



# PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
FRIDAY, September 13, 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 September 13, 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 August 9, 2013 meeting.
2. **HP13-018**, 141 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-058. Request approval for re-roof and addition of ridge, soffit and gable end vents.
3. **HP13-019**, 107 & 109 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN's: 109-01-020 & 109-01-018. Request approval for restaurant expansion into adjoining retail space.
4. **HP13-020**, 309 E Gurley St. Historic Preservation District #13, Southeast Prescott. APN: 109-01-054. Request approval for reconstruction of sagging deck and replacement of four windows in rear.
5. **HP13-021**, 120 E Sheldon St. Historic Preservation District #8, Santa Fe Depot. APN: 113-18-006. Request approval for new monument sign on Sheldon St just east of the historic depot building.

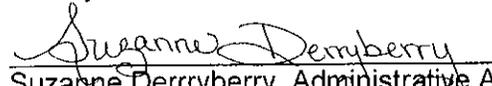
**IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE**

**V. ADJOURNMENT**

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**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 September 6, 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  
AUGUST 9, 2013  
PRESCOTT, ARIZONA

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on August 9, 2013 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 7:59 a.m.

II. ATTENDANCE

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

III. REGULAR AGENDA

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

Mr. Vega, MOTION to approve the minutes of the July 12, 2013 meeting.  
Ms. Hastings, 2<sup>nd</sup>. VOTE 7-0; passed.

2. HP13-017, 105 E Gurley St. Historic Preservation District #1, Courthouse Plaza.  
APN: 109-01-022. Request approval for new awning with signage.  
Applicant is A Shade Beyond.

Ms. Moody reviewed the staff report and indicated that the request was for a new awning for a business which had previously been located on Cortez Street. The request was for a new fixed frame awning at the 105 E. Gurley Street location.

Ms. Moody displayed a photo on the overhead projector depicting the proposed design and location of the awning.

Ms. Moody passed around a fabric sample for the commissioners to view and indicated that the fabric which was being proposed had previously been approved for awnings on the same building. She noted that in September of 2010 the commission had reviewed a proposal for a group of awnings along the Gurley side of the bank building with the following conditions:

1. Staff be given the authority to review signage for the valences on the awnings

2. The valence on the awnings, under consideration, includes 105, 107 E. Gurley, and 101 S. Cortez, be resubmitted to the Prescott Preservation Commission at the time the owner of the property had come up was a fazing plan for the remaining awning.

Ms. Moody noted that the fabric choice and awning style was in keeping with the existing awning installed on the Cortez side.

Wolfgang Dieterich, 474 Easy Street, and Mr. Buchanan discussed the design and placement of the awning.

Mr. Vega, MOTION to approve HP13-017, request for a new awning with signage. Mr. Buchanan, 2<sup>nd</sup>. VOTE 7-0; passed.

**IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE**

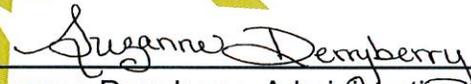
Ms. Moody discussed the possibility of having historic home tours along Mt. Vernon Avenue and added that if any of the commissioners were interested in volunteering to contact her for further information.

**V. ADJOURNMENT**

Chairman Todd adjourned the meeting at 8:14 a.m.

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Michael Todd, Chairman

  
Suzanne Derryberry, Administrative Specialist  
Community Development Department

**PRESCOTT PRESERVATION COMMISSION  
COMMUNITY DEVELOPMENT DEPARTMENT  
Staff Report  
September 13, 2013**

**AGENDA ITEM: HP13-018 , Request approval for re-roof and addition of ridge, soffit and gable end vents.**

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

**Historic Preservation Specialist:** Cat Moody *CM*

**Report Date: September 4, 2013**

**Historic Preservation District: # 13, Southeast Prescott**

**APN:** 110-01-058

**Zoning:** SF-9

**Location:** 141 South Mount Vernon Avenue

**Owner/Applicant:** Ronald & Linda Woodward 141 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. The homeowners are planning to reroof and improve attic ventilation to improve the home's performance.

**Request**

Applicants propose to re-roof the existing roof on the main house and the garage with Certain Teed Landmark Thunderstorm Gray architectural grade shingles. Additionally, two gable end vents are proposed to be placed in the north and south sides of the garage and three louvered vents will be placed on the east side of the garage. The house venting will be improved through three additional soffit vents and a ridge vent on the east/west attic ridge (if this ridge vent is not possible due to fireplace location, two louvered vents will be placed on the south face of the roof).

