



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, November 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, November 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

Trinidee Shelton, Chairwoman
DJ Buttke, Vice-Chairman
Russ Buchanan

Christy Hastings
Robert Burford
Gary Edelbrock

III. REGULAR AGENDA

- 1. Approval of the minutes** of the October 9, 2015 meeting.
- 2. HP15-025** 111 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-045. Request approval for replacement of windows.

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 November 6, 2015 at 11:30 AM 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.



**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
OCTOBER 9, 2015
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on OCTOBER 9, 2015 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.

I. CALL TO ORDER

Chairwoman Shelton called the meeting to order at 8:00a.m.

II. ATTENDANCE

MEMBERS PRESENT	STAFF PRESENT
Trinidee Shelton, Chairwoman	Cat Moody, Preservation Specialist
DJ Buttke, Vice-Chairperson	George Worley, Planning Manager
	Darla Eastman, Administrative Specialist
Gary Edelbrock	
Russ Buchanan	COUNCIL PRESENT
Robert Burford	

REGULAR AGENDA

1. Approval of the minutes of the August 14, 2015 meeting.

Mr. Edelbrock, MOTION to approve the August 14, 2015 meeting minutes. Mr. Buttke, 2nd. VOTE 5-0; passed.

2. HP15-025 111 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-045. Request approval for replacement of windows.

Cat Moody stated that the request is to replace all the windows in the house, with the exception of the three windows on the second floor of the north side of the home that were part of the newer dormer addition. She gave some history on the house, it was originally a duplex. She displayed the 1910 Sanborn map on the overhead projector. They termed it a “double-house” at the time and it was a double-house for some time before it was converted into a single-family home. It used to have a front porch on the north entry. This house originally had entries on the southwest and northwest corners. There are 28 windows proposed to be replaced in the main house and it is the first residential house on the east side of Mount Vernon Street. The windows included: A) Single hung, Anderson Eagle all-wood with aluminum cladding (on south and west sides), B) Double hung, Anderson Eagle all-wood with aluminum cladding (on north side), C) Casement, Anderson Eagle all-wood with aluminum cladding (on second floor west side), *D) Double hung, Simonton vinyl windows (on rear of home on east side), and E) Casement vinyl, Simonton (on rear of home on east side). *These windows are currently double hung windows, but replacing them with double hung windows will not meet current building safety codes. Casements will provide the required opening square footage for egress for these bedroom spaces, and will fit within current openings. An optional wood cross rail could be fabricated to

give the appearance of the one-over-one window configuration when the windows are closed, which would maintain the original appearance of the house from the street.

Ms. Moody announced that the owner of the house contacted her before this morning's meeting to modify the request so she provided a slightly different interpretation than in the Staff Memorandum. She described the south side of the home as A, single hung windows, Anderson Eagle all-wood with aluminum cladding. On the north side, Ms. Moody described B., as double hung windows, Anderson Eagle all-wood with aluminum cladding. Also in the modified request, the owner contracted to have the lattice extended on the north side of the house all the way to the front. Therefore, on the north side, the windows will be hidden or seen from a 45 degree angle by the lattice except the one closest to the front. Also, 13 Boston ivy plants will be planted to crawl up the lattice.

The Committee directed a question to George Worley regarding the lattice and if the extension is within setback regulations. Mr. Worley responded that the front face of the house and front yard setback are very close, but they do meet the requirements. He also mentioned that the windows are also visible from Gurley Street.

The Committee continued discussion for the replacement of windows on S Mount Vernon. The new property owners want to improve the energy efficiency and want the windows to be functional. The Committee was mostly in favor of the original request by eliminating the faux cross rails on the front elevation and agreed it doesn't give the look the actual framed window would have. The Committee was concerned with a "fake historic" look and depending on your knowledge you will be able to see if the window is fake or not. Chairwoman Sheldon commented that we need to keep in mind that this Committee is making history along the way. The Committee agreed that it would be in their best interest to see the difference between the vinyl and the wood before making any recommendations. Ms. Moody said she was expecting the window contractor, but he was unavailable for the meeting.

Mr. Edelbrock, MOTION to table HP15-025, request approval for replacement of windows until next month due to insufficient information to make a decision. Mr. Buchanan, 2nd. VOTE 5-0; passed.

III. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE – 2016 Home Tour.

IV. ADJOURNMENT - Chairwoman Shelton adjourned the meeting at 9:47a.m.

Trinidee Shelton,
Chairwoman



Darla Eastman,
Administrative Specialist

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
October 9, 2015**

AGENDA ITEM: HP15-025, Request approval for replacement of windows.

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

Historic Preservation Specialist: Cat Moody

Report Date: October 2, 2015

Historic Preservation District: # 13, Southeast Prescott

APN: 110-01-045

Zoning: SF-9

Location: 111 S Mount Vernon Ave

Owner: Tom Konkowski, 8663 W Union Hills Dr, Ste 401, Peoria AZ 85382

Contractor: Don Welz, WindowsN'More, 8252 E Long Mesa Dr, Prescott Valley, AZ 86314

Existing Conditions

National Register Status: This property is listed in the National Register of Historic Places. This house originally was a double house with entries on the southwest and northwest corners. At some point in the past the entry on the northwest corner was filled in, and a new hipped dormer was constructed on the north elevation.

Request

Applicant proposes to replace all the windows in the house, with the exception of the 3 windows on the second floor of the north side of the home that were part of the newer dormer addition. There are 28 windows proposed to be replaced, they include:

- A. Single hung, Anderson Eagle all-wood with aluminum cladding (on south and west sides)
- B. Double hung, Anderson Eagle all-wood with aluminum cladding (on north side)
- C. Casement, Anderson Eagle all-wood with aluminum cladding (on second floor west side)*
- D. Double hung, Simonton vinyl windows (on rear of home on east side)
- E. Casement vinyl, Simonton (on rear of home on east side)*

*These windows are currently double hung windows, but replacing them with double hung windows will not meet current building safety codes. Casements will provide the required opening square footage for egress for these bedroom spaces, and will fit within current openings. An optional wood cross rail could be fabricated to give the appearance of the one-over-one window configuration when the windows are closed, which would maintain the original appearance of the house from the street.

Agenda Item: HP15-025 111 S Mount Vernon Ave

See images for the windows shown in context on all four elevation of the house with a key that relates to the window styles indicated above.

Analysis

The Historic Preservation Master Plan for this district specifically recommends:

- 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
- Use wide trim material around fenestrations

Site Visit: Recommended

MOVE TO Approve or Approve with Modifications - HP15-025, Request approval for replacement of windows.