applicants propose to install a custom built iron fence on a stepped stone footing along the front of the property. The fence will line up with adjoining fences at the back of sidewalk. The fence will be under 4 ft high, and there will be 4.5" square cast iron newel posts at each end and flanking either side of the gate. The pickets will vary in height between 35" and 41" above grade (see fence diagrams and description for further details regarding the specifics of the design).

Analysis

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

- Maintain historic orientation of front door/walk
- Retain/encourage stone walls
- Encourage wrought iron or open wood fencing at front of property; discourage chain link

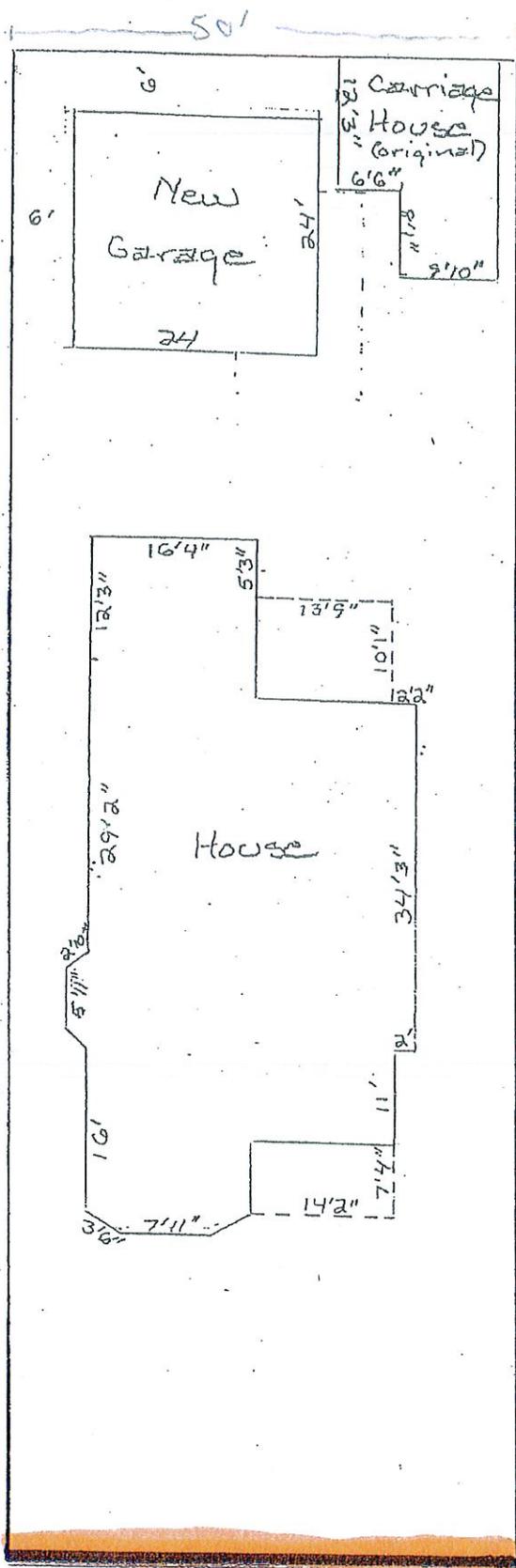
Agenda Item: HP13-013 137 South Mount Vernon Avenue

The proposed installation of a custom iron fence is in keeping with the guidelines for the district, and the style of fence is compatible with the architecture of the home and the district as a whole.

Site Visit: Recommended

MOVE TO APPROVE - HP13-013, Request approval for 3-4 foot high wrought iron fence along front of property.

John & Kathy Lincoln
137 S. Mt. Vernon



location of fence →

$\frac{1}{16}'' = 1'$
Plot Plan

We would like to install a fence across the front of our property. Presently, we are the only house on our block without a fence.

The fence will align with the neighbors' fences on each side. There will be four 4 1/2" square cast iron newel posts, one at each end and one on either side of the gate, to anchor the fence. The fence will consist of iron panels resting on a stepped stone foundation.

The fence will be constructed as antique iron fences were, as the whole point of doing this fence is to make it look like it could have been built when the house was built. The iron pickets will be punched through the horizontals rather than welded to their face, as modern fences are made.

