

PRESCOTT PRESERVATION COMMISSION AGENDA

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, September 8, 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, September 8, 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 August 11, 2017 meeting.**
- 2. **HP17-008** 230 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-01-031. Request approval for fence demolition and rebuild.
- 3. **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.
- 4. **HP17-012** 348 S Mount Vernon Ave. Historic Preservation District #13, Southeast Prescott. APN: 110-03-023. Request approval for window replacement.

- IV. **UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE**

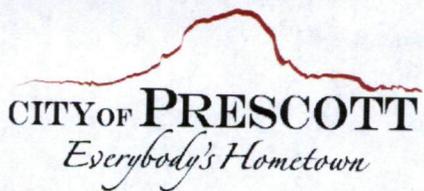
- V. **ADJOURNMENT**

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 September 1, 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
AUGUST 11, 2017
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on AUGUST 11, 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	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 July 14, 2017 meeting.

Mr. King, MOTION to approve the July 14, 2017 meeting minutes. Ms. Hastings, 2nd. VOTE 7-0; passed.

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.

Cat Moody presented the staff report and displayed aerial photos on the overhead projector. Ms. Moody provided a historical briefing and photos of the Hassayampa Clubhouse, Pro Shop and pool house by the owner, Harvey Cory in 1939. Ms. Moody said that the one requirement was that the renters of the 14 homes had children. The membership was 24.50 a year. The clubhouse closed in 1949. She said that the house was designed by the daughter of Mr. Cory. The applicant proposes to install fencing to enclose the property that includes four (4) foot high (where max fence height is 4 ft) and with a rusted metal finish in a prairie style design, and six (6) foot high iron fencing (where max fence height is 6 ft) with a rusted metal finish in a prairie style design, and four (4) foot high split rail fence along the southwest corner of the fenced area. 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.

Frank Flanders, 1107 Old Hassayampa Lane, stated that he has owned the property for over a year. The Commissioners discussed the project including confirmation of the type of the fence to be a rusty metal and the same style (mission) fence with wood staves that go between the rusted metal, except for the lights on top. The lights meet the requirements in the Land Development Code (LDC). The only requirement is that the fence stays outside the 10 foot utility easement.

Mr. King, MOTION to approve HP17-004 for 4 and 6ft high fencing. Mr. Micro, 2nd. VOTE 7-0. Motion passed.

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.

Cat Moody presented the staff report and displayed aerial photos on the overhead projector. Ms. Moody said that the building is the old Masonic temple building and was constructed in 1907. The building was used for banking, retail and professional offices in the past. She stated that the current awnings are pipe frame retractable awnings and the applicant requests to remove the current pipe frame awnings and replace them with fixed frame steel awnings similar to the ones on the adjacent bank building. The canvas would be a grey and black broad stripe fabric. A sample was provided to the Commissioners.

Wolfgang Dietrich, 474 E. C Street, A Shade Beyond owner, stated that he is going with a "fixed" awning instead of the retractable awning due to the maintenance issue. If the awnings are left open during a storm, the awnings will tear and come off their mechanism. The retractable part of the awning will not be missed.

Mr. Teeters, MOTION to approve HP17-006 to rebuild of 14 awnings over windows. Ms. Hastings, 2nd. VOTE 7-0. Motion passed.

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.

Cat Moody presented the staff report and displayed aerial photos on the overhead projector. She stated that this building is a re-branding of the Realty Executives. The business is reformatting under the new name, New Home Marketplace. The total square footage of signage is 50 square feet which is the maximum amount. Ms. Moody added that the building was recently repainted.

The Commissioners discussed the project in more detail. Ms. Moody said lighting will be mounted to the curved section of wall and will have LED lamps that will provide a wash of light down the wall. The lights will be mounted to the top of the parapet and will be hidden from view, according to the contractor. The contractor, Morgan Signs, was unavailable for questions.

Mr. Mike, MOTION approves HP17-006 for new signage for New Home Marketplace. Mr. Burford, 2nd. VOTE 7-0. Motion passed.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

V. ADJOURNMENT

Chairman Edelbrock adjourned the meeting at 8:40 a.m.

