



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, August 8, 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 August 8, 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
Trinidee Shelton, Vice Chairman
Russ Buchanan
Gary Edelbrock

Christy Hastings
DJ Buttke
Robert Burford

III. REGULAR AGENDA

1. **Approval of the minutes** of the July 11, 2014 meeting.
2. **HP14-010**, 208 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-093. Request approval for signage along base of awning.
3. **HP14-013**, 319 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-03-034. Request approval for partial enclosure of an existing side covered porch.
4. **HP14-014**, 1095 Old Hassayampa Ln. Historic Preservation District #15, Historic Homes at Hassayampa. APN: 108-07-164. Request approval for repair/reconstruction of existing single-car detached garage and addition of gable end vents to attic.
5. **HP14-015**, 160 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-019. Request approval for design of a new wall mounted sign in the back alley for existing business and support of a variance to allow sign.

6. **HP14-016**, 230 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-031. Request approval for renovation of home including addition to rear and new porch extension on side.
7. **HP14-017**, 150 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-016A. Request approval for stage, restrooms and landscape improvements on vacant lot.
8. **HP14-018**, 143 S Alarcon St. Historic Preservation District #13, Southeast Prescott. APN: 109-01-050. Request approval for new two story garage in rear of property.

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 August 1, 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
REGULAR MEETING / PUBLIC HEARING
JULY 11, 2014
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on JULY 11, 2014 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
Trinidee Shelton, Co-Chairwoman	Cat Moody, Preservation Specialist
Gary Edelbrock	Suzanne Derryberry, Administrative Specialist
Robert Burford	George Worley, Planning Manager
Mike Todd	COUNCIL PRESENT
Christy Hastings	None
Russ Buchanan	
MEMBERS ABSENT	
DJ Buttke	

III. REGULAR AGENDA

REGULAR AGENDA

1. Approval of the minutes of the June 6, 2014 meeting.

Mr. Edelbrock, MOTION to approve the June 6, 2014 meeting minutes. Ms. Hastings, 2nd. VOTE 5-0; passed.

2. HP14-010, 208 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-093. Request approval for signage along base of awning.

Mr. Worley reviewed the staff report and indicated that the request was to install signage along the base of an existing awning. He continued by displaying photos on the overhead projector and noted that it was part of the overall color scheme of the building.

Mr. Worley stated that the strip would have mounting brackets that would attach the signage element back to the steel frame of the awning and that the proposed design would allow for the removal of the sign element without damaging the structure of the awning.

Continued discussions were related to the color and design options for the signage, window and sidewalk signage, and sidewalk clearance.

Commissioners discussed the option of postponing the meeting until there could be a representative present to answer questions and discuss the signage proposal.

Mr. Todd, MOTION to continue to the next meeting due to no representative available for questions. Mr. Edelbrock, 2nd. VOTE 6-0; passed.

- 3. HP14-011**, 343 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-03-042. Request approval for a 6' high fence on south side and retaining wall in rear and side yard.

Mr. Worley reviewed the staff report and indicated that the request was to install a fence along the front of the property on the south side and along the south property line until it meets up with a garage on the neighboring property. He continued by displaying photos on the overhead projector and noted that due to site elevations, at one point a new retaining wall would be constructed.

Mr. Todd questioned whether the chimney was in functional use. Harry Brown, 343 S Mount Vernon Ave, discussed his project and noted that the fireplace was currently non-functional but he had future plans to restabilize the chimney.

Mr. Edelbrock, MOTION to approve HP14-011, request for approval for a 6' high fence on south side and retaining wall in rear and side yard. Ms. Hastings, 2nd. VOTE 5-0; passed.

- 4. HP14-012**, 117 E Gurley St. Historic Preservation District #2, Elks Theatre. APN: 109-01-011E. Request approval for removal/modification of roof mechanical housings.

Mr. Worley reviewed the staff report and displayed photos on the overhead projector. He indicated that the request was for the removal of an old elevator mechanical housing unit from the roof as it was no longer needed with the improvements made to the elevator. In addition, they were also requesting the removal of an old roof stair access from the roof and instead construct a low profile access hatch; he noted it would help to improve safety for those needing to access the roof.

Mr. Todd called for any questions or comments; there were none.

Mr. Burford, MOTION to approve HP14-012, request for approval of removal/modification of roof mechanical housings. Mr. Buchanan, 2nd. VOTE 5-0; passed.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

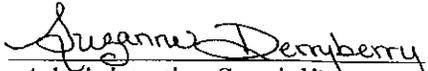
Mr. Edelbrock commented on the new sign at The Hassayampa Hotel and stated that it looked very nice.

Mr. Todd requested an update regarding the chain link fence on the vacant lot on Whiskey Row. Mr. Worley stated that the new wrought Iron fencing had been completed and could be constructed by their next meeting.

V. ADJOURNMENT

Chairman Todd adjourned the meeting at 8:29 AM

Michael Todd, Chairman


Administrative Specialist

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
August 8, 2014**

AGENDA ITEM: HP14-010 Request for approval of signage along base of awning.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: July 31, 2014

Historic Preservation District: #1 Courthouse Plaza
APN: 113-15-093 **Zoning:** DTB
Location: 208 West Gurley Street, the Wilson Block Building
Applicant: John DeAngelis, Signz & Designs, 7020 E Manley Dr, Prescott Valley AZ 86314
Business Owner: Shannon's Gourmet Cheesecakes, 208 W Gurley St, Prescott AZ 86301

Existing Conditions

National Register Status: The Wilson Block Building is listed in the National Register of Historic Places. A temporary banner was previously placed at this business along the base of the awning; this is designed to be a more permanent installation of awning signage.

This request was presented at the July 11, 2014 meeting, but the item was deferred due to a lack of a representative to address concerns and questions about the project.

Request

The applicant proposes to install a 12" tall aluminum mounting strip to serve as a base to accept a permanent banner. The strip will have mounting brackets that attach this signage element back to the steel frame of the awning. This design allows for the removal of this sign element without doing damage to the awning structure. This will also allow for the sign face to change without additional structural modifications. The signage banner will be riveted to this signage base.

The applicant has modified the design of the signage graphics to address the concerns of the committee regarding the previous submittal. The sign background is now proposed as a green color that matches the awning fabric, and the text is solid white. See renderings for the sign graphics in context.

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

Agenda Item: HP14-010, 208 W Gurley Street

- Use incandescent or neon lighting for signage; box, cabinet or fluorescent signs are not acceptable
- Encourage the use of fabric awnings throughout the district
- Integrate awnings into the overall design of the building

The signs are generally compatible with the recommendations from the master plan.

The sign front face is 18 square feet, and each side is 4.6 square feet; combined, the total is 27.2 square feet. The business also has a sign above the awning that measures 8 square feet, bringing total signage to 35.2 square feet which is within the allowable 40 square feet of signage.

