

PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, August 11, 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, August 11, 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 July 14, 2017 meeting.**
- 2. HP17-006** 1107 Old Hassayampa Ln. Historic Preservation District #15, Historic Homes at Hassayampa. APN: 108-07-169. Request approval for 4 and 6ft high fencing.
- 3. HP17-007** 107 N Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 113-16-063. Request approval for rebuild of 14 awnings over windows.
- 4. HP17-009** 113 W Goodwin St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-074. Request approval for new signage for New Home Marketplace.

- 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 4, 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
REGULAR MEETING / PUBLIC HEARING
JULY 14, 2017
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on JULY 14, 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.

II. ATTENDANCE

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

III. REGULAR AGENDA

1. Approval of the minutes of the June 9, 2017 meeting.

Mr. Micro, MOTION to approve the June 9, 2017 meeting minutes. Mr. Teeters, 2nd. VOTE 6-0; passed.

2. HP17-005 101 E Goodwin St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-075. Request approval for cornice replacement.

Cat Moody presented the staff report and displayed aerial photos on the overhead projector. This commission approved window restorations on this building approximately two years ago, and that work was recently completed. She said that the applicant is proposing to remove the existing terra cotta cornice and use an intact section as a pattern for the production of a replacement cornice. She said that the terra cotta cornice on the building is failing and allowing water to infiltrate which is now becoming a safety risk. Ms. Moody stated that the proposed replacement cornice would be fabricated using a product called Styro-lock by Foam Concepts, Inc. The product is a foam core product with a quarter-inch thick coating that is used to simulate terra cotta, but is lightweight. It also has a very hard finish that will outlast actual terra cotta.

Anthony Siros, 8300 Hayden Road, Scottsdale, AZ (via conference call), applicant of the project, stated that Ms. Moody accurately described the proposed project and gave the Commissioner's a timeline for the work to be completed. Mr. Siros said that he felt he could have the project completed before next winter.

The Commissioners discussed the project in more detail and felt that the project's design detailing was historically consistent with the district and encouraged timeliness of the project due to safety issues.

Ms. Hastings, MOTION to approve HP17-005, 101 E Goodwin Street request for cornice replacement. Mr. Teeters, 2nd. VOTE 6-0. Motion passed.

3. HP17-006 1107 Old Hassayampa Ln. Historic Preservation District #15, Historic Homes at Hassayampa. APN: 108-07-169. Request approval for 4 and 6ft high fencing.

The applicant postponed the project for a later meeting date.

Mr. Teeters, MOTION to postpone project HP17-006 at a later date. Ms. Hastings, 2nd. VOTE 6-0. Motion passed.

4. HP17-007 (Converted to H&17-010) 824 E Gurley St. Historic Preservation District #11, Prescott Armory. APN: 114-04-045. Request approval for window restoration and ADA bathroom remodel.

Cat Moody presented the staff report and displayed aerial photos on the overhead projector. She stated that the request is to remove the window air conditioning units in the main hall upper windows and restore the windows to their original design using a very thick, energy efficient laminated Sol-lex glass and steel to match the intact steel window panel dividers. Ms. Moody then stated that an additional project is to build a floor within the existing east side stairwell to enable creation of an ADA restroom. The space under the floor will provide adequate room for retro-fitting plumbing. The only visible change to the exterior of the building will be at the door that is located on the east side of the building that serves as an exit at the bottom of the stairwell. She said that the upper windows in the main hall have been compromised by having air conditioning units placed in them at some point in the past.

Mic Fenech, City Facilities Manager, stated that the first project is to remove the old air conditioning units from the building and restore the upper windows in the main hall. He said there are eleven (11) windows that need to be replaced on the top level. He said a new HVAC system was recently installed for the Parks and Recreation Department, and now we can work on removing those old units. Mr. Fenech said that the next project is to retrofit an ADA accessible bathroom to make the building ADA compliant. He said that there is an unused stair well by the east side door that we are considering for the potential location site.

Mr. King, MOTION to approve HP17-004 122 E Gurley Street request approval for window replacements. Ms. Hastings, 2nd. VOTE 6-0. Motion passed.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody gave a brief update on the State Historic Preservation Conference in Oro Valley, Arizona. She stated that this year's conference focused mostly on archeology. Ms. Moody said Prescott will be competing with Scottsdale to host the next Conference and we are in line for the Hassayampa for hotel accommodations and the Elk's Theater for the conference rooms.

