

PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, August 12, 2016
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 12, 2016** 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

DJ Buttke, Chairman	Christy Hastings
Gary Edelbrock, Vice-Chairman	Robert Burford
Russ Buchanan	Mike King
	Tony Teeters

- III. REGULAR AGENDA**

- 1. Approval of the minutes of the July 8, 2016 meeting.**
- 2. HP16-006** 342 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-03-021. Request approval for deck addition, repairs and roof modifications in rear.
- 3. HP16-005** 117 E Gurley St. Historic Preservation District #2, Elks Theatre. APN: 109-01-011E. Request approval for fire escape on west side of building.
- 4. HP16-007** 309 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-065. Request approval for repair of foundation and complete rebuild of front porch and landscape improvements.
- 5. HP16-004** 141 S Alarcon St. Historic Preservation District #13, Southeast Prescott. APN: 109-01-051. Request approval for two story addition in rear.

- 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 5, 2016 at 3:00 PM in accordance with the statement filed with the City Clerk's Office.



Darla Eastman, 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.

Agenda Item: HP16-005, 117 E Gurley St

The proposed work will not impact the historic status of the building, and will improve safety for the building occupants.

Site Visit: Optional

Recommended Action: Approve HP16-005, Request approval for fire escape on west side of building.

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
August 12, 2016**

AGENDA ITEM: HP16-006, Request approval for deck addition, repairs and roof modifications in rear.

Planning Manager: George Worley 
Director: Tom Guice

Historic Preservation Specialist: Cat Moody 

Report Date: August 5, 2016

Historic Preservation District: # 13, Southeast Prescott

APN: 110-03-021

Zoning: SF-9

Location: 342 S Mount Vernon Ave

Owner: Hilary Sheevers/Neil Conklin, 342 S Mount Vernon Ave, Prescott 86303

Applicant: Todd Marolf, Headwaters Architecture, 212 S Montezuma St, Prescott 86303

Existing Conditions

National Register Status: This property is listed in the National Register of Historic Places and is part of the East Prescott District and the Southeast Prescott Local Historic Overlay District.

The existing rear deck on this home is covered with a shed roof which appears to have been added at some point. It ties in under the soffit, and obscures a clipped-gable roof*, one of the more distinctive elements of this home.

** A half-hip, clipped-gable or jerkin head roof has a gable, but the upper point of the gable is replaced by a small hip, squaring off the top of the gable. Half-hipped roofs are very common in Denmark, Germany and especially in Austria and Slovenia. They are also typical of traditional timber frame buildings in the Wealden area of South East England.*

Request

Applicant proposes to:

- Remove the shed roof over the existing rear deck.
- Repair and expand the rear deck to the west and north
- Remove a non-original chimney flue and shingle over the area

See plans and photos for a graphic representation of these elements.

Analysis

The Historic Preservation Master Plan for this district specifically recommends:

- 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

Agenda Item: HP16-006 342 S Mount Vernon Ave

- Encourage post and column treatment and other details consistent with the historic style of the building

The proposed changes will not adversely impact the historic status of this home, and will restore the rear clipped gable roof to its original configuration.

