

PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, October 13, 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, October 13, 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 September 8, 2017 meeting.**
- 2. HP17-013** 123 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott.. APN: 110-01-050A. Request approval for window replacements, siding and front porch addition.

- 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 October 6, 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
October 13, 2017**

AGENDA ITEM: HP17-013, Request approval for window replacements, siding and front porch addition.

Planning Manager: George Worley 
Director: Tom Guice

Historic Preservation Specialist: Cat Moody 

Report Date: October 5, 2017

Historic Preservation District: # 13, Southeast Prescott
APN: 110-01-050A **Zoning:** SF-9
Location: 123 South Mount Vernon Avenue
Owner/Applicant: Theresa Franks, 123 S Mount Vernon Ave, Prescott AZ 86303
Architect: Otwell Associates Architects, 121 E Goodwin St, Prescott AZ 86303

Existing Conditions
This property is within the boundaries of the East Prescott National Register Historic District and the Southeast Prescott HPD # 13. It was the home of Sherman Hazeltine, who lived in the house with his family from 1935 to 1952. He was the youngest son of Moses B. Hazeltine and followed his father in the banking business.

The house is not listed in the National Register of Historic Places due to modifications over the years and siding changes. T1-11 siding has been placed over the original horizontal wood siding that is in poor condition. The current windows are wood, mostly double hung and some are non-functional.

- Request**
Applicants propose to
- Replace the windows in the front portion of the home with a wood window with exterior white metal cladding in the same style and size,
 - Replace the windows in the rear portion (additions to original house) of the home with a vinyl in the same style and size, white in color,
 - Remove the T1-11 siding and install a 1x8" horizontal Yellow Pine drop pattern siding over a Tyvek house wrap,
 - Add a 176 square foot front porch roof constructed of wood, and attached to the front of the home using a ledger board, with rafters running out 8ft to the west. The porch would run 22ft along the recessed front portion of the home. The ceiling height would be 7'6".

Please see the provided plan set for elevations and details on the proposed front porch addition, diagram of window locations and styles, and image of cross section of siding.

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
- Retain historic setbacks at all locations
- Maintain historic orientation of front door/walk
- Maintain residential street emphasis in design
- Encourage scale consistent with existing structures and styles
- Additions to existing buildings should be to the rear of the property to maintain the front facade
- Discourage flat roofs except on historically appropriate architectural style
- Encourage porches consistent with the historic style
- Encourage wood siding on residential buildings
- Encourage post and column treatment and other details consistent with the historic style of the building

The proposed windows are in keeping with what has previously been approved in this district, and a similar configuration of wood windows in the front and vinyl in the rear was approved at 111 S Mount Vernon Ave.

