



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, February 14, 2014
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 February 14, 2014** 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 December 13, 2013 meeting.
2. **HP14-001**, 115 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-016. Request approval for new door and window storefront trim overlay.
3. **HP14-002**, 108 W Gurley St. Historic Preservation District#1, Courthouse Plaza. APN: 113-15-112A. Request approval for signage above and below the awning.
4. **HP14-003**, 148 S Montezuma St. Historic Preservation District#1, Courthouse Plaza. APN: 109-02-016A. Request approval for fencing and landscape improvements in lieu of previously approved improvement plans.

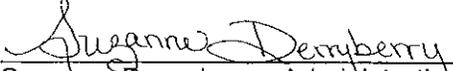
IV. APPROVAL OF GOALS FOR 2014

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 February 7, 2014 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
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
February 14, 2014**

AGENDA ITEM: HP14-001 Request approval for new door and window storefront trim overlay.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: February 6, 2014

Historic Preservation District: #1 Courthouse Plaza

APN: 109-01-016

Zoning: DTB

Location: 115 S Cortez St

Business Owner /Applicant: J Matthew Boykan/Rex Cullum, 5700 E Market St #3091
Prescott Valley AZ 86314

Existing Conditions

National Register Status: This building is listed in the National Register of Historic Places. The space was previously occupied by a retail gift shop, and is now being converted into a Thai restaurant. The majority of the work is taking place on the interior for the restaurant conversion. The existing storefront windows and doors are likely from the late 1950's and are typical aluminum storefront window/door systems.

Request

The applicant proposes to install a new set of custom fabricated steel and glass doors in place of the existing doors. The frame and metal elements are finished in matte black, and are designed with an Asian inspired Bamboo motif.

Proposed work also includes placing an overlay of dark finished wood trim over the existing aluminum window trim to integrate the new door with the rest of the façade.

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
- Locate doors consistent with the historic pat-tem (see text)
- Encourage transoms above doors and windows extending to the bottom of the finished ceiling

Site Visit: Recommended

Recommended Action: Approve or *Approve with Modifications* HP14-001 Request approval for new door and window storefront trim overlay. 115 S Cortez St.







**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
February 14, 014**

AGENDA ITEM: HP14-001 Request for approval of signage above and below the awning.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: February 6, 2014

Historic Preservation District: #1 Courthouse Plaza

APN: 113-15-112A

Zoning: DTB

Location: 108 West Gurley Street, the Union Block Building

Business Owner /Applicant: Ajay Patel, 108 W Gurley St, Prescott AZ 86301

Existing Conditions

National Register Status: The Union Block Building (106-110 W Gurley) is listed in the National Register of Historic Places. The prior signage at this location was for the Music Café which was an oval sign mounted at the front of the horizontal awning lighted with gooseneck fixtures.

A temporary banner was placed over this sign, as well as another below the awning, and these banners needed to be removed due to expiration of the 45 day temporary permit.

Request

The applicant proposes to install a heavy duty canvas overlay over the existing flat panel oval sign printed with the business name and graphics. This will be secured along the edge and back to present a finished look.

A sign panel with very similar wording and graphics to the temporary banner below the awning will be placed in the same location.

Analysis

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

- Use historically consistent signage
- Use incandescent or neon lighting for signage; box, cabinet or fluorescent signs are not acceptable

The signs are consistent with the recommendations from the master plan.

The sign above the awning is a 4ft x 8ft oval, which totals 25 square feet. The sign below the awning is 11 inches x 12ft and totals 11 square feet. The overall combined area of 36 square feet is within the allowable 40 square feet of signage.

Agenda Item: HP11-010, 108 W Gurley Street

Site Visit: Recommended

Recommended Action: Approve HP14-001 Request for approval of signage above and below the awning.



8' x 4' @ widest point.



11" TALL x 12' LONG

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
February 14, 2014**

AGENDA ITEM: HP14-003 Request approval for fencing and landscape improvements in lieu of previously approved improvement plans.

Planning Manager: George Worley *GW*

Director: Tom Guice *TG*

Historic Preservation Specialist: Cat Moody *CM*

Report Date: February 6, 2014

Historic Preservation District: #1 Courthouse Plaza

APN: 109-02-016A

Zoning: DTB

Location: 148 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.
- A revised proposal for just the front façade wall was approved by this commission in November of 2013.

The property owners submitted plans for the front façade wall, and received bids for the construction that were far in excess of the available funds for reconstruction of the space. This has prompted a resubmittal with a design they believe is achievable with current funds and allows for opening the entire space.