**Analysis**

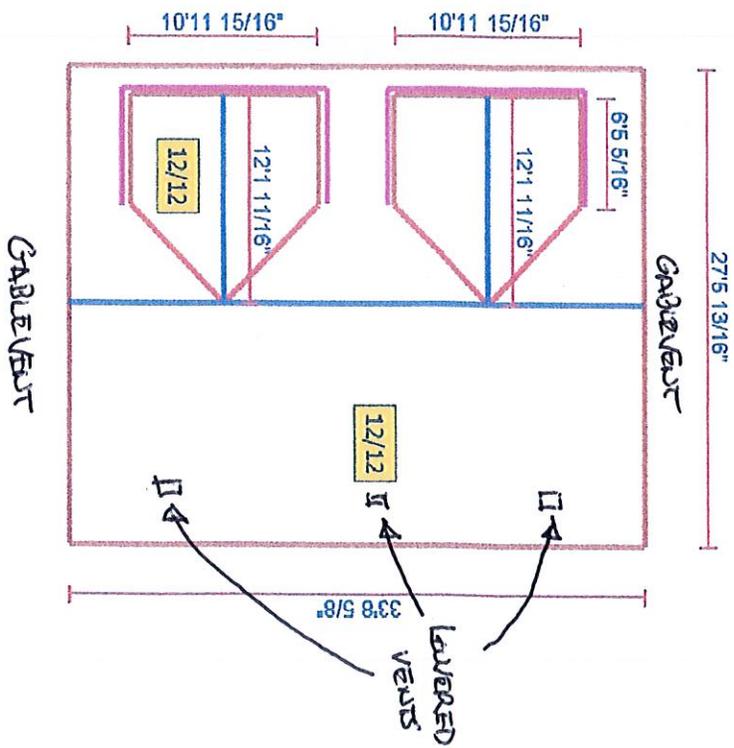
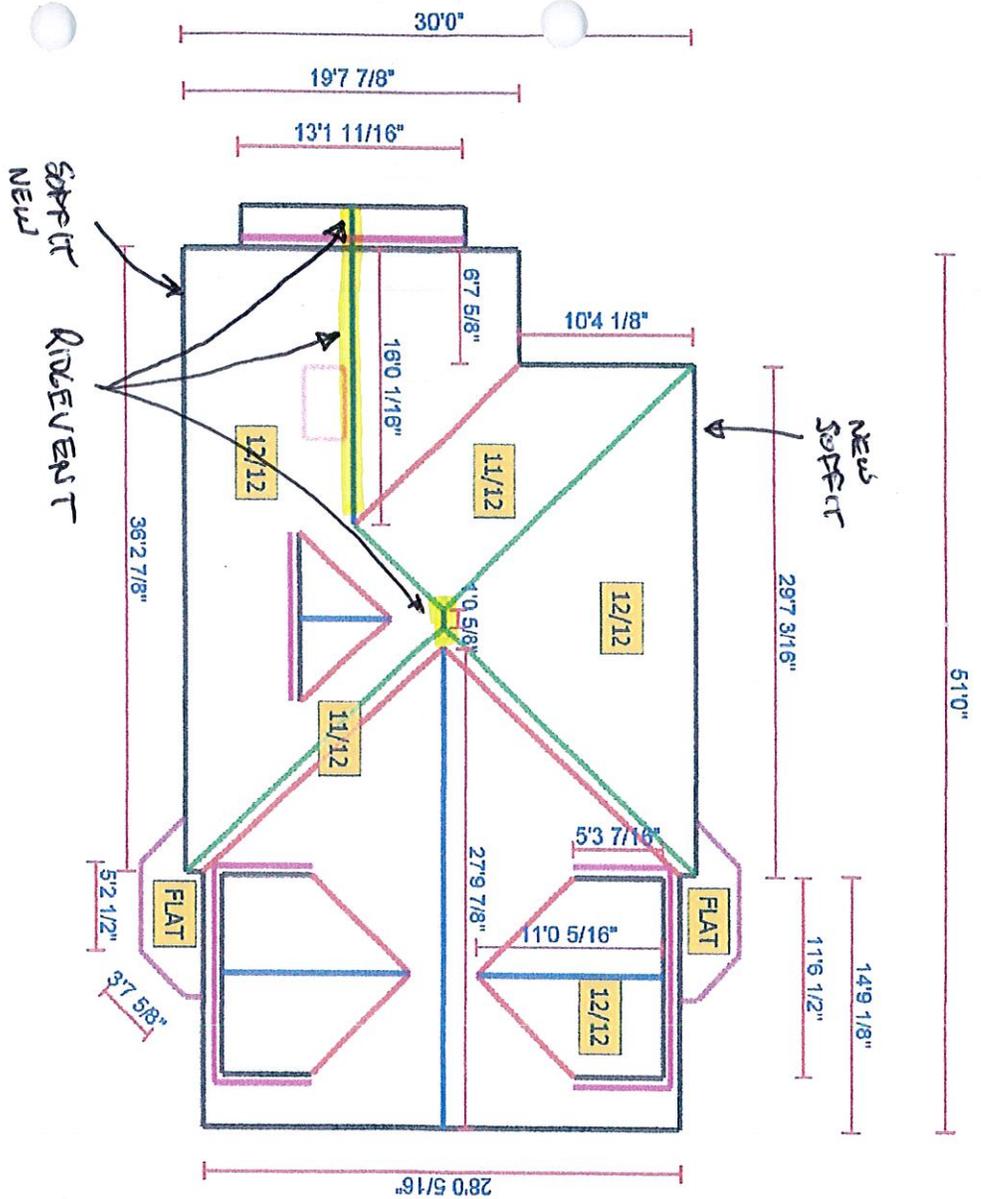
The proposed re-roof and installation of the gable end vents, soffit vents and the roof ridge vent will not adversely impact the historic status of this property, and the work is in keeping with the architectural style of the home and the district.

**Site Visit: Recommended**

**MOVE TO APPROVE - HP13-018, Request approval for re-roof and addition of ridge, soffit and gable end vents.**

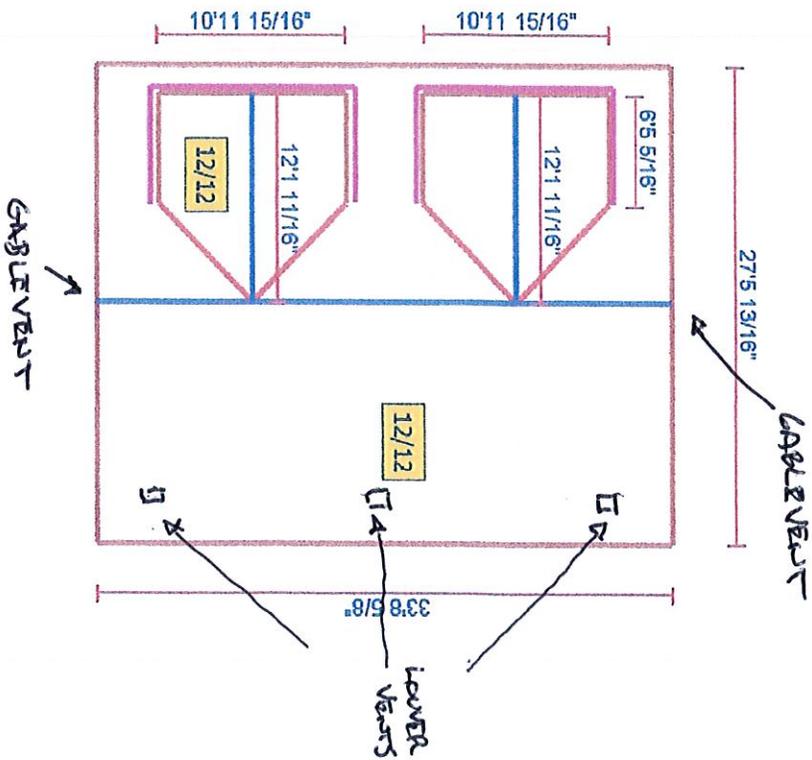
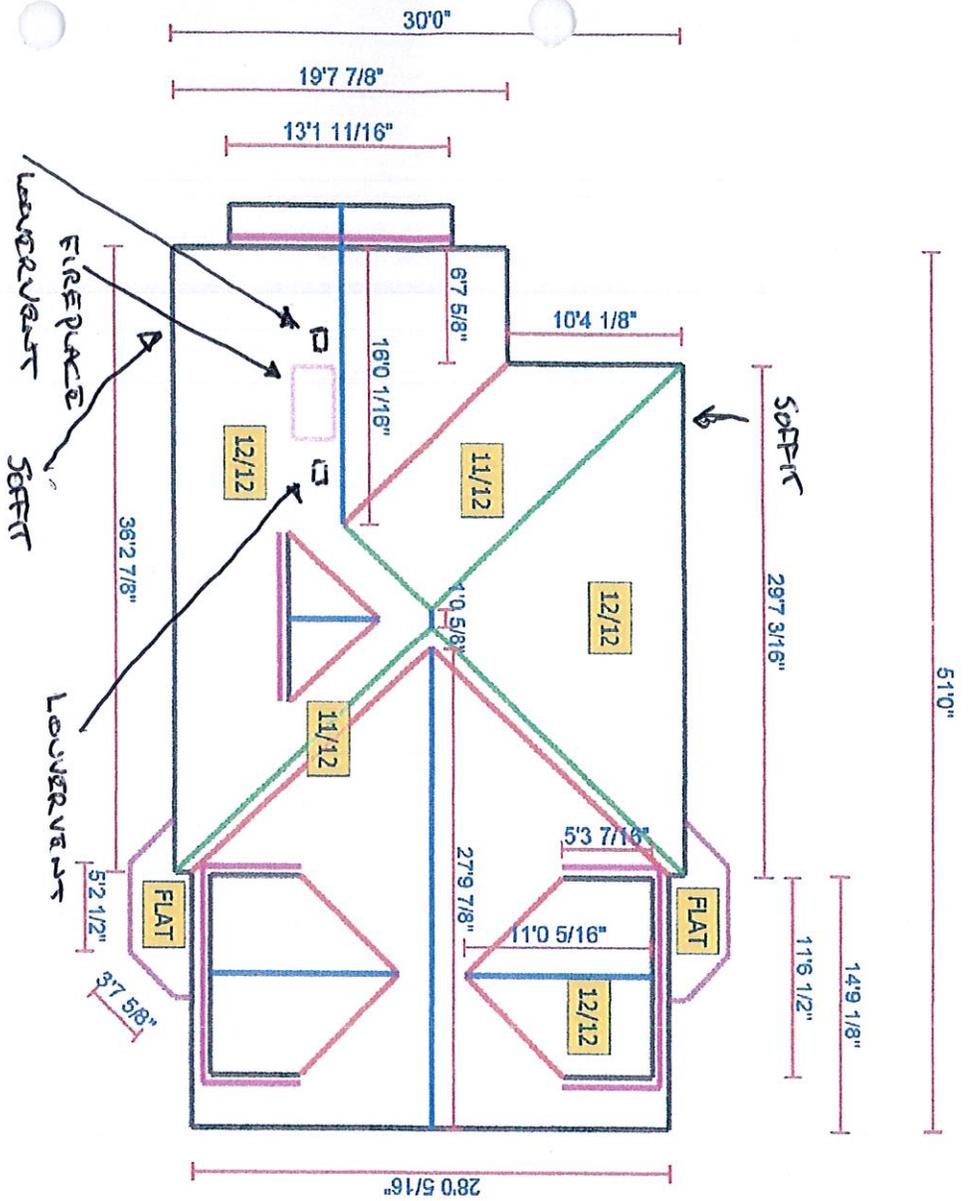
141 S Mt Vernon Ave  
 Prescott, AZ 86303