Ms. Moody stated that she will be preparing criteria for the noticing of neighbors for Prescott Preservation Commission within the next few months.

The Commissioners discussed the property at 939 Apache Drive in the Historic Preservation District #13, Pinecrest request approval for remodel/addition. The property is for sale and Commissioners expressed concern about how their decision will affect the next buyer's ability to permit the remodel/addition project. Ms. Moody said as long as the new owners present the property exactly how it was approved at the April 14th meeting, it can be permitted through the Building Department.

V. ADJOURNMENT

Chariman Edelbrock adjourned the meeting at 8:47 a.m.

Gary Edelbrock, Chairman



Darla Eastman,
Administrative Specialist

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
August 11, 2017**

AGENDA ITEM: HP17-006 Request approval for 4 and 6ft high fencing.

Planning Manager: George Worley 
Director: Tom Guice

Historic Preservation Specialist: Cat Moody

Report Date: August 2, 2017

Historic Preservation District: #15 Historic Homes at Hassayampa
APN: 108-07-169 **Zoning:** SPC
Location: 1107 Old Hassayampa Ln
Owner /Applicant: Frank Flanders, 1107 Old Hassayampa Ln, Prescott AZ 86303

Existing Conditions

National Register Status: This building is listed in the National Register of Historic Places and its style is defined as Spanish Eclectic. This home was designed by Elizabeth (Barlett) Born, the daughter of Harvey Cory- see the attached history on the development of the Hassayampa Country Club.

Request

The applicant proposes to install fencing to enclose the property that includes:

- 4 ft high (where max fence height is 4 ft) and with a rusted metal finish in a prairie style design
- 6 ft high iron fencing (where max fence height is 6 ft) with a rusted metal finish in a prairie style design
- 4 ft high split rail fence along the southwest corner of the fenced area

Please see rendering for fencing design and plan for the various fence style locations.

Analysis

The proposed work is in keeping with the fencing styles present in the district- both wood and metal split rail and iron panel fencing can be found nearby.

Site Visit: Recommended

Recommended Action: Approve or Approve with Modifications HP17-006 Request approval for 4 and 6ft high fencing.

ECLANDER'S RESIDENCE	
1107 OLD HASSAYAMPA	
6-1-17	BY SUN QIDESIGNS.
N.T.S.	FENCING.

12'x6'H SLIDING GATE
PRAIRIE STYLE

SURVEY LINES.

S82°44'27"W

SURVEY LINE

10' UTILITY EASEMENT.

4' H RUSTY METAL FENCE. PRAIRIE STYLE



HOUSE

6' H. RUSTY METAL PRIVACY FENCE EMPLOYING THE PRAIRIE STYLE DESIGN.

