

# PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
FRIDAY, September 9, 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, September 9, 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 Buttker, 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 August 12, 2016 meeting.**
- 2. HP16-008** 156 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-018. Request approval for signage for a new business, Board & Brush Creative Studio.
- 3. HP16-009** 303 S Cortez St. Historic Preservation District #3, Edmund Wells Residence. APN: 109-04-002. Request approval for new signage to replace existing signage at Ruffner-Wakelin Funeral Home.
- 4. 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**

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## 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 September 2, 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.*



**PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
AUGUST 12, 2016  
PRESCOTT, ARIZONA**

**MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on AUGUST 12, 2016 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.**

**I. CALL TO ORDER**

Chairman Buttke called the meeting to order at 8:00a.m.

**II. ATTENDANCE**

<b>MEMBERS PRESENT</b>	<b>STAFF PRESENT</b>
DJ Buttke – Chair	Cat Moody, Preservation Specialist
Gary Edelbrock – Vice Chair	Darla Eastman, Administrative Specialist
Russ Buchanan	George Worley, Planning Manager
Robert Burford	
Christy Hastings	<b>COUNCIL PRESENT</b>
Mike King - Absent	Councilman Shishka
Tony Teeters	

**III. REGULAR AGENDA**

**1. Approval of the minutes of the July 8, 2016 meeting.**

**Mr. Edelbrock, MOTION to approve the July 8, 2016 meeting minutes. Mr. Buchanan, 2<sup>nd</sup>. VOTE 7-0; passed.**

**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.**

Cat Moody reviewed the staff report and presented renderings of the site on the overhead projector and stated the request is for changes to the rear of the home, including a deck and repair of the existing deck. Currently, there is a shed roof that has been added that is floating under the soffits of the original roof. This roof style is called a clipped gable-style roof and is repeated throughout the elevations of the home. By having the shed roof it is actually covering the gable-style roof. Therefore, the applicant proposes to remove the shed roof over the existing rear deck and then repair and expand the rear deck. The changes will not be visible from the street, but the owner will have a view of the clipped gables of their home.

The Commissioners felt it was a great way to preserve the architecture in the back and the owners get what they want. They also liked the glass guard rail and end gables on the roof.

Todd Marolf, Headwaters Architecture, 212 N Montezuma Street, said that the deck in the rear is in extreme ill repair and the intent is to take the patio cover out and preserve the gable-style roof. There are windows on the home that have been spot replaced over

the years that are being removed and will be replaced with French doors. A fire place, a brick chimney and a flue for the boiler was added to the home in the 80's. They are going to remove the chimney and flue and replace it with shingles.

**Ms. Hastings, MOTION to approve HP16-006 342 S Mount Vernon Ave. Request approval for deck addition, repairs and roof modifications in rear. Mr. Teeters, 2<sup>nd</sup>. VOTE 7-0; passed.**

- 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.**

Cat Moody reviewed the staff report and stated that this is a request for a new fire escape for the Elks Theatre on the west side of the building. There were many modifications recently that the Commission reviewed including an enclosure of a stairway on the east side. She presented photos on the overhead projector displaying the current view of the fire escape with obvious damage from delivery trucks. The new fire escape will look like the original, but building officials are requiring a new fire escape that meets current building codes.

Frank Degrazia, 105 S Cortez Street, stated that there is an easement for the fire escape and he has been working with Public Works to get an approval to move forward. They may need to adjust the plans to deal with the encroachment. Just like the marquee on the east side, it has its own easement. The other issue they have to be aware of is the landing and the requirement for that is clearance above the alley for fire trucks to come in.

**Mr. Edelbrock, MOTION to approve HP16-005 117 E Gurley St. Request approval for fire escape on west side of building. Mr. Buchanan, 2<sup>nd</sup>. VOTE 6-0; passed.**

Ms. Moody gave a special thank you to Frank Degrazia and the owner of the Elks Theatre for all the hard work that went into the recent renovations. The Commissioners followed up with applause. Mr. Degrazia said the owners hope to receive their Certificate of Occupancy this week.

