

PRESCOTT PRESERVATION COMMISSION AGENDA

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, October 12, 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, October 12, 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	Gary Edelbrock
Michael Mirco, Vice-Chairman	Mike King
Russ Buchanan	James McCarver
Tony Teeters	

III. REGULAR AGENDA

- 1. **Approval of the minutes of the July 13, 2018 meeting.**
- 2. **HP18-006** 100 E Sheldon St. Historic Preservation District #8, Santa Fe Depot. APN: 113-18-006. Request approval for exterior courtyard remodel.
- 3. **HP18-007** 100 E Sheldon St. Historic Preservation District #8, Santa Fe Depot. APN: 113-18-006. Request approval for sign on north side of Depot building.
- 4. **HP18-008** 110 E Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-16-065. Request approval for two sign changes.

- 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 5, 2018 at 5:00 p.m. in accordance with the statement filed with the City Clerk's Office.

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
JULY 13, 2018
PRESCOTT, ARIZONA**

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on JULY 13, 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. He thanked Councilman Goode for attending.

II. ATTENDANCE

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

III. REGULAR AGENDA ITEMS

**1. Approval of the minutes of the July 13, 2018 meeting.
Mr. Edelbrock, MOTION to approve July 13, 2018 meeting minutes. Mr. Teeters, 2nd.
VOTE 6-0; passed.**

1. 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.

Cat Moody presented the project by displaying photos on the overhead projector and stating that the applicant proposes to convert the retail space into a restaurant. She said that this project has been brought before the commission due to a substantial interior remodel and the exceptional condition of the pressed tin ceiling in the building. The commission has previously reviewed extensive interior remodeling, such as at Black Arrow Indian Arts. Ms. Moody gave some background of the property and said that 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. She said Sam Hill died in December 1901, shortly after completing the rebuilding of his store on Whiskey Row post fire. Then 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. Her Victorian home on Park Ave across from Lincoln School was on the 2016 Home Tour.

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. 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 preserved to allow for venting through the ceiling.

Mr. Mirco, MOTION to approve HP18-004 156 S Montezuma St. Request approval for interior remodel including drop ceiling section. 2nd. Mr. Edlebrock. 6-0 Motion Passes.

UPDATES OR CURRENT EVENTS

Ms. Moody gave a summary of the Statewide Historic Preservation Conference was held in Scottsdale at the Valley Ho Hotel, mid-century modern hotel that has been fully restored. The hotel is a unique experience and a great place to stay.

The theme of the conference was Design in the Desert, focusing on architecture design of the desert, and particularly mid-century, modern sessions. The conference also focused on the advent of the Phoenix boom over the 50' and 60' and the architectural styles that developed when Phoenix grew very quickly. It was prior to the times where everyone had a garage and lots carports with of long roof overhangs, and creative mid-century modern design took place.

She said another aspect of the conference and because historic preservation also includes archeology, one of her roles with the City of Prescott is archeology compliance for new development. There are a fair amount of federal requirements enforced at the local level. The conference also covered Native culture design and living in dry environments. She said there was also a session on the development of the Airstream trailer. Doug Stroh, local architect, received the Governor's Award for Preservation.

Ms. Moody said that next year it will be held at the Hassayampa Hotel. Sessions will be held at the Hotel and the Elks Theater. The City will be sending all the Commissioners to the conference. Ms. Moody asked if any Commissioner would like to work on the planning committee meeting to let her know and that monthly coordination meetings will start in September. The Conference will be in June 2019.

ADJOURNMENT

Robert Burford adjourned the meeting at 8:35 a.m.

Robert Burford,
Chairman



Darla Eastman,
Recording Secretary

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
October 12, 2018**

AGENDA ITEM: HP18-006 Request approval for exterior courtyard remodel.	
Planning Manager: George Worley <i>GW</i>	
Director: Bryn Stotler <i>BS</i>	
Historic Preservation Specialist: Cat Moody <i>CM</i>	
Report Date: October 5, 2018	

APN: 113-18-006

Zoning: BR, Business Regional

Historic Preservation District: Depot Marketplace #8

Property Owner: Depot Marketplace Investors, 1670 Willow Creek Rd, Ste A, Prescott 86305

Applicant: Arizona Commercial, 212 E Gurley St, Prescott AZ 86301

Existing Conditions

The Santa Fe Depot was built in 1907 and is individually listed in the National Register of Historic Places and is within the boundaries of the Depot Marketplace Historic Preservation District.

There is an existing outdoor courtyard space between the Depot building and the two adjacent non-historic buildings. The area is used as an outdoor seating area for patrons and employees of the plaza, but currently lacks shade and is sparsely furnished.

Request

The applicant proposes to make improvements to the courtyard including:

- New patio paving
- New stage a couple of steps above the patio area
- Shade sails above the stage area and located in the center of the patio
- Trees in large pots placed on the patio

Please see rendering for details regarding layout and materials in context.

Analysis

Conformance with the Prescott Historic Preservation Master Plan :

The summary of recommendations for the Santa Fe Depot includes:

- Encourage continued use of the Santa Fe Depot as professional office and commercial space, flanked by a compatible shopping center that does not detract or compete with the historic image of the Depot

The courtyard improvements will be a benefit to the Depot building area and will not compromise its historic integrity.

Site Visit: Recommended.