6' HIGH WROUGHT IRON FENCE

N21°45'36"W

ROADWAY

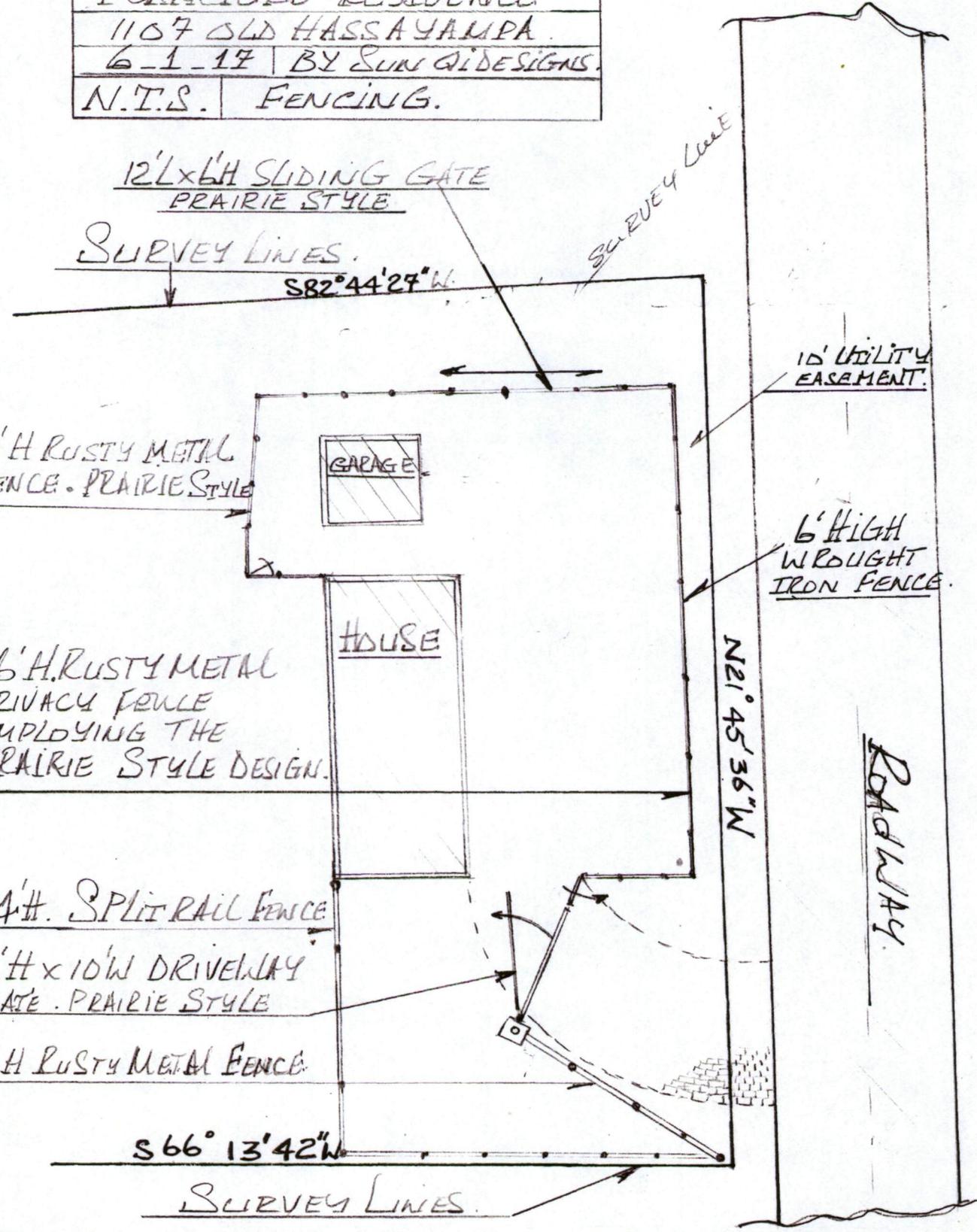
4' H. SPLIT RAIL FENCE