- 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.**

Cat Moody reviewed the staff report stating that this is a recently purchased home and the owners would like to make improvements. The foundation is failing and in need of repair which is the first on the list to complete. Additionally, the front porch is sagging and water is infiltrating under the foundation. The intent is to reconstruct the porch to its original state, but remove the column bases that are wrapped with horizontal siding, replace with natural stone veneer at the base. There will be grading work done in the front yard to ensure water doesn't continue to go under the foundation. The owners are also going to replace front concrete walkway with a red brick walkway. They also would like to replace vinyl fence in front yard with a painted wooden fence, replace front screen door with a new door to match existing, and place decorative awning over window left of porch.

John Dombroski, Owner, 309 S Mount Vernon, said that Richard Davis of Prescott is the architect and they are planning to wrap it with grey flat stone which is the color of the

house. The rock is not river rock, but more angular with various shapes and sizes and is not what the house had on it originally. Mr. Dombroski provided a sample of the stone. The Commissioners agreed it would be a good, unique idea to wrap the columns in rock rather than to attempt to match the siding on the house. The other requested changes to the home presented by Ms. Moody were also liked by the Commissioners. They did discuss the front porch in more detail and offered options to the owner for the walkway.

**Mr. Teeters, MOTION HP16-007 309 S Mount Vernon Ave to approve the repair of foundation and complete rebuild of front porch and landscape improvements with the option for the owner to use wood or brick for the walkway. Mr. Buchanan, 2<sup>nd</sup>. VOTE 5-1; passed.**

**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.**

Cat Moody reviewed the staff report and presented renderings of the site on the overhead projector and stated that the existing historic home is over 1000 square feet and the proposed addition is over 3,000 square feet for a total of over 4,000 square feet. She reported that the Commission recently reviewed a request to replace the front porch a few years ago.

Ms. Moody displayed the current and proposed view of the home. The owners are requesting to construct a two-story addition behind the 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. The owners would prefer to keep a shed that is located in the rear of the property. 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. The windows on the addition would be Millgard Tuscany series vinyl windows to match the original portion of the home. There will be horizontal siding on the addition that integrates with the existing wood siding on the original house used.

The Commissioners discussed the setbacks and lot coverage of the site. George Worley reminded the Commissioners of the 50% maximum lot coverage requirement. They also discussed the driveway. Mr. Worley said that for single family residences where the property owners have full control of access we allow for long driveways for backing distances and tandem parking.

Ken and Sandy Wangler, 141 S Alarcon Street, stated that when they purchased the home they had to replace the foundation and footings because it split wide-open. The house will have new siding and shutters. There was a water source that was running through the yard coming from an irrigation box, but not from under the housing.

The Commissioners were concerned with the size of the addition and would like to see something closer to the scale of the other homes in the area. Also they want to be assured that it will be a single family residence and not be converted into a bed and breakfast. Also mechanical presents was discussed and the footprint of the addition. They also discussed the shed behind the house and asked the owners if they would consider removing the shed to reduce the footprint.

Mr. Burford stated that he doesn't feel he could support the plan. He said he understand it meets all the criteria; however, he doesn't feel it is in the Commission's best interest or the City's to support the project.

The Wangler's assured the Commissioners that they intend to keep it a single family home. Also the HVAC and heating systems will be located in the interior portion of the building. They also are trying to keep it as least visible as possible from the street. Mr. Wangler also said he would like to keep the shed behind house to use for storage.

Sandy Wangler stated that she understand the Commission's concerns. They made sure it met all the requirements and she felt it wasn't as predominate as her next door neighbor's house. She said she understands that it is the opinion of the group that it is not aesthetically pleasing, but this is her home and wants to live in it with her family.

Ms. Moody stated that the additions, according to the Historic Preservation Master Plan, are permitted if it does not overwhelm the historic home. The scale and massing of the addition is within this Commission's purview.