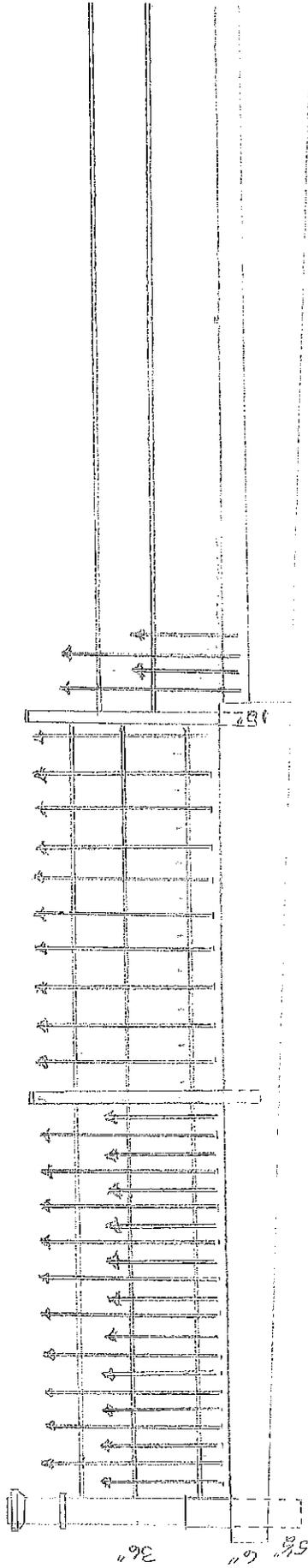
The pickets will be approximately 3" on center at the bottom of the fence and 6" on center at the top. The pickets will be approximately 35" above grade at the lowest point and 41" above grade at the highest point. The newel posts will be approximately 41" above grade at the lowest point and approximately 47" above grade at the highest point.

The fence will be painted black in keeping with most of the original iron fences remaining around town.

The gate will be similar to the fence panels, but will have a solid iron panel at the bottom and an iron address plaque in the middle.

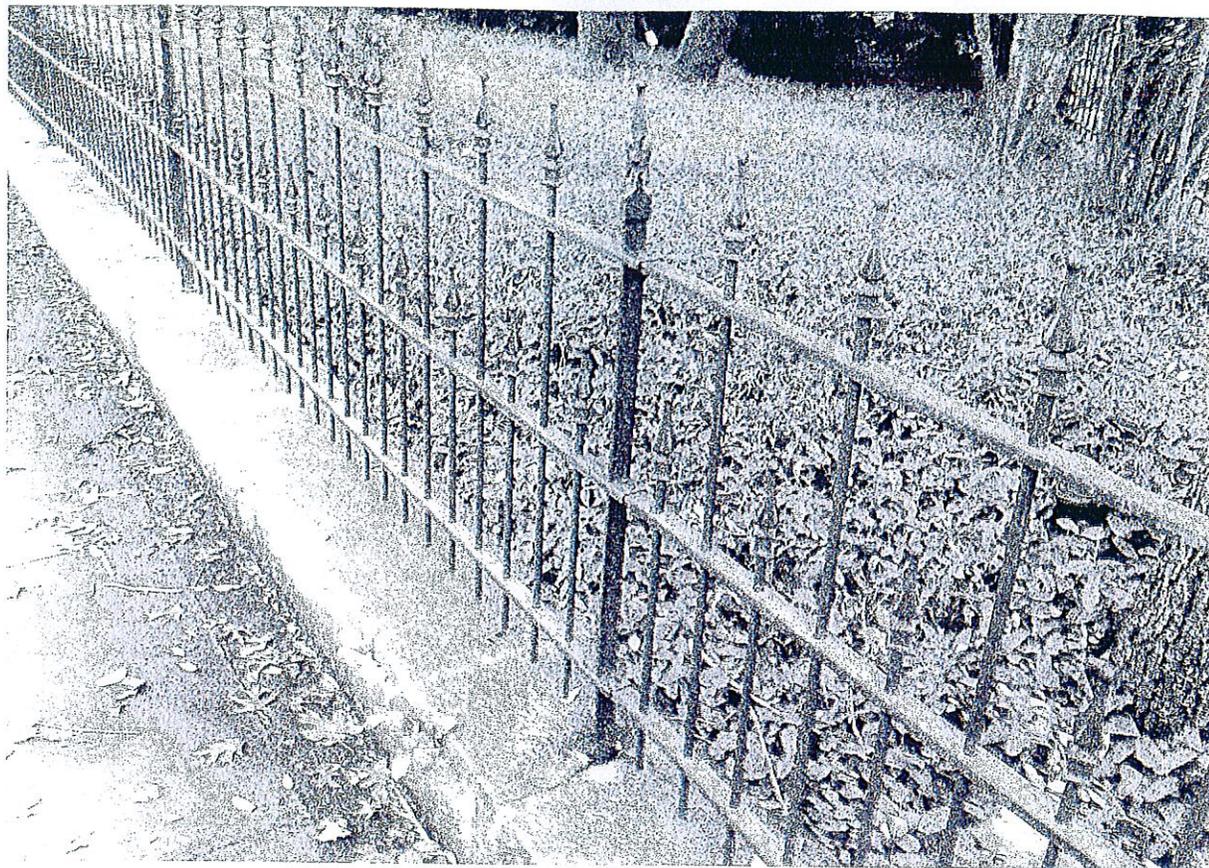
A-Action Welding and Lifetime Stone, Inc. are working together, coordinating the fence and the concrete/stone work.

