

PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, June 9, 2017
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, June 9, 2017** 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

Gary Edelbrock, Chairman
Mike King, Vice-Chairman
Russ Buchanan

Christy Hastings
Robert Burford
Michael Mirco
Tony Teeters

- III. **REGULAR AGENDA**

- 1. **Approval of the minutes of the May 12, 2017 meeting.**
- 2. **HP17-004** 122 E Gurley St. Historic Preservation District #7, Hassayampa Inn. APN: 113-16-060A. Request approval for window replacements.

- 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 June 2, 2017 at 3:00 PM in accordance with the statement filed with the City Clerk's Office.

Darla Eastman, Recording Secretary
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
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
June 9, 2017**

AGENDA ITEM: HP17-004 Request approval for replacement of windows.

Planning Manager: George Worley

Director: Tom Guice

Historic Preservation Specialist: Cat Moody 

Report Date: June 2, 2017

Historic Preservation District: #7 Hassayampa Inn

APN: 113-16-060A Zoning: DTB

Location: 122 E Gurley St

Agent/Applicant: Rick Lewis, Prescott Window and Door, PO Box 4094, Prescott AZ 86302

Historic Status

National Register Status: This Building is listed in the National Register of Historic Places and is also within the Hassayampa Inn Historic District.

Request

The applicant proposes to:

Replace the rotting wood transom windows and frames on the Gurley St side of the building with wood windows with exterior aluminum cladding pre-finished in white.

These will include:

1. All the transoms above the restaurant and historic bar doors,
2. Two tower casement window units in the remaining guest rooms that have not had replacements done previously,
3. The circular transom over the main entrance.

The window openings will retain their historic dimensions and locations. The interior wood will be pre-finished in white also. The window styles will match the existing window styles and the more recently replaced windows in the guest rooms. The replacement windows are double pane energy efficient windows.

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

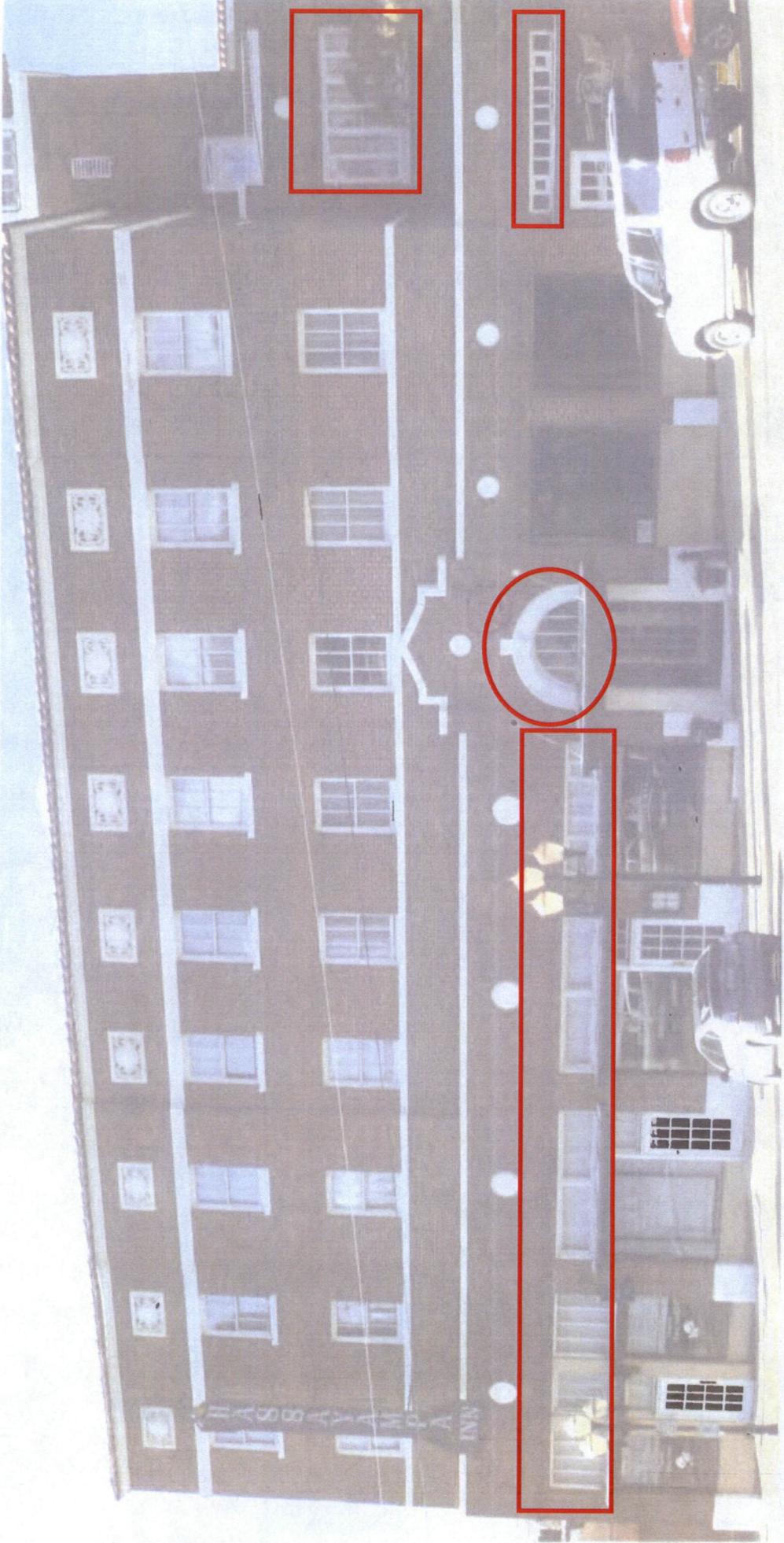
- Encourage wood for replacement doors and windows
- Encourage continued use of the Hassayampa Inn as a destination hotel