Councilman Shishka recommended that the Commission have a site visit of the home to get a better perspective of what is being purposed.

**Mr. Edelbrock, MOTION to defer HP16-004 to a later date in order to have a Site Visit at 141 S Alarcon St. Mr. Teeter, 2<sup>nd</sup>.**

**Amended Motion:** The Commission requested that the lot be staked.

**VOTE 6-0; passed.**

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

Mr. Burford stated that the fence was completed on Mount Vernon Avenue and Carlton Street. Also, the in-fill project where the Birdcage burnt down, the project was presented as public rights-of-way, but it turned out to be a private property project. It changed the way the project was reviewed.

**ADJOURNMENT** – Chairman Buttke adjourned the meeting at 10:20 a.m.

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DJ Buttke, Chairman



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Darla Eastman,  
Administrative Specialist

**PRESCOTT PRESERVATION COMMISSION  
COMMUNITY DEVELOPMENT DEPARTMENT  
Staff Report  
September 9, 2016**

**AGENDA ITEM: HP16-008 Request approval for signage for a new business, Board & Brush Creative Studio.**

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

**Historic Preservation Specialist:** Cat Moody *CM*

**Report Date: September 9, 2016**

**Historic Preservation District:** #1 Courthouse Plaza  
**APN:** 109-02-018 **Zoning:** DTB  
**Location:** 156 S Montezuma St  
**Agent/Applicant:** Crista Toth, 3426 Clearwater Dr, Prescott AZ 86305  
**Building Owner:** Prescott Historic Properties, 22 W Birch Ave, Flagstaff AZ 86001

**Existing Conditions**

This property is listed in the National Register of Historic Places; this suite is located in the rear and fronts the Whiskey Row Alley.

**Request**

Applicants propose to install three signs:

1. Install a 15 square foot sign hanging in the entry of the recessed alcove that serves as the entrance to the business. This sign measures 108" wide x 20" tall and be brown with white text- Board & Brush Creative Studio.
2. Install a circular sign on the face of the wall beside the alcove. This sign measures 24" in diameter and has text B|B Prescott in white letters on a black background.
3. Install a 12 square foot rectangular sign on the south face of the building above existing signage. This sign measures 36" wide x 48" tall and matches sign number 1 above in its colors and text.

See renderings for more details on the signs 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; use only flat against the building; no flashing, revolving or roof-mounted signs are permissible
- 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

**Agenda Item:** HP16-008, 156 S Montezuma St

- 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 combined total of signage that advertises the business is 30 square feet, well within the permitted 40 square foot of allowed signage. The colors and styles of the signs are consistent with signage found within this district.

**Site Visit: Recommended**

**Recommended Action:** Approve or Approve with Modifications HP16-008. Request approval for signage for a new business, Board & Brush Creative Studio.

Proposed signage



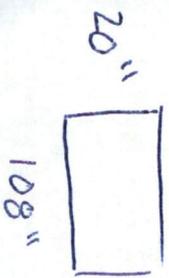
BRIGHT  
YELLOW

BLACK

Dark Walnut Stained wood with lettering stenciled in white  
to be installed just under popcorn on front of studio



Board & Brush  
Creative studio



2 eye bolts with 1 link of chain  
for hanging sign (2 eye bolts in sign  
and 2 eye bolts in  
building opening)

to be mounted on front (alleyway)  
of studio - metal w/ vinyl decal  
for lettering