Request

Applicants propose to construct an 8'4" high wrought iron fence with founders block columns (material from previously approved front wall design) along the front of the property. Two columns will flank the entry gate which will have a metal arched panel to identify the space as the "Holiday Court".

A 6ft wide concrete walkway will allow passage through the space to a gate in the rear. The interior of the space will be finished in compacted, decomposed granite on either side of the walkway, and will be used for temporary vendor spaces. At the rear of the space a wooden stage will be constructed from the reclaimed lumber from the sidewalk barricade. This stage may have either a canvas or wood awning to cover the performance area. Fairly large shade trees are proposed to provide shade to the

space, and low shrubs will provide a buffer just behind the front fence. Ivy is proposed on the north facing wall of the adjacent building, also owned by the applicants.

The rear property line is shown on the plans as a matching wrought iron fence with a gate. This would be the option if building a masonry wall at the rear of the space (as depicted on previous submittals) proved to be too costly. The owners would prefer to build the stuccoed and painted wall with a gate if at all possible, but would use the full rear fence if necessary.

See rendering for more details on the proposed fence and landscape improvements.

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
- Require brick or stone as the major exterior 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
- 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

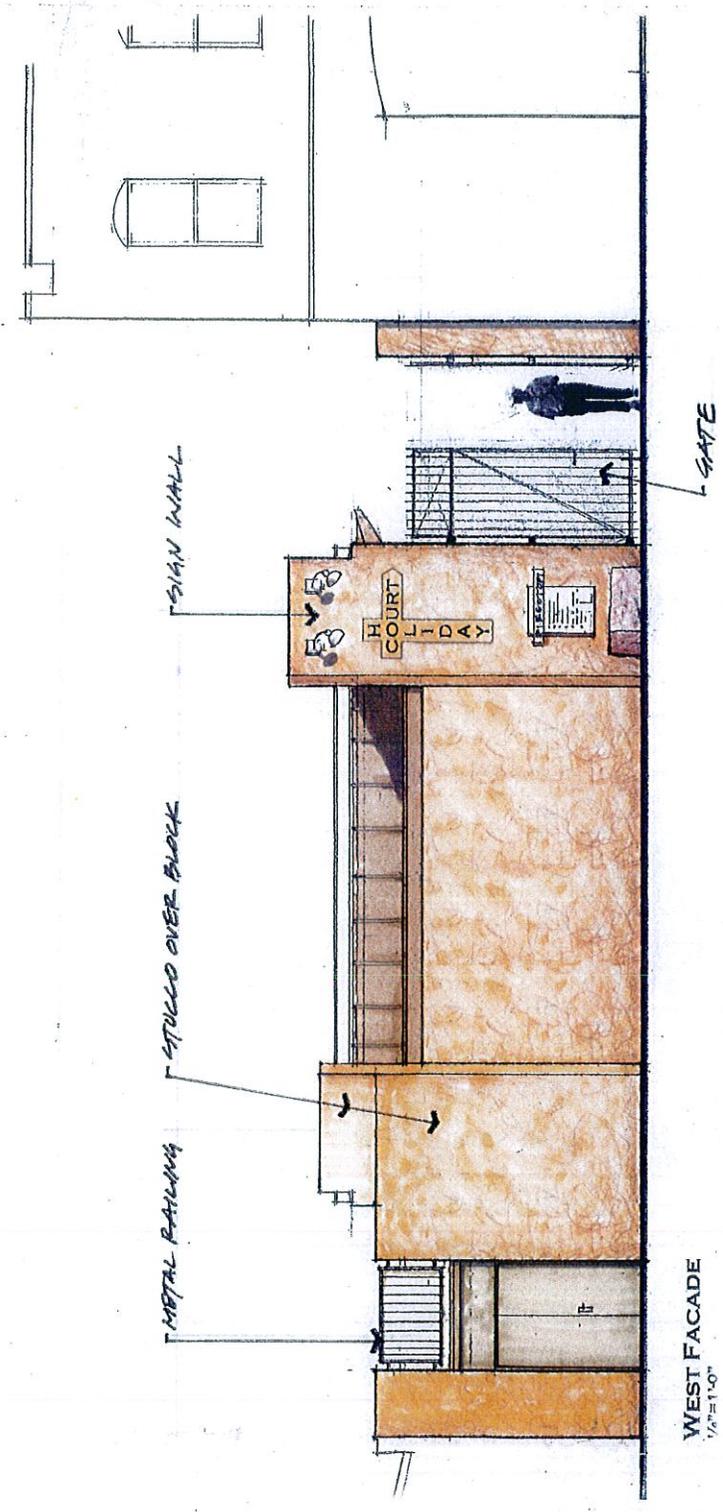
The Secretary of the Interior's Standards for Rehabilitation, #9, states:

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 property owners have a long term goal of constructing two storefronts flanking the front entry gate that also have restrooms, an elevator shaft and an upper story patio space that will serve both this space and the hotel next door. In order to fund this future potential, they are trying to generate income from the property with improvements that would open up the space for use, but not preclude the construction of the storefronts at a future date.