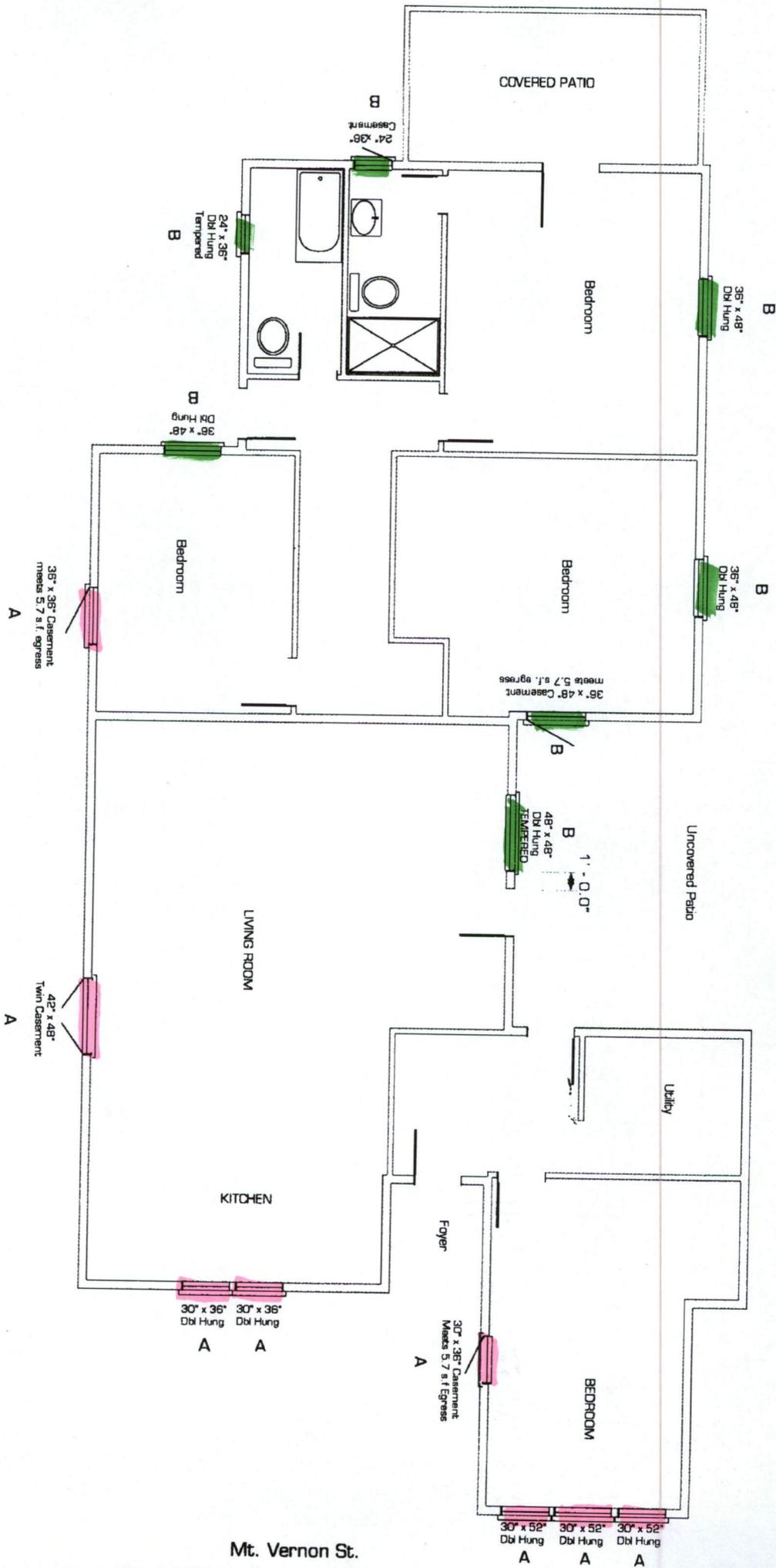
The wood siding is in keeping with a pattern found elsewhere in the district, and would likely make the house eligible to be placed in the National Register of Historic Places.

The proposed front porch roof is visually low profile due to its placement in the recessed portion of the front façade and low roofline. Its design details are in keeping with the architectural style of the house and with patterns in the district.

Site Visit: Recommended

MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS - HP17-013, Request approval for window replacements, siding and front porch addition.

Scale 1/4" = 1'