Site Visit: Recommended

Recommended Action: Approve or Approve with Modifications HP14-010 Request for approval of signage along base of awning.

SIGNZ
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 and much more!
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**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
August 8, 2014**

AGENDA ITEM: HP14-013, Request approval for partial enclosure of an existing side covered porch.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: July 31, 2014

Historic Preservation District: # 13, Southeast Prescott

APN: 110-03-034

Zoning: SF-9

Location: 319 S Mount Vernon Ave

Owner: Harry Cipriano, 319 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 covered porch in the rear on the south side of the home.

Request

Applicants propose to enclose part of the rear corner porch to create a "sunroom" with a framed wall base and a full run of windows above to allow for four-season use of the porch. The enclosure would measure approximately 9' x 21', and would be tucked under the roof, leaving a 10' section of covered porch still open to the exterior. The enclosure would include two doors- one full light door on the south side of the enclosure and one sliding door on the east side. The windows proposed are white vinyl with muntins, and the wall base would be finished with siding and paint to match the existing house.

See plans and cut-sheets 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 will not adversely impact the historic status of this property.

Site Visit: Recommended

Agenda Item: HP14-013 319 South Mount Vernon Avenue

MOVE TO APPROVE - HP14-013, Request approval for partial enclosure of an existing side covered porch.

MOUNT VERNON

50'



SITE PLAN

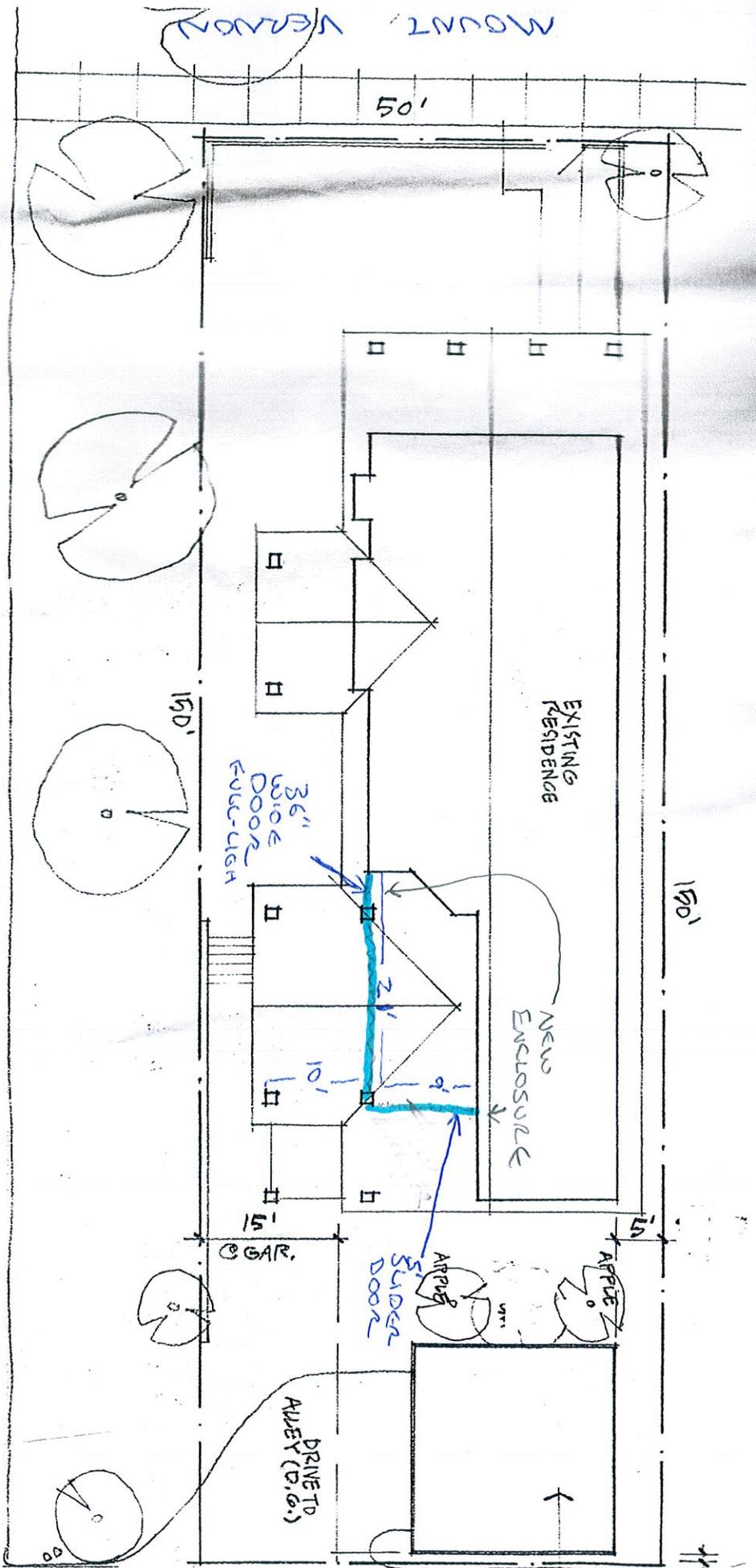
APN: 110.03.034
319 SO. MT. VERNON

1/16"

AREAS:

SITE	7500 sq ft
EXIST'G. RES.	2976 sq ft
PROP. GAR.	480 sq ft
TOTAL SITE COVERAGE	3456 ÷ 7500 = 46%

DAIR ST



Existing Garage construction

EXISTING RES.

3' 12"