Site Visit: Recommended

Recommended Action: Approve or Approve with Modifications or Deny HP14-003. Request approval for fencing and landscape improvements in lieu of previously approved improvement plans.



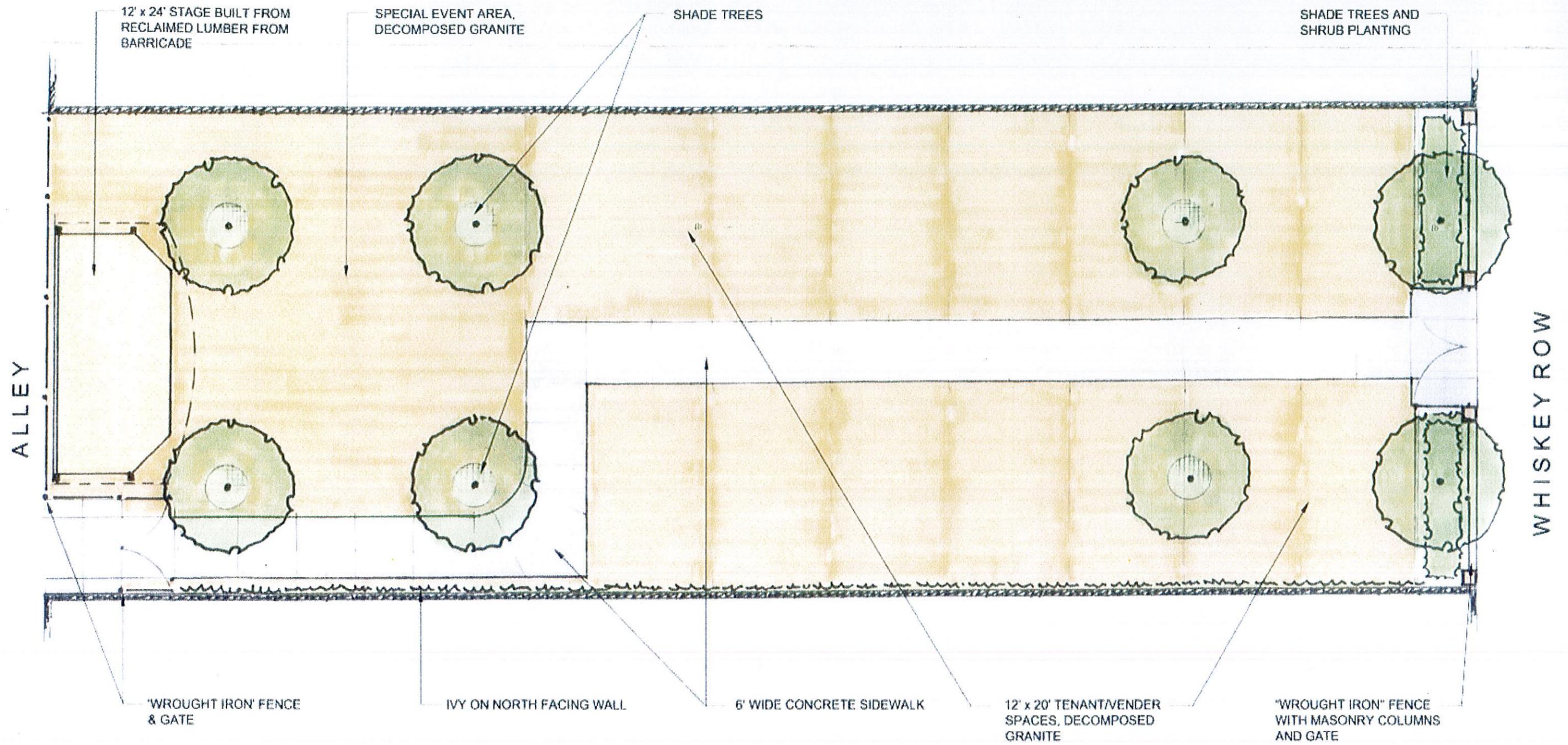
SIGN WALL