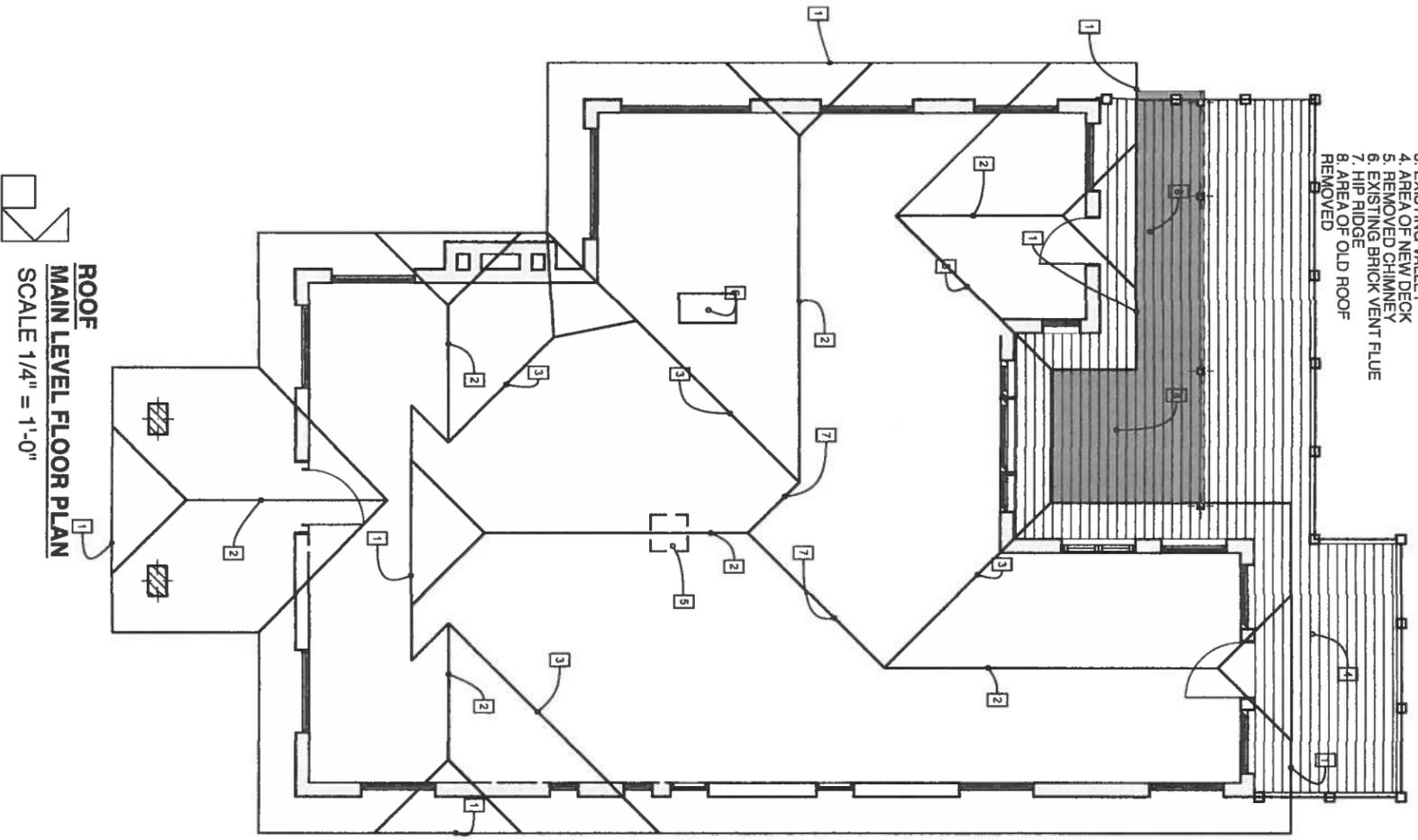
Site Visit: Recommended

MOVE TO Approve or Approve with Modifications - HP16-006, Request approval for deck addition, repairs and roof modifications in rear.

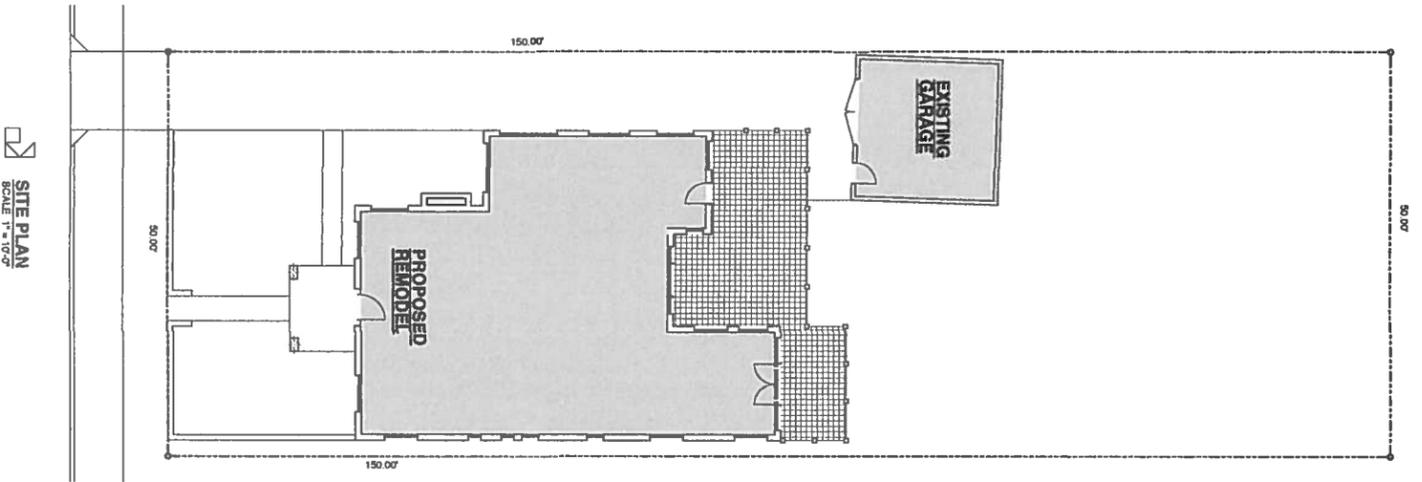
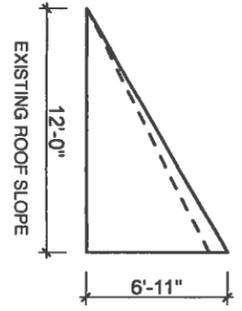




