



PRESCOTT PRESERVATION COMMISSION AGENDA

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, November 8, 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 November 8, 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 October 11, 2013 meeting.
- 2. HP13-025**, 341 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-03-041. Request approval for replacement of deteriorating rear deck.
- 3. HP13-023**, 146, 148, & 150 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-016A. Request approval for front façade wall.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

V. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on November 1, 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
OCTOBER 11, 2013
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on October 11, 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 8:00 a.m.

II. ATTENDANCE

MEMBERS PRESENT	STAFF PRESENT
Mike Todd, Chairman	Cat Moody, Preservation Specialist
Lee Vega, Vice Chairman	George Worley, Planning Manager
DJ Buttke	Suzanne Derryberry, Administrative Specialist
Trinidee Shelton	COUNCIL PRESENT
Christy Hastings	None
Robert Burford	
Russ Buchanan	

III. REGULAR AGENDA

1. Approval of the minutes of the September 13, 2013 meeting.

Mr. Buttke noted that he was not in attendance for the September 13, 2013 meeting.

Mr. Todd, MOTION to approve the September 13, 2013 meeting. Vote 7-0; passed.

2. HP13-022, 150 E Sheldon St. Historic Preservation District #8, Santa Fe Depot. APN: 113-18-006. Request approval for horizontal awnings and business signage at suite D113 for Verizon Wireless.

Ms. Moody reviewed the staff report and indicated that the request was for façade improvements as well as business signage in the Depot Marketplace. She discussed the proposed location within the Depot Marketplace and noted that it was overlapping the Historic Preservation District.

Ms. Moody continued by discussing the specifics of the project and stated that the signage met the requirements of the comprehensive sign plan.

Jeffrey Hurt, 1561 Eagle Ridge Road, a representative from Michael Taylor Architects, along with various members of the commission, discussed the dimensions, lettering and construction of the proposed signage.

Mr. Vega, MOTION to approve HP13-022, request for approval for horizontal awnings and business signage at Suite D113 for Verizon Wireless. Mr. Buchanan, 2nd. VOTE 7-0; passed.

3. **HP13-023**, 146, 148, & 150 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-016A. Request approval for infill buildings and merchant courtyard improvements.

Ms. Moody stated that agenda item #3 was removed from the agenda at the applicants request; they were planning on continuing the item to the following months' meeting.

4. **HP13-024**, 313 Cochise St. Historic Preservation District #10, Pine Crest. APN: 108-01-074. Request approval for rear addition including roof over deck and rear shed replacement.

Ms. Moody reviewed the staff report and indicated that the home was listed within the National Register of Historic Places within the Pine Crest District. She continued by displaying a site drawing on the overhead projector and discussed the specifics related to the proposals.

Various members of the Commission discussed the design of the roof and discussed various alternatives to the proposed design. Ms. Moody stated that there was not a representative available to be able to provide any additional information.

Mr. Burford, MOTION to approve HP13-024, request approval for rear addition including roof over deck and rear shed replacement, as well as to suggest that the owners and designers to review the north elevation and hip roof condition for the possibility for an alternative design. Mr. Buttke, 2nd. VOTE 7-0; passed.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

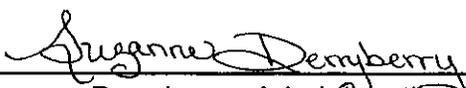
Ms. Moody discussed the 100 and 200 block of Mt. Vernon, Mt. Pleasant and Union Street historic home tours which would begin during the first weekend in may 2014. She indicated that they were still in the early stages of planning the home tours; however, they had already received a lot of positive support for the project. She also noted that there will be enough homes to be able to proceed with the planning of the project; she indicated there would be at least six homeowners who were willing to participate.

Paul Morrison for KYCA radio requested information regarding the infill buildings located on S. Montezuma St. Mr. Todd stated that the item had been postponed to the subsequent meeting. Mr. Morrison also stated that he was interested in the information pertaining to the historic home tours and that he would like to have Ms. Moody forward him that information.

V. ADJOURNMENT

Chairman Todd adjourned the meeting at 8:37 a.m.

Michael Todd, Chairman



Suzanne Derryberry, Administrative Specialist
Community Development Department

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
November 8, 2013**

AGENDA ITEM: HP13-025, Request approval for replacement of deteriorating rear deck.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: October 31, 2013

Historic Preservation District: # 13, Southeast Prescott

APN: 110-03-041

Zoning: SF-9

Location: 341 S Mount Vernon Ave

Applicant/Owner: Rita Davis, 341 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 deck at the rear of the house was in bad condition and posed a safety hazard; it was removed without a permit and a stop work order was issued until Preservation Commission review could occur.

Request

Applicants propose to re-construct the rear deck in the same location and style as the previous deck. Any needed structural improvements to the footings and any other elements required by building code will be incorporated into the new deck construction.

See plans for additional details on the request.

Analysis

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

- Encourage scale consistent with existing structures and styles
- Encourage porches consistent with the historic style

The proposed work to re-construct the failing rear deck will not adversely impact the historic status of this property.