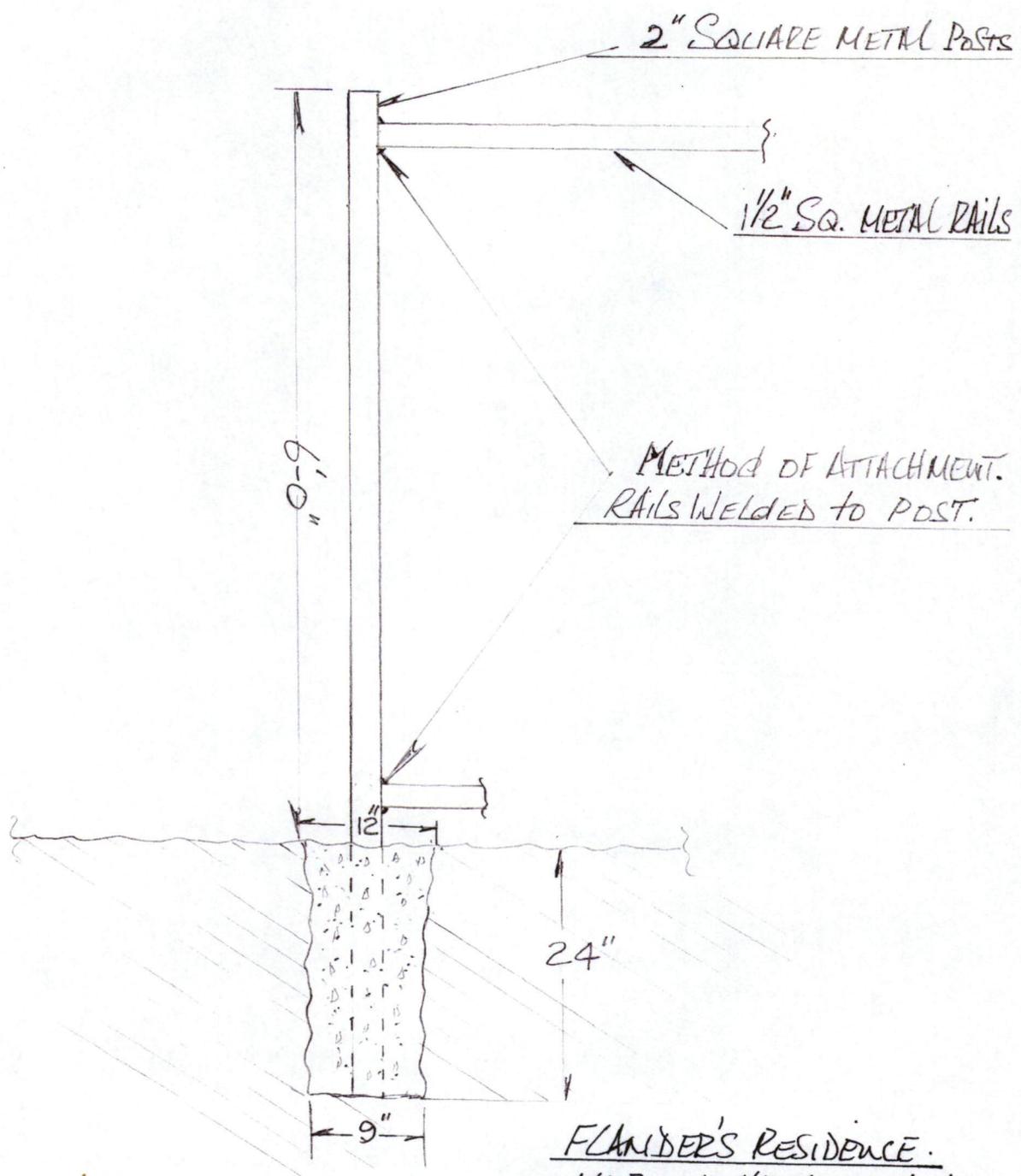
6' H x 10' W DRIVEWAY GATE. PRAIRIE STYLE

6' H RUSTY METAL FENCE

S66°13'42"W

SURVEY LINES.