Agenda Item: HP18-006 100 East Sheldon Street.

Recommended Action:

Move to Approve HP18-006- Request approval for exterior courtyard remodel

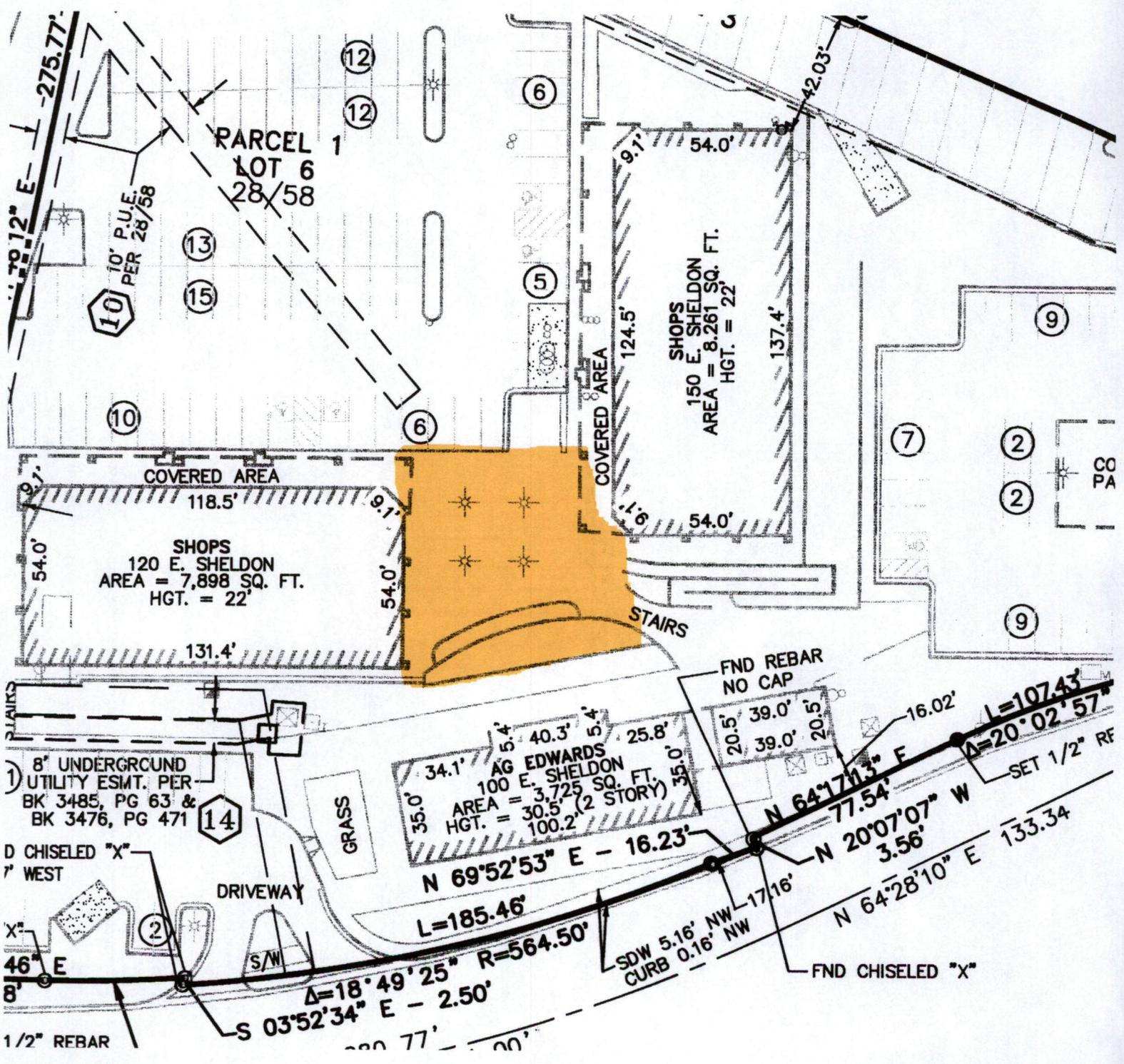
Depot Courtyard

The Depot Courtyard is an area between the Street of New York and Subway buildings at the Depot Marketplace that has been utilized as an outdoor seating area for patrons and employees of the plaza to enjoy meals from one of several small restaurants in the plaza or to simply relax and take in the nice weather.

This enhancement of the courtyard will make it more attractive and enjoyable for potential small events, for instant Acker Night performances.

This area could also be utilized by the tenants or local business for small company luncheons and dinner events, along with patron use for small family type gatherings.

Our overall goal is to improve the look and functionality of the courtyard to help allure new and existing costumers to the area and promote the small business's in the plaza.