Gary Edelbrock, Chairman



Darla Eastman,
Administrative Specialist

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

AGENDA ITEM: HP17-008, Request approval for fence demolition and rebuild.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: August 2, 2017

Historic Preservation District: # 13, Southeast Prescott

APN: 110-01-031

Zoning: SF-9

Location: 230 South Mount Vernon Avenue

Owner/Applicant: Thomas Rhoads, William & Ramona Kelley, 8307 N 85th St
Scottsdale AZ 85258

Existing Conditions

This property is within the boundaries of the East Prescott National Register Historic District and the Southeast Prescott HPD # 13. It is no longer listed in the National Register of Historic Places (delisted in 1992), due to substantial changes in the siding material of the main house. The carriage house remodel, approved by this commission in January of 2013 is complete.

The work on the main house, approved by this commission in 2014, to return the exterior to horizontal wood siding (which will make it eligible for the nation register again) is underway.

The current fence at the front of the property was likely work done at the same time the brick veneer was also applied- it is comprised of short brick columns with iron fence pickets painted white.

Request

Applicants propose to remove the existing brick and iron fence and replace with a wood picket fence following the design found in a historic photo of this property when it still maintained its integrity.

The fence is proposed to run along the front and the south side of the front portion of the yard.

See site plan and historic photo for more details.

Analysis

The Historic Preservation Master Plan for this district specifically recommends:

- Encourage wrought iron or open wood fencing at front of property

Agenda Item: HP17-008 230 South Mount Vernon Avenue

The proposed fence demo and re-construction will be reflective of the photo-documented historic fence and will help return this property to a more original configuration and help make it eligible for re-listing in the National Register of Historic Places.

Site Visit: Recommended

MOVE TO APPROVE - HP17-008, Request approval for fence demolition and rebuild.

Attu: Kaylee

1 page



CITY OF PRESCOTT
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SAFETY DIVISION
PLOT PLAN SKETCH

Building Permit #:

Job Address:

Scale: 1 inch = ft.

Assessor's Parcel Number (s):

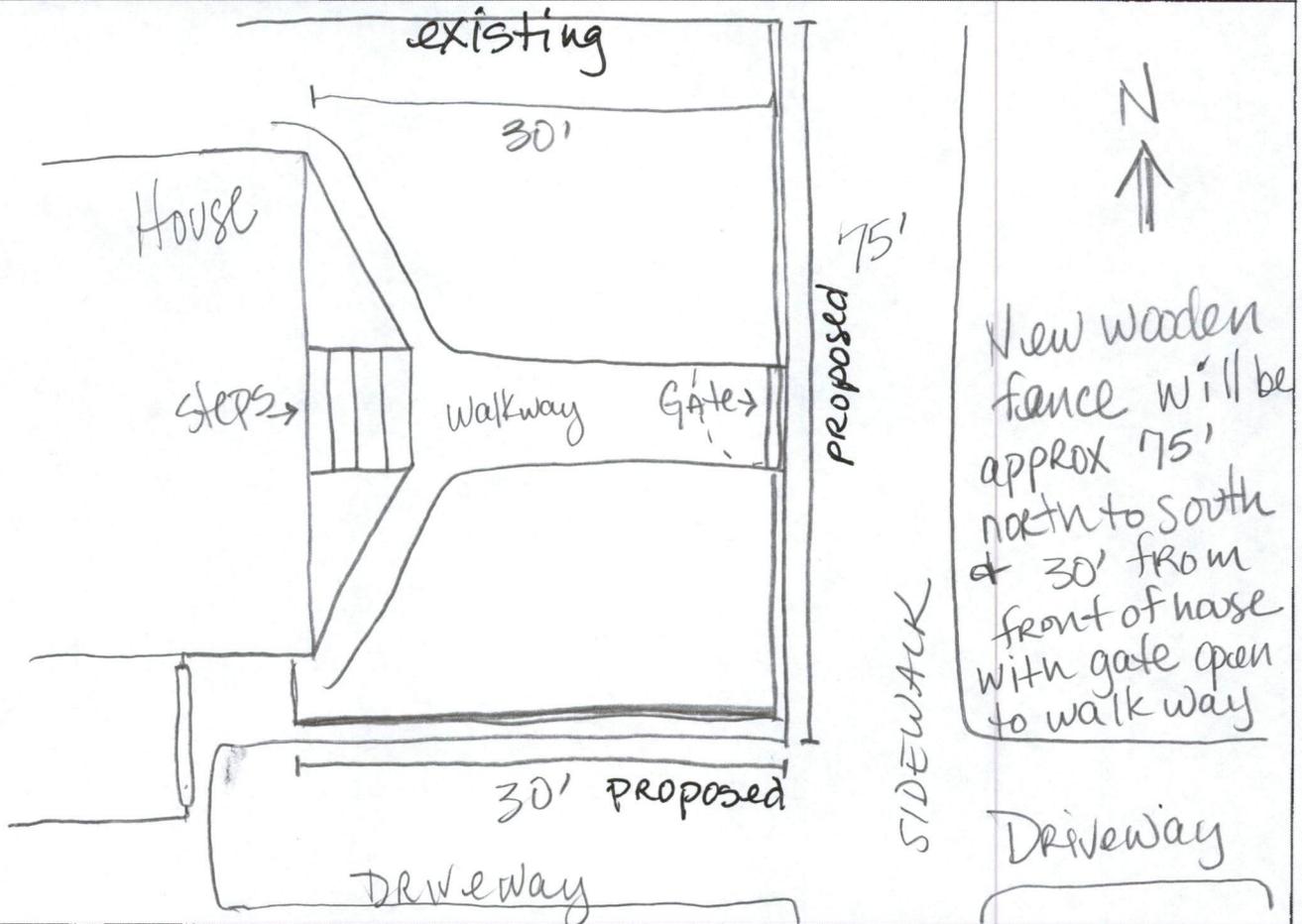
City of Prescott Building Division
APPROVED