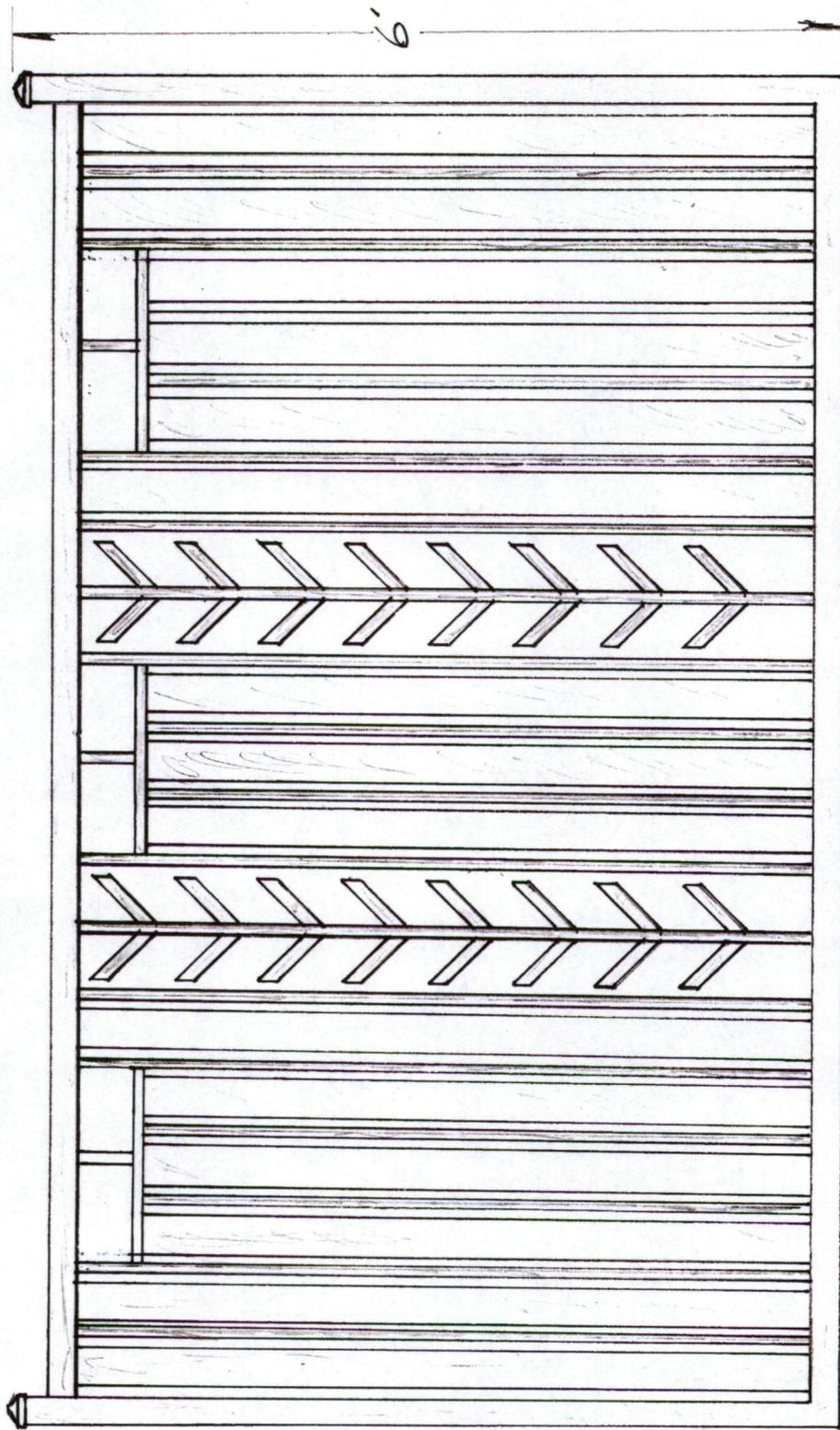
FLANDERS' RESIDENCE.
1107 OLD HASSAYAMPA LN.
7-12-17. SCALE 1"=1'-0".
POST FOOTING DETAIL.