- KEYNOTES:**
1. EXISTING DUTCH GABLE
 2. EXISTING RIDGE
 3. EXISTING VALLEY
 4. AREA OF NEW DECK
 5. REMOVED CHIMNEY
 6. EXISTING BRICK VENT FLUE
 7. HIP RIDGE
 8. AREA OF OLD ROOF REMOVED



**ROOF
MAIN LEVEL FLOOR PLAN**
SCALE 1/4" = 1'-0"



SITE PLAN
SCALE 1" = 10'-0"

PROJECT DATA:

OWNER:
NEIL CONKLIN HILLARY
SHEEVERS
342 SOUTH MOUNT VERNON
PRESCOTT, AZ 86303

SCOPE OF WORK:
INTERIOR REMODEL,
INCLUDES KITCHEN, MASTER
BEDROOM, BASEMENT AND
ADDING AN EXTERIOR DECK
ON THE WEST SIDE

AREA:

EXISTING	2,112 SF
MAIN LEVEL	536 SF
BASEMENT	2,668 SF
TOTAL	
GARAGE	324 SF
COVERED PORCH	86 SF
NEW DECK	449 SF
<small>(INCLUDES 16 SF COVERED REMOVED)</small>	

CONSTRUCTION TYPE:
VB

A-5

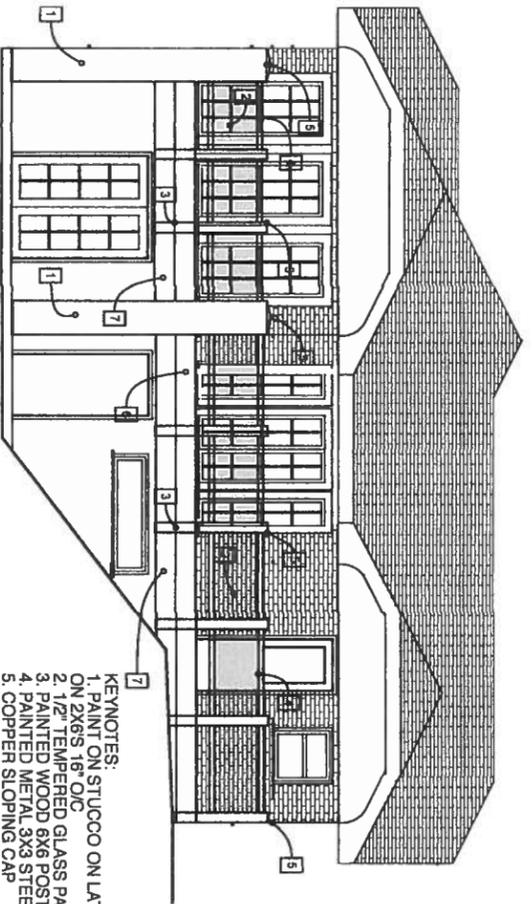


HEADWATERS
ARCHITECTURE P.C.
212 SOUTH MONTEZUMA STREET
PRESCOTT, AZ 86303
928-776-7180 7/5/16

PRELIMINARY

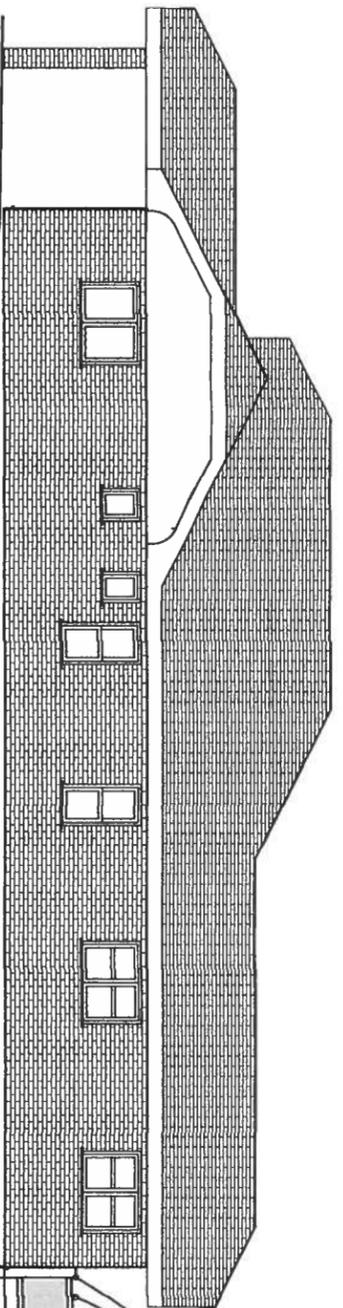
**ALTERATIONS FOR
SHEEVER / CONKLIN**
342 SOUTH MONT VERNON
PRESCOTT, AZ 86303
APN 110-03-021