NEW DOOR

NEW UP: WINDOWS

GABLE ROOF
COLUMNS & DECK

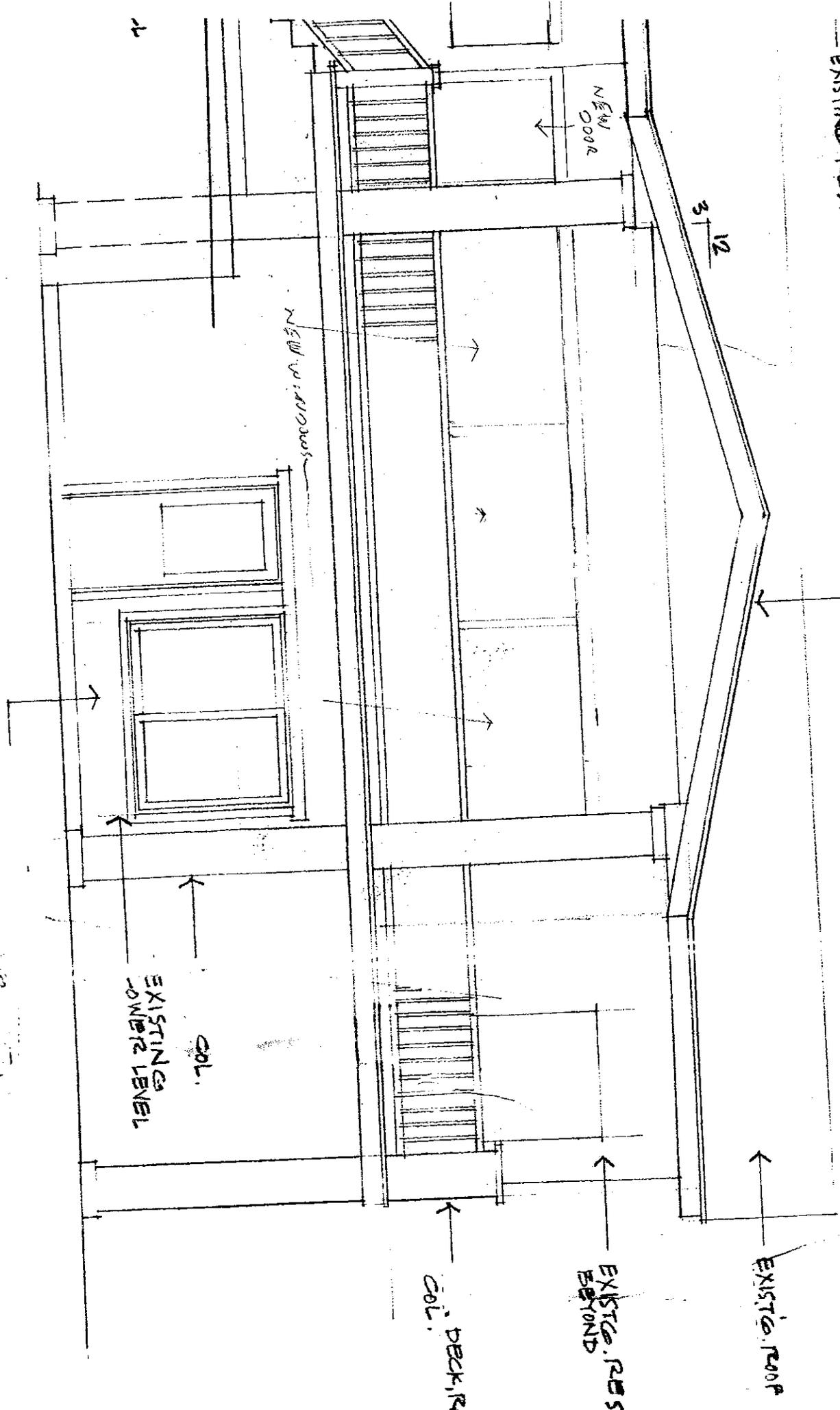
EXISTING
LOWER LEVEL

COL.

COL. DECK, RA

EXISTING RES
EXTEND

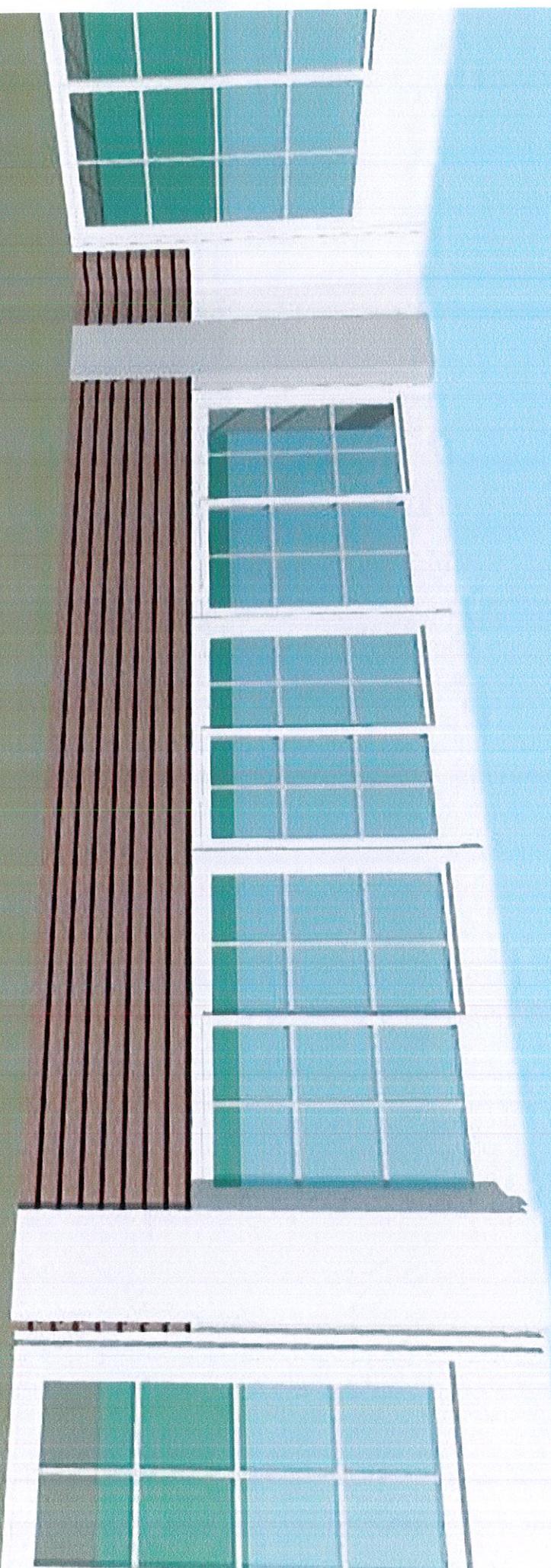
EXISTING ROOF





OUTSIDE VIEW

INSIDE VIEW





07.21.2014

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
August 8, 2014**

AGENDA ITEM: HP14-014 Request approval for repair/reconstruction of existing single-car detached garage and addition of gable end vents to attic.	
Planning Manager:	George Worley 
Director:	Tom Guice 
Historic Preservation Specialist:	Cat Moody 
Report Date:	July 31, 2014

Historic Preservation District: #15 Historic Homes at Hassayampa
APN: 108-07-164 **Zoning:** SPC
Location: 1095 Old Hassayampa Ln
Owner /Applicant: Mary Galloway, 18301 N Cross U Ranch Rd, Prescott AZ 86305

Existing Conditions

National Register Status: This building is listed in the National Register of Historic Places. This property was recently purchased by the applicant, and she is addressing maintenance items for the house and outbuildings. The existing historic detached garage is in very bad condition and needs to be renovated to be usable.

Request

The applicant proposes temporarily relocate the garage, so a proper foundation and concrete slab can be constructed in the existing footprint location. Then the lower sections of the garage framing will be fixed to address rot and damage. The lower portion of the walls would then be faced with field stone to match the house (and the neighbor's garage, which received a similar treatment in the past).

The applicant is also proposing to place two gable end rectangular attic vents in the home to provide make up air for the furnace in the attic.