City of Prescott Planning & Zoning
APPROVED

City of Prescott Engineering
APPROVED

City of Prescott Fire Department
APPROVED

1. It is the responsibility of the owner or contractor to field verify ALL UTILITY MAINS prior to construction.
2. Any improvement in City right-of-way requires permit issued by City Engineering Department per Ordinance #1338.
3. No structure shall encroach onto any easement or right-of-way. Driveway entrance may require dip section or minimum 12 inch corrugated metal pipe.
4. DO NOT ALTER SIDEWALK. SIDEWALK MUST MEET AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
5. All mailbox installations must be to City of Prescott standard detail 1-08. Any deviation must be specially permitted by the Engineering Department.
6. Approval of the Planning & Zoning Department is subject to all other easements, encumbrances, etc. or restriction which may apply to said property by virtue of any City Ordinances and/or state law and deed restrictions. The City takes no responsibility for said restrictions or requirements and the burden to comply with such restrictions lies solely with the property owner and/or applicant.



I, Ramona Kelley, the owner's agent or the owner of record, for the structure to be located at:
230 S. Mt. Vernon Ave, parcel number 110-01-031, do certify that the structure
 will meet all required setbacks, the property corner pins are correct and the footings are excavated upon the property as shown on the City approved site
 plan. If for any reason any deviation from the approved site plan becomes necessary, a revised site plan will be submitted for approval before
 any additional construction takes place.

Owner/Contractor Signature Ramona Kelley Date 6/19/17

231 S Mt Vernon Ave
Prescott, Arizona
Street View - Oct 2016



Google





281 Avenue

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
September 8, 2017**

AGENDA ITEM: HP17-011, Request approval for privacy fence extension in side yard.

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

Historic Preservation Specialist: Cat Moody *CM*

Report Date: August 30, 2017

Historic Preservation District: # 13, Southeast Prescott
APN: 110-01-035 **Zoning:** SF-9
Location: 240 South Mount Vernon Avenue
Owner/Applicant: Amy B Casper, 240 S Mount Vernon Ave, 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 is listed in the National Register of Historic Places.
There is a section of privacy fence on the south side of the property, towards the rear of the property. Where this fence ends 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.

Request
Applicants propose to

- remove and reconstruct the failing retaining wall,
- remove the lattice
- remove the wood post wire fence
- Install approximately 48 ft of new fence that matches the rear section of privacy fence; this will take the side yard fencing up to a point about 10 feet short of the front of the house.

Analysis
The Historic Preservation Master Plan for this district specifically recommends:

- Use landscape to enhance (not cover) historic resources

The proposed retaining wall reconstruction and fence extension will significantly improve the appearance along the south edge of this property.