PARCEL 1
LOT 6
28/58

10' P.U.E.
PER 28/58

SHOPS
120 E. SHELDON
AREA = 7,898 SQ. FT.
HGT. = 22'

SHOPS
150 E. SHELDON
AREA = 8,261 SQ. FT.
HGT. = 22'

AG EDWARDS
100 E. SHELDON
AREA = 3,725 SQ. FT.
HGT. = 30.5' (2 STORY)

8" UNDERGROUND
UTILITY ESMT. PER
BK 3485, PG 63 &
BK 3476, PG 471

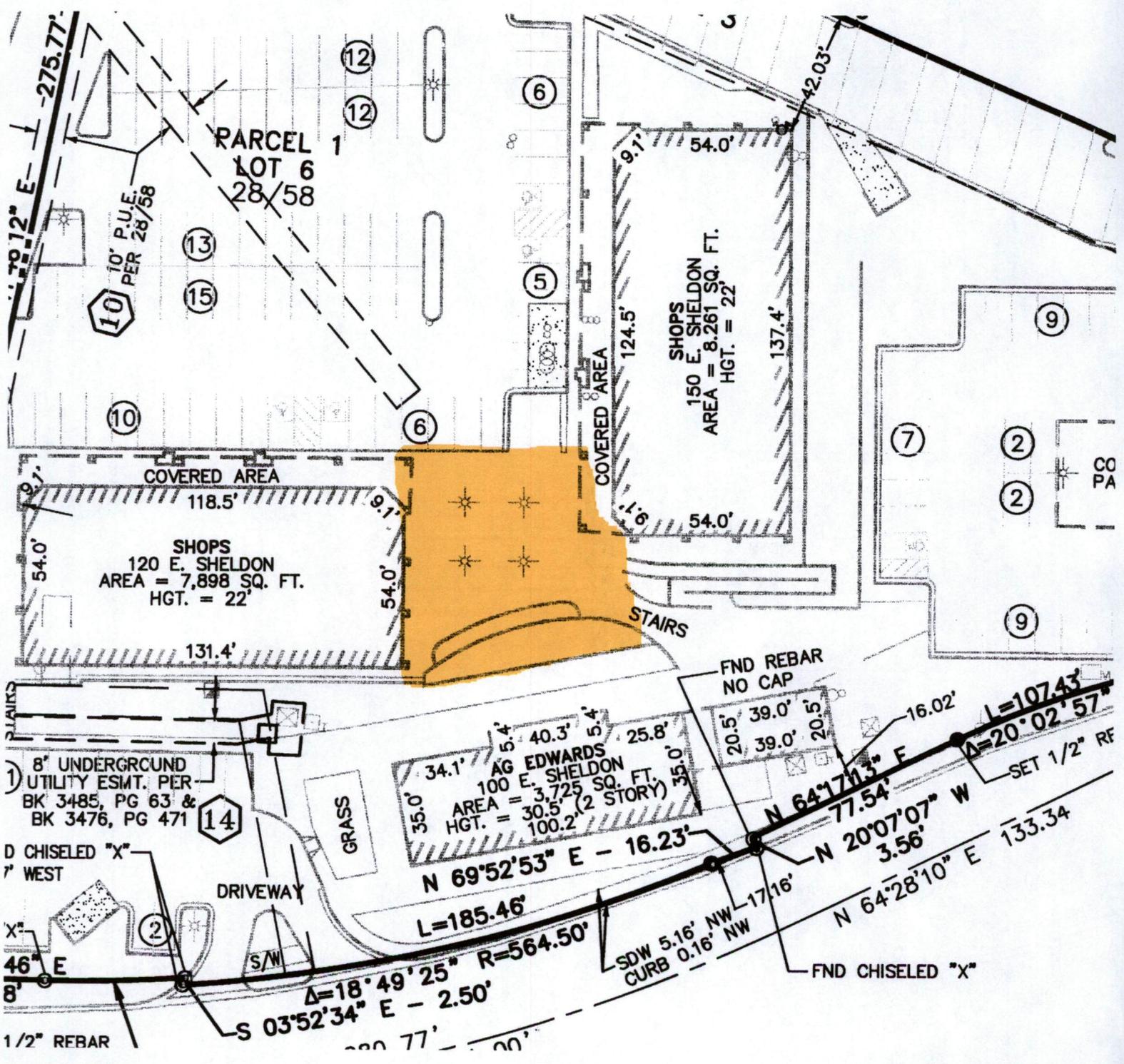
D CHISELED "X"
7' WEST

DRIVEWAY

FND REBAR
NO CAP

FND CHISELED "X"

1/2" REBAR



PARCEL 1
LOT 6
28/58

10' P.U.E.
PER 28/58

SHOPS
120 E. SHELDON
AREA = 7,898 SQ. FT.
HGT. = 22'

SHOPS
150 E. SHELDON
AREA = 8,261 SQ. FT.
HGT. = 22'

AG EDWARDS
100 E. SHELDON
AREA = 3,725 SQ. FT.
HGT. = 30.5' (2 STORY)