black w/ white lettering

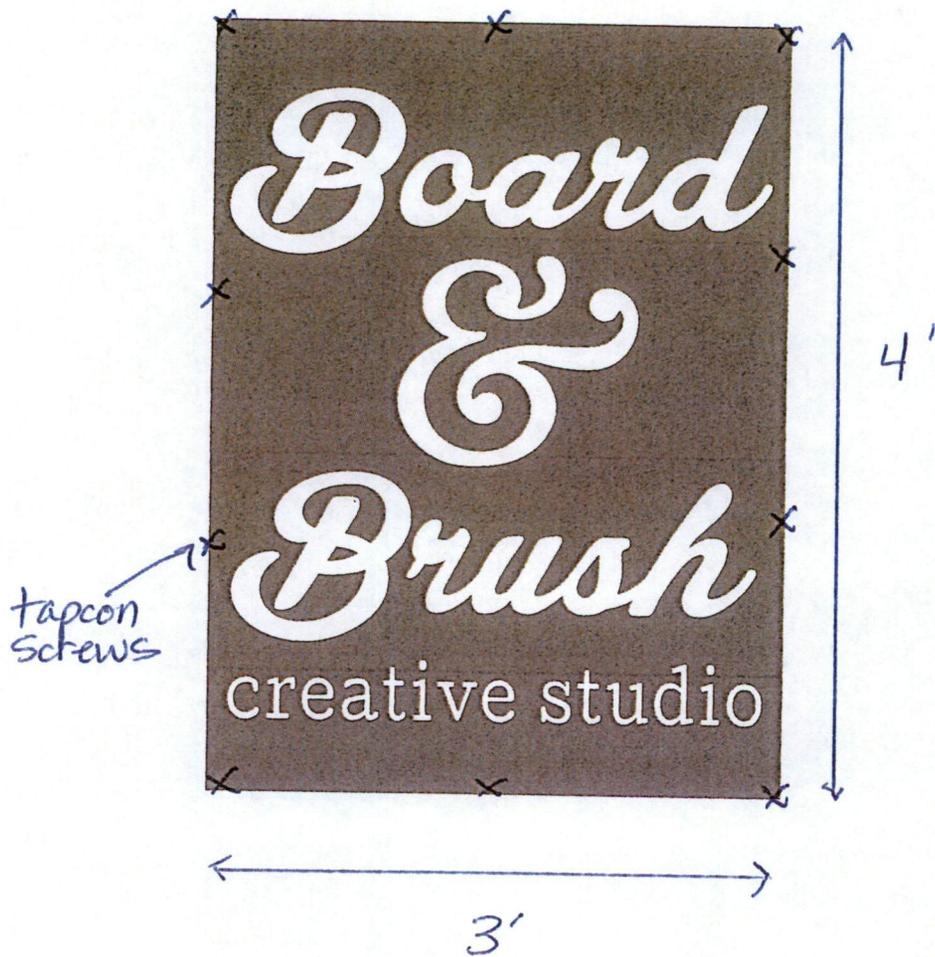


24"

attached with Tapcon screws (4)