Analysis

The proposed work is necessary to allow continued safe use of the existing garage building and heating system. The design is compatible with neighboring properties and the district as a whole, incorporating elements like stone work that are key components of the districts architectural style.

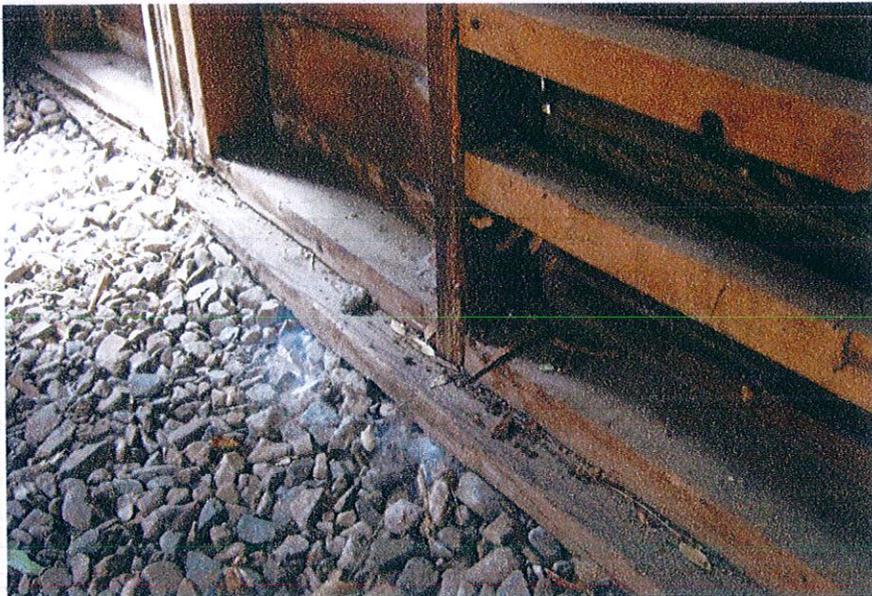
Site Visit: Recommended

Recommended Action: Approve HP14-014 Request approval for repair/reconstruction of existing single-car detached garage and addition of gable end vents to attic.