PRIMARY PLAN FOR ATTIC VENTILATION



141 S Mt Vernon Ave  
 Prescott, AZ 86303

Secondary Plans for Attic Ventilation





THUNDERSTORM GRAY SAMPLES ON GARAGE ROOF

**PRESCOTT PRESERVATION COMMISSION  
COMMUNITY DEVELOPMENT DEPARTMENT  
Staff Report  
September 13, 2013**

**AGENDA ITEM: HP13-019 Request approval for restaurant expansion into adjoining retail space.**

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

**Historic Preservation Specialist:** Cat Moody *CM*

**Report Date: September 4 , 2013**

**Historic Preservation District:** #1 Courthouse Plaza

**APN:** 109-01-020 & 109-01-018

**Zoning:** DTB

**Location:** 107 & 109 S Cortez St

**Applicant:** Bill Tracy, 107 S Cortez St, Prescott AZ 86303

**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. Bill's Pizza is currently occupying the northern parcel, and would like to expand into the building to the south to accommodate additional seating.

**Request**

The applicant proposes to expand the current Bill's Pizza business into the adjoining retail space. This will involve:

- Partial removal of a brick masonry wall and installation of a steel lintel and columns
- Revising the current main door to swing out with panic hardware
- Placing panic hardware on the door in the expanded space
- Finishing interior of new space to match current space
- Expanding the existing counter into the new space.
- Installation of a small ramp to transition between floor elevations if they do not match.

See plan for details on the proposed remodel.

**Analysis**

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

- Do not allow doors to swing into the public right-of-way
- Encourage continued alley use for service to take the burden off of the front of the property; encourage and coordinate safer alley use by pedestrians
- Locate doors consistent with the historic pattern

**Agenda Item: HP13-019, 107 & 109 S Cortez St**

- Promote continued use of the Courthouse Plaza Historic District as a cornerstone commercial and business area with historically consistent and compatible development

The proposed work is primarily interior work and safety items associated with the exit doors and will not adversely impact the historic status of this property.

**Site Visit: Recommended**

**Recommended Action:** Approve HP13-019, Request approval for restaurant expansion into adjoining retail space.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

**IDENTIFICATION** Courthouse Plaza  
**SURVEY AREA NAME:** Historic District  
**HISTORIC NAME:** \_\_\_\_\_  
**ADDRESS/LOCATION:** 109-109½ S. Cortez St.  
**CITY/TOWN:** Prescott, AZ 86003  
**TAX PARCEL NUMBER:** 109-01-18 / **ACRE(S)** \_\_\_\_\_  
**OWNER:** Annette Williams  
**OWNER ADDRESS:** 23028 Grand Terrace Rd  
 Grand Terrace, CA 92324  
**HISTORIC USE:** retail- 3 business spaces  
**PRESENT USE:** retail - 3 business spaces  
**BUILDING TYPE:** commercial  
**STYLE:** Indigenous /panel brick  
**CONSTRUCTION DATE:** Circa 1999  
**ARCHITECT/BUILDER:** unknown  
**INTEGRITY:** altered minor  
**CONDITION:** good

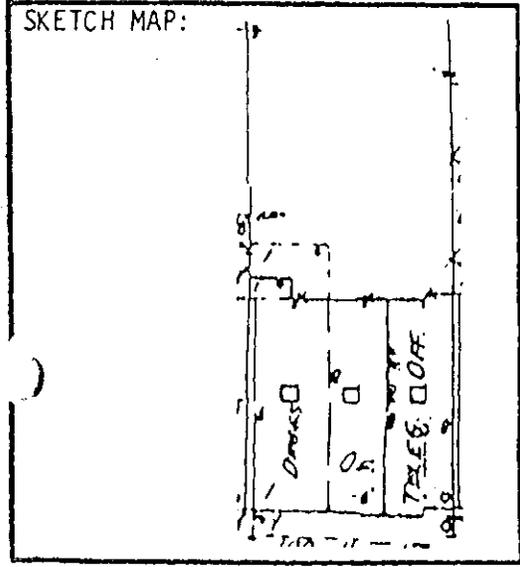
**COUNTY:** Yavapai **SURVEY SITE:** 19  
**USGS QUAD:** Prescott  
**T 13N R 2W S 4 / NW ¼ OF THE NE ¼**  
 UTM

