



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, December 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 December 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 November 8, 2013 meeting.
- 2. HP13-026**, 201 S Pleasant St. Historic Preservation District #13, Southeast Prescott. APN: 110-01-024. Request approval for rebuilding the rear damaged portion of the house.

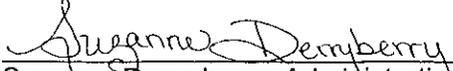
IV. DISCUSSION ON STATUS OF COMMISSION GOALS FOR 2013 AND GOALS FOR 2014

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 December 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
NOVEMBER 8, 2013
PRESCOTT, ARIZONA**

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

I. CALL TO ORDER

Co-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
DJ Buttke	Suzanne Derryberry, Administrative Specialist
Robert Burford	COUNCIL PRESENT
Christy Hastings	None
MEMBERS ABSENT	
Mike Todd, Chairman	
Trinidee Shelton	

III. REGULAR AGENDA

1. Approval of the minutes of the October 11, 2013 meeting.

Ms. Hastings, MOTION to approve the October 11, 2013 meeting. Mr. Buttke, 2nd. VOTE 5-0; passed.

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.

Ms. Moody reviewed the staff report and indicated that the request was to replace a rear deck in poor condition. She indicated that the deck was not visible from the street since it was located in the rear of the property. She also added that the property was listed in the National Register of Historic Places.

Ms. Moody continued by displaying a site plan and photos on the overhead projector. She stated that work had already been performed without obtaining a permit which resulted in a stop work order. She indicated that the original intention was to replace the deck as it appeared previously with wood framing material painted to match the house. However, once the project had started they realized that it would require more extensive work that they had planned.

Mr. Burford discussed the replacement of the deck and wanted to know if the entire thing was being replaced. John Penny, 555 Deer Horn Court, discussed the specifics related to reconstructing the deck.

Mr. Buttke wanted to know if they were reusing the lattice. Mr. Penny explained that they did not plan on reusing the lattice; it would be omitted.

Mr. Vega, MOTION to approve HP13-025, request approval for replacement of deteriorating rear deck. Mr. Buttke, 2nd. VOTE 5-0; passed.

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.

Ms. Moody reviewed the staff report and indicated that the request was for a front façade wall construction with nothing constructed behind at this time.

Ms. Moody displayed photos of the proposal on the overhead projector and further discussed specifics related to the proposal. She passed around samples of building materials which would be used for the construction of the wall. In addition, she discussed future plans pertaining to the property.

Mr. Buchanan wanted to know if they were still locked into the plot plan which had been reviewed several months ago. Bill Otwell, 121 E Goodwin, representing the owners, stated that the current proposal was similar in scale and proportion as the original wall which had been submitted to Historic Preservation. He indicated that the most appropriate thing to do at that time would be to construct the front façade wall which would leave options open for plans as to what would be constructed behind the wall. He continued by discussing other specifics regarding future uses.

Other various topics discussed were related to awnings, outdoor space, placement of signage, building material, building timeline and the building murals.

Mr. Vega, MOTION to approve HP13-023 request for approval of the front façade wall. Mr. Burford, 2nd. VOTE 5-0; passed.

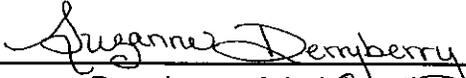
IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Various discussions took place regarding the historic home tours.

V. ADJOURNMENT

Co-Chairman Vega adjourned the meeting at 8:52 a.m.

Lee Vega, Co-Chairman


Suzanne Derryberry, Administrative Specialist
Community Development Department

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

AGENDA ITEM: HP13-026, Request approval for rebuilding the rear damaged portion of the house.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: December 5, 2013

Historic Preservation District: # 13, Southeast Prescott

APN: 110-01-024

Zoning: MF-M

Location: 201 S Pleasant St

Applicant/Owner: Taylor Burk, Double Action Contracting, 118 Garden St, Prescott AZ 86303

Existing Conditions

This property is within the boundaries of the East Prescott National Register Historic District and the Southeast Prescott HPD # 13. It is not listed in the National Register of Historic Places due to the house being covered in aluminum siding at some point in the past. The original tongue and groove siding is still in place under the aluminum. Recently the rear portion of this home was damaged when an explosion took place in the back of the building, that portion of the building was condemned by the building department and will need to be reconstructed.