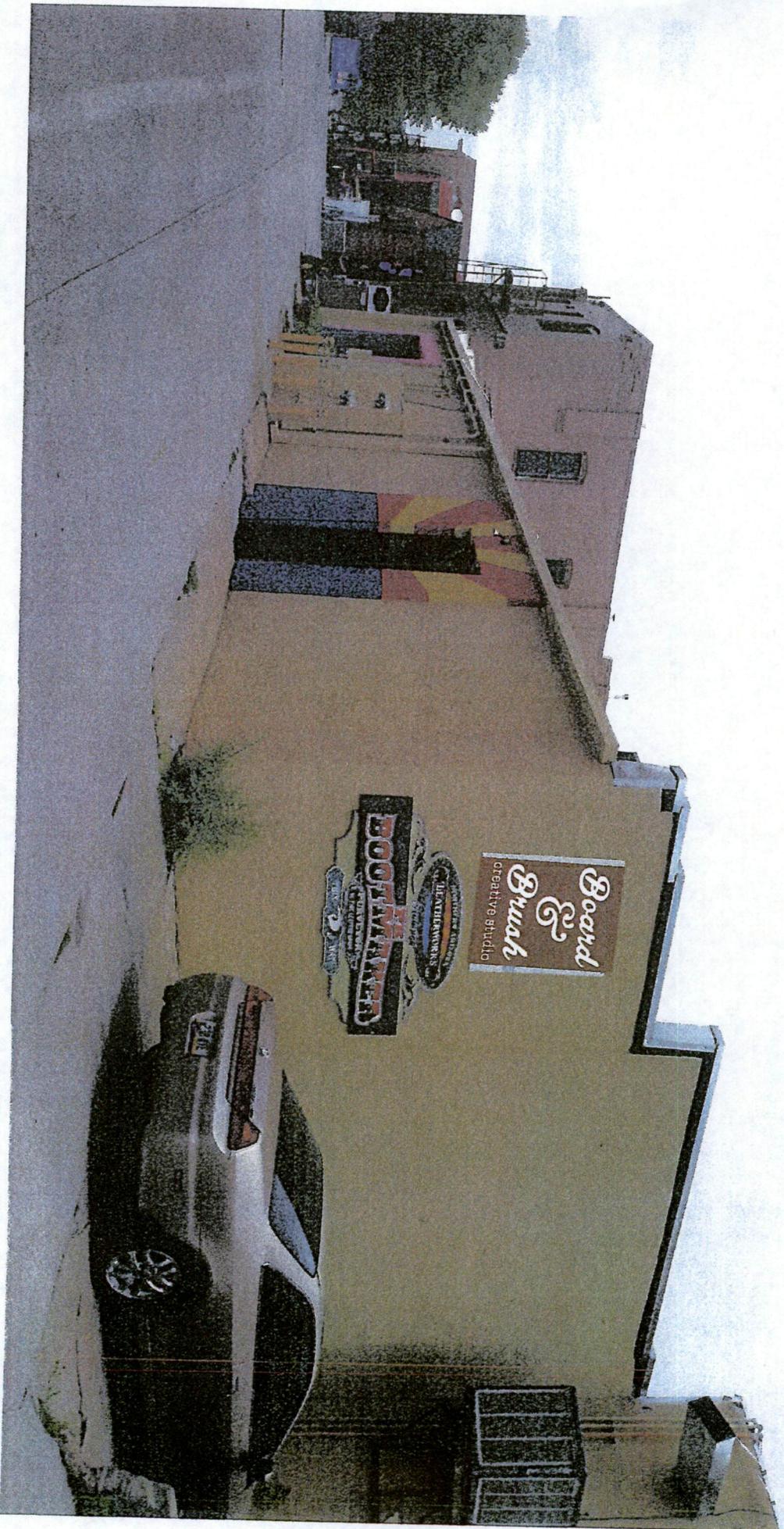
street (Goodwin St.) view  
down alleyway  
to be installed above bootmaker sign  
(existing)

Dark walnut stained wood w/ white lettering



attached with (10) tapcon screws

*Proposed new sign on side of building*



**PRESCOTT PRESERVATION COMMISSION  
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report  
September 9, 2016**

**AGENDA ITEM: HP16-009 Request approval for new signage to replace existing signage at Ruffner-Wakelin Funeral Home.**

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

**Historic Preservation Specialist:** Cat Moody *CM*

**Report Date: September 9, 2016**

**Historic Preservation District:** #3 Edmund Wells Residence (Ruffner Funeral Home)

**APN:** 109-04-002

**Zoning:** BG

**Location:** 303 S Cortez St

**Agent/Applicant:** R. Todd Noecker, 303 S Cortez St, Prescott AZ 86303

**Sign Contractor:** A&B Sign Co, 691 N 6<sup>th</sup> St, Prescott AZ 86301

**Existing Conditions**

This property is listed in the National Register of Historic Places and is a single building district- the Edmund E Wells Residence (Ruffner Funeral Home) District.