The fence will be very similar to the antique fence at the Smith home on the NE corner of Mt. Vernon and Goodwin. (See photo attached) In fact, our fence is based on the measurements of that antique fence. However, while the Smith fence is on a stepped brick base, ours will be on a stepped stone base and we will not use the round rosettes.



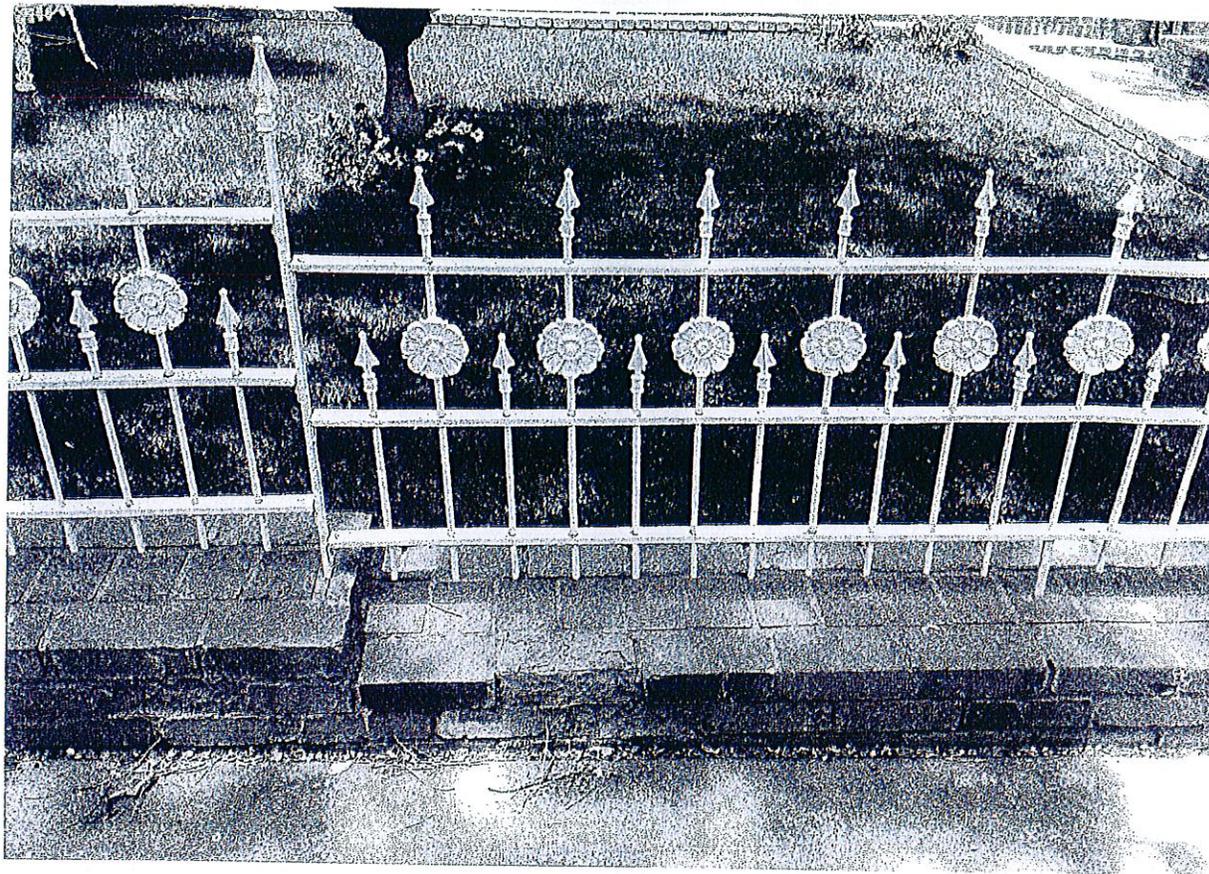
1 1/2' sections

1/8" = 1'



Basic design for our fence:

- 3 horizontals
- all pickets going through lower two rails
- every other picket going through top rail



Smith fence at corner of
Goodwin/Mt Vernon