Site Visit: Recommended

MOVE TO APPROVE - HP17-011, Request approval for privacy fence extension in side yard.



**CITY OF PRESCOTT
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SAFETY DIVISION
PLOT PLAN SKETCH - 2012 CODES**

Building Permit #:

Job Address: 240 S. Mount Vernon

Scale: 1 inch = _____ ft.

Assessor's Parcel Number (s): 1100135

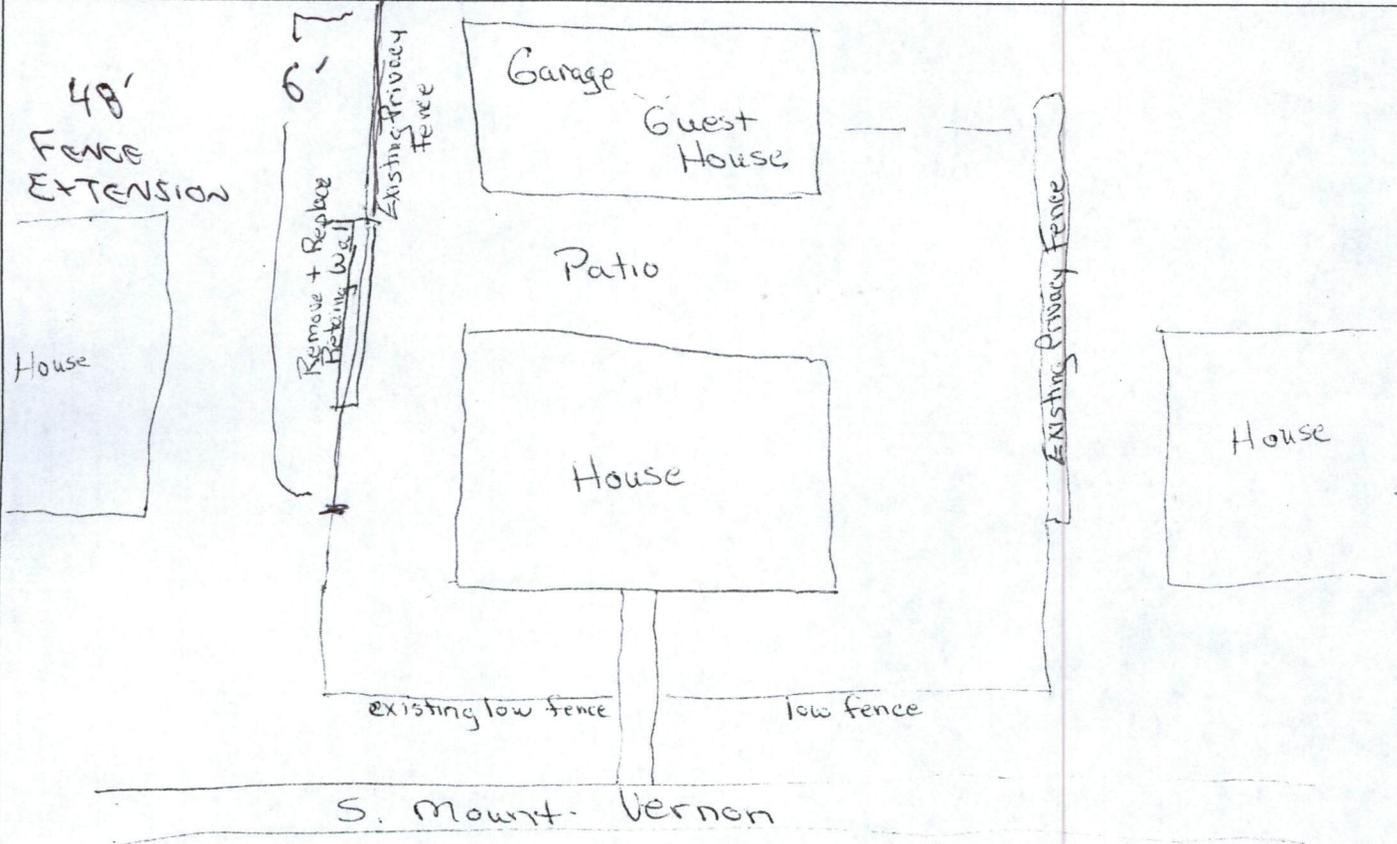
City of Prescott Building Division
APPROVED