**Description (contd.)**  
**ROOF TYPE:** flat  
**ROOF SHEATHING:** built-up  
**EAVES TREATMENT:** stepped parapet with coping at cornice  
**WINDOWS:** fixed sash, wood frame  
**ENTRY:** recessed, single door  
**PORCHES:** none  
**STOREFRONTS:** 3 recessed central entries wood frame display windows

**DESCRIPTION**  
**STORIES:** 1 **DIMENSIONS:** (l) 75 (w) 50  
**STRUCTURAL MATERIAL:** brick  
**FOUNDATION MATERIAL:** concrete  
**WALL SHEATHING:** stucco  
**APPLIED ORNAMENT:** none

**NOTABLE INTERIOR:** none  
**OUTBUILDINGS:** none  
**ALTERATIONS:** modern storefronts

**PHOTOGRAPH**  
**PHOTOGRAPHER:** Nancy Burgess  
**DATE:** 6/21/87 2/13/94 **VIEW:** full; west side



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE  COMMUNITY PLANNING  ECONOMICS   
EXPLORATION/SETTLEMENT  GOVERNMENTAL  MILITARY  RELIGION  SCIENCE   
THEATRE  TRANSPORTATION  TOURISM  OTHER(specify)

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S) At one time occupied by John Lawler, prominent businessman, who later owned business properties on N. Cortez St.

RELATIONSHIP TO LOCAL DEVELOPMENT Relates to commercial development of downtown Prescott.

CULTURAL AFFILIATIONS

ARCHITECTURAL MERIT early 20th Century commercial

MAJOR ARCH. FORM/MATERIAL Typical zero setback; early 20th century commercial structure.

ENGINEERING/STRUCTURAL

DISTRICT/STREETScape CONTRIBUTION part of commercial streetscape facing

DISCUSSION AS REQUIRED: courthouse square

This 3-space building is recognizable in all streetscape photos & its configuration is virtually unchanged from date of construction to present.

CONTEXT: ISOLATED/RURAL  RESIDENTIAL STREET  COMMERCIAL  CENTRAL SQUARE   
CBD:  OTHER:

BIBLIOGRAPHY/SOURCES:

State of Arizona Library and Archives clipping file.  
Nelson, K. P. J., Prescott's First Century, 1864-1964, Arizona Pioneers Historical Society, 1963.  
Weiner, Melissa Ruffner, Prescott, A Pictorial History, Donning Company, 1981.

LISTING IN OTHER SURVEYS: National Register as part of Courthouse Plaza Historic District

NATIONAL REGISTER STATUS:

LISTED  DETERMINED ELIGIBLE  DETERMINED NOT ELIGIBLE  NOT EVALUATED

COMMENTS/DEVELOPMENT PLANS/THREATS:

Excellent candidate for rehabilitation

SURVEYOR Nancy Burgess SURVEY DATE 6/1/87 DATE FORM COMPLETED 6/26/87

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

**IDENTIFICATION**  
**SURVEY AREA NAME:** Courthouse Plaza  
 Historic District  
**HISTORIC NAME:** \_\_\_\_\_  
**ADDRESS/LOCATION:** 107 S. Cortez St.  
**CITY/TOWN:** Prescott, AZ 86303  
**TAX PARCEL NUMBER:** 109-01-20 / \_\_\_\_\_ ACRE(S)  
**OWNER:** Annette Williams  
**OWNER ADDRESS:** 23028 Grand Terrace Rd  
 Grand Terrace, CA 92324  
**HISTORIC USE:** retail  
**PRESENT USE:** restaurant  
**BUILDING TYPE:** commercial  
**STYLE:** Indigenous/panel brick  
**CONSTRUCTION DATE:** circa 1900  
**ARCHITECT/BUILDER:** unknown  
**INTEGRITY:** altered minor  
**CONDITION:** good

**COUNTY:** Yavapai **SURVEY SITE:** 18  
**USGS QUAD:** Prescott  
 T13N R 2W S 4 / NW ¼ OF THE NE ¼  
 UTM

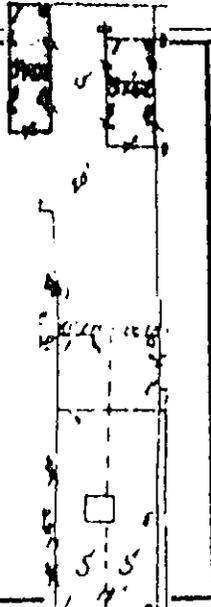
**Description (contd.)**  
**ROOF TYPE:** flat  
**ROOF SHEATHING:** built-up  
**EAVES TREATMENT:** flat parapet with  
 coping at cornice  
**WINDOWS:** wood frame fixed sash  
**ENTRY:** recessed central entry with  
 single door, sidelights  
**PORCHES:** none  
**STOREFRONTS:** recessed, original

**DESCRIPTION**  
**CORIES:** 1 **DIMENSIONS:** (l) 50 (w) 25  
**STRUCTURAL MATERIAL:** brick  
**FOUNDATION MATERIAL:** concrete  
**WALL SHEATHING:** stucco  
**APPLIED ORNAMENT:** none

configuration with original cast iron  
 columns, wood kickplates  
**NOTABLE INTERIOR:** none  
**OUTBUILDINGS:** none  
**ALTERATIONS:** area above store front  
 windows filled in & stuccoed

**PHOTOGRAPH**  
**PHOTOGRAPHER:** Nancy Burgess  
 2113194  
**DATE:** 6/21/87 **VIEW:** full; west side

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

Storefront is very similar to the original, and though not original it retains the original cast iron columns & original style wood frame, fixed sash windows; shares a common wall with "Knights of Pythias" building, built 1893.

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE  COMMUNITY PLANNING \_\_\_\_\_ ECONOMICS \_\_\_\_\_  
EXPLORATION/SETTLEMENT \_\_\_\_\_ GOVERNMENTAL \_\_\_\_\_ MILITARY \_\_\_\_\_ RELIGION \_\_\_\_\_ SCIENCE \_\_\_\_\_  
THEATRE \_\_\_\_\_ TRANSPORTATION \_\_\_\_\_ TOURISM \_\_\_\_\_ OTHER(specify) \_\_\_\_\_

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S) owned by John H. & William H. Smith, proprietors of Smith Bros. Meat Market

RELATIONSHIP TO LOCAL DEVELOPMENT Relates to commercial development of downtown Prescott

CULTURAL AFFILIATIONS \_\_\_\_\_

ARCHITECTURAL MERIT typical of 19th Century narrow 1 story storefront.

MAJOR ARCH. FORM/MATERIAL Typical zero setback; early 20th Century commercial structure

ENGINEERING/STRUCTURAL \_\_\_\_\_

DISTRICT/STREETScape CONTRIBUTION \_\_\_\_\_

DISCUSSION AS REQUIRED: Though the area above the storefront windows has been covered with plywood & stuccoed over, the storefront is very similar to the original & changes to the exterior are minimal.