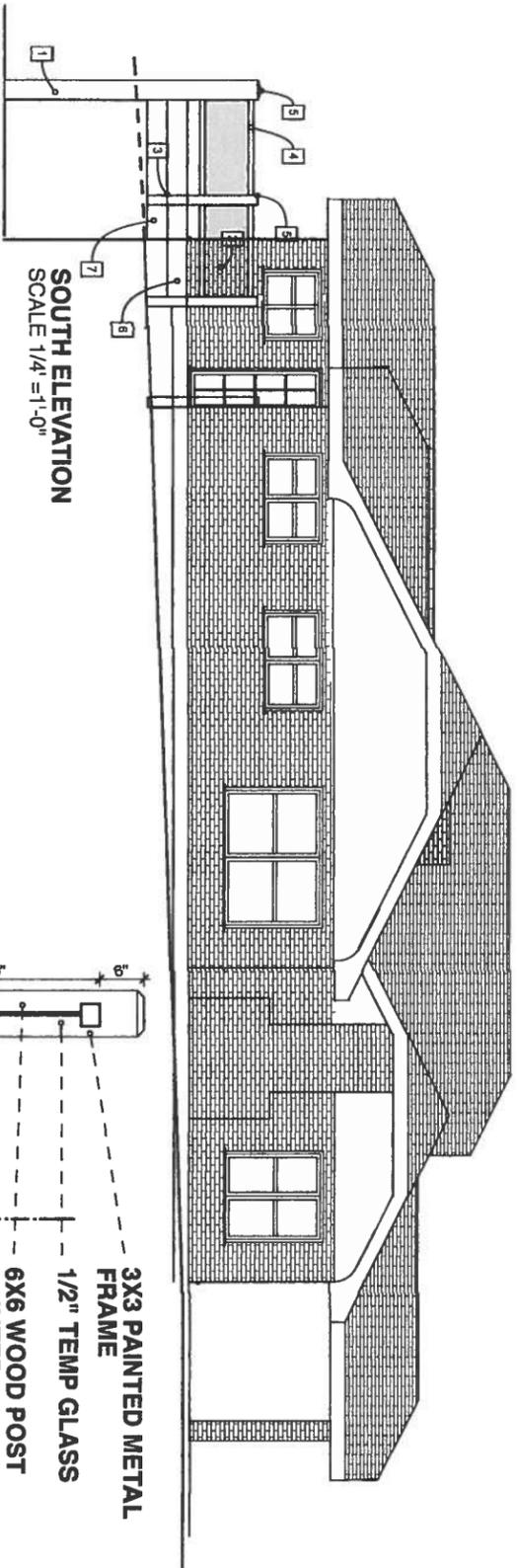
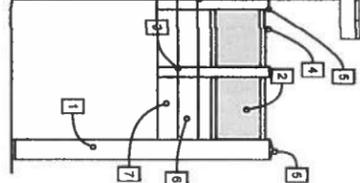


WEST ELEVATION
SCALE 1/4" = 1'-0"

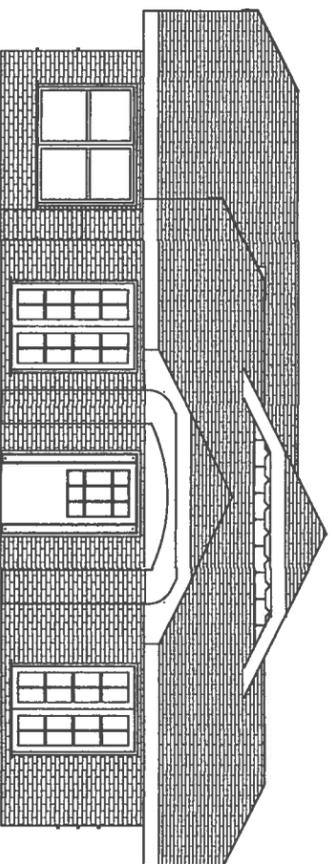
- KEYNOTES:
 1. PAINT ON STUCCO ON LATH ON 1" RIGID INSULATION ON 1/2" OSB ON 2X6S 16" O/C
 2. 1/2" TEMPERED GLASS PANEL
 3. PAINTED WOOD 6X6 POST
 4. PAINTED METAL 3X3 STEEL FRAME
 5. COPPER SLOPING CAP
 6. PAINTED 2X12 RIM JOIST
 7. PAINTED WOOD BEAM