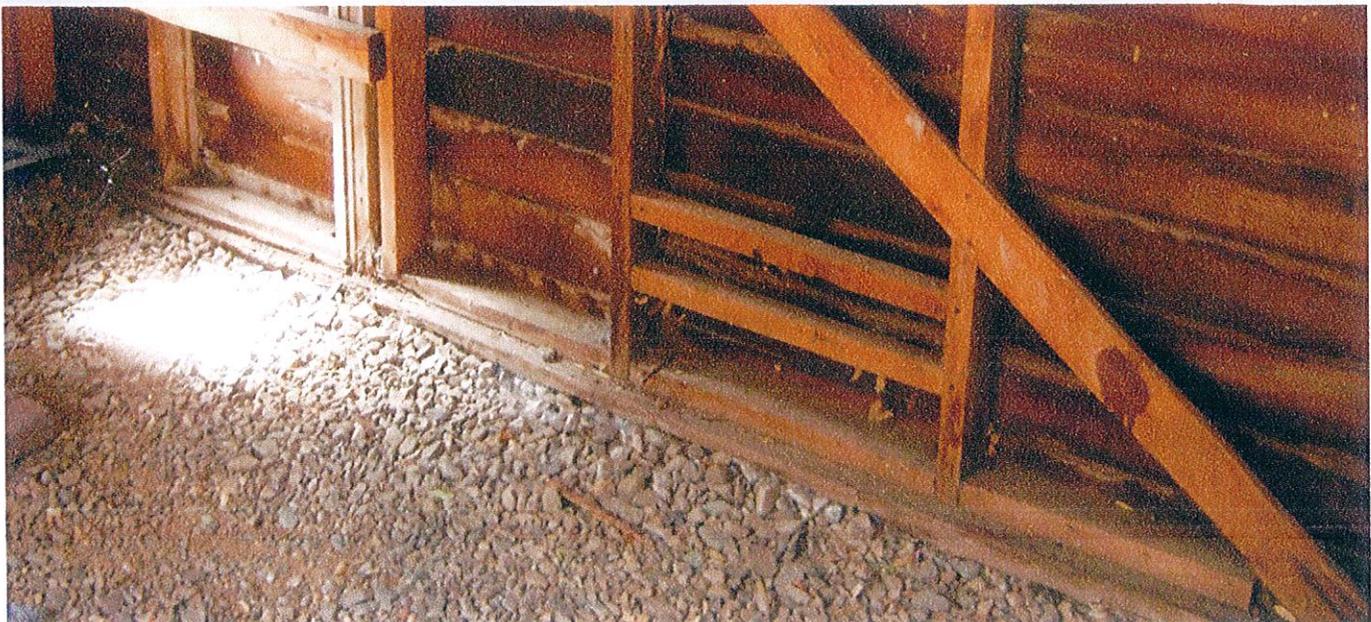


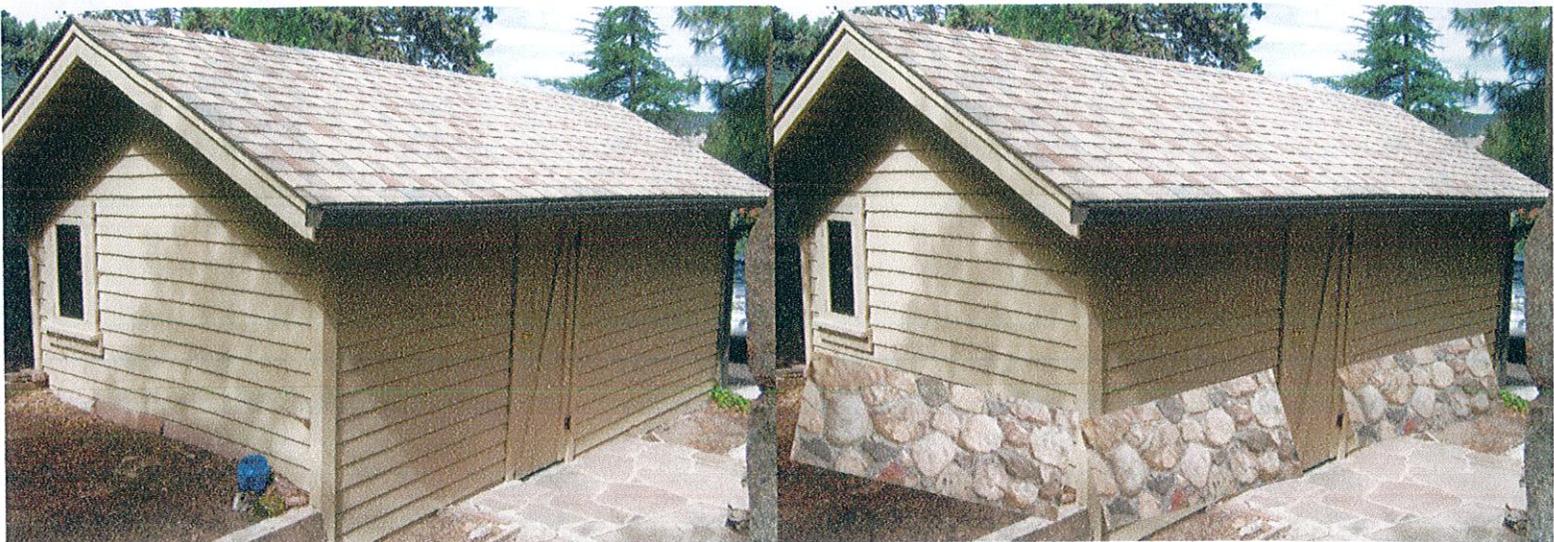
wood soil contact

Termite damage

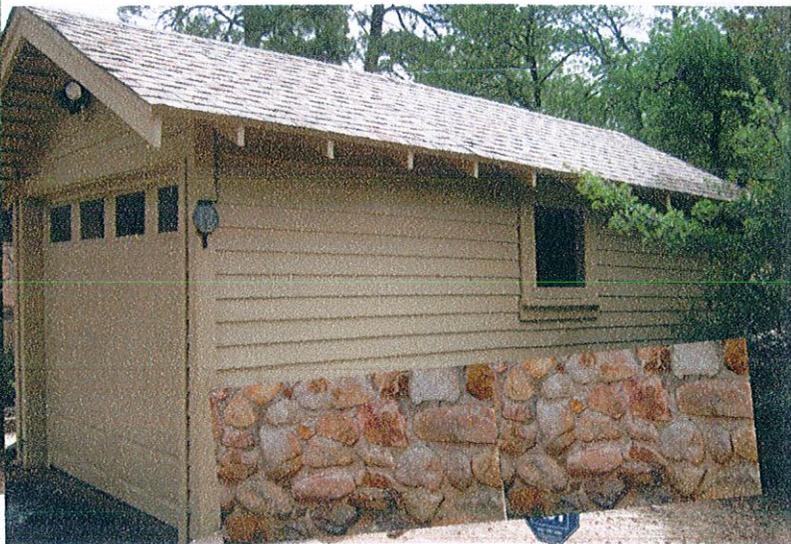
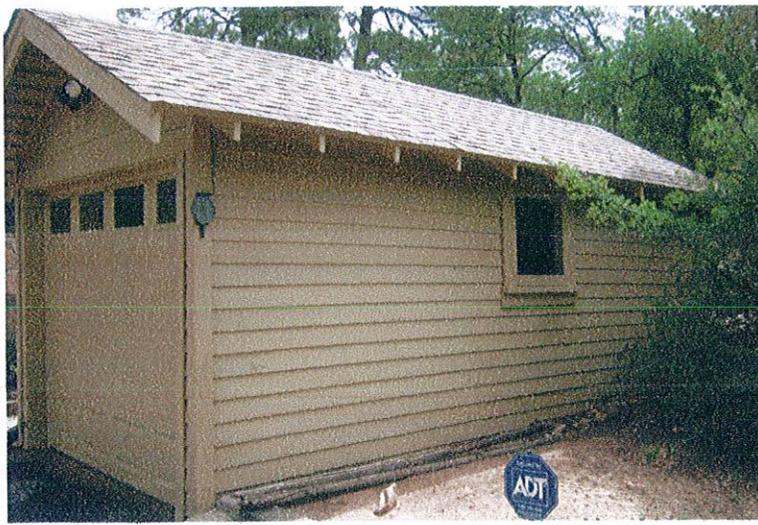