City of Prescott Planning & Zoning
APPROVED

City of Prescott Engineering
APPROVED

City of Prescott Fire Department
APPROVED

1. It is the responsibility of the owner or contractor to field verify ALL UTILITY MAINS prior to construction.
2. Any improvement in City right-of-way requires permit issued by City Engineering Department per Ordinance #1338.
3. No structure shall encroach onto any easement or right-of-way. Driveway entrance may require dip section or minimum 12 inch corrugated metal pipe.
4. DO NOT ALTER SIDEWALK. SIDEWALK MUST MEET AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
5. All mailbox installations must be to City of Prescott standard detail 1-08. Any deviation must be specially permitted by the Engineering Department.
6. Approval of the Planning & Zoning Department is subject to all other easements, encumbrances, etc. or restriction which may apply to said property by virtue of any City Ordinances and/or state law and deed restrictions. The City takes no responsibility for said restrictions or requirements and the burden to comply with such restrictions lies solely with the property owner and/or applicant.



I, Amy B Casper, the owner's agent or the owner of record, for the structure to be located at:

240 S. Mount Vernon, parcel number 1100135, do certify that the structure will meet all required setbacks, the property corner pins are correct and the footings are excavated upon the property as shown on the City approved site plan. If for any reason any deviation from the approved site plan becomes necessary, a revised site plan will be submitted for approval before any additional construction takes place.

Amy B Casper
Owner/Contractor Signature

8/2/17
Date





**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
September 8, 2017**

AGENDA ITEM: HP17-012, Request approval for window replacements.

Planning Manager: George Worley 
Director: Tom Guice

Historic Preservation Specialist: Cat Moody 

Report Date: August 30, 2017

Historic Preservation District: # 13, Southeast Prescott

APN: 110-01-035

Zoning: SF-9

Location: 348 South Mount Vernon Avenue

Owner/Applicant: Don & Laura Herman, 348 S Mount Vernon Ave, 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 is not listed in the National Register of Historic Places due to its age at the last survey of the district, but it would very likely be considered eligible now.

The windows in the home are in bad condition with clear signs of rotten wood. Some windows have storm windows on the exterior. Two windows that flank the fireplace are not original to the home.

Request

Applicants propose to

- Replace the windows with a wood window with exterior metal cladding in the same style and size, except-
- The two windows flanking the fireplace are proposed to be replaced with a little shorter awning window.

Analysis

The Historic Preservation Master Plan for this district specifically recommends:

