



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
Friday, July 9, 2021
8:00 AM**

**Council Chambers + Zoom Meeting
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1100**

The following agenda will be considered by the Prescott Preservation Commission at its public hearing to be held at 8:00 AM on July 9, 2021 in Council Chambers and also via Zoom Virtual Meeting. Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

The Community Development Department of Prescott AZ is inviting you to a scheduled meeting.

Topic: Historic Preservation Commission

Time: July 9, 2021 08:00 AM Arizona

If you can't make the live meeting, you can join the Zoom Meeting

<https://us02web.zoom.us/j/84028323196>

Dial by your location

1 669 900 6833 or

1 346 248 7799

Meeting ID: 840 2832 3196

- I. CALL TO ORDER – Housekeeping –For Zoom attendees: Please keep your phone or PC microphone on mute unless you are speaking to minimize background noise.**

Please identify yourself each time you speak so that we can record your comments in the minutes and properly count motions and votes.

II. ATTENDANCE

Members

Robert Burford, Chairman

Michael Mirco, Vice-Chairman

Richard Sprain

Mary Ann Suttles

Mike King

James McCarver

Rob Johnson

III. REGULAR AGENDA

- 1. Approval of the minutes from the April 9, 2021 meeting.**
- 2. HP21-004** 319 S Mount Vernon Ave. APN: 110-03-034. Historic Preservation District #13, Southeast Prescott. Request approval for an addition on top of existing rear garage.

IV. UPDATE OF CURRENT EVENTS

V. ADJOURNMENT

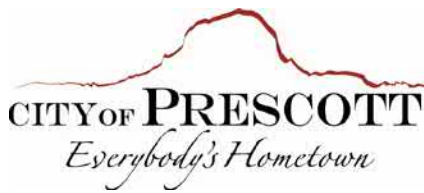
CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 7/2/2021 at 1:00 p.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Siep

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, April 9th, 2021
8:00 AM**

**Virtual Zoom Meeting + Council Chambers
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

I. CALL TO ORDER

II. ATTENDANCE

Members

Robert Burford, Chairman

Mike King

James McCarver

Michael Mirco, Vice-Chairman

Rob Johnson

Richard Sprain

Mary Ann Suttles

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, Liaison

III. REGULAR AGENDA

The meeting was called to order at 08:05 am by Chair Burford.

1. Approval of the minutes from the March 24th, 2021 special meeting.

Commissioner Suttles made a motion to approve the minutes of March 24th, 2021. Commissioner Mirco seconded the motion. The motion passed unanimously (7-0).

2. HP21-002 202 S Montezuma St. APN: 109-02-046A. Historic Preservation District #1, Courthouse Plaza. Request approval for façade treatments associated with the remodel of building for new restaurant, Colt BBQ & Spirits.

Historic Preservation Specialist Cat Moody gave a historical overview of the subject property (southwest corner of Goodwin and Montezuma Streets); including the fire of 1900 which started in the adjacent building to the south. The building constructed immediately after the fire was the Scopel Hotel. The Scopel Hotel remained until the late 1930s then was

demolished and a gas station was built in its place. The site has since hosted a series of automotive and retail uses, the most recent being Sam Hill Cigar Company.

Ms. Moody presented a floor plan of the proposed remodel for Colt BBQ, which detailed the additional area and ADA modifications. The elevations presented showed additional details of the façade compared to those presented during the prior Preservation Commission meeting. Ms. Moody explained that the proposed exterior will involve painted black stucco, painted black brick veneer, and windows with a three-layer trim style. The windows will also feature contrasting black and gold trim and dentil moulding. The exterior lighting will feature gooseneck fixtures and all signage will be submitted and reviewed separately.

Commissioner Mirco asked where the signage will be located. Applicant and co-owner of Colt BBQ, Brenda Clouston, clarified that the signs would be mounted on the stucco parapets.

Chairman Burford asked for clarification on window signage (which the commission and city cannot regulate). Ms. Clouston expressed that they would be keeping window signage to a minimum and have no desire to put advertising materials in the windows; she also clarified that the windows will not be tinted.

Chairman Burford recommended black brick and mortar as opposed to painting the brick black. Ms. Moody clarified that historic preservation guidelines only dictate that *existing* brick cannot be painted over, not new.