8" UNDERGROUND
UTILITY ESMT. PER
BK 3485, PG 63 &
BK 3476, PG 471

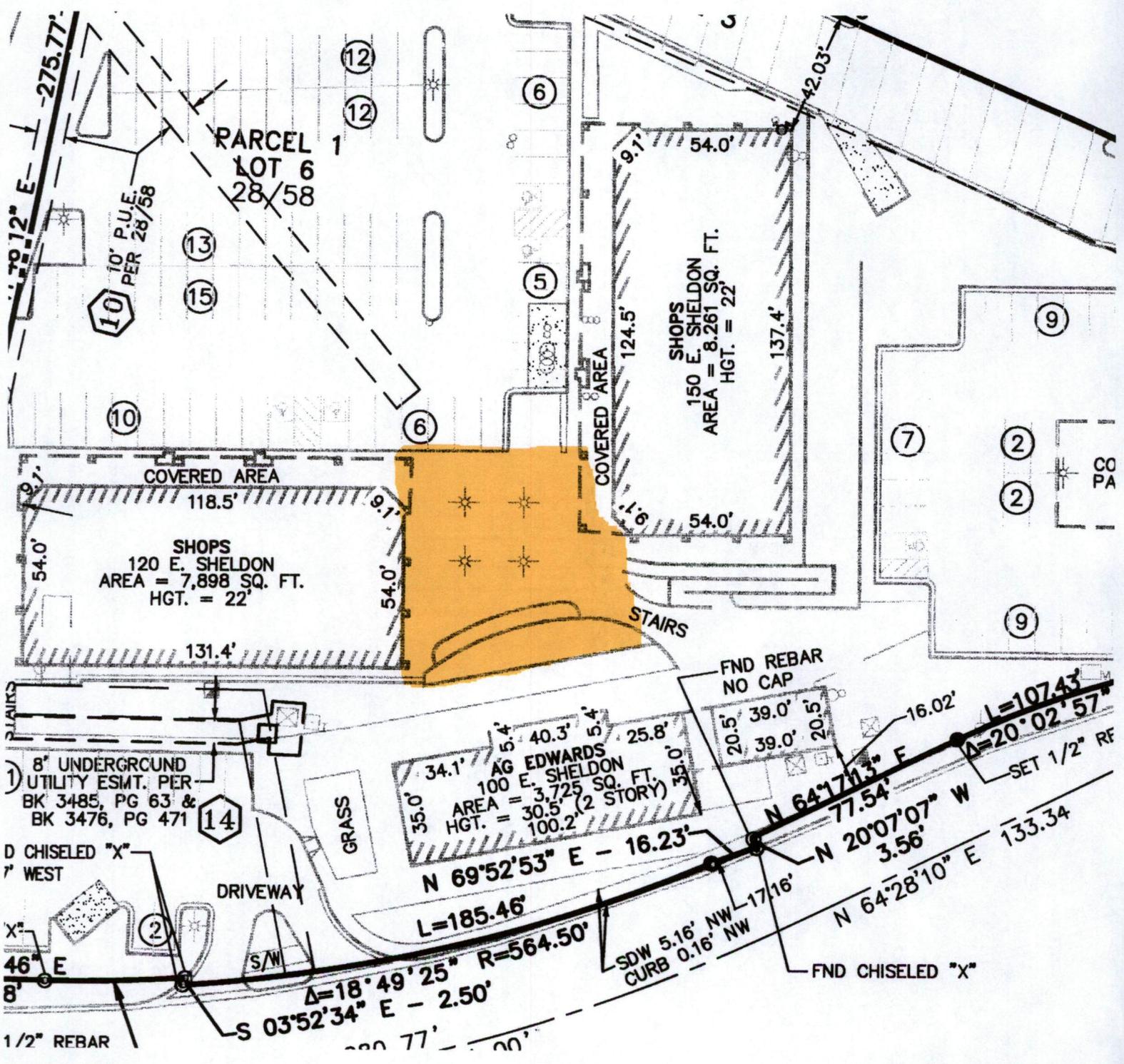
D CHISELED "X"
7' WEST

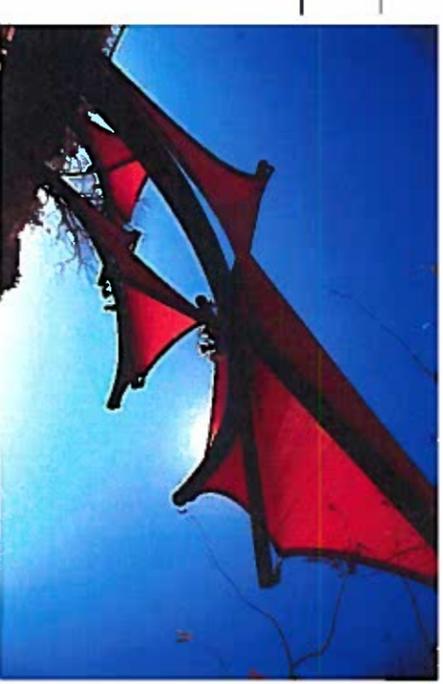
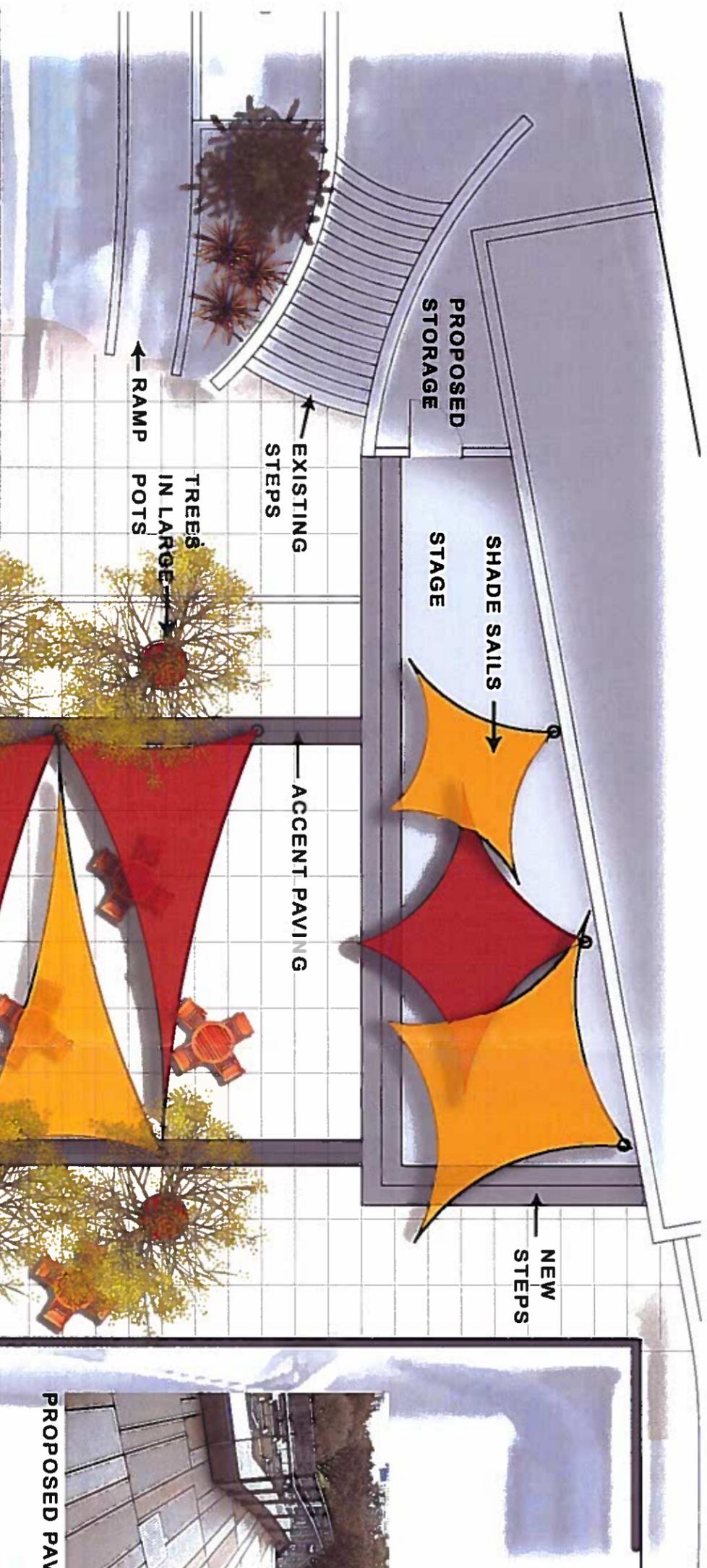
DRIVEWAY

FND REBAR
NO CAP

FND CHISELED "X"

1/2" REBAR



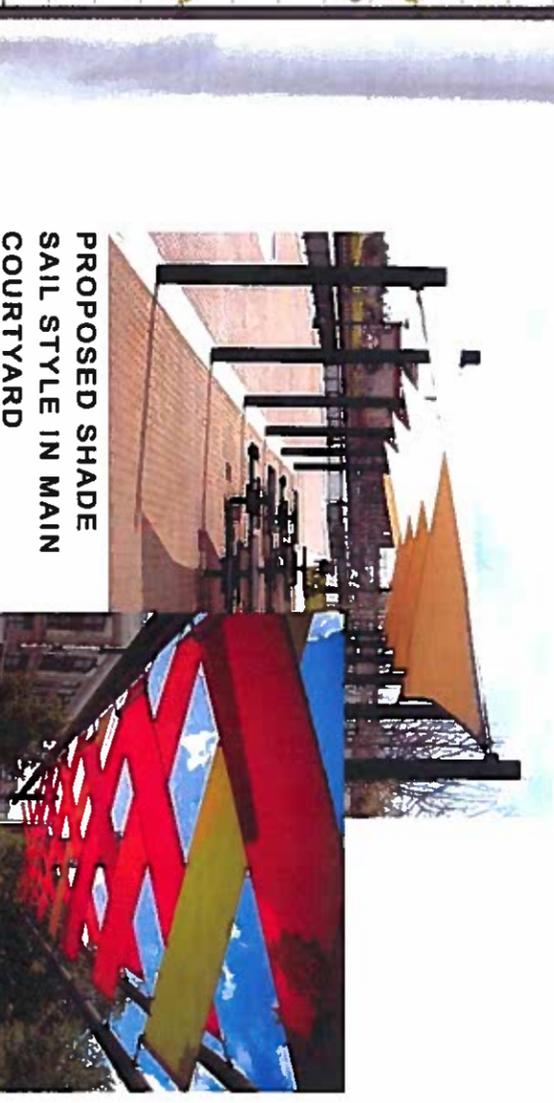


PROPOSED SHADE SAIL OVER STAGE

NOTE:
-SHADE CANOPIES
TO HAVE LIGHTING
MOUNTED ON POLES



PROPOSED PAVER STYLE



PROPOSED SHADE
SAIL STYLE IN MAIN
COURTYARD

Sketch
LANDSCAPE ARCHITECTURE STUDIO, LLC
Celia N. van der Merwe
LANDSCAPE ARCHITECT | 928.277.7336
INFO@SKETCH-LA.COM