wood soil contact

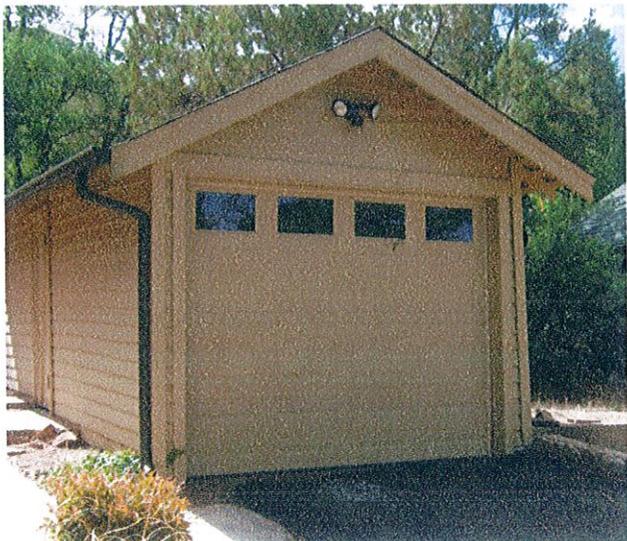




North & back



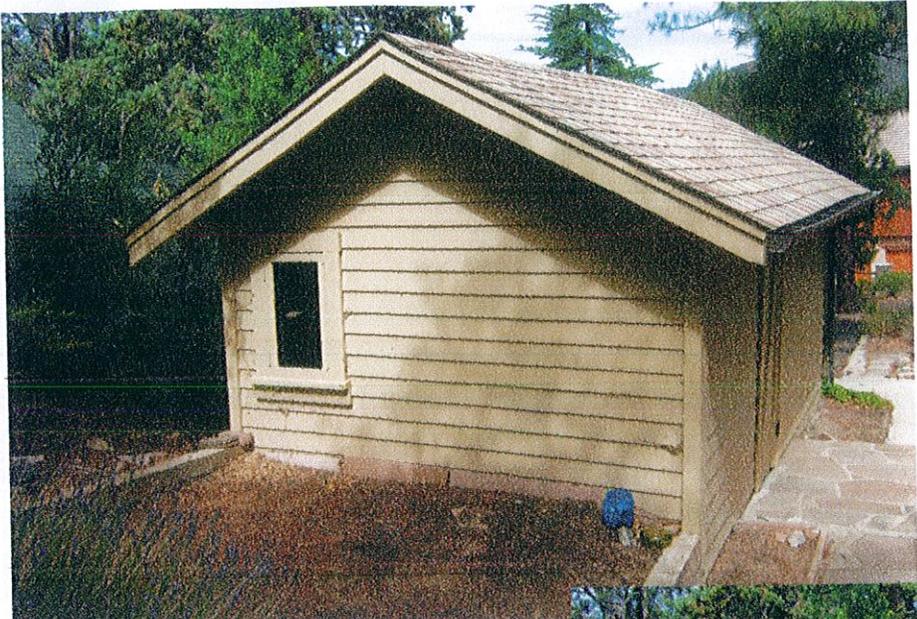
Front & South



Front

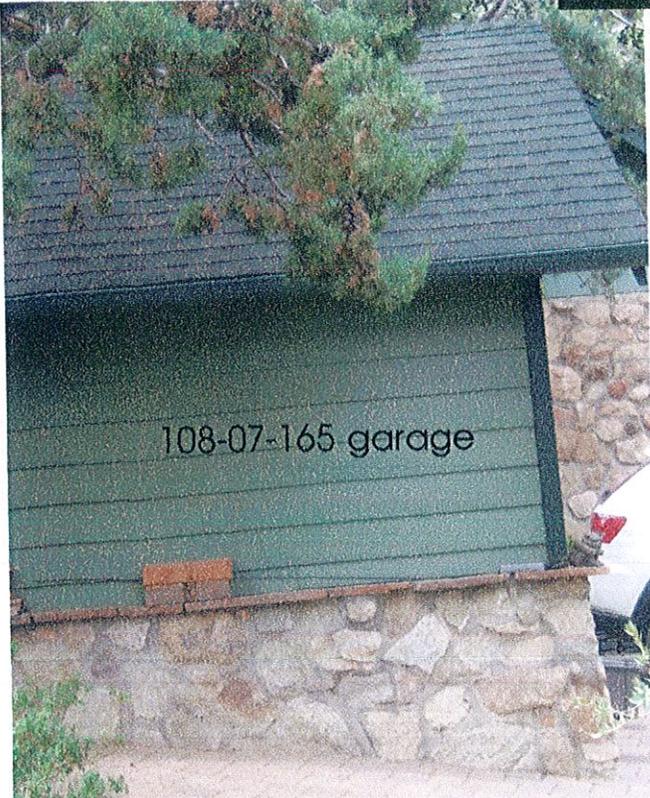
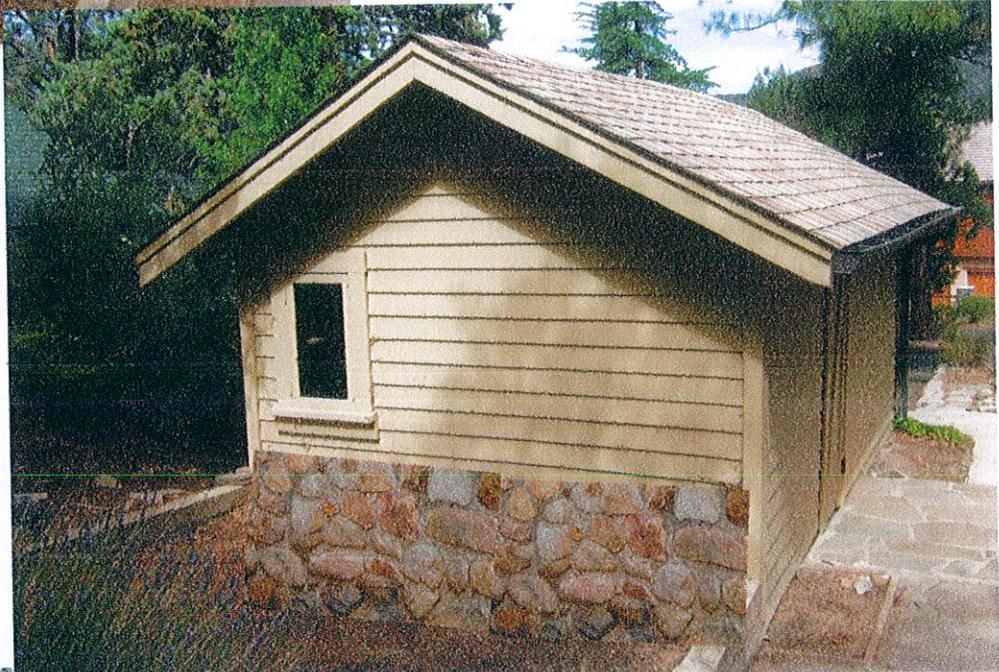