FLANDERS RESIDENCE

1107 OLD HASSAYAUMPT.

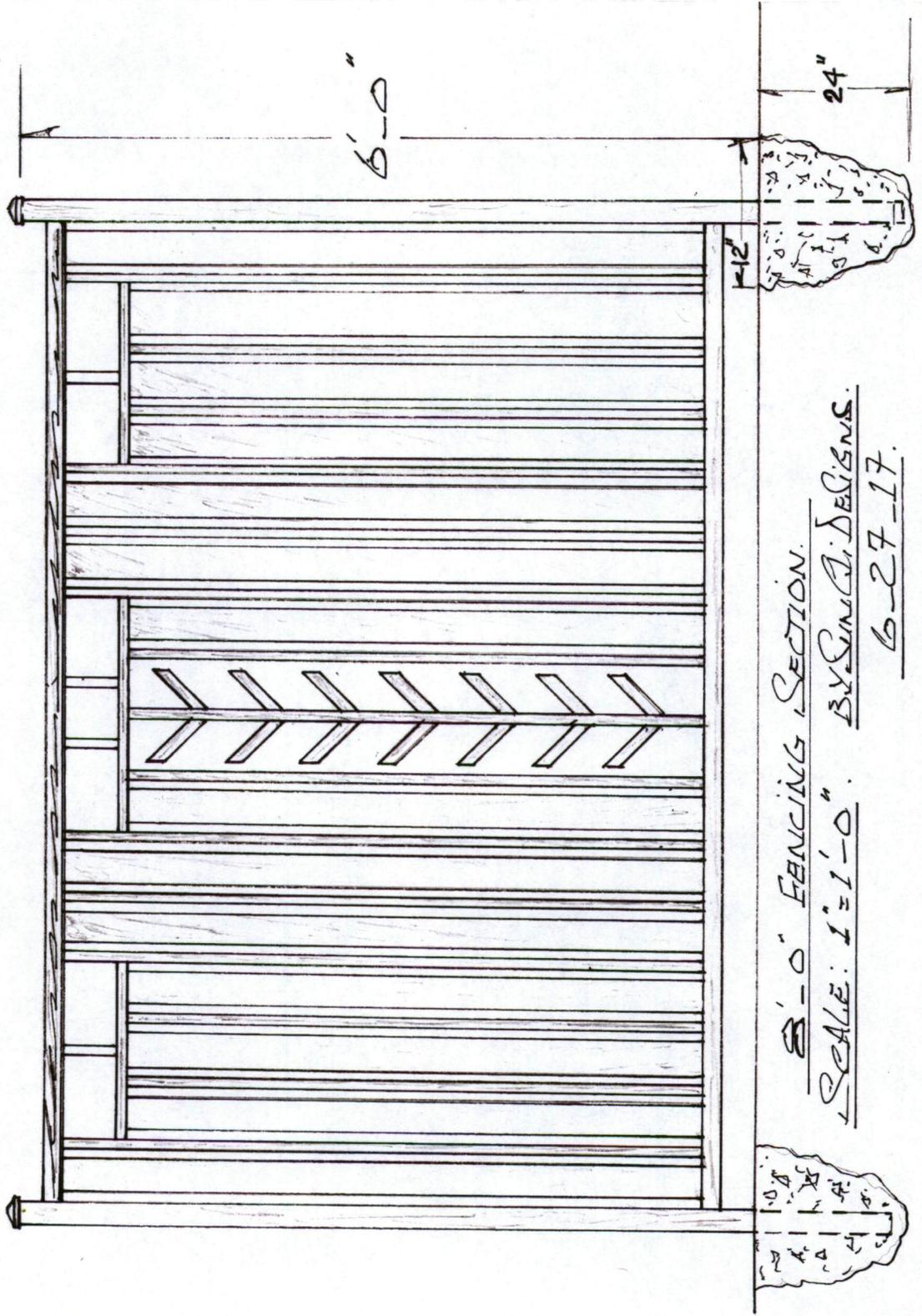
GATE DESIGN.

SCALE 1" = 1'-0"



SUN Qi DESIGN. 6-27-17

FLANDERS RESIDENCE. 1107 OLD HASANAHUA PA LU



**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
August 11, 2017**

AGENDA ITEM: HP17-007 Request approval for rebuild of 14 awnings over windows.	
Planning Manager:	George Worley <i>GW</i>
Director:	Tom Guice
Historic Preservation Specialist:	Cat Moody <i>CM</i>
Report Date:	August 2, 2017

Historic Preservation District: #1 Courthouse Plaza

APN: 113-16-063

Zoning: DTB

Location: 107 N Cortez Street

Applicant: Wolfgang Dieterich, A Shade Beyond, 474 EZ Street Prescott AZ 86301

Owner: Judd Simmons, 107 N Cortez St #303, Prescott AZ 86301

Existing Conditions

This property includes the National Register listed Masonic Temple Building; the architectural style is Neoclassical Revival. It was constructed in 1907 and has been used for banking, retail and professional offices in the past. The current awnings are pipe frame retractable awnings.

Request

The applicant proposes to remove the current pipe frame awnings and replace these with fixed frame steel awnings similar to the ones on the adjacent bank building. The size of the awnings will remain the same; there are:

- 2- 12' 9" wide, by 5' high and deep on the lower floor
- 12 - 4' 5" wide, by 3' high and deep on the second and third floors

The canvas would be a grey and black broad stripe fabric- canvas sample will be available at the meeting.

Analysis

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

- Encourage the use of fabric awnings throughout the district
- Integrate awnings into the overall design of the building

The awning style and fabric is compatible with the district.

Site Visit: Recommended

Agenda Item: HP17-007, 107 N Cortez St

Recommended Action: Approve HP17-007. Request approval for rebuild of 14 awnings over windows.