PARKING LOT
LANDSCAPE

THE COURTYARD ON SHELDON CONCEPTUAL PLAN

DATE: 8.27.18



OPTION FOR MAIN COURTYARD
SHADE SAIL

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report October 12, 2018	
AGENDA ITEM: HP18-007 Request approval for sign on north side of Depot building.	
Planning Manager: George Worley	
Director: Bryn Stotler	
Historic Preservation Specialist: Cat Moody	
Report Date: October 5, 2018	

APN: 113-18-006

Zoning: BR, Business Regional

Historic Preservation District: Depot Marketplace #8

Property Owner: Depot Marketplace Investors, 1670 Willow Creek Rd, Ste A, Prescott 86305

Applicant: Bryan Wieweck, A&B Sign Co, 691 6th Street, Prescott 86301

Existing Conditions

The Santa Fe Depot was built in 1907 and is individually listed in the National Register of Historic Places and is within the boundaries of the Depot Marketplace Historic Preservation District.

There is existing signage for Realty One Group on the south side of the building. There is no signage on the north side.

Request

The applicant proposes to add signage to the north side of the Depot building. The sign would be comprised of individual aluminum flat cut lettering, painted black and stud mounted flush to the wall. The sign will not be illuminated. Sign text would be "Realty One Group" in a larger font on the top line, and "Mountain Desert" on the second line.

Please see rendering for details regarding signage in context.

Analysis

Conformance with the Prescott Historic Preservation Master Plan :

The summary of recommendations for the Santa Fe Depot includes:

- Encourage continued use of the Santa Fe Depot as professional office and commercial space, flanked by a compatible shopping center that does not detract or compete with the historic image of the Depot

The proposed signage will not compromise the historic building's integrity.

Site Visit: Recommended.

Agenda Item: HP18-007 100 East Sheldon Street.

Recommended Action:

Move to Approve HP18-007- Request approval for sign on north side of Depot building.



ITEM 1 **SIGN ELEVATION**
27.14 square feet

Manufacture & install 1/4" aluminum
flat cut lettering stud mounted
flush to wall. Lettering painted
Matthews Nuance black.

14.13" _____ 179"
10.31" _____
REALTYONEGROUP
MOUNTAIN DESERT



Prescott's Only Full Service Sign Shop
AZ. Licensed Contractor # 070010

Office 928.445.6995
Fax 928.776.4429
www.absignco.com
691 North 6th street
Prescott, AZ 86301

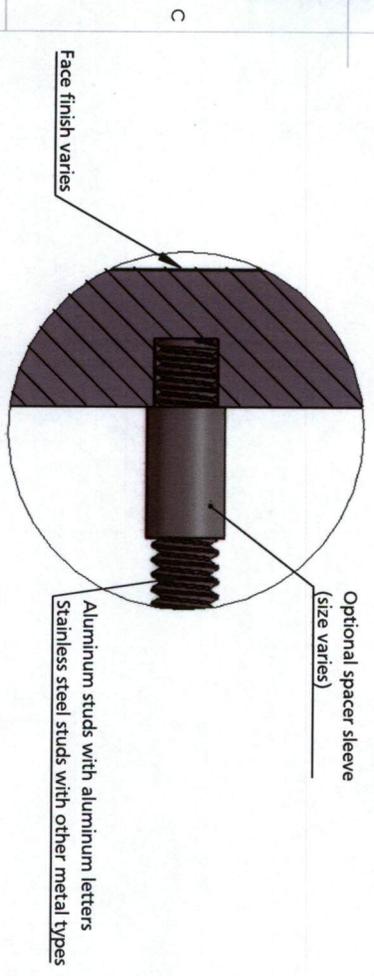
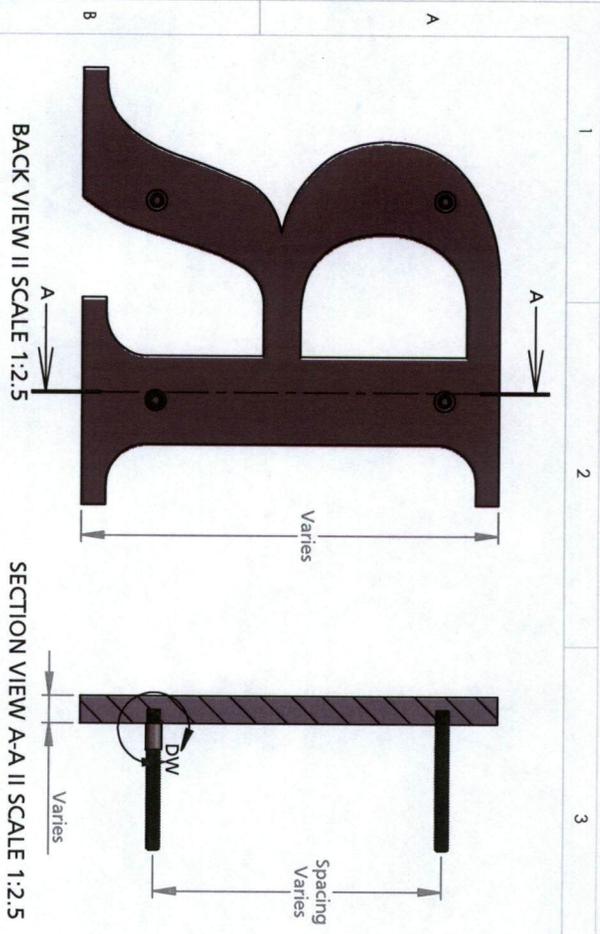
COMPANY: Realty One Group
CLIENT: Daniel Collins
PHONE: 928 230-5168
APPROVAL:

CELL:

EMAIL:
FILE: Realty One Group
Origin DATE: 10-7-15
DATE:

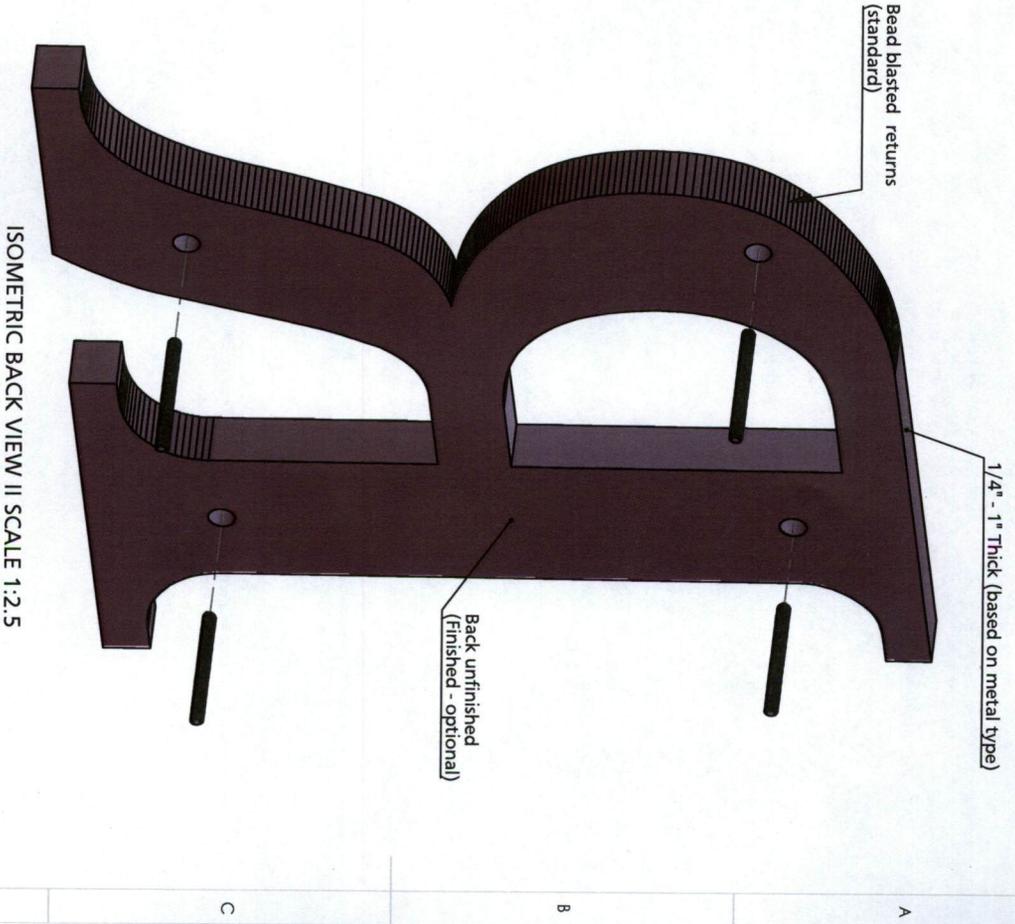
Revise 11-10-16 9-11-18
DATE: 9-5-18
Design by SP

This artwork has been created by A&B Sign Company to assist you in visualizing our proposal. Designs are exclusive property of A&B Sign Company and are not to be reproduced, copied, emailed or used in any manner without the written permission of A&B Sign Company. Once approved, you are responsible for the remake cost should any errors be found after production begins. There is no charge for the first 2 revisions, any customer changes after that are subject to a \$20 art charge. Colors portrayed on proof may not match final product due to differences between digital and pigmented colors.



SIZE	MIN STUDS/L/TR
Up to 3"	3 studs
Over 3" - 15"	4 studs
Over 15"	6 studs
Punctuation	2 studs

NOTES:
 Typical stud length 2" beyond back of letter
 Letters under 15" high - 10/24 studs, 15"+ high - 1/4-20 studs.
 Less than 3/8" stroke, 6-32 or 4-46 studs
 Standard cast studs are in line for brick mortar (2-5/8" on center for mortar)



TITLE:
FLAT CUT METAL - STUD MOUNT

MATERIAL:
METAL

PRODUCT TYPE:
FLAT CUT METAL

DWG NO. FTM110 REV 12/02/14 SCALE: AS INDICATED SHEET 1 OF 1

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
October 12, 2018**

AGENDA ITEM: HP18-008 Request approval for two sign changes.

Planning Manager: George Worley *GW*
Director: Bryn Stotler *BS*

Historic Preservation Specialist: Cat Moody *CM*

Report Date: October 5, 2018

Historic Preservation District: #1 Courthouse Plaza

APN: 113-08-020

Zoning: DTB

Location: 110 E Gurley Street

Applicant: Morgan Sign, 704 E Moeller, Prescott AZ 86301

Owner: PL Investments, 14000 N 7Y Ranch Rd, Prescott AZ 86305

Existing Conditions

This property includes the Prescott National Bank Building built in 1902, which is listed in the National Register of Historic Places as a significant Territorial Building in the 1978 Prescott Multiple Resource Area (MRA).