House side showing rock work to be copied on garage

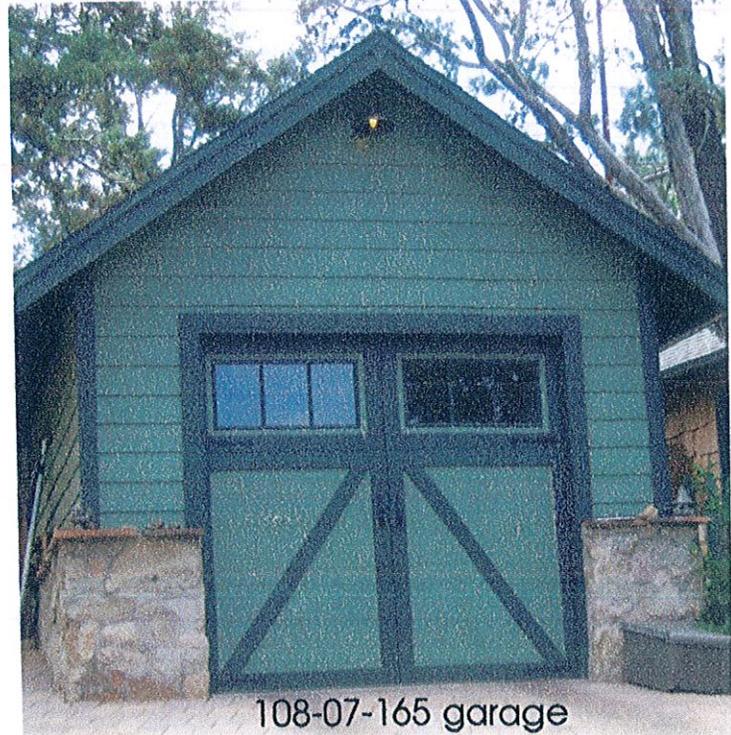


Back Wall

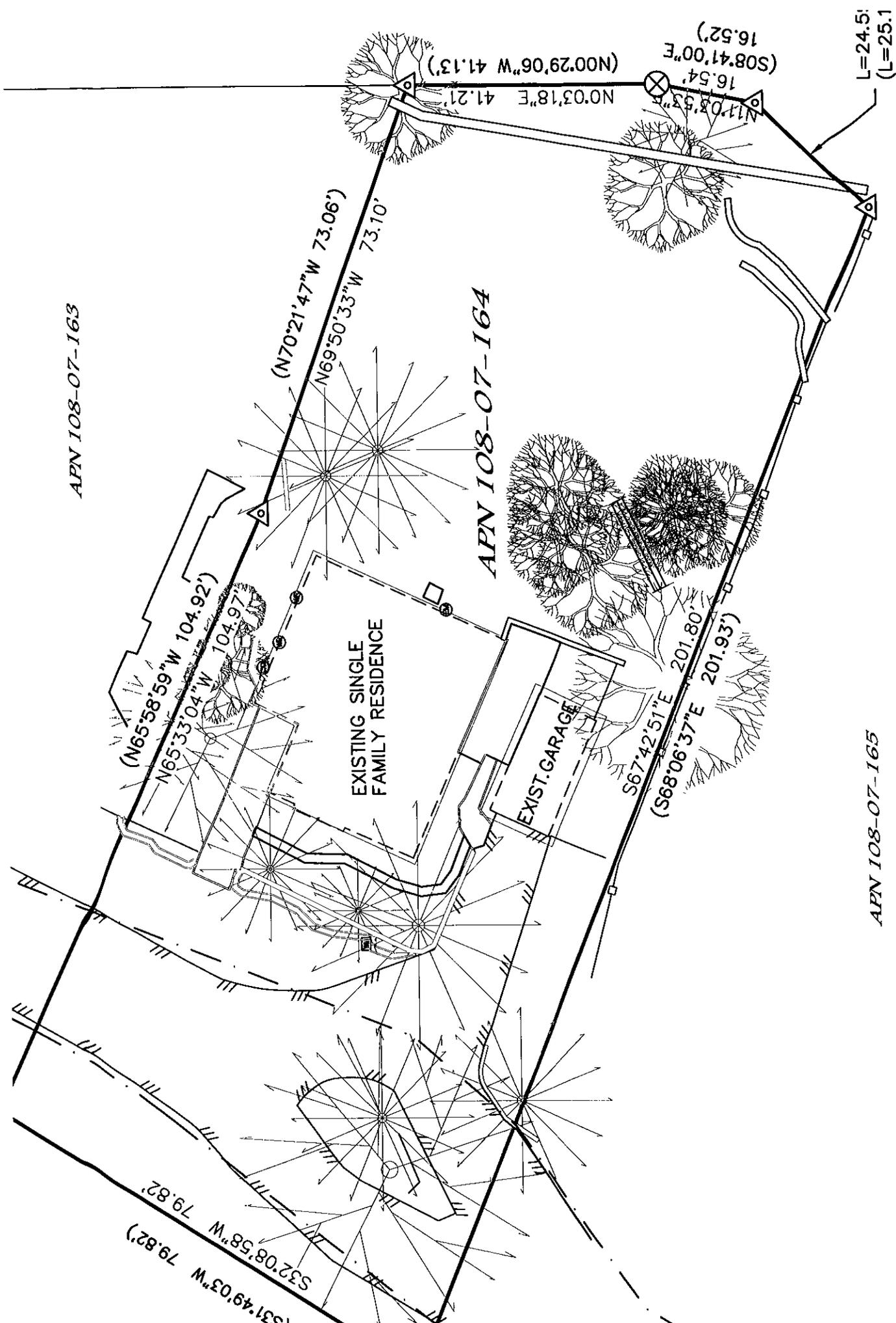
Back wall
after



108-07-165 garage



108-07-165 garage



APN 108-07-163

APN 108-07-164

APN 108-07-165

EXISTING SINGLE
FAMILY RESIDENCE

EXIST. GARAGE

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
August 8, 2014**

AGENDA ITEM: HP14-015 Request approval for design of a new wall mounted sign in the back alley for existing business and support of a variance to allow sign.	
Planning Manager:	George Worley <i>GW</i>
Director:	Tom Guice <i>TG</i>
Historic Preservation Specialist:	Cat Moody <i>CM</i>
Report Date:	July 31, 2014

Historic Preservation District: #1 Courthouse Plaza
APN: 109-02-019 **Zoning:** DTB
Location: 160 S Montezuma St
Applicant: Stephan Markov, Morgan Sign, 704 E Moeller St, Prescott AZ 86301
Owner: John Thorup, 4149 E Oxford Dr, Tucson AZ 85711

Existing Conditions

National Register Status: This building is not listed in the National Register of Historic Places. This rear of the building has a sign recess above the rear door that is currently filled with a plywood insert. The rear façade has several visible remnants from previous tenants still present on the rear wall.

Request

The applicant proposes to install signage above the rear door. The sign will measure 2' high x 5' wide. It is constructed of a pan channel painted panel with rear LED illumination. The sign has the business name in large white letters, "The Birdcage Saloon", and graphics of birds. See rendering for the sign in context, and mounting details.

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 only flat against the building; no flashing, revolving or roof-mounted signs are permissible
- Use incandescent or neon lighting for signage; box, cabinet or fluorescent signs are not acceptable

The proposed signage is compatible with the district guidelines and at 10 square feet, is not within the allotted 50 square feet of signage. Due to the larger grandfathered signs on the front of the building, this business is over its 50 square foot allocation for signage, and will require a variance for any signage on the rear of the building.

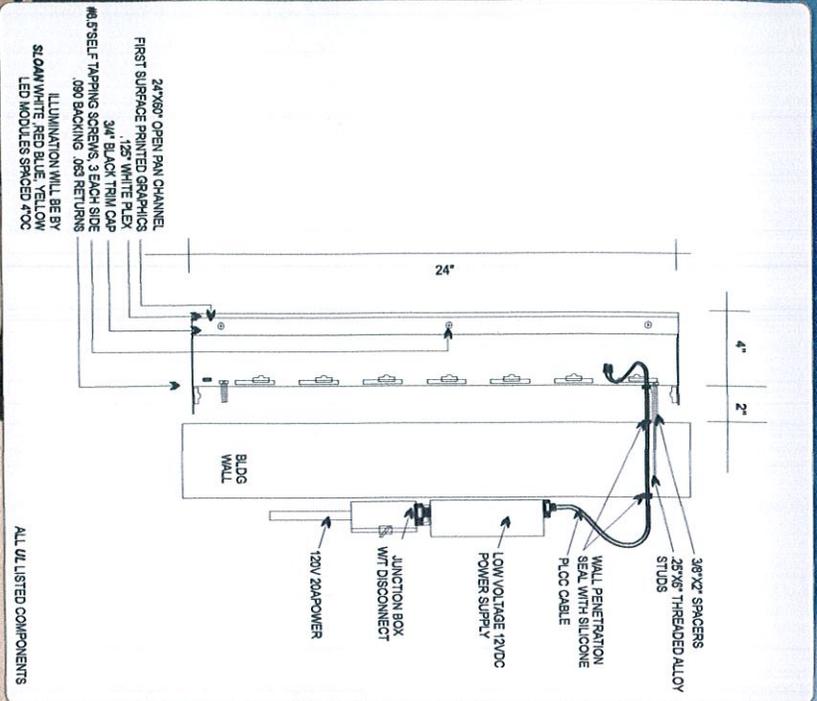
The rear wall of this building should be painted, at minimum, to clean up the appearance of the rear access to this business. It is also recommended that any

Agenda Item: HP14-015, 160 S Montezuma St

unnecessary old signage mounting elements be removed prior to repainting to reduce clutter on the rear façade.