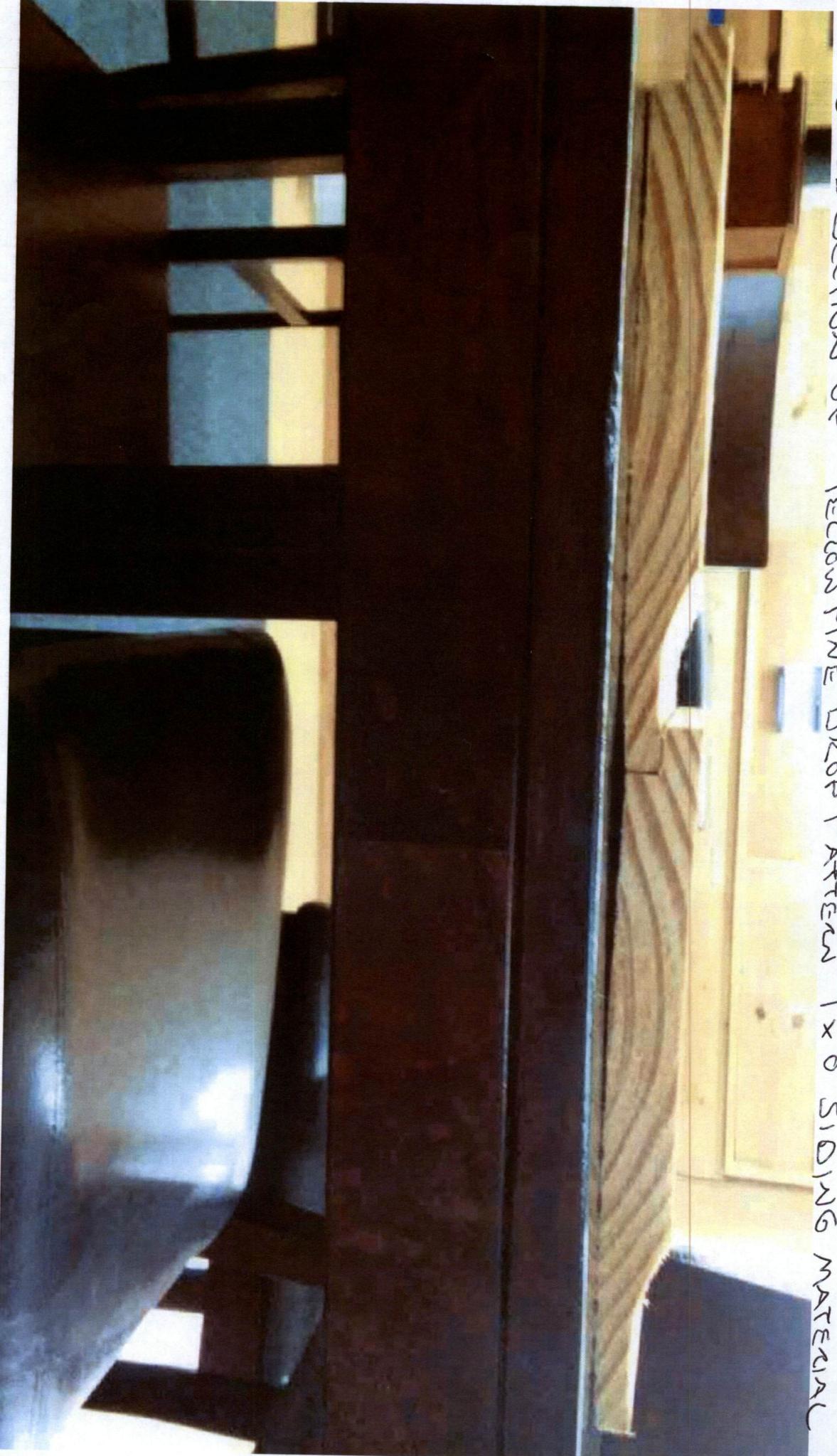
NOTES

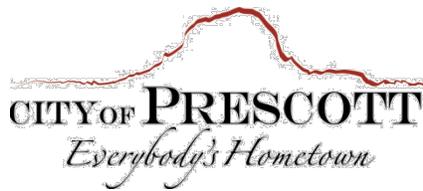
- A = Santara wood windows w/ aluminum clad exterior (white)
- B = Simonton vinyl windows (white)
- *** windows are the same as what were approved at 111 S. Mt. Vernon ***

Franks, Teri and Logan
 123 Mt. Vernon St.
 Prescott, AZ
 (602) 320-8500

Mt. Vernon St.

CROSS SECTION OF YELLOW PINE DROP PATTERN 1x8" SIDING MATERIAL





**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
SEPTEMBER 8, 2017
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on SEPTEMBER 8, 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 thanked Councilman Sischka for attending.

II. ATTENDANCE

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

III. REGULAR AGENDA

1. Approval of the minutes of the August 11, 2017 meeting.

Mr. Teeters, MOTION to approve the August 11, 2017 meeting minutes. Ms. Hastings, 2nd. VOTE 6-0; passed.

1. HP17-008 230 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-031. Request approval for fence demolition and rebuild.