In the rear (east side) of the building there is a large wall sign. This sign exceeds current guidelines but the dimension and location of the signage is grandfathered under the Land Development Code.

The original painted sign was for Valley National Bank (located here from 1923 to 1957). This sign was painted over sometime in the 1980s without a permit. In May of 2011 the Preservation Commission approved repainting of the sign, and in February of 2015 the commission approved the conversion of the sign to a low-profile mounted canvas panel system to allow easier sign face changes.

There is also an existing perpendicular clock sign on the southwest corner of this building. It currently has three signage inserts in the sections above the clock element.

Request

The applicant proposes to update two signs-

- 1) Replace the canvas panel on the rear sign with new signage that reads:

Welcome to Historic Downtown Prescott

Every ONE's Hometown

Realty ONE Group

Mountain Desert

Phone and website info

Pointing finger with "Sales Center" text

The background of the sign is a grayish brick with a gold accent border.

Agenda Item: HP18-008, 110 E Gurley Street

- 2) Replace the sign inserts in the clock sign:
Davis group in top half circle
Realty One Group Mountain Desert in vertical panel
Real Estate in bottom panel
The panel inserts are grey, white, black, and gold

Please see renderings for the signage colors and depiction in context.

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 proposed signage will not compromise the historic integrity of this building.

Site Visit: recommended

Recommended Action: Approve HP18-008. Request approval for two sign changes.

WELCOME TO
Historic Downtown Prescott!

Every **ONE**'s Hometown!

REALTY**ONE**GROUP
MOUNTAIN DESERT

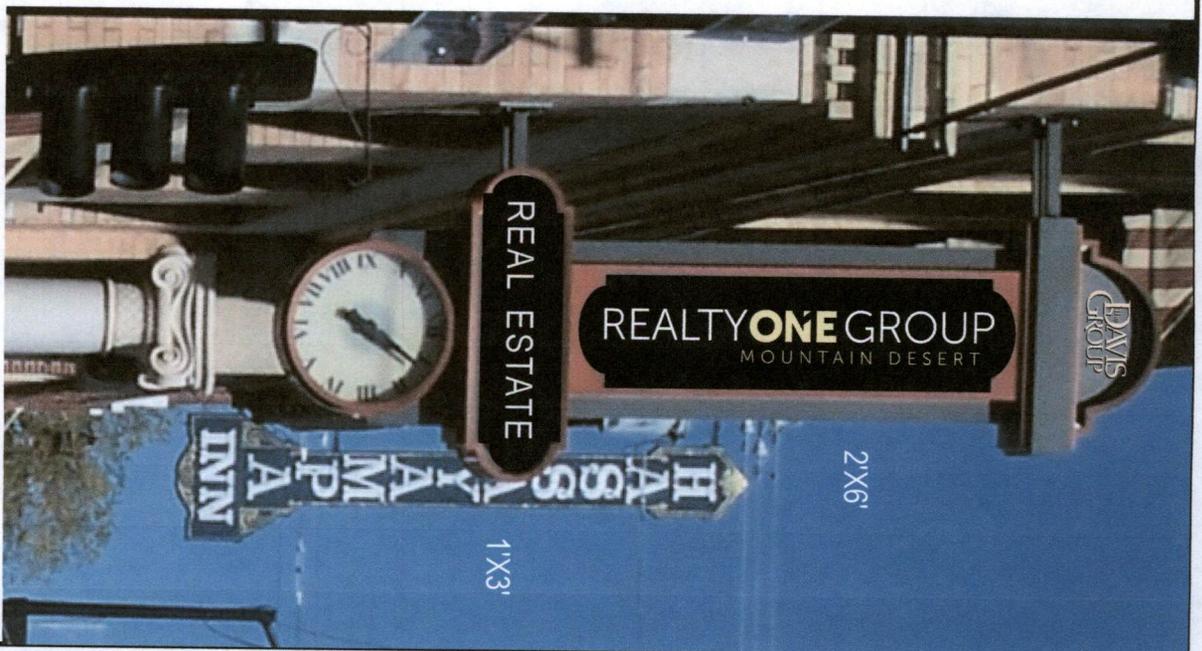
(928) 440-2522

www.RealtyONEGroupPrescott.com



Sales Center

New skin 15'x17" to replace existing
per customer provided art



New ACM black panels
both sides of clock
.25" Acrylic letters/logo

PROJECT:

DATE: _____ SCALE: NTS DRAWN BY: SKM

CUSTOMER APPROVAL:

THIS UNPUBLISHED DRAWING IS SUBMITTED FOR A PROJECT BEING DESIGNED FOR YOU BY MORGAN SIGN. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, REPRODUCED OR USED IN ANY FASHION WITHOUT EXPRESSED WRITTEN APPROVAL. THE ORIGINAL IDEAS HEREIN ARE PROPERTY OF MORGAN SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 800 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



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



704 E. Moeller St.
Prescott - AZ 86301
P 928.778.6336
F 928.778.5094
morgan sign.com
morgan sign@cedheone.net