Site Visit: Recommended

Recommended Action: Approve with inclusion of staff recommendations HP14-015
Request approval for design of a new wall mounted sign in the back alley for existing business and support of a variance to allow sign.



PROJECT:

DRAWN BY: SKM SCALE: NTS DATE:
 DESIGN # SHEET 1 OF 1

THIS UNPAID SHED DRAWING IS SUBMITTED FOR A PROJECT BEING DESIGNED FOR YOU BY MORGAN SIGN. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION,
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**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
August 8, 2014**

AGENDA ITEM: HP14-016, Request approval for renovation of home including addition to rear and new porch extension on side.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: July 31, 2014

Historic Preservation District: # 13, Southeast Prescott

APN: 110-01-031

Zoning: SF-9

Location: 230 South Mount Vernon Avenue

Agent/Applicant: Thomas Rhoads, Mingus Design, 440 S Montezuma St, Prescott AZ 86303

Owner: William & Ramona Kelley, 230 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 no longer listed in the National Register of Historic Places (delisted in 1992), due to substantial changes in the siding material of the main house. The carriage house remodel, approved by this commission in January of 2013 has recently been completed.

Request

Applicants propose to renovate the main house and make some additions on the rear and side. The proposed work includes

- Remove non-original brick veneer and return the house to painted horizontal lap siding (the original siding material on the home).
- Renovate the interior including bathrooms, kitchen, and some interior wall/door modifications.
- Construct a rear, hip-roof addition measuring approximately 18' deep x 32' wide that will house a new bedroom, bathroom and laundry area.
- Construct an expansion of the existing front porch that is a new covered side deck approximately 10' wide, and running back to the current back wall of the home.
- Re-roof entire main home with architectural grade shingles.

See plan set for more details on features of the proposed remodel.

Analysis

The Historic Preservation Master Plan for this district specifically recommends:

Agenda Item: HP14-016 230 South Mount Vernon Avenue

- Use gables and hip roofs consistent with historic pattern
- Additions to existing buildings should be to the rear of the property to maintain the front facade
- Encourage "architectural style" asphalt roofing material
- Encourage porches consistent with the historic style
- Emphasize vertical orientation on windows, use several vertical windows for a larger opening versus a large horizontal window
- Encourage wood for replacement doors and windows
- Encourage double-hung windows, with pane design similar to neighboring buildings
- Encourage wood siding on residential buildings
- Encourage post and column treatment and other details consistent with the historic style of the building

The proposed remodel would restore the main house siding to a more historic configuration. The addition on the rear is tucked behind the historic portion of home, and the side covered deck is not inconsistent with other wrap-around porches in the district.

The work would not adversely impact the historic status of this property, and will likely make it eligible for re-listing in the National Register of Historic Places.

Site Visit: Recommended

MOVE TO APPROVE - HP14-016, Request approval for renovation of home including addition to rear and new porch extension on side.

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
August 8, 2014**

AGENDA ITEM: HP14-017 Request approval for stage, restrooms and landscape improvements on vacant lot.

Planning Manager: George Worley *GW*

Director: Tom Guice *TG*

Historic Preservation Specialist: Cat Moody

Report Date: July 31, 2014

Historic Preservation District: #1 Courthouse Plaza

APN: 109-02-016A

Zoning: DTB

Location: 150 S Montezuma St

Agent/Applicant: Otwell and Assoc, 121 E Goodwin St, Prescott AZ 86303

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 columns and temporary fencing are in place at the front of the lot. The overall design for the site was approved through an appeal process at City Council in the Spring of 2014. In working with the building department through anticipated use of the space for outdoor gatherings, the applicants are being required to add bathrooms to the space.

Request

Applicants propose to:

1. Construct a stage at the rear of the space. The back wall of the stage will be constructed out of CMU blocks, which will then be stuccoed and painted (the same treatment shown on the restroom building- note: plans don't show stucco on plan set, but the owner intends to make the stage masonry match the restrooms). The roof over the stage is steel frame with a rusty brown standing seam metal roof.
2. Construct a restroom building on the south side of the space, with two ADA accessible restrooms, a maintenance closet and a drinking fountain. This building will have roof and painted stucco that will match the stage elements, and will have a trellis screen along the north side. The plans show a small tree flanking either side of the building, but the applicant would like to do a tile mosaic on each of the sidewalls, with a low planter at the base of the walls. The tile mosaic will be of a tree filled landscape on one side, and Prescott skyline building facades on the other.
3. Paving, compacted decomposed granite, lighting, fencing, and planters as shown on plans.

Agenda Item: HP14-017, 150 S Montezuma St

See rendering for more details on the proposed stage, restrooms, 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:

- 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 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.

Site Visit: Recommended

Recommended Action: Approve or Approve with Modifications HP14-017. Request approval for stage, restrooms and landscape improvements on vacant lot.



Otwell Associates Architects

121 East Goodwin St., Prescott, Az. 86303

(928) 445-4951



Orwell Associates Architects

121 East Goodwin St., Prescott, Az. 86303

(928) 445-4951

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
August 8, 2014**

AGENDA ITEM: HP14-018 Request approval for new two story garage in rear of property.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: July 31, 2014

Historic Preservation District: #13 Southeast Prescott
APN: 109-01-050 **Zoning:** MF-H
Location: 143 S Alarcon St
Applicant: Otwell and Assoc., 121 E Goodwin St, Prescott AZ 86303
Owner: Daniel & Antionette Zorich, 958 N Quail, Mesa AZ 85205.

Existing Conditions

National Register Status: This building is not listed in the National Register of Historic Places due to siding and window alterations. The applicant has received a variance through the Board of Adjustment that will allow this garage at the proposed location.

Request

The applicant proposes to construct a 20' x40' two story combined garage, laundry and storage building at the rear of the property. The garage will be accessible off the alley, and will provide parking for three cars, and one motorcycle as well as a laundry area on the ground floor. A partial second floor is slated for storage.

The roof pitches on the garage building will match the two pitches found on the house, which has both 7:12 and 12:12 pitched roofs. Two side dormers intersect the main gable roof on a north-south axis. The new garage will be sided with horizontal lap siding to be compatible with the main home. The roof will be finished with asphalt shingles to match the main house.

There are half-light doors on both the south and west sides of the garage (automobile entry is from the east side). There are several single hung (one-over-one) windows to allow light into the space.

See plan set for more details and renderings of the proposed work.

Analysis

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

- Discourage garage doors which face the street
- Discourage garages as part of main structure (place detached at side or rear of property)
- Encourage scale consistent with existing structures and styles

Agenda Item: HP14-018, 143 S Alarcon St

- Use gables and hip roofs consistent with historic pattern (including slopes)
- Encourage double-hung windows, with pane design similar to neighboring buildings
- Encourage wood siding on residential buildings

Site Visit: Recommended

Recommended Action: Approve HP14-018 Request approval for new two story garage in rear of property.