Edmund Wells settled in Prescott in 1864 and lived there until his death in the 1930s. He had a distinguished career as a lawyer, legislator, and financier. His house, designed and built by Frank G. Parker and Malcolm D. Campbell, is one of the few pre1880 residences still standing in Prescott. The style of the Wells Residence is principally derived from Victorian Italianate. Building features which are associated with the Italianate include the use of window moldings to approximate flat-topped arches, symmetrical massing, and a low roof profile. This contrasts significantly with the later styles which influenced Prescott's residential during the 80s and 90s.

There are existing signs, in poor condition, in the same locations that the new signs are proposed to go.

**Request**

Applicants propose to install two signs:

1. Install a 32 square foot sign on the northwest corner of the property, in the corner of the raised stone retaining wall. This sign measures 70" tall and 112" wide with its post mounts and top cap. The sign is face routed from 1/8" aluminum and will be painted using medium grey and blue. The text identifies the business- Ruffner Wakelin Funeral Home, and also includes services offered: pre-planning, cremations, memorials, compassionate, professional, since 1903. This sign is downlighted with LED fixtures hidden in the cap piece.
2. Install a 12 square foot sign at the driveway entrance off Carleton St to identify the Carriage House. This sign measures 63" high x 47" wide produced from the same materials as sign number 1. The text on this sign reads: The Carriage

**Agenda Item: HP16-009, 303 S Cortez St**

House, celebration of life center, an outreach of Ruffner-Wakelin Funeral home and crematorium, phone number, because we care, new beginnings bereavement group.

See renderings for more details on the signs in context.

**Analysis**

**Conformance with the Prescott Historic Preservation Master Plan (HPMP):** In part, the HPMP chapter for the Ruffner Funeral Home Historic District states:

- Retain historic front elevation of Wells Residence; do not allow ancillary buildings to impose on views from the public right-of-way on Cortez or Carleton Streets
- Encourage scale consistent with existing structures and styles
- Encourage continued use of existing driveway at northeast corner of property as the only automobile access
- Preserve sandstone wall at Cortez and Carleton Streets along its entire length

**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 combined total of signage that advertises the business is 44 square feet, well within the permitted square foot of allowed signage. The colors and styles of the signs are consistent with the previous signage and the buildings on site.

**Site Visit: Recommended**

**Recommended Action:** Approve or Approve with Modifications HP16-009. Request approval for new signage to replace existing signage at Ruffner-Wakelin Funeral Home.

Parcel Report for APN: 109-04-002  
Site Address: 303 S CORTEZ ST

Owner:  
NOECKER FAMILY FUNERAL HOMES LLC  
987 MILL RUN CREEK AVE  
HENDERSON NV 890020935

Subdivision Name: PRESCOTT ORIGINAL TOWNSITE

Max. Lot Coverage: 60%  
Max. Bldg Height: 35 ft  
Setbacks  
Front: 15 ft  
Side: 5-12 ft  
Rear: 10 ft  
Corner: 8 ft