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

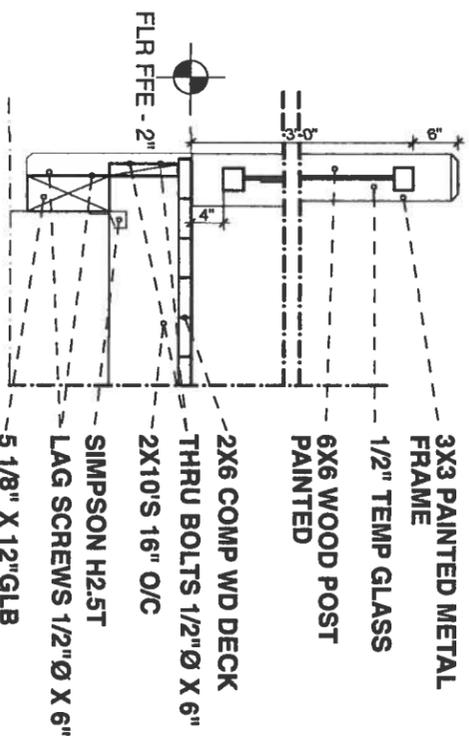


SOUTH ELEVATION
SCALE 1/4" = 1'-0"



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

- EXTERIOR SELECTIONS:
 WALLS: PAINT ON STUCCO
 RAILINGS: PAINT ON METAL FRAME, PAINT ON 6X6 WOOD POSTS AND CLEAR GLASS PANELS.
 DECK: TREX 2X6
 COLORS: SAME AS EXISTING COLORS (NO CHANGE)



EXTERIOR RAILING
@ WEST DECK

1

PRELIMINARY

ALTERATIONS FOR
SHEEVER / CONKLIN
 342 SOUTH MONT VERNON
 PRESCOTT, AZ 86303
 APN 110-03-021



HEADWATERS

ARCHITECTURE P.C.
 212 SOUTH MONTEZUMA STREET
 PRESCOTT, AZ 86303
 928-776-7180 7/5/16

A-6

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
August 12, 2016**

AGENDA ITEM: HP16-007, Request approval for repair of foundation and complete rebuild of front porch and landscape improvements.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: August 5, 2016

Historic Preservation District: # 13, Southeast Prescott

APN: 110-01-065

Zoning: SF-9

Location: 309 S Mount Vernon Ave

Owner/Applicant: Terrey and John Dombroski, 309 S Mount Vernon Ave, Prescott 86303

Existing Conditions

National Register Status: This property is listed in the National Register of Historic Places and is part of the East Prescott District and the Southeast Prescott Local Historic Overlay District.

The foundation on this home is failing, and the front porch is sagging and in need of rebuilding due to structural damage. There is an existing central concrete walk up to the front porch and a black vinyl fence surrounding the front yard.

Request

Applicant proposes to:

- Repair and or reconstruct foundation as necessary
- Completely reconstruct the front porch to look exactly as it looks now
- Place natural stone veneer at the base of the new porch columns
- Replace vinyl fence in front yard with a painted wooden fence
- Replace front concrete walkway with a red brick walkway.
- Replace front screen door with a new door to match existing
- Place decorative awning over window left of porch
- Grading at front of property to prevent water infiltration under foundation and porch

See plans and photos for a graphic representation of these elements.

Analysis

The Historic Preservation Master Plan for this district specifically recommends:

- Maintain historic orientation of front door/walk
- Retain/encourage stone walls
- Encourage wrought iron or open wood fencing at front of property