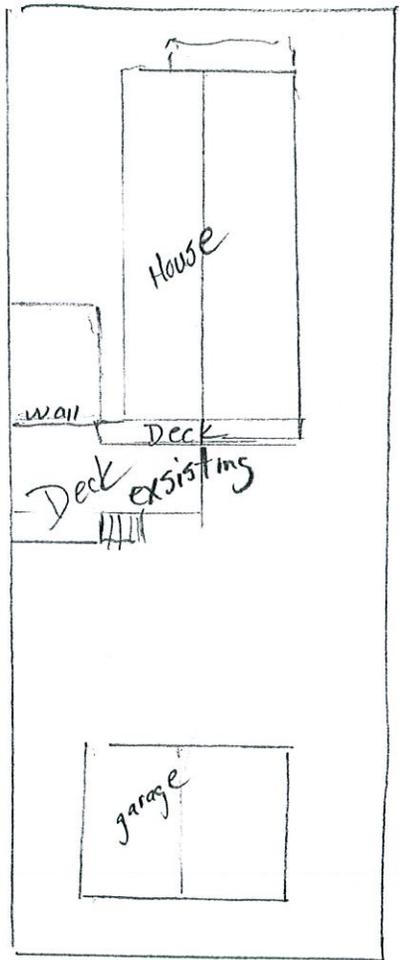
Site Visit: Recommended

MOVE TO APPROVE - HP13-025, Request approval for replacement of deteriorating rear deck.

PLOT PLAN SKETCH

Building Permit #:		Job Address: 341 S. Mt. Vernon Ave	
Scale: 1 inch = _____ ft.		Assessor's Parcel Number (s):	
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.
- 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, Rita Davis, the owner's agent or the owner of record, for the structure to be located at:
341 S Mt Vernon Ave, parcel number _____, 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.

Rita A Davis _____ 10/10/13
 Owner/Contractor Signature Date

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
November 8, 2013**

AGENDA ITEM: HP13-023 Request approval for front façade wall.

Planning Manager: George Worley *GW*

Director: Tom Guice

Historic Preservation Specialist: Cat Moody *CM*

Report Date: October 31, 2013

Historic Preservation District: #1 Courthouse Plaza

APN: 109-02-016A

Zoning: DTB

Location: 146-150 S Montezuma St

Agent/Applicant: Barnabas Kane PO Box 2100, Prescott AZ 86302

Building Owner: Holiday Ventures, LLC, 813 Black Dr, Prescott AZ 86301

Existing Conditions

This property contained a building that burned in a fire on May 8th, 2012. The building contained three storefronts. The site has been cleared and a temporary pedestrian walkway is in place at the front of the property on Whiskey Row. A previous proposal for an infill building with a central walkway was approved by this commission in August of 2012.

Request

Applicants propose to construct only the front façade wall in order to complete the Whiskey Row streetscape and remove the sidewalk protection structure. Design for the future building configuration behind the front wall will be presented at a future date. The façade includes two new storefronts on either side of a central entryway that will eventually lead into a courtyard merchant space.

The façade materials include honed concrete founders block, cut flagstone and metal storefront elements. Each storefront has a metal railing above to differentiate them from the wall that forms the top of the central breezeway section.

For the period between the completion of the front wall construction and the future development of the buildings behind, the windows of the storefronts and the central opening will be secured with temporary plywood panels painted with local/historic thematic scenes- the specific content of these panels will come back before the commission prior to their implementation.

See rendering for more details on the proposed façade.

Analysis

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

- Replace demolished buildings with building of massing and scale similar to contributing buildings in the district
- Adhere to historic height ranges for one, two and three story buildings
- Encourage historic building proportions as found in the district
- Individually, buildings may be either horizontal in proportion (e.g., Sam Hill Hardware, 156 South Montezuma Street) or vertical (e.g., Knights of Pythias Building, 105 South Cortez Street).
- Require zero setbacks at the front property line for at least 50 percent of the front facade. Require zero setbacks for the entire second and third floor elevations.
- Allow up to one-half of the first floor to be "inset" from the front property line
- Require zero setbacks for side yards for the entire height and length of the building
- Do not allow doors to swing into the public right-of-way
- Locate doors consistent with the historic pattern
- Require the use of parapets for all buildings; no part of the roof or any mechanical equipment on the roof should be visible from the public right-of-way
- Allow only double-or single-hung windows or casements, with pane design of "one-over-one" or "two-over-two"
- Allow and encourage "storefront" openings only at the first floor; storefronts should have opaque panels at the bottom and should have a vertical orientation; allow up to 75 percent of the first floor to be "open"
- Emphasize vertical orientation on windows; encourage locating windows singularly; use up to two vertical windows for a larger opening versus a large horizontal window
- Require window spacing (vertical and horizontal) consistent with the historic pattern
- Require a minimum of three feet from the edge of an opening to the edge of the building
- Allow storefronts up to 19 feet wide on 25 foot wide parcels and up to 25 feet on wider parcels
- Require brick or stone as the major exterior material
- Do not use wood except as an accent material
- Use only integral and natural colors of a neutral tone, compatible with the building and the district
- Encourage detailing in the design; details must be historically consistent with the district and generally constructed of materials already on the building
- Encourage the use of fabric awnings throughout the district
- Integrate awnings into the overall design of the building

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

Agenda Item: HP13-023, 146-150 S Montezuma St

old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Site Visit: Recommended

Recommended Action: Approve or Approve with Modifications HP13-023. Request approval for front façade wall.