Request

Applicants propose to re-construct the rear portion of the building within the old footprint of the house. In order to match the grades of the existing finished floor, a new slab on grade will be poured, and the rear portion will be reconstructed on that in a manner that complies with current building codes. The rear portion includes two bedrooms, two bathrooms, and a mudroom the leads into the existing kitchen.

The proposed siding on the new portion will match the original tongue and groove siding, and the aluminum siding is proposed to be removed from the entire house as part of this work. The roof shingles and finish details will match the existing intact portion of the house. On the rear wall new, white vinyl windows will be horizontal sliders in the bedrooms, to meet egress requirements, and tempered windows in the bathrooms.

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 wood for replacement doors and windows
- Use wide trim material around fenestrations
- Encourage wood siding on residential buildings
- Do not allow exposed concrete masonry or metal or vinyl siding

The proposed work to rebuild the rear portion of this house will not adversely impact the historic status of this property, and the removal of the aluminum siding could make it re-eligible for national register status.

Site Visit: Recommended

MOVE TO APPROVE - HP13-026, Request approval for rebuilding the rear damaged portion of the 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. 133 Survey Area East Prescott Historic District

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

Address 201 S. Pleasant, Prescott, AZ 86301

City or Town Prescott vicinity County Yavapai Tax Parcel No. 110 - 01 - 024

Township T13N Range R02W Section Quarters Acreage <1

Block 4 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)

* W 100' Lot 2 & W 100' Lot 4.

ARCHITECT not determined known Source

BUILDER not determined known Source

CONSTRUCTION DATE 1901-1910 known estimated Source 1910 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) Southeast



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 Hip

Describe other character-defining features of its massing, size, and scale One story frame structure with asymmetrical massing and an irregular plan. The roof is a truncated hip with an offset gable to the west and a shed dormer on the N roof plane. The gable end is skirted with a latticework attic vent. Eaves are soffitted. A shed roof covers the front porch supported by chamfered wood columns.

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 decorative stickwork documented previously (1989) appears to have been removed and the 20/1 windows have been replaced with 1/1 wood. Shutters have been added to the wind

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

Walls (Structure) Wood frame Walls (Sheathing) Aluminum*
Windows Wood Describe Window Structure 1/1, double hung
Roof Wood shingles Foundation Stone

SETTING Describe the natural and/or built environment around the property A wood picket fence defines two edges of this corner lot. The yard consists mostly of grass and is in fair condition. The parkway is rock and grass with several 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 Aluminum siding

FORM COMPLETED BY

Name and Affiliation Steven C. Adams/Adams Architecture & Planning, Inc.
Address 1214 McDonald Drive Prescott AZ 86303

Date 01 September 2001
Phone (928) 778-5118



Prescott Preservation Commission 2013 Goals

1. Continue to promote Prescott's Preservation Programs.
2. Participate in and support 2013 Historic Preservation Month (May) activities including
 - a. Elisabeth Ruffner Award - *optional* (Commission committee and Moody)
 - b. Awards for stewardship* (Commission committee and Cat Moody)
 - c. Awards for preservation* (Commission committee and Cat Moody)
3. Attend and represent Prescott at the Statewide Historic Preservation Conference to be held in Mesa June 12-14th 2013.
4. Continue the follow-up program on a six month cycle to monitor and report on the results of projects which are reviewed by the Preservation Commission.
5. Conduct an outreach program for owner occupied residential national register properties not receiving the State of Arizona tax credit.
6. Initiate the Historic Preservation Master Plan Update.