107 H. CORTEZ

12 STUDS @ FLOORS ABOVE

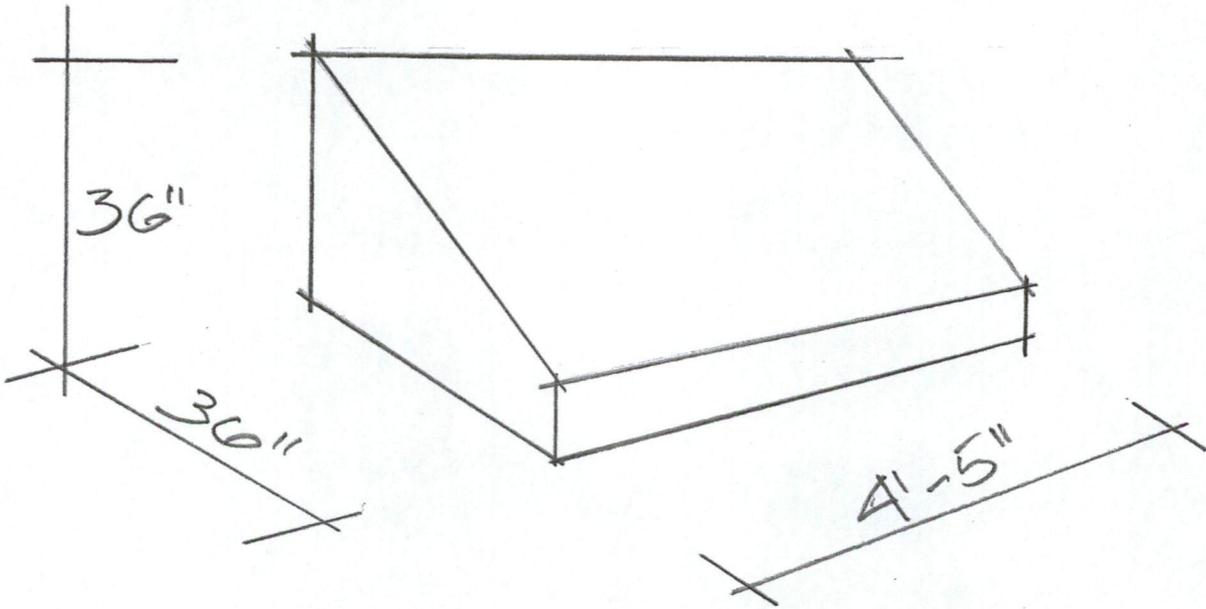
5'-0"

12'-9"