CONTEXT: ISOLATED/RURAL \_\_\_\_\_ RESIDENTIAL STREET \_\_\_\_\_ COMMERCIAL  CENTRAL SQUARE   
CBD: \_\_\_\_\_ OTHER: \_\_\_\_\_

BIBLIOGRAPHY/SOURCES:

State of Arizona Library and Archives clipping file.  
Nelson, K. P. J., Prescott's First Century, 1864-1964, Arizona Pioneers Historical Society; 1963.  
Weiner, Melissa Ruffner, Prescott, A Pictorial History, Donning Company, 1981.

LISTING IN OTHER SURVEYS: \_\_\_\_\_

NATIONAL REGISTER STATUS:

LISTED  DETERMINED ELIGIBLE \_\_\_\_\_ DETERMINED NOT ELIGIBLE \_\_\_\_\_ NOT EVALUATED \_\_\_\_\_

COMMENTS/DEVELOPMENT PLANS/THREATS:

Good candidate for rehabilitation

SURVEYOR Nancy Burgess SURVEY DATE 6/1/87 DATE FORM COMPLETED 6/26/87

# ROBERT BURFORD

## ARCHITECT

August 18, 2013

### **BILL'S PIZZA EXPANSION/ Project Description**

#### **107 & 109 S. CORTEZ STREET**

Bill Tracy, owner of Bill's Pizza, proposes to expand his restaurant into the adjacent building to the south of the current location. The space is for additional seating for dining and an extension of the counter for take-out service. The space will be remodeled to be similar to the existing space. Only one of the three bays of the adjacent building will be used for this expansion. The other two bays will continue as retail business.

The expansion involves crossing a property line into the adjacent building. Both properties are owned by the same owner and this project will require the owner to replat and join these two properties. Adding space to Bill's Pizza will put the occupancy above 49 and will require fire sprinklers in the restaurant assembly spaces. We currently propose to fire sprinkler the entirety of both buildings during this remodeling. A fire line from the alley to the buildings will be needed.

The interior remodel will include the partial removal of the brick masonry separation walls between spaces. A steel lintel and columns are foreseen. The entrance to the new adjacent space will be maintained with the door swinging out and panic type egress hardware installed. The current entrance to Bill's Pizza will be reworked to swing the door out as required due to occupancy. A second exit is required at the rear of the new dining space. The existing exit door will require altering to comply with ADA requirements. Due to the grade difference from exit level to parking lot and the slope of the parking lot, we are pursuing a request to either be exempt from full ADA accessibility here or developing an exterior area of refuge. Interior finishes will match the existing restaurant as will the mechanical and electrical components. It appears that the two floor levels do not align and a probable short distance ramp will be necessary to join the spaces.

The façades of the buildings will only be altered to accommodate the required exiting swing and hardware of the two doors. No additional signage above the awnings is proposed. No painting (other than as-is touch up) is proposed to the storefronts. The awnings will remain to acknowledge the two separate buildings included.

**PRESCOTT PRESERVATION COMMISSION  
COMMUNITY DEVELOPMENT DEPARTMENT  
Staff Report  
September 13, 2013**

**AGENDA ITEM: HP13-0020 , Request approval for reconstruction of sagging deck and replacement of four windows in rear.**

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

**Historic Preservation Specialist:** Cat Moody *CM*

**Report Date: September 4, 2013**

**Historic Preservation District:** # 13, Southeast Prescott  
**APN:** 109-01-054  
**Location:** 309 E Gurley St  
**Owner/Applicant:** Sue Knaup PO Box 3309, Prescott AZ 86302

**Zoning:** BG

**Existing Conditions**

This property is within the boundaries of the 1978 MRA and East Prescott National Register Historic Districts and the Southeast Prescott HPD # 13. It is listed in the National Register of Historic Places. The front lower deck is sagging, has been covered in carpet, and needs to be repaired. The deck has a unique historic scrolled railing that is currently allowed under a pre-existing, non-conforming status. The four rear windows are degraded and need to be replaced.

**Request**

Applicants propose to reconstruct the deck while leaving the historic railing in place to preserve its non-conforming status. The deck framing that is in need of replacement will likely include the support posts, beams, ledger boards, joists, and deck boards. The deck will be constructed of wood.

**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
- Encourage porches consistent with the historic style
- Encourage wood for replacement doors and windows
- Encourage post and column treatment and other details consistent with the historic style of the building

**Agenda Item: HP13-020 309 E Gurley St**

The proposed reconstruction of the front porch is consistent with the guidelines, and preserves the unique decorative historic railing. The window replacements are consistent with the recommendations in the master plan.

**Site Visit: Recommended**

**MOVE TO APPROVE - HP13-020, Request approval for reconstruction of sagging deck and replacement of four windows in rear.**



CITY OF PRESCOTT  
COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING SAFETY DIVISION  
PLOT PLAN SKETCH

Building Permit #:

Job Address: 309 E. Gurley

Scale: 1 inch = \_\_\_\_\_ ft.

Assessor's Parcel Number (s): 109-01-054

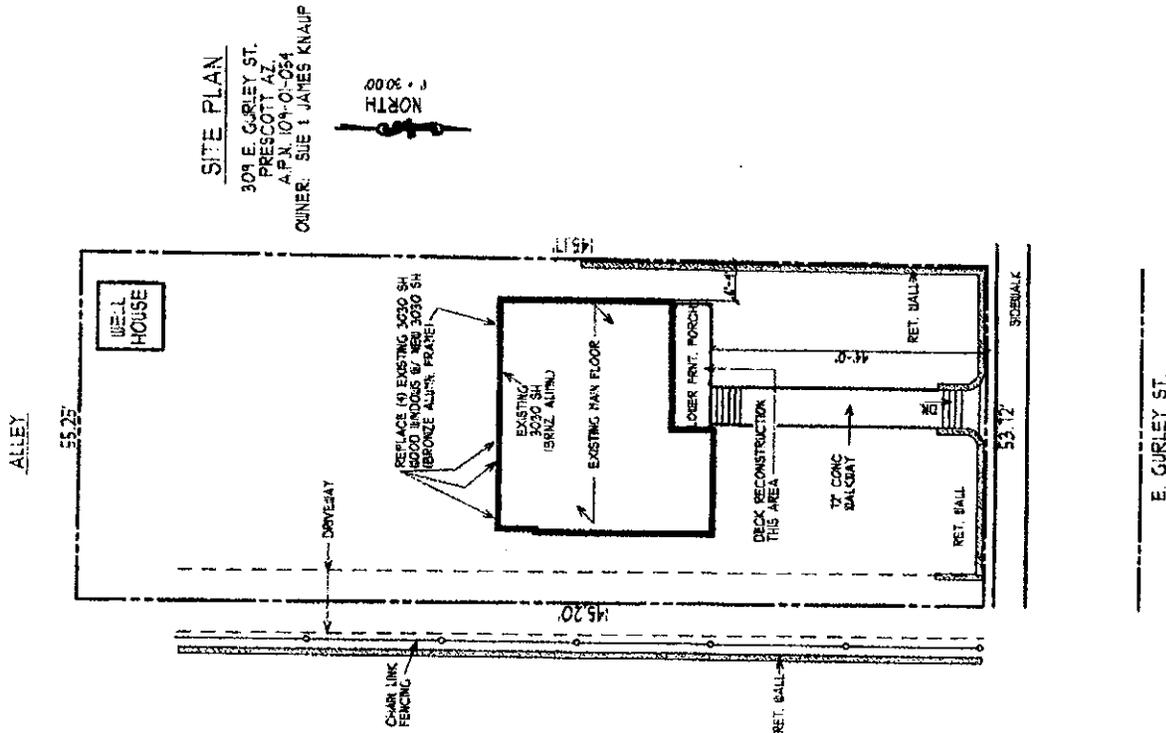
City of Prescott Building Division  
APPROVED