Applicant Robert Kenneth Clouston expressed that using black brick and mortar would be cost prohibitive and that the product they chose to paint the brick veneer is extremely durable.

Commissioner King made a motion to approve HP21-001. Commissioner Sprain seconded the motion. The motion passed (6-1) with Chairman Burford giving the dissenting vote.

- 3. HP21-003** 341 S Mount Vernon Ave. APN: 110-03-041. Historic Preservation District #13, Southeast Prescott. Request approval for new siding, front porch refurbishment, and window and door replacement on the existing rear addition.

Historic Preservation Specialist Cat Moody presented an aerial photo and brief history of the subject property; indicating the addition to the rear of the home was constructed in 1984. The applicant had several professional consultations done regarding the exterior siding and was told by each that the siding could not be restored to a satisfactory state. Ms. Moody provided a sample of the proposed siding and paint colors to the Commissioners. The siding proposed is a wood composite material and a light, sage green color. Other colors proposed for exterior paint work were merlot and crème colors. The window, rear railing and exterior doors will also be replaced utilizing the aforementioned color scheme. The existing trim styles will remain/ be repaired as needed. There will also be electrical upgrades performed to bring the system up to current code.

Applicant and owner, Rita Davis, explained that the current siding is in such poor shape that scraping and painting would not properly 'revive' it. Ms. Davis also clarified that the siding would be lapped in order to help weather-proof. Chairman Burford recommended hardie board in lieu

of the composite as it has the same texture on both sides. Chairman Johnson asked whether the original siding would be removed—Ms. Davis was unsure.

Commissioner Sprain made a motion to approve HP21-003. Commissioner Johnson seconded the motion. The motion passed unanimously (7-0).

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Commissioner King announced that the downtown walking tours hosted by the Chamber of Commerce would be resuming mid-May. Ms. Moody gave a thank you to the Thumb Butte Questers chapter for providing the plaque for the railroad trestle and expressed that she was looking into doing more street signal wraps with historical photos in the downtown area.

V. ADJOURNMENT

Meeting Adjourned at 9:08 am

Kaylee Nunez, Recorder

Robert Burford, Chair

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
July 9, 2021**

AGENDA ITEM: HP21-004, Request approval for an addition on top of existing rear garage.

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

Historic Preservation Specialist: Cat Moody

Report Date: July 1, 2021

Historic Preservation District: # 13, Southeast Prescott

APN: 110-03-034

Zoning: SF-9

Location: 319 S Mount Vernon Avenue

Owner: Ray & Rhonda Malzo, 319 S Mount Vernon Ave, Prescott 86303

Architect: Claire Clark, AZ Natural Design, 985 S Apache Knolls Trl, Dewey AZ 86327

Existing Conditions

This property is located within the Joslin and Whipple National Register Historic District, and is part of the Southeast Prescott HPD # 13.

This bungalow style residence was constructed around 1921. Over the years a side porch and rear addition have been added to the home. There is an existing single story garage that faces Oak St, located behind the main house.

Request

Applicants propose to:

- Construct a new wood-framed, second floor office space above the garage
- Addition will be sided using fiber cement siding with the main portion being horizontal plank style and the gable end being vertical bead board style
- Install a gable vent to match the vent style found on the front of the historic house picture
- Install new light fixtures to match the existing fixtures on the garage
- Install railings to match the railings on the house
- Install fluted wood columns to match the columns on the house
- Install architectural grade asphalt shingles to match the house

Please see the additional attachments for more details on the proposed work.

Analysis

The Historic Preservation Master Plan for this district specifically recommends:

- Encourage porches consistent with the historic style
- Encourage scale consistent with existing structures and styles
- Use gables and hip roofs consistent with historic pattern

Agenda Item: HP21-004 319 S Mount Vernon Ave

- Additions to existing buildings should be to the rear of the property to maintain the front facade
- Encourage "architectural style" asphalt roofing material
- Discourage flat roofs except on historically appropriate architectural styles