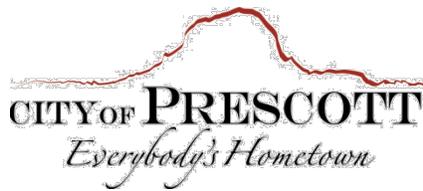
Agenda Item: HP17-004, 122 E Gurley St

Site Visit: Recommended

Recommended Action: Approve, or Approve with Modifications HP17-004, Request approval for replacement windows.

Windows to be replaced shown with red outlines





**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
MAY 12, 2017
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on MAY 12, 2017 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.

I. CALL TO ORDER

Chairman Edelbrock called the meeting to order at 8:00a.m and he also thanked Councilman Sischka for attending.

II. ATTENDANCE

MEMBERS PRESENT	STAFF PRESENT
Gary Edelbrock – Chair	Cat Moody, Preservation Specialist
Mike King – Vice Chair	George Worley, Planning Manager
Russ Buchanan	Darla Eastman, Administrative Specialist
Robert Burford	
Christy Hastings	COUNCIL PRESENT
Tony Teeters	Councilman Sischka
Michael Mirco - Absent	

III. REGULAR AGENDA

1. Approval of the minutes of the April 14, 2017 meeting.

Mr. King, MOTION to approve the April 14, 2017 meeting minutes. Mr. Burford, 2nd. VOTE 6-0; passed.

2. HP17-003. 309 S Mount Vernon. Historic Preservation District #13, Southeast Prescott. APN: 110-03-031. Request approval for remodel/addition.

Cat Moody presented the staff report and displayed the renderings and plans on the overhead projector. She stated that the request is to demolish the existing rear deck and rear stairs, add a two-story rear addition that measures just over 10' x 17', expanding the footprint by 184 square feet, add a new extended deck section and exterior stairs adjacent to the rear addition, excavate in the crawl space to allow development of the northern portion as livable square footage (bringing the livable square footage to 2389 total square feet) moving or potentially replacing the two small windows on the north side of the home, and install a new roof with shingles to match the existing roof in texture and color.

Richard Davis, PO Box 4388, Prescott, Architect, stated that he did not feel the current structure of the roof is adequate and that the roof, fascia, and the siding will be replaced. He said he will do everything he can to match it to the original structure. He addressed the Commission's question about the sag and eaves and some of the inconsistency of the plane where the right portion of the roof connects. He said that all of their concerns will be

addressed when the new roof is added. Mr. Davis said the only portion of the original roof that will stay is the section by the porch. He also discussed the placement of the bathroom windows and whether or not they could be moved. Mr. Davis said that most likely the windows will be replaced.

The Commissioners agreed that it is an ambitious project. Mr. Davis described the new plans showing how the drainage is routed along the sidewalk and out the back of the home. He said before, when it rained, the water that flowed through the property and went directly under the porch and down into the basement.

John Dombroski, 309 S Mount Vernon, Prescott, Owner, commented on the windows in the bathroom and how they are shaped like a “reverse awning.” Ms. Moody said that many of the historical homes had bathroom windows that mimicked this type of design. Mr. Dombroski said that they love their historical home and want to keep it close to the original structure as possible. He said he wants to replace the northern side windows and make them look like the southern side so they will have a consistent look.

Mr. Burford, MOTION to approve HP17-003. 309 S. Mount Vernon. Request approval for remodel/addition with the following modifications: 1) the existing window on the west side of the home be returned to the previous condition and also the windows on the north side be approved for minor location modifications and all the windows to match the configuration on the south side. Mr. King, 2nd. VOTE 6-0. Motion passed.

IV. DISCUSSION ON NOTICING OF NEIGHBORS

Ms. Moody stated this agenda item has come up recently with the public notice on Alarcon Street. She said the adjacent neighbors were noticed about a public hearing to remodel the property and some of them were opposed of the project. The neighbors were very appreciative that they received the notice. Noticing of the neighborhood, in turn, provides the Commission meetings with a really good representation to review the project. Currently, in the City Code, there is not a policy to notice the neighbors. Ms. Moody said it would be a directive from the Commission if the group wishes to have this implemented. The Commissioners agreed that it is a good process, but they are not sure on how to set the criteria.

V. ADJOURNMENT

Chariman Edelbrock adjourned the meeting at 8:50 a.m.

Gary Edelbrock, Chairman



Darla Eastman,
Administrative Specialist