City of Prescott Planning & Zoning  
APPROVED

City of Prescott Engineering  
APPROVED

City of Prescott Fire Department  
APPROVED

1. It is the responsibility of the owner or contractor to field verify ALL UTILITY MAINS prior to construction.
2. Any improvement in City right-of-way requires permit issued by City Engineering Department per Ordinance #1338.
3. No structure shall encroach onto any easement or right-of-way. Driveway entrance may require dip section or minimum 12 inch corrugated metal pipe.
4. DO NOT ALTER SIDEWALK. SIDEWALK MUST MEET AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
5. All mailbox installations must be to City of Prescott standard detail 1-08. Any deviation must be specially permitted by the Engineering Department.
6. Approval of the Planning & Zoning Department is subject to all other easements, encumbrances, etc. or restriction which may apply to said property by virtue of any City Ordinances and/or state law and deed restrictions. The City takes no responsibility for said restrictions or requirements and the burden to comply with such restrictions lies solely with the property owner and/or applicant.



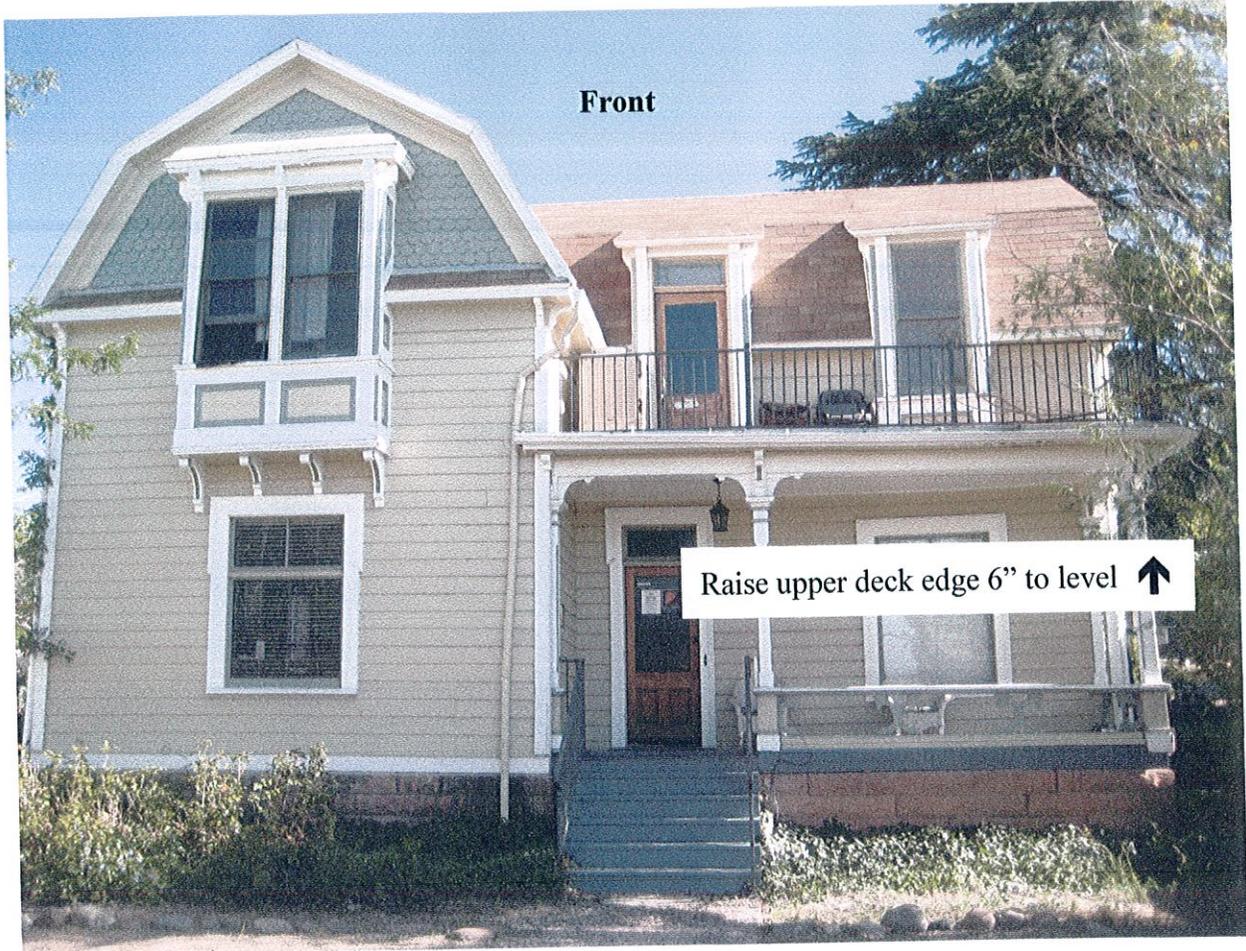
I, Sue Knaup, the owner's agent or the owner of record, for the structure to be located at:  
309 E. Gurley, parcel number 109-01-054, do certify that the structure will meet all required setbacks, the property corner pins are correct and the footings are excavated upon the property as shown on the City approved site plan. If for any reason any deviation from the approved site plan becomes necessary, a revised site plan will be submitted for approval before any additional construction takes place.

Owner/Contractor Signature

Date

8.26.13

# 309 E. Gurley



**PRESCOTT PRESERVATION COMMISSION  
COMMUNITY DEVELOPMENT DEPARTMENT  
Staff Report  
September 13, 2013**

**AGENDA ITEM: HP13-021 Request approval for new monument sign on Sheldon St just east of the historic depot building.**

**Planning Manager:** George Worley *GW*

**Director:** Tom Guice *TG*

**Historic Preservation Specialist:** Cat Moody *CM*

**Report Date:** September 4, 2013

**APN:** 113-18-006

**Zoning:** BR, Business Regional

**Historic Preservation District:** Depot Marketplace #8

**Property Owner:** Dan Frederiksen 1670 Willow Creek Rd, Ste A, Prescott 86305

**Applicant:** Dale Johnson, Signs Plus, 9200 Valley Rd, Prescott Valley AZ 86314

**Existing Conditions**

The Santa Fe Depot was built in 1907 and is individually listed in the National Register of Historic Places and is within the boundaries of the Depot Marketplace Historic Preservation District. When the center was developed in 1997 a comprehensive sign plan was approved for the entire Depot Marketplace. New tenants moving into the center are requesting to amend the sign plan to allow additional signage on Sheldon St.