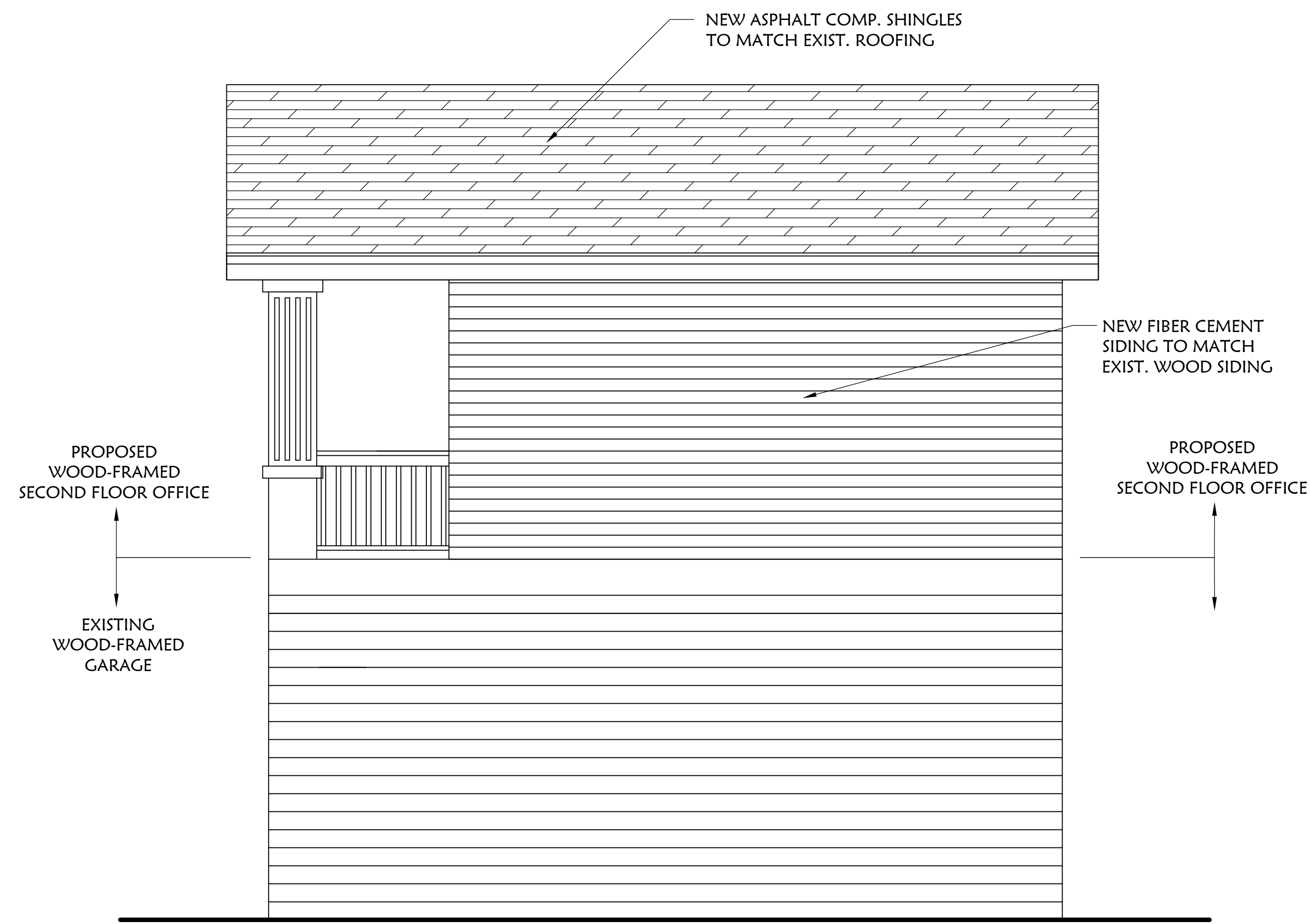
The proposed changes on the garage addition will not impact the historic status of the main house.

Generally, outbuildings would receive simplified detailing for trim elements to help indicate the less important status of the accessory structure.