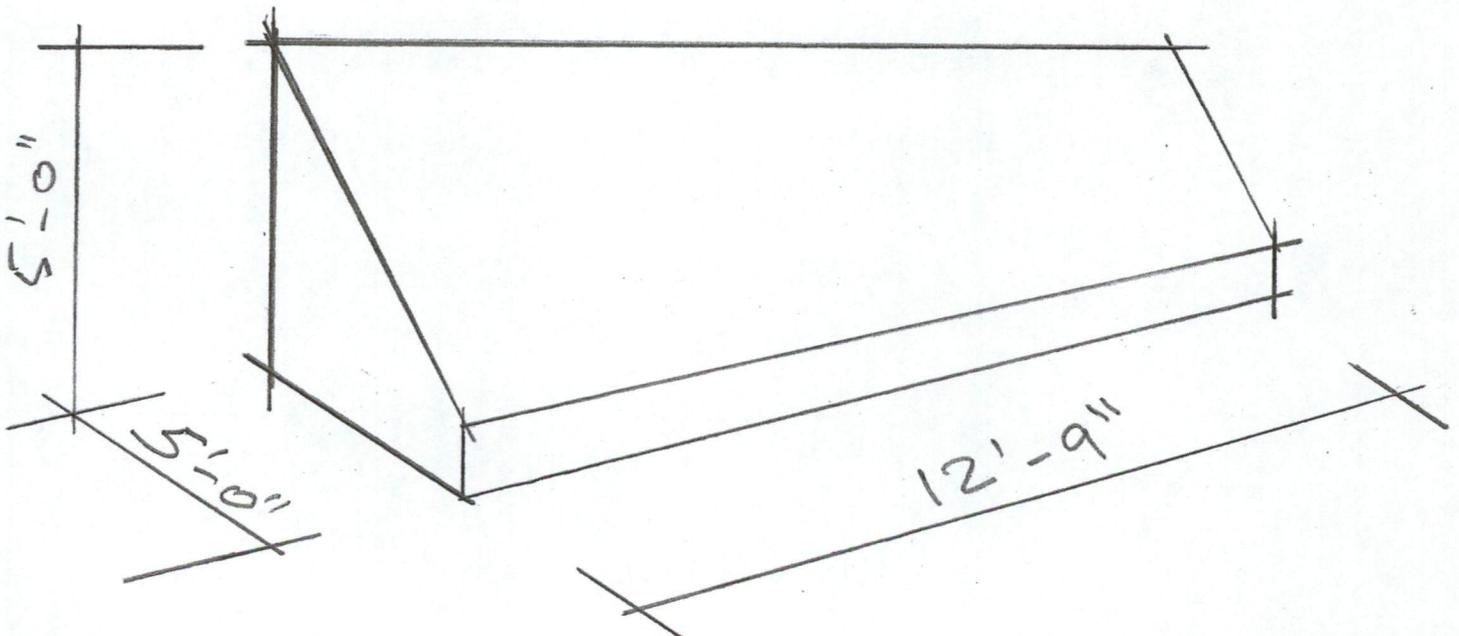
12 STUDS @ GROUND LEVEL

C O R T E Z

A SHADE BEYOND
474 EZ Street
Prescott, AZ 86301
928-778-9300



12 FIXED FRAME FABRIC AWNINGS



2 FIXED FRAME FABRIC AWNINGS

107 N. CORTEZ

A SHADE BEYOND
474 EZ Street
Prescott, AZ 86301
928-778-9300

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
August 11, 2017**

AGENDA ITEM: HP17-009 Request approval for new signage for New Home Marketplace.

Planning Manager: George Worley 
Director: Tom Guice

Historic Preservation Specialist: Cat Moody 

Report Date: August 2, 2017

Historic Preservation District: #1 Courthouse Plaza

APN: 109-02-074

Zoning: DTB

Location: 113 W Goodwin Street

Applicant: Stephan Markov, Morgan Sign Co, 704 E Moeller St Prescott AZ 86301

Owner: Lois Smith, PO Box 1950 Prescott AZ 86302

Existing Conditions

National Register Status: This building is not currently listed as a contributor in the district, but will potentially be eligible at the next inventory of the district.

This building has recently been repainted as part of the Realty Executives tenant's expansion into the space previously occupied by the Rancher's Wife. The business is reformatting under a new name- New Home Marketplace.

Request

The proposed signage will be individual letters to be installed on the curved section of the wall over the main double doors. The letters are CNC cut PVC letters with beige enamel paint applied to the surface- they will read "New Home Marketplace".

A second sign over the western door that will be mounted to an existing sign panel (which will be painted the same base color as the building) will read "Real Estate".

The curved section of wall will have lamps that will provide a wash of light down the wall; they will be mounted to the top of the parapet and should be mostly hidden from view.

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

The signs are compatible with the district, and exactly the allotted square footage for this business

Site Visit: Recommended

Recommended Action: Approve or Approve with Modifications HP17-009. Request approval for new signage for New Home Marketplace.



PROJECT:

DATE:

SCALE: NTS

DRAWN BY: SKM

CUSTOMER APPROVAL:

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 F 928.778.3094
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 morgansign@cedhellen.net

ROC173453

ANNO MCMLXXXIII

18" **New Home Marketplace** 12"

4'

6'

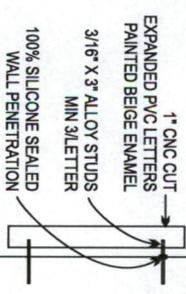
12'

33 SF

3.5' **REAL ESTATE** 5' 12"

8.5 SF

MOUNTING DETAIL



PROJECT: _____ DATE: _____ SCALE: NTS DRAWN BY: SKM

CUSTOMER APPROVAL: _____

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MORGAN SIGN COMPANY
S.A. REGISTERED TRADE NAME IN THE STATE OF ARIZONA

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