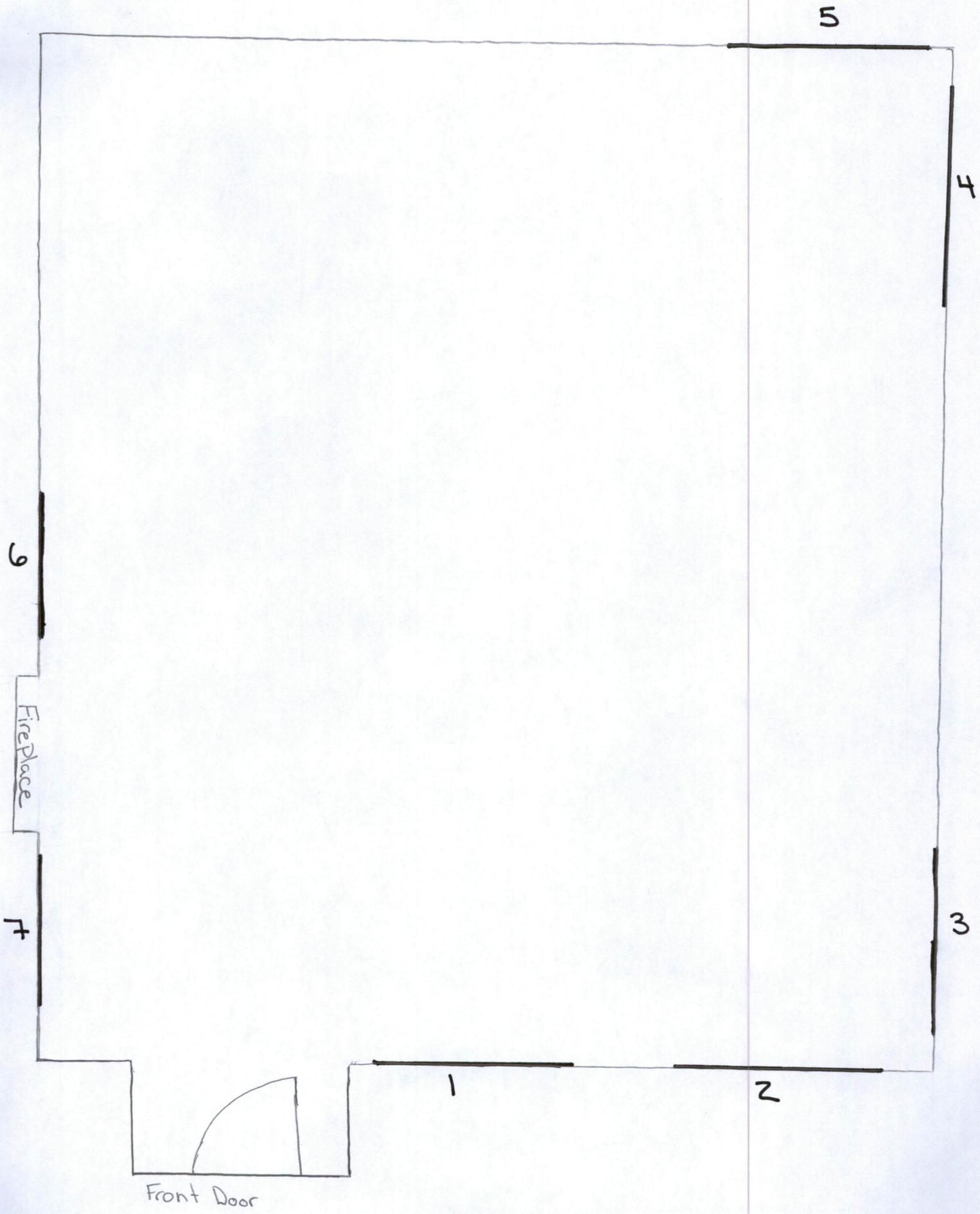
- Emphasize vertical orientation on windows, use several vertical windows for a larger opening versus a large horizontal window
- Encourage wood for replacement doors and windows
- Encourage double-hung windows, with pane design similar to neighboring buildings

The proposed windows will improve the appearance of this home, and does adhere to the guidelines in the historic preservation master plan.

Site Visit: Recommended

Agenda Item: HP17-012 348 South Mount Vernon Avenue

MOVE TO APPROVE - HP17-012, Request approval for window replacements.



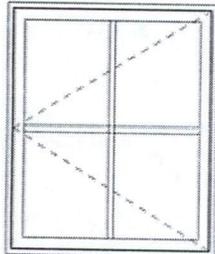


Ship To:

1) C-WA-33 1/228-1(X)

Qty: 2
RO: 34 1/4"x28 3/4"
Jamb: 4 9/16"
Loc: LIVING RM
Sym:
Clad: 061-TW Black

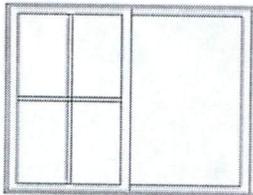
Windows
6, 7



2) C-DHC-41 1/255 3/4-1(X)

Qty: 2
RO: 42 1/4"x56 1/2"
Jamb: 4 9/16"
Loc: LIVING RM
Sym:
Clad: 061-TW Black
Sash Split: 50/50

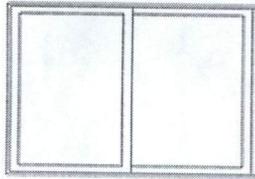
Windows
1, 2



3) C-DHC-37 1/255 3/4-1(X)

Qty: 1
RO: 38 1/4"x56 1/2"
Jamb: 4 9/16"
Loc: NE CORNER
Sym:
Clad: 061-TW Black
Sash Split: 50/50

Window # 3



4) C-DHC-37 1/255 3/4-1(X)

Qty: 2
RO: 38 1/4"x56 1/2"
Jamb: 4 9/16"
Loc: NW CORNER
Sym:
Clad: 061-TW Black
Sash Split: 50/50

Windows # 4, 5

