CITY OF PRESCOTT
Everybody's Hometown

PRESCOTT PRESERVATION COMMISSION AGENDA

PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, JULY 13, 2018
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, July 13, 2018** 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

Robert Burford, Chairman
Michael Mirco, Vice-Chairman
Russ Buchanan
Tony Teeters
Gary Edelbrock
Mike King
James McCarver

III. REGULAR AGENDA

1. **Approval of the minutes of the June 15, 2018 meeting.**

2. **HP18-004** 156 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-018. Request approval for interior remodel including drop ceiling section.

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 July 9, 2018 at 2:00 p.m. in accordance with the statement filed with the City Clerk's Office.

Maureen Scott

Maureen Scott, City Clerk

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting.

Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at www.azrelay.org

PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
JUNE 15, 2018
PRESCOTT, ARIZONA

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on JUNE 15, 2018 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.

I. CALL TO ORDER

Chairman Burford called the meeting to order at 8:00 a.m. and said that Ms. Moody had a family emergency and will not be joining us today. He thanked Councilman Goode for attending.

II. ATTENDANCE

MEMBERS PRESENT	***STAFF PRESENT***
Robert Burford – Chair	Cat Moody, Preservation Specialist - Absent
Michael Mirco– Vice Chair - Absent	George Worley, Planning Manager
Russ Buchanan	Darla Eastman, Recording Secretary
Gary Edelbrock	
James McCarver - Absent	***COUNCIL PRESENT***
Tony Teeters	Councilman Goode
Mike King - Absent	

III. REGULAR AGENDA ITEMS

1. Approval of the minutes of the May 11, 2018 meeting.
Mr. Edelbrock, MOTION to approve May 11, 2018 meeting minutes. Mr. Teeters, 2nd. VOTE 4-0; passed.

1. HP18-002 929 Apache Dr. Historic Preservation District #10, Pinecrest. APN: 108-01-046A. Request approval for wrought iron/steel fence in front yard.

Georg Worley presented the project and said that this item was on last month's agenda and that the applicant proposes to permanently install a fence that is temporarily installed behind the wall. The request is specifically to move the fence forward and center on top of the wall. The wall appears to be a stone wall with a concrete finish, almost like a stucco-type finish on it. This would require drilling into the wall structure to embed the posts inside the wall.

Mr. Worley noted the staff report where it would be preferable if the permanent installation is behind the wall to avoid disturbance of the historic wall which appears to be concrete, but the underlying construction is a stone wall (based off an early property inventory form 1989). The fence style is generally compatible with other fences in this district which are a combination of wood and steel or wire fencing. Mr. Worley suggested the Commission hear from the applicant.

Tonya Kennedy, 929 Apache Drive, Owner, stated that Richard Sweten is the project manager for this project. Ms. Kennedy stated that the reason for the fence is to keep javalinas out of the garden that was professionally installed. Mr. Sweten described the final product will done and how he plans to install the fence by pinning or drilling it with 5/8 inch rebar into the wall and put the square posts over the rebar and fill with an opoxy (hardening) material, not done by most people. He said his way will keep the posts from rotting. The

small hole he plans to drill will not impact the wall. He said he understands that there is concern that the old stone wall will crack. He said the corners will be replaced and pinned to prevent the wall from deteriorating any further. In the 1900's, the fence was not behind the wall. Mr. Sweten said that he has done everything possible to make the fence look authentic. Mr. Buchanan suggested that he make test holes with the 5/8 bit to ensure that the stone does not break.

Dixie Sargent, 937 Apache Drive, stated that she uses the same fencing for her pets and it is made out of aluminum. It is seemed together and rots very quickly. She said even if it is put into cement, the small rungs would get wet and crack. It is not meant to be sturdy fencing and it is sold at Home Depot and Lowe's. My concern is that the aluminum is not durable and is not period to the neighborhood. The Historic Preservation states that they prefer not to have fencing in the front yards. The house is not longer a historical house and even from the appearance from the street is looks less like a historical house. The surrounding houses are historical and look historical. She said she would like to see at least the front of her house look historical if possible.

Ms. Kennedy stated that she feels there has been a misunderstanding. The fence in the picture is going to come down and a new fence will be built to the Commission's standards and approval. Mr. Sweten said that the panels will be reused.