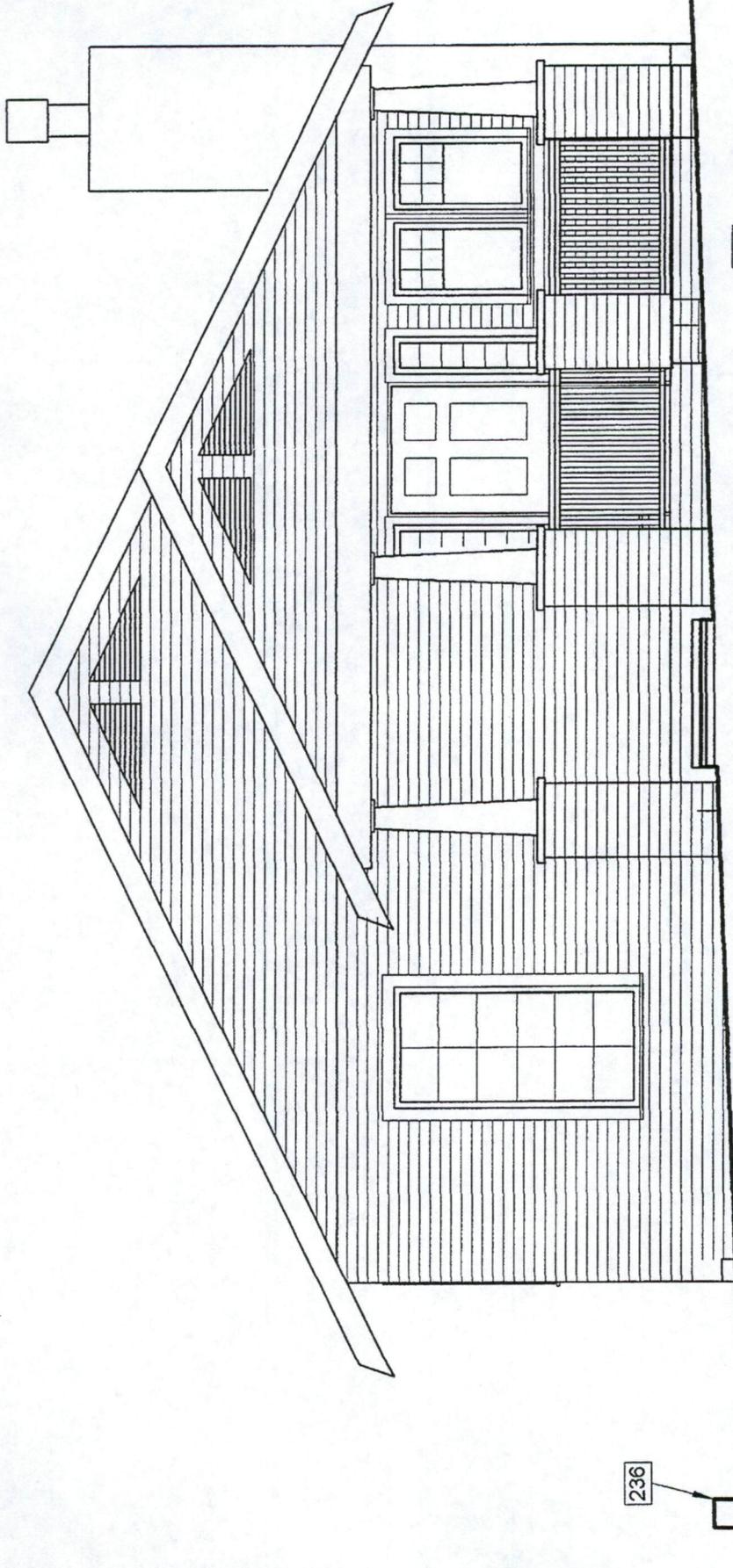
Agenda Item: HP16-007 309 S Mount Vernon Ave

- Encourage stem walls with raised porches; face the stem wall with historically appropriate material
- Encourage post and column treatment and other details consistent with the historic style of the building

The proposed changes will not adversely impact the historic status of this home, and will improve the life of the home long term, helping to prevent water damage.

Site Visit: Recommended

MOVE TO Approve or Approve with Modifications - HP16-007, Request approval for repair of foundation and complete rebuild of front porch and landscape improvements.