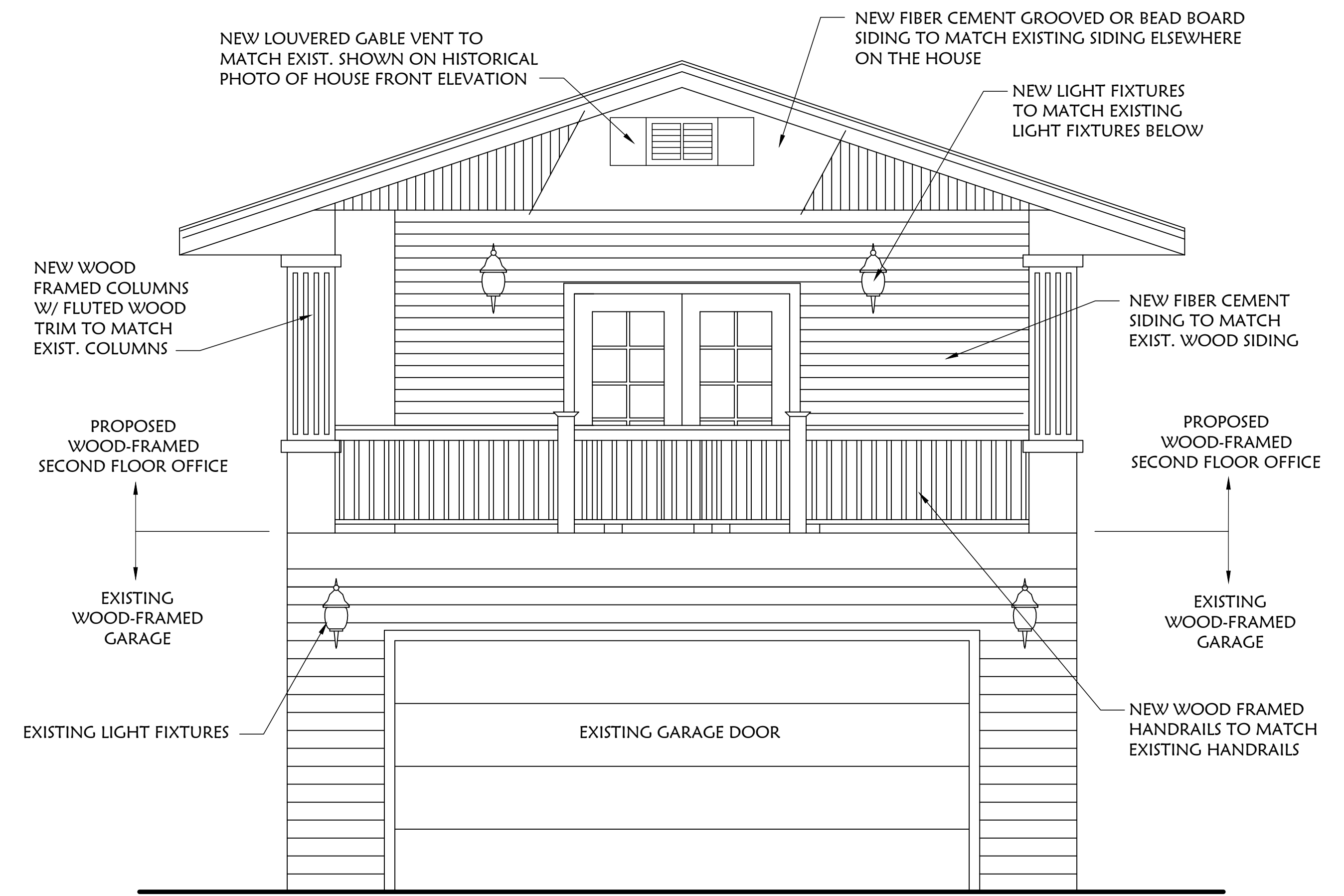
The column details shown do match the house columns, but are verging on being out-of-scale with this subsidiary structure. The railing, window and door trim, and gable vent are all in-keeping with the scale and massing of this building.