The Commissioners still had concerns about the fence materials and asked what they consist of. Mr. Sweten said the final products will be made out of .09 grade, 100% steel. Commissioner Burford said that when Mr. Sweten states that he will do everything possible to make it look authentic, he said he still has a tinge of doubt. Due to the fact that the appropriate processes in several occasions occurred, there is concern that this project will not be completed properly. Mr. Sweden provided more details and said that he was misinformed at the building department counter. Mr. Worley clarified that a remodeling permit was pulled and the house was entire house was demolished; that is not considered a remodeling project.

Mr. Buchanan, MOTION to approve HP18-002 929 Apache Dr. Request approval for wrought iron/steel fence in front yard to be mounted on 5/8 inch rebar drilled into the stone wall, not to exceed three feet from the wall to the top of the fence as submitted. 2nd. Mr. Teeters. 4-0 Motion Passes.

2. HP18-004 824 E Gurley St. Historic Preservation District #11, Prescott Armory. APN: 114-04-045. Request approval for window restoration and venting modifications.

George Worley presented the project and stated that this project is a follow-up from a previous project. The applicant plans to remove the window air conditioning units in the main hall upper windows and restore the windows to their original design by using modern materials. Mr. Worley asked Mic Fenech, City of Prescott Facilities, to describe the project to the Commission.

Mr. Fenech described the project in more detail using the overhead site plan and stated that the there are six large arched upper clerestory windows in the main hall. He said four of the windows have air conditioning units placed in them impacting their integrity. The windows will be steel frame and mullions and the panes will be laminated Sol-lex glass, a very thick, energy efficient product; the same product as was used on the previous window restoration work that the Commission approved last year. He said that he plans to reconfigure the venting to provide exhaust for hot air high in the main hall. A likely location for the exhaust fan would be in the proscenium above the stage. This would allow the exhaust to exit the building in the rear where it would not be visible from the street. Several panels are in filled with painted plywood to accommodate the inserts.

Mr. Edelbrock, MOTION to approve HP18-004 824 E Gurley St. Request approval for window restoration and venting modifications. 2nd. Mr. Teeters. 4-0 Motion Passes.

UPDATES OR CURRENT EVENTS

None at this time.

ADJOURNMENT
Robert Burford adjourned the meeting at 8:25 a.m.

Robert Burford, Chairman	Darla Eastman, Recording Secretary

PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
July 13, 2018

AGENDA ITEM: HP18-005 Request approval for interior remodel including drop ceiling section.	
Planning Manager: **George Worley** **Director:**	
Historic Preservation Specialist: Cat Moody	
Report Date: July 6, 2018	

Historic Preservation District: #1 Courthouse Plaza
APN: 109-02-018 **Zoning:** DTB
Location: 156 S Montezuma St
Agent/Applicant: Ken Mohn, 3915 W Roadrunner Dr, Chino Valley AZ 86323
Property Owner: Prescott Historical Properties, 22 W Birch St, Flagstaff AZ 86001

Existing Conditions
This property is listed in the National Register of Historic Places and is within the boundaries of the Courthouse Plaza Historic Preservation overlay District #1. It is a portion of the Sam Hill Hardware building which was constructed after the fire of 1900.

In 1877 Sam Hill and a partner opened a tin shop in Prescott. In 1879 he bought out his partner and moved his business to South Montezuma Street. Unfortunately Samuel Hill died in December 1901, shortly after completing the rebuilding of his store on Whiskey Row post fire. His widow Amy continued the business in order to support their three children. They were the largest supplier of hardware, mining, ranching and household goods in the region.

This space is currently vacant, but previously housed the Rancher's Wife retail business. The space is largely open with steel support columns down the middle of the space. There is a full pressed tin ceiling with coves that transition to the walls. There are two large skylight wells that provide natural light to the rear of the space.

Request
Applicants propose to convert this retail space into a restaurant. There will be no exterior changes to the building. The rear portion of the space will have interior walls framed inside the wall plane that will in turn support a drop ceiling. That area of the space will be the kitchen for the restaurant. The pressed tin ceiling will remain untouched above that drop ceiling area. There will be venting required for the kitchen apparatus, and in those locations the tin panels will be removed and salvaged (preserved) to allow for venting through the ceiling.

Analysis
The proposed work will not compromise the historic status of this property.

Agenda Item: HP18-005, 156 S Montezuma St

Conformance with the Prescott Historic Preservation Master Plan (HPMP): In part, the HPMP chapter for the Courthouse Plaza Historic District states:
Encourage detailing in the design; details must be historically consistent with the district and generally constructed of materials already on the building.

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.***

Site Visit: Recommended

Recommended Action: Approve HP18-005. Request approval for interior remodel including drop ceiling section.