

PRESCOTT PRESERVATION COMMISSION AGENDA

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, February 14, 2020
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 February 14, 2020** 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	Mike King
Michael Mirco, Vice-Chairman	James McCarver
Richard Sprain	
Mary Ann Suttles	

III. REGULAR AGENDA

1. **Approval of the minutes from the January 10, 2020 meeting.**
2. **HP19-016 329 S Mount Vernon Ave. APN: 110-03-036. Historic Preservation District #13, Southeast Prescott. Revised request for roof access via a deck extension.**

IV. UPDATE OF CURRENT EVENTS

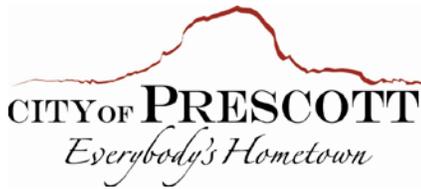
V. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 2/10/20 at 10:00 am in accordance with the statement filed by the Prescott City Council with the City Clerk.


Sarah Siep, City Clerk

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 72 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 MINUTES

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, January 10, 2020
8:00 AM**

**CITY COUNCIL CHAMBERS
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1100**

I. CALL TO ORDER

II. ATTENDANCE

Members

Robert Burford, Chairman
Michael Mirco, Vice-Chairman
James McCarver
Richard Sprain (Absent)
Mary Ann Suttles
Mike King

Staff:

Cat Moody- Historic Preservation Specialist
Bryn Stotler- Community Development Director
George Worley- Planning Manager
Tammy DeWitt- Community Planner
Kaylee Nunez- Recording Secretary

Council:

Phil Goode

III. REGULAR AGENDA

The meeting was called to order at 8:02am by Chairman Burford.

1. Approval of the minutes from the December 13, 2019 meeting.

Commissioner McCarver made a motion to approve the minutes of December 13, 2019. Commissioner Mirco seconded the motion. The motion passed unanimously.

2. HP20-001 249 S Mount Vernon Ave. APN: 110-01-081. Historic Preservation District #13, Southeast Prescott. Request for remodel of existing garage in rear of property and fencing and pavers.

Historic Preservation Specialist Cat Moody presented a site plan of the property; she also presented an elevation detailing the façade of the proposed garage. Ms. Moody presented site photos to help depict compatibility with surrounding properties as well as to describe drainage. A rendering of the proposed fencing for the front of the property was also

presented, which is similar in character to surrounding properties. Chain link fencing will be installed in the rear of the property.

Chair Robert Burford asked for clarification on the 'tin eyebrow' roofing proposed. Applicant Rob Johnson clarified that the proposed roofing is meant to repurpose existing tin on the structure and that it will direct drainage to the rear of the property. Mr. Burford also questioned ingress and egress to the second garage. Mr. Johnson clarified that there will be sufficient room to access the structure, though 3-point turns may be required.

Commissioner Mirco asked whether it was to be a rental or not. Mr. Johnson clarified that the intent is to move a family member in and to keep the property in the family for some time. Commissioner McCarver asked for clarification on the height of the structure. Ms. Moody verified that it would not exceed the maximum allowed by the zoning district (35 ft). Mr. McCarver also asked for clarification on fencing styles. Ms. Moody stated that wood and iron fences are encouraged in historical districts.

Commissioner Suttles asked whether the neighbors are in agreement with the proposed project. Ralph Rodarte, an adjacent neighbor, indicated his support of the renovation and addition. Chair Burford asked Planning Manager George Worley for a refresher on rules regarding grandfathering in regards to additions. Mr. Worley explained that all additions/renovations must meet current code requirements, including zoning and building.

Commissioner Mirco made a motion to approve HP20-001. Commissioner King seconded the motion. The motion passed unanimously.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody presented follow-up photographs of a few previously approved Preservation Commission projects.

V. Adjournment.

Meeting Adjourned at 8:55 am

Kaylee Nunez, Recorder

Robert Burford, Chairman

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
February 14, 2020**

AGENDA ITEM: HP19-016, Revised request for roof access via a deck extension.

Planning Manager: George Worley
Director: Bryn Stotler

GW
BS

Historic Preservation Specialist: Cat Moody

CM

Report Date: February 6, 2020

Historic Preservation District: # 13, Southeast Prescott

APN: 110-03-036

Zoning: SF-9

Location: 329 S Mount Vernon Avenue

Owner /Applicant: Paula Beitz 329 S Mount Vernon Ave, Prescott 86303

Existing Conditions

This property is located within the Joslin Whipple National Register Historic District, and is part of the Southeast Prescott HPD # 13. It was constructed about 1928, but at some point window changes and an incompatible second story addition compromised the architectural integrity and it is no longer listed in the National Register of Historic Places.

This is a revision of an original request for roof access stairs that were partially constructed and approval was sought after-the-fact. This Commission reviewed the request for the stairs and during the November 2019 meeting the item was deferred due to a lack of clarity on what the applicant was actually requesting (given that their design would also need to satisfy the Building Safety Division).

Due to a delay in the applicant being able to attend a meeting for the review of the revised proposal, the non-conforming stairs were to be removed as soon as possible. This happened in January and the applicant is now presenting a revised request that also will satisfy the Building Safety Division.

Request

Applicants request approval to maintain the already constructed work that includes:

- A small deck extension that bridges the gap between a rear deck and the rear roof gable.
- Improve the railing to meet Building Safety requirements and paint to match the house color scheme.

Please see the additional attachments for more details on the revised request.

Analysis

The Historic Preservation Master Plan for does not specifically address this district; the adjacent district guidelines recommend:

- Encourage scale consistent with existing structures and styles
- Encourage porches consistent with the historic style
- Use gables and hip roofs consistent with historic pattern
- Additions to existing buildings should be to the rear of the property to maintain the front facade
- Discourage skylights and utilities on roofs visible from the public right-of-way

This revised request is much more subtle, and reads as a small deck extension platform. It is tucked in the rear and does not extend up into the roof plane.

The Chief Building Official has reviewed the proposed design and he supports this revised plan.

Site Visit: Recommended

MOVE TO APPROVE HP19-016, Revised request for roof access via a deck extension.