Acres: 0.5 acres  
Square Ft: sq.ft.  
TRS: T13 R2 S04

DOR Usage Code: Commercial  
Description: 2320-MORTUARY/CREMATORIUM  
F/PROF

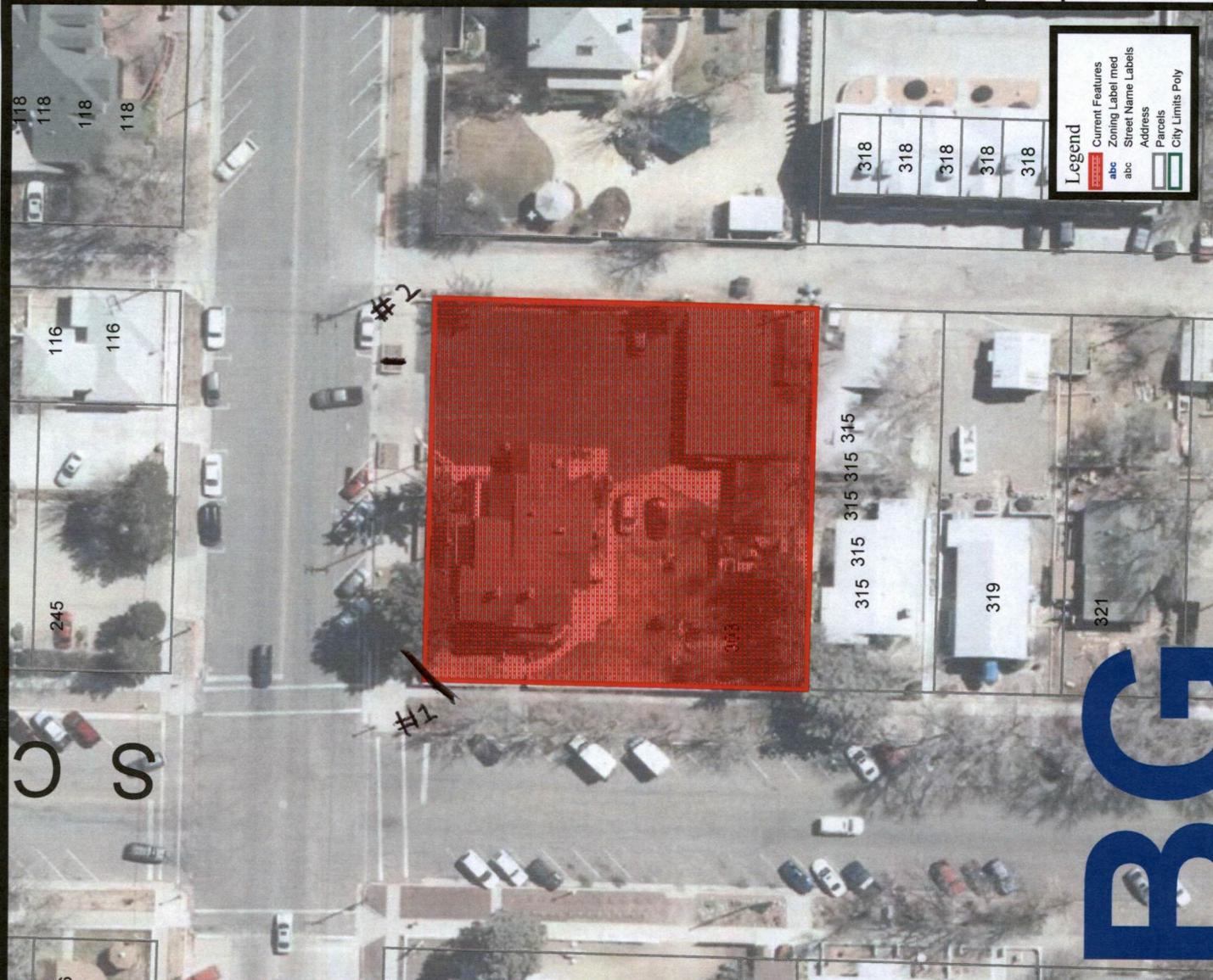
### Zoning Information

Zoning: BG  
Flood Zone: X;  
FIRM Panel: 04025C2065G

### Overlay District Information

HPD District: EDMUND WELLS RESIDENCE  
NR District: South Prescott  
Willow Creek District: Outside  
Wipple-Zuma District: Outside  
Hwy 69 District: Outside  
Prescott East Area Plan: Outside  
Prescott Enterprise: Inside  
Airport Noise District: Outside  
Wildlife Urban Interface: Outside

### Planner's Actions:



**Legend**

- Current Features
- Zoning Label med abc
- Street Name Labels abc
- Address
- Parcels
- City Limits Poly

303 S CORTEZ ST

This map is a product of  
The City of Prescott



0 1" = 64'