The amendment to the Comprehensive Sign Plan will go to Planning & Zoning Commission on September 12<sup>th</sup>, and the resulting recommendations and the Preservation Commissions recommendations will be forwarded to the City Council for final action.

**Request**

The applicants are requesting an amendment to the sign plan that would allow additional signage on Sheldon St. Two sign locations are impacted:

1. On the northwest corner of Montezuma and Sheldon Streets the existing wall sign is proposed to be expanded vertically to allow for the center's main sign to be mounted above the brick wall. This would enable the wall to house four sign panels for tenants.
2. Just east of the historic depot building, a new monument sign is being proposed that is 12 ft in height with panels approximately 6.5 ft wide set in a pair, angled at 45 degrees to each other.

Please see sign renderings for details regarding sign colors and materials in context.

## **Analysis**

### **Conformance with the Prescott Historic Preservation Master Plan :**

The summary of recommendations for the Santa Fe Depot includes:

- Encourage continued use of the Santa Fe Depot as professional office and commercial space, flanked by a compatible shopping center that does not detract or compete with the historic image of the Depot
- Maintain historic integrity and streetscape of the building from all sides

The wall sign changes (#1) are outside the bounds of the Santa Fe Depot district, and would not fall directly under the Preservation Commission's purview.

The proposed new monument sign (#2) is within the district boundary. The placement of this sign is directly at the base of the depot when approached from the east on Sheldon St. Due to landscaping and other elements near the sign, it will have limited visibility, particularly from the west (eastbound vehicle on Sheldon St). While the sign is consistent with other signage in the center, it is not compatible with the historic Depot building, particularly considering its placement close to the building.

A preferable placement for a new monument sign would be in the landscape return to the east of the proposed location. Placing the sign in the west return of the driveway that gives access to the stores would be far more logical and visible for both east and westbound traffic. See site plan for the revised location for the monument sign. Placing the sign at this location would likely be more cost effective since only one panel would be necessary to have the sign visible from both directions. This revised location is also outside the Historic Preservation Overlay District, and does not impact the historic depot building

**Site Visit:** Recommended.

### **Recommended Action:**

Move to Approve with Modifications HP13-021- Request approval for new monument sign on Sheldon St just east of the historic depot building with the following modifications:

Placement of new monument sign should be revised to the landscape return on the west side of the driveway that lies just east of the historic depot, and that the sign be modified to be a single panel, double sided configuration that would be visible from both directions.

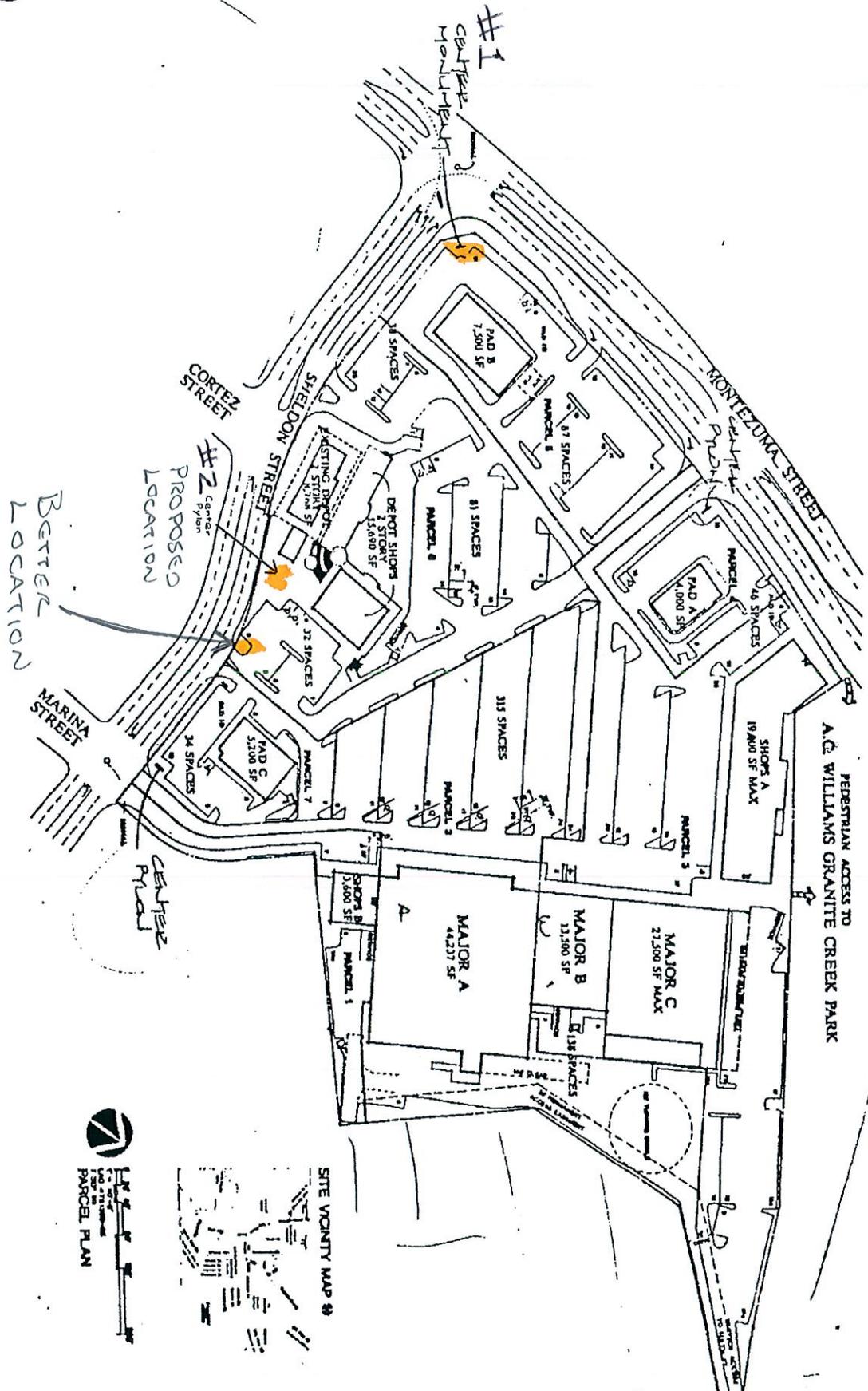
**CHRISTY SIGNS**

1825 S. BLACK CANYON  
 PHOENIX, ARIZONA 85009  
**242-4488**

CLIENT \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 SALESMAN \_\_\_\_\_  
 SCALE \_\_\_\_\_ DATE \_\_\_\_\_  
 DISCHER \_\_\_\_\_