Cat Moody presented the staff report and displayed aerial photos on the overhead projector. Ms. Moody stated that the proposal is to remove the existing brick and iron fence and replace with a wood picket fence. She said that the fence is proposed to run along the front and the south side of the front portion of the yard. Ms. Moody gave a brief history of the property stating that it was delisted in 1992 from the National Register of Historic Places due to substantial changes in the siding material of the main house. She said that the carriage house was remodel and approved by the Prescott Preservation Commission in January of 2013 and completed. Also, the work on the main house was approved by the Commission in 2014 to return the exterior of the main house to horizontal wood siding which will make it eligible for the National Register again. Ms. Moody then introduced the owner of the property, William Kelley.

The Commissioners asked Mr. Kelley when he thought construction would begin within the next few weeks. They also suggested that Mr. Kelley visit Jeff Davis' place on North Mt.

Vernon since it is identical to the one Mr. Kelley is building. There are variations to the pattern of the picket fence.

Mr. Teeters, MOTION to approve HP17-008 230 S Mount Vernon Ave. Request approval for fence demolition and rebuild. Mr. Burford, 2nd. VOTE 6-0; passed.

2. HP17-011 240 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-035. Request approval for a privacy fence extension in the side yard.

Ms. Moody presented the staff report and displayed aerial photos on the overhead projector. She said that the proposal is to remove and reconstruct the failing retaining wall, the lattice, and the wood post wire fence. She said the applicants propose to install approximately 48 feet of new fence that matches the rear section of privacy fence. Ms. Moody continued that this will take the side yard fencing up to a point about 10 feet short of the front of the house.

Ms. Moody described the current situation of the site and said that there is a section of privacy fence on the south side of the property towards the rear of the property. She said that there is a leaning retaining wall with lattice above and further to the front there is a deteriorated wood post with metal chicken wire low fence. She then introduced Amy Casper, owner.

Ms. Casper said that the fence will not be seen from the road. The Commission again suggested the owner look at another property on North Mt. Vernon that has a similar example for Ms. Casper to view. Mr. Burford suggested that the footing cannot be over the property line in this situation and that she may need to hire a structural engineer.

Mr. Mirco, MOTION to approve HP17-011 240 S Mount Vernon Ave. Request approval for a privacy fence extension in the side yard. Mr. Teeters, 2nd. VOTE 6-0; passed

3. HP17-012 348 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-03-023. Request approval for window replacement.

Ms. Moody presented the staff report and displayed aerial photos on the overhead projector. She said that this project is the last house on the west side of Mt. Vernon. The purpose of the project is to replace the windows with wood windows with exterior metal cladding in the same style and size except for the two windows flanking the fireplace ; the two windows flanking the fireplace will also be replaced but with a little shorter awning window. She then introduced the property owner who just purchase the property, Don Herman.

Mr. Herman stated that the windows have are flanked by rotten wood siding material that will be replaced. He said according to Ms. Moody the property is not currently listed in the National Register and it could be in the next inventory to obtain a tax credit for a historical property.

Ms. Hastings, MOTION approves HP17-012 348 S Mount Vernon Ave. Request approval for window replacement. Mr. Buchanan, 2nd. VOTE 6-0. Motion passed.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody reported that she is working with a group to develop a "Heritage Trail" project like the one based from the Boston Historical Trail. She said it will have a "soft" launch with a limited area around the Courthouse Plaza in October. She said the idea would be to pick up a map at the Chamber of Commerce with the historical sites to visit and then receive a button that indicates you completed the trail. She said another component is a history hunt for children and then you get to enter into a quarterly drawing for a scholarship for a historical related activity to be awarded. There will be an article in the Prescott Living Magazine. The City Communications Office, City Recreation Department, and Chamber of Commerce are in collaboration with the Museum as a stakeholder.

Ms. Moody also reported that there will be an annual review of prior projects of the Prescott Preservation Commission in January 2018.

V. ADJOURNMENT

Chairman Edelbrock adjourned the meeting at 8:30 a.m.

Gary Edelbrock, Chairman



Darla Eastman,
Administrative Specialist