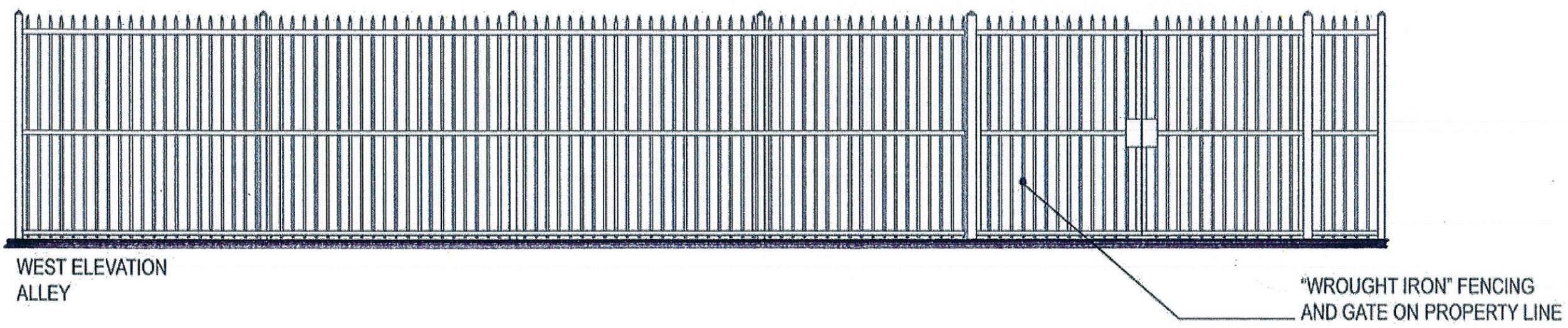
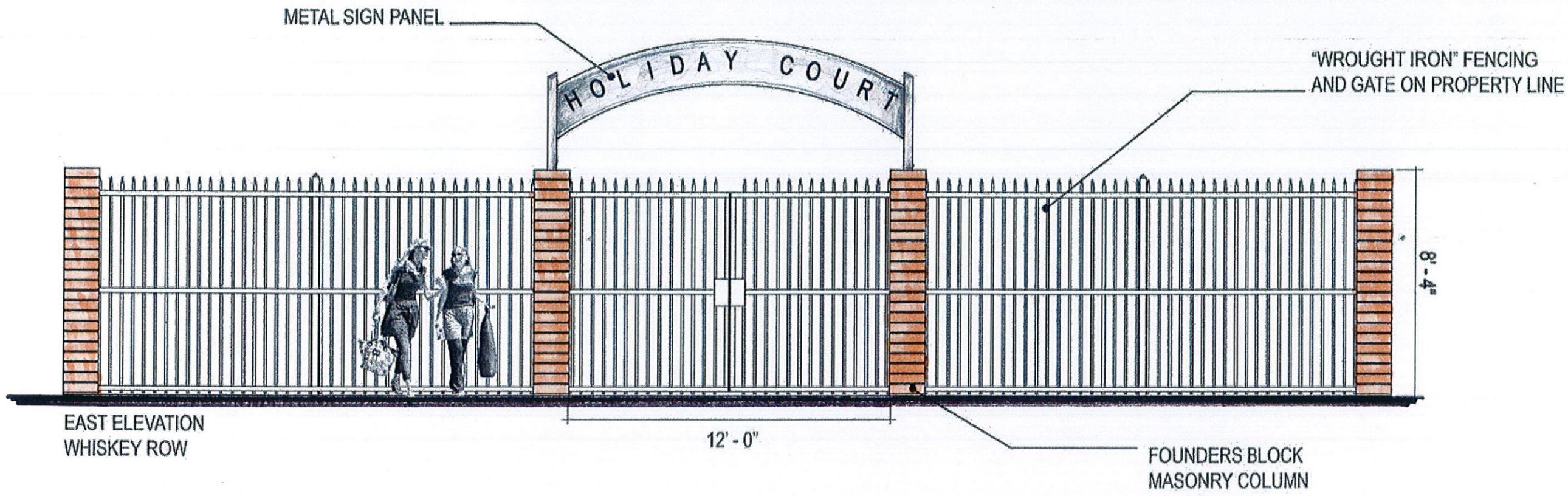
STUCCO OVER BLOCK

METAL RAILING

GATE

WEST FACADE
1/8"=1'0"





barnabas kane & associates
LANDSCAPE ARCHITECTURE®

HOLIDAY COURT

148 S. MONTEZUMA, PRESCOTT, AZ

JANUARY 4, 2014

SCALE - 1/4" = 1' - 0"