Site Visit: Recommended

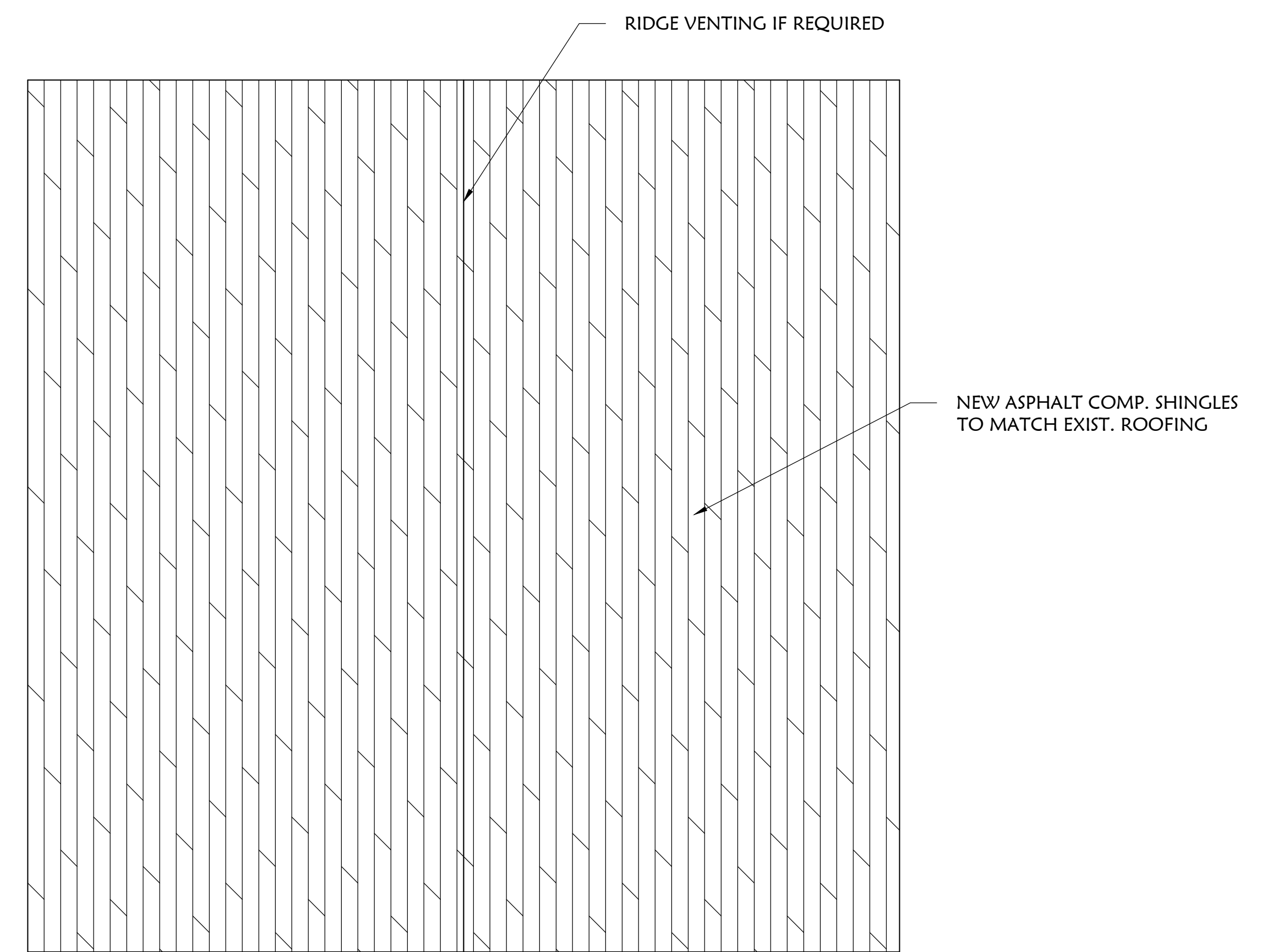
MOVE TO APPROVE OR APPROVE WITH MODIFICATIONS - HP21-004, Request approval for an addition on top of existing rear garage.



PROPOSED OFFICE ELEVATION FACING ALLEY



PROPOSED OFFICE OVER GARAGE ELEVATION



PROPOSED ROOF PLAN

ARIZONA NATURAL DESIGN PLLC
 985 S. Apache Knolls Trail
 Dewey, Arizona 86327
 928-277-1046



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NEW OFFICE FOR:
RHONDA DONOHUE-MALZO and RAY MALZO
 319 S. Mt. Vernon Ave.
 Prescott, AZ. 86303

SUBMITTAL DATE

REVISIONS	DATE	DESCRIPTION

PROPOSED OFFICE DETAILS

A*2



OAK STREET FACING COVERED DECK