#17

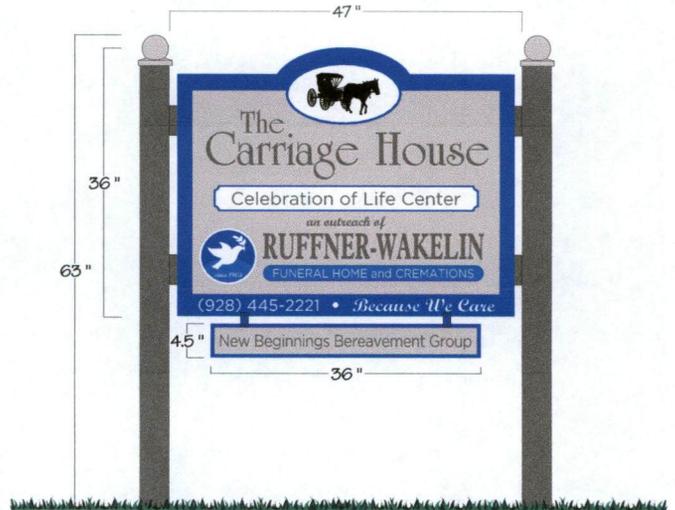


Manufacture and install new single sided monument sign with 4"x4" steel square tube posts and 2"x2" stringers. Face routed from 1/8" aluminum and painted to match 220-31 medium gray. Graphics cut in 3M premium 220-417 sky blue, 220-47 intense blue, 220-10 white and 220-101 nimbus gray. Posts and hat painted to match 220-101 nimbus gray. "Ruffner Wakelin" lettering to be routed from 1/4" solid aluminum and stud mounted to face. Lettering painted to match 220-101 nimbus gray. Hat to contain downward LED lighting

 <p><b>A&amp;B Sign Co.</b> SINCE 1951 Prescott's Only Full Service Sign Shop AZ. Licensed Contractor # 070010</p>	<p>Office 928.445.6995 Fax 928.776.4429 www.absignco.com 691 North 6th street Prescott, AZ 86301</p>	<p>COMPANY: Ruffner Wakelin Funeral Home CLIENT: Todd Noecker PHONE: 445-2221 APPROVAL:</p>	<p>EMAIL: toddnoecker@cableone.net FILE: Ruffner Wakelin Funeral Home Origin DATE: 7-20-16 Revise DATE: 8-11-16 DATE: Design by SP</p>
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# 2



Manufacture and install new double sided sign mounted to 4"x4" steel square tube posts. Face routed from 1/8" aluminum and painted to match 220-47 intense blue. Graphics cut in 3M premium 220-417 sky blue, 220-47 intense blue, 220-10 white, 220-31 medium gray and 220-101 nimbus gray. Posts painted to match 220-101 nimbus gray, decorative caps painted to match 220-31 medium gray. Hanging panel routed from 1/8" aluminum



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www.absignco.com

691 North 6th street  
Prescott, AZ 86301

COMPANY: Ruffner Wakelin Funeral Home

CLIENT: Todd Noecker

PHONE: 445-2221

CELL:

APPROVAL:

EMAIL: toddnoecker@cableone.net

FILE: Ruffner Wakelin Funeral Home

Origin DATE: 7-20-16

Revise DATE: 8-2-16

DATE:

Design by SP

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**PRESCOTT PRESERVATION COMMISSION  
COMMUNITY DEVELOPMENT DEPARTMENT  
Staff Report  
September 9, 2016**

**AGENDA ITEM: HP16-004 Request approval for two story addition in rear.**

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

**Historic Preservation Specialist:** Cat Moody *CM*

**Report Date: September 2, 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.

**Update on site visit**

After deferring this item at the August 12<sup>th</sup> meeting, a site visit was conducted to clarify the impact of this proposed project. Attendees include: Darla Eastman, Cat Moody, Robert Burford, DJ Buttke, Gary Edelbrock, Russ Buchanan, Mike King, and Tony Teeters. Items discussed included:

- Height of the ridge of the addition
- View from street
- Footprint of proposed addition
- Distance separation requirements between addition and existing shed
- Height of the addition in comparison to garage building next door
- Use of the home as a VRBO

**Site Visit: Recommended**

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