19



#1

SHEET:

REVISIONS:  
A 3/15/2013  
B 3/15/2013

SCALE:  
AS NOTED

DATE:  
07/30/2013

Design Number:  
07-22-2013-060

Account Executive:  
DALE JOHNSON

Designer:  
R/Contreras



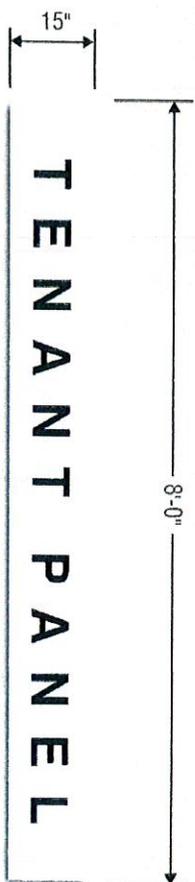
9200 Valley Rd.  
Prescott Valley,  
Arizona  
86314  
800-257-5095

PROJECT:  
DEPOT MARKETPLACE  
LOCATION:  
Anywhere, PRESCOTT, AZ

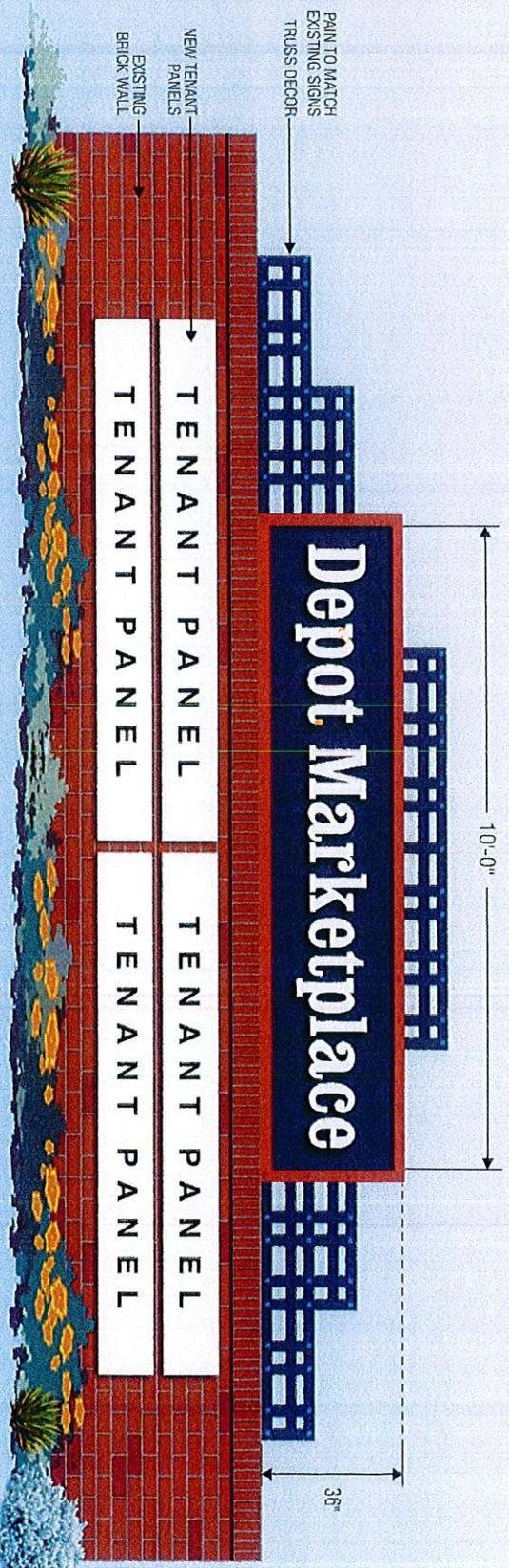
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SITE PHOTO SURVEY - RELATIVE SCALE



ALL SIZES TO BE CONFIRMED  
VIA FIELD SURVEY AND FINAL  
PRODUCTION DRAWINGS AS NEEDED.



REMODEL EXISTING WALL SIGN AS SHOWN - RELATIVE SCALE

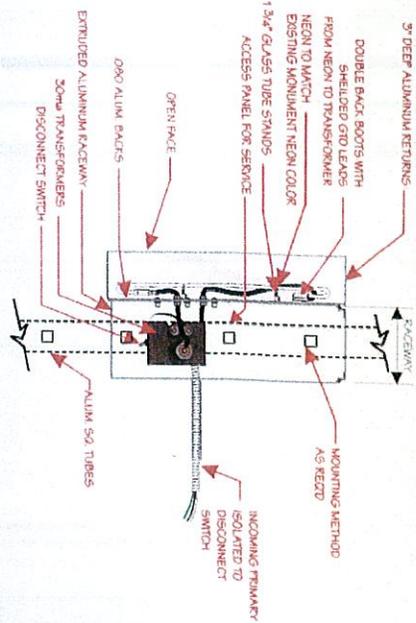
Landlord may assign two tenants per panel.

#2

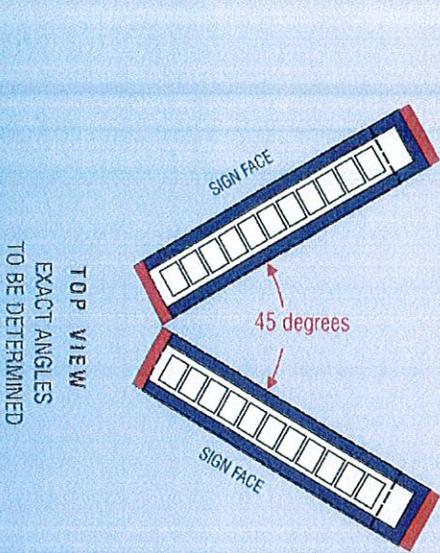
Account Executive: DALE JOHNSON  
 Designer: RICHARD  
 Design Number: 07.22.2013-080  
 DATE: 07/30/2013  
 SCALE: AS NOTED  
 SUNDRIES: 13/27/13  
 CLIENT: 13/29/13



PROJECT: DEPOT MARKETPLACE  
 LOCATION: Prescott Valley, Arizona  
 9200 Valley Rd.  
 86314  
 800-237-5095  
 Anywhere, PRESCOTT, AZ



TYPICAL / RACEWAY MOUNTED - CHANNEL LETTER NEON ILLUM. CROSS SECTION



Landlord may assign two tenants per panel.



SITE PHOTO SURVEY - PROPOSED V-SHAPED MONUMENT SIGN  
 SCALE: 1/2" = 1'-0"