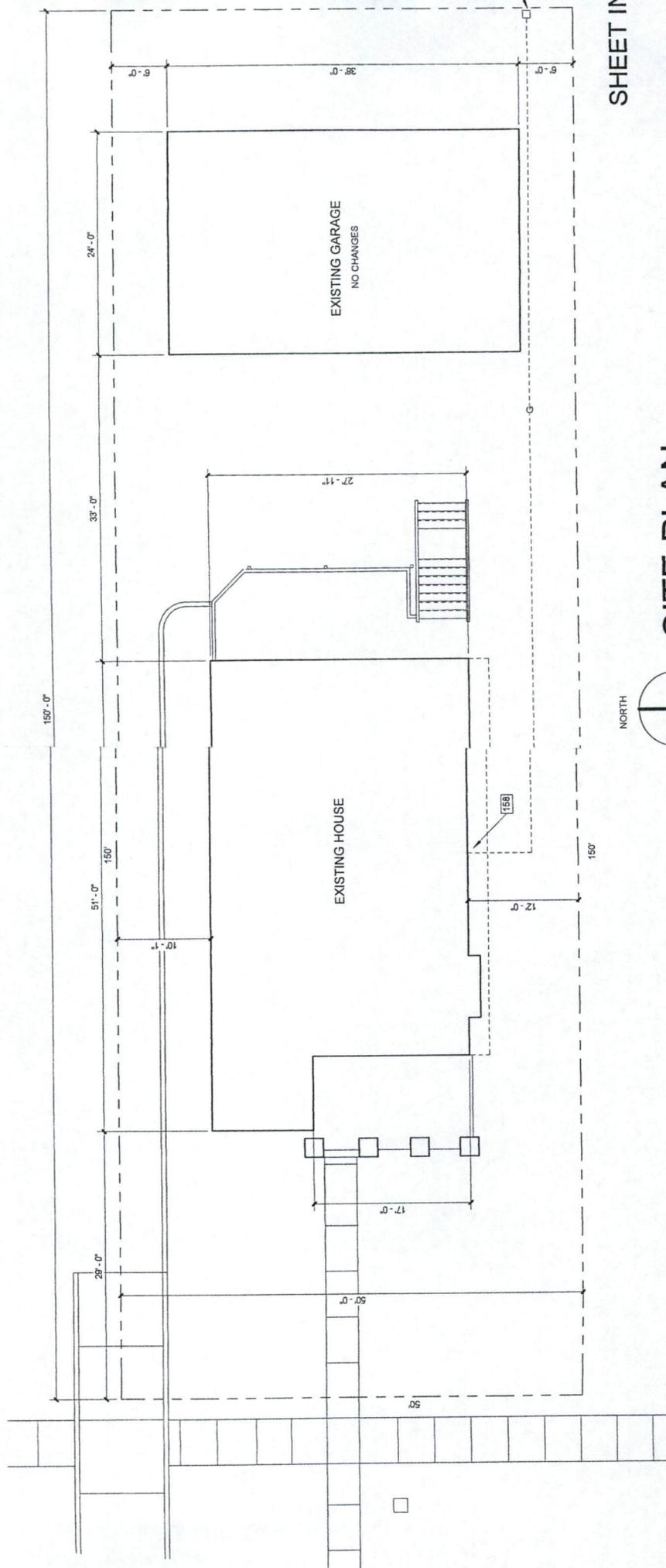


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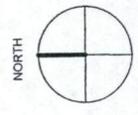
234

WEST ELEVATION EXISTING



SHEET IN

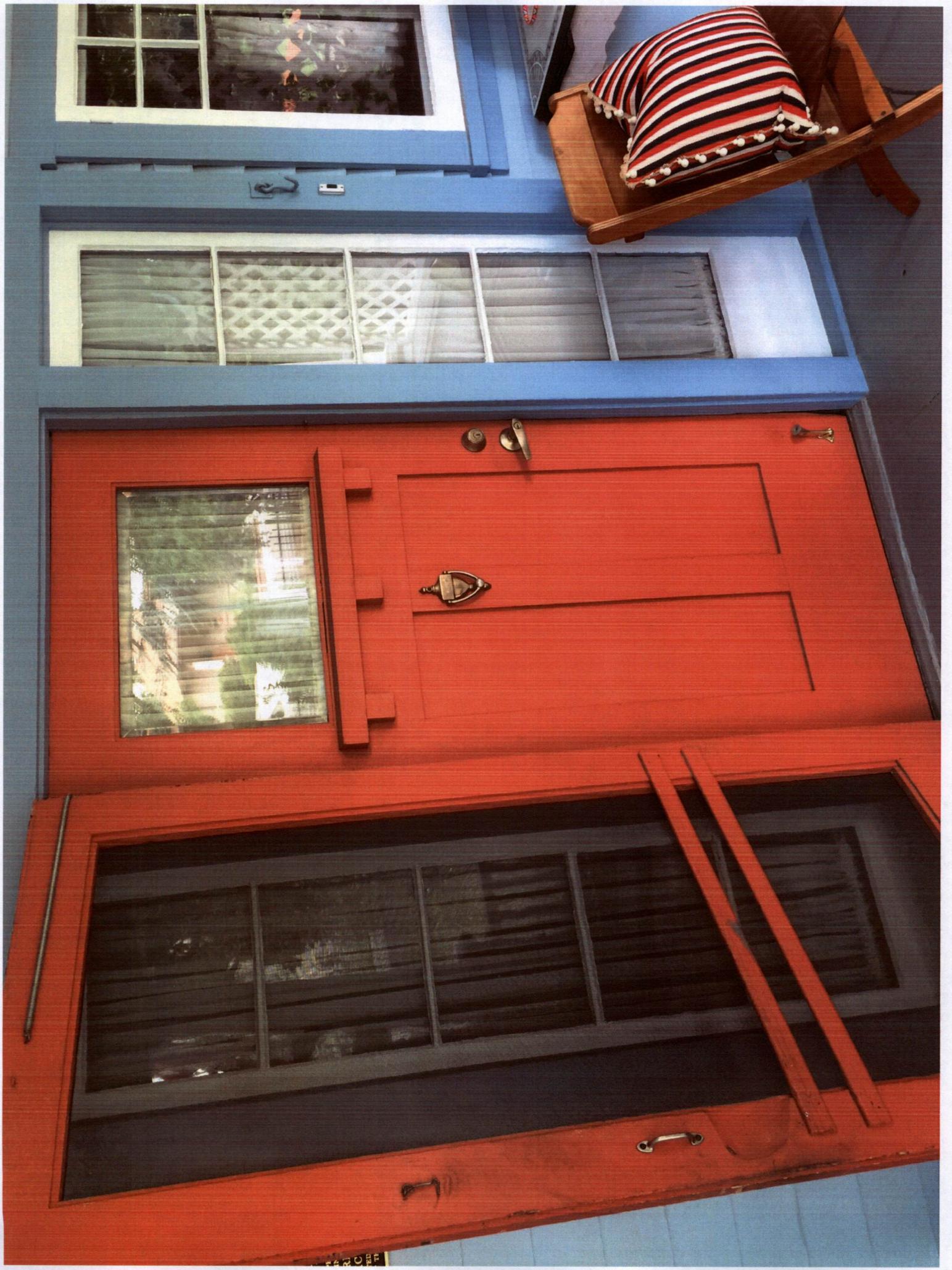
SITE PLAN
1/8" = 1'-0"



