



# PRESCOTT PRESERVATION COMMISSION A G E N D A

---

**PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
FRIDAY, March 13, 2015  
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 March 13, 2015** 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 February 13, 2015 meeting.
- 2. HP15-005** 112 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-111. Request approval for awning canvas change and signage for Bloom Tree Realty and tile replacement at doorways.

**IV. FOLLOW UP PRESENTATION FOR PREVIOUSLY APPROVED WORK**

**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 March 6, 2015 at 11:30 AM 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  
 FEBRUARY 13, 2015  
 PRESCOTT, ARIZONA

**MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on February 13, 2015 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 8:21 a.m.

**II. ATTENDANCE**

<b>MEMBERS</b>	<b>STAFF PRESENT</b>
Russ Buchanan	Cat Moody, Preservation Specialist
DJ Buttke	Suzanne Derryberry, Admin Specialist
Robert Burford	Ian Mattingly, Traffic Engineer
Mike Todd, Chairman	<b>COUNCIL PRESENT</b>
Christy Hastings	None
Gary Edelbrock	
Trinidee Shelton, Co-Chairwoman (Absent)	

**III. REGULAR AGENDA**

**1. Approval of the minutes of the December 12, 2014 meeting.**

Mr. Burford, MOTION to approve the December 12, 2014 meeting minutes. Ms. Hastings, 2<sup>nd</sup>. VOTE 5-0; passed.

**2. HP15-001 112 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-114. Request approval for new panel in existing cabinet sign above awning.**

Ms. Moody reviewed the staff report and indicated that the request was for a new sign panel in an existing cabinet sign. She displayed photos on the overhead projector and noted that the cabinet sign was grandfathered. She stated that the reason for the change in panels was due to new ownership of the business.

Mr. Buttke, MOTION to approve HP15-001, request for new panel in existing cabinet sign above awning. Mr. Buchanan, 2<sup>nd</sup>. VOTE 5-0; passed.

**3. HP15-002 113 W Goodwin St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-074. Request approval for new signage painted directly on stucco façade.**

Ms. Moody reviewed the staff report and indicated that the request was for new signage to be painted on the building at 113 W Goodwin Street that once housed Edelweiss. She displayed photos on the overhead projector and discussed the

painted design of the sign. She stated that there was a representative available for any questions.

Tom Kelly, 425 E Gurley, stated that the proposed color would either be a rustic dark brown or an alternative maroon/brown. He also stated that all signage being painted would be done in the same color.

Mr. Burford stated that the brand and quality was nice but he recommended possibly trying different font for the brand to help it stand out a little better.

Ms. Hastings, MOTION to approve HP15-002, request for new signage painted directly on stucco façade. Mr. Burford, 2<sup>nd</sup>. VOTE 5-0; passed.

4. **HP15-003** 110 E Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-08-020. Request approval for a modification to the existing painted signage on the 2<sup>nd</sup> floor of the east face of the building.

Ms. Moody reviewed the staff report and indicated that the request had been a common review item in the past. She provided a history background on the painted sign, noting that it was a grandfathered sign, and displayed photos on the overhead projector.

She indicated there was concern regarding the condition of the underlying brick due to the multiple layers of paint over time. The other issue was due to access needing to be gained from another property in order to reach the area to be painted.

In order to reduce continued damage to the brick, the applicant is proposing the placement of a canvas flat mounted panel. Ms. Moody displayed the mounting detail on the overhead projector. She indicated that the new canvas sign would be placed directly over the painted sign. It would also allow the increased flexibility of changing the sign more frequently, although they would still need the approval from the commission.

Mr. Todd voiced concerns about the look of canvas signs sometimes not looking professional, particularly in regards to issues with rippling.

Stephen Markov, 704 E Moore, stated that the sign is printed on a giant ink jet printer on a single piece of canvas. He added that the material was very durable for at least a few years; after that time it would likely need to be replaced with new canvas. He concluded by stating that he was confident with the construction process and wasn't worried about any possible wrinkling of the canvas.

Other discussions which took place were regarding the construction, materials, and design of the proposed sign.

Jeff Davis, 110 E Gurley St, discussed the difficulties of having the sign hand painted. He also spoke about the opportunities it would provide to be able to promote Prescott.

Mr. Buttke, MOTION to approve HP15-003, request for modification to existing painted signage on 2<sup>nd</sup> floor of the east face of the building. Mr. Buchanan, 2<sup>nd</sup>. VOTE 5-0; passed.

5. **HP15-004** 241 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-079. Request approval for 1) increased driveway width, 2) storage shed in rear yard, 3) free standing deck in rear yard, and 4) shelving in southeast corner of carport.