- A101 SITE PLAN
- A201 FOUNDATION PL
- A202 FLOOR FRAMING
- A301 BASEMENT PLAN
- A302 FLOOR PLAN
- A401 ELEVATIONS
- A501 CROSS SECTION
- A502 LONGITUDINAL
- A601 DETAILS









**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
August 12, 2016**

AGENDA ITEM: HP16-004 Request approval for two story addition in rear.	
Planning Manager:	George Worley <i>G Worley</i>
Director:	Tom Guice
Historic Preservation Specialist:	Cat Moody <i>cm</i>
Report Date:	August 5, 2016

Historic Preservation District: #13 Southeast Prescott
APN: 109-01-051 **Zoning:** MF-H
Location: 141 S Alarcon St
Owner/Applicant: Sandy and Ken Wangler, 4128 E Ravenswood Dr Gilbert AZ 85298

Existing Conditions

National Register Status: This building is listed in the National Register of Historic Places as part of the East Prescott Historic District.

The existing historic home has 1014 sq feet of livable space with a 104 sq foot covered entry. There is a existing 530 sq foot shed in the rear of the property.

Request

The applicant proposes to

- Construct a two story 3085 sq foot addition behind the original home. A small portion of a previous rear addition would be remodeled to accommodate a stairway to the second floor of the addition. The addition would step upslope slightly in the back (see Right Elevation).
- A new garage is proposed at the northeast corner of the addition, located towards the rear of the property.
- The proposed windows on the existing home would be Pella wood windows with exterior Aluminum cladding; windows facing the front of the home would have board and batten style shutter trim elements. Windows on the addition would be Millgard Tuscan series vinyl windows to match the general style of the windows in the original portion of the home.
- Horizontal siding on the addition that integrates with the existing wood siding on the original house would be used and the entire house would be repainted using Behr products; the main house color would be white with deep blue trim.
- Architectural shingles in an Amber color are proposed on the roof.

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:

Agenda Item: HP16-004, 141 S Alarcon St

- Encourage scale consistent with existing structures and styles
- 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
- Discourage garage doors which face the street
- Discourage garages as part of main structure (place detached at side or rear of property)
- Additions to existing buildings should be to the rear of the property to maintain the front facade
- Encourage "architectural style" asphalt roofing material
- Locate doors consistent with the historic pattern
- Encourage porches consistent with the historic style
- Encourage wood for replacement doors and windows
- Encourage double-hung windows, with pane design similar to neighboring buildings
- Encourage post and column treatment and other details consistent with the historic style of the building

This addition is nearly three times the size of the existing historic home, and although the owners have developed a design that is compatible in its architectural style, the scale and massing are questionable in comparison to the original historic home.

Site Visit: Recommended

Recommended Action: Approve, Approve with Modifications, or Deny HP16-004
Request approval for two story addition in rear.