Mr. Burford, MOTION to approve HP15-004, request approval for 1) increased driveway width, 2) storage shed in rear yard, 3) free standing deck in rear, and 4) shelving in southeast corner of the carport with the following modification: drive width is allowed to be 16 ft at the street (measured from inside curb face to curb face at the back of the return radius of the curb and gutter) and tapering to the existing drive location at the back of the sidewalk (east side of the sidewalk). Mr. Buttke, 2<sup>nd</sup>. VOTE 5-0; passed.

#### **IV. FOLLOW UP PRESENTATION FOR PREVIOUSLY APPROVED WORK**

Item was deferred to the following meeting.

#### **V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE**

Ms. Moody discussed the proposed project at 132 N Montezuma Street, the request to construct a multi-story, single-family residence which would adhere to commercial setbacks, building height and lot coverage. She also noted that the project would be going before the Board of Adjustment for a variance request. She added that the item was only a courtesy review on design and architectural issues in order to provide feedback to the Board of Adjustment.

Michael Taylor, 544 Whetstine, stated that the project was for Mike Fann and it would serve as his primary residence. He had the desire to create a design which would tie into the downtown historic feeling. He continued by discussing the reasons for the requested variance.

Other discussions were related to architectural design elements and the placement configuration of the home on the parcel.

Mr. Burford commented that it would be a nice addition to the downtown district.

Mr. Todd stated that the various elements were integrated nicely.

Mr. Taylor discussed the projections of the interior floor which would cantilever out in order to gain additional interior space.

Other discussions took place regarding the current structure on the parcel.

Mr. Buttke stated that he was in favor of the project and further discussed different elements related to the proposed structure.

Ms. Moody stated that she would provide information and comments to other members of staff to be included in the staff report for the Board of Adjustment item. Discussions took place regarding the roof line, visual aspects of the rear of the home, and nearby businesses.

Mr. Taylor discussed the total lot coverage and stated that there were different standards for residential versus commercial; they were asking for the opportunity to abide by commercial allowances. Commercial standards provide zero side setbacks, 50 feet in height, and 100% lot coverage, although they were only asking for approximately 60% of total lot coverage.

Ms. Hastings stated the concept was very creative and well thought out.

**VI. ADJOURNMENT**

Chairman Todd adjourned the meeting at 10:15 a.m.

---

Michael Todd, Chairman

*Suzanne Demyberry*  
Administrative Specialist

**PRESCOTT PRESERVATION COMMISSION  
COMMUNITY DEVELOPMENT DEPARTMENT  
Staff Report  
March 13, 2015**

**AGENDA ITEM: HP15-001 Request approval for awning canvas change and signage for Bloom Tree Realty and tile replacement at doorways.**

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

**Historic Preservation Specialist:** Cat Moody

**Report Date:** March 6, 2015

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

**APN:** 113-15-111

**Zoning:** DTB

**Location:** 106 N Cortez Street

**Applicant:** Nick & Tammy Malouff, Raymond Zogob, 325 W Gurley St, Suite 201  
Prescott AZ 86301

**Owner:** M&J Leasing LLC, 750 W Polk St, Phoenix AZ 85007

**Existing Conditions**

The property includes the National Register listed Bashford Block Building in a Romanesque/Neoclassical Revival architectural style. It was constructed in 1900 and has been used for banking, retail and professional offices in the past. The awnings have been in place since about 1983.

The time and temperature sign on the roof is listed as a grandfathered "non-conforming sign worthy of preservation" in the Land Development Code.

**Request**

The applicant proposes to change out the canvas on the existing steel frame awnings-replacing the green fabric with a pewter grey fabric. This request also includes signage for Bloom Tree Realty. Signs include:

1. The Bloom Tree Realty logo and text (10.5 ft wide x 3 ft high) imprinted on the western awning along Gurley Street and the northern awning along Cortez Street.
2. Text signage change, from National Bank to Bloom Tree Realty (54" high x 96" wide) on the grandfathered time and temperature sign on the roof of the building.
3. Small under awning signage panel with "Visitor Center" text near main entry.

This request includes replacing the tile in the main entry with a grayish brown stone-like tile, and replacing exterior carpet at the door on Cortez with the same tile.

Please see mock-up rendering to view the signage in place, tile and canvas sample will be available at the meeting.

**Agenda Item:** HP15-005, 106 N Cortez St

**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 awning fabric and signs are generally compatible with the district, and fall just within the allotted 80 square feet on signage for this business and the tile change in the entryways will not impact the historic status of this building.

**Site Visit: Recommended**

**Recommended Action:** Approve or Approve with Modifications HP15-005. Request approval for awning canvas change and signage for Bloom Tree Realty and tile replacement at doorways.



**BloomTree**

— **RE ALTY** —

**EXPANDING WHAT'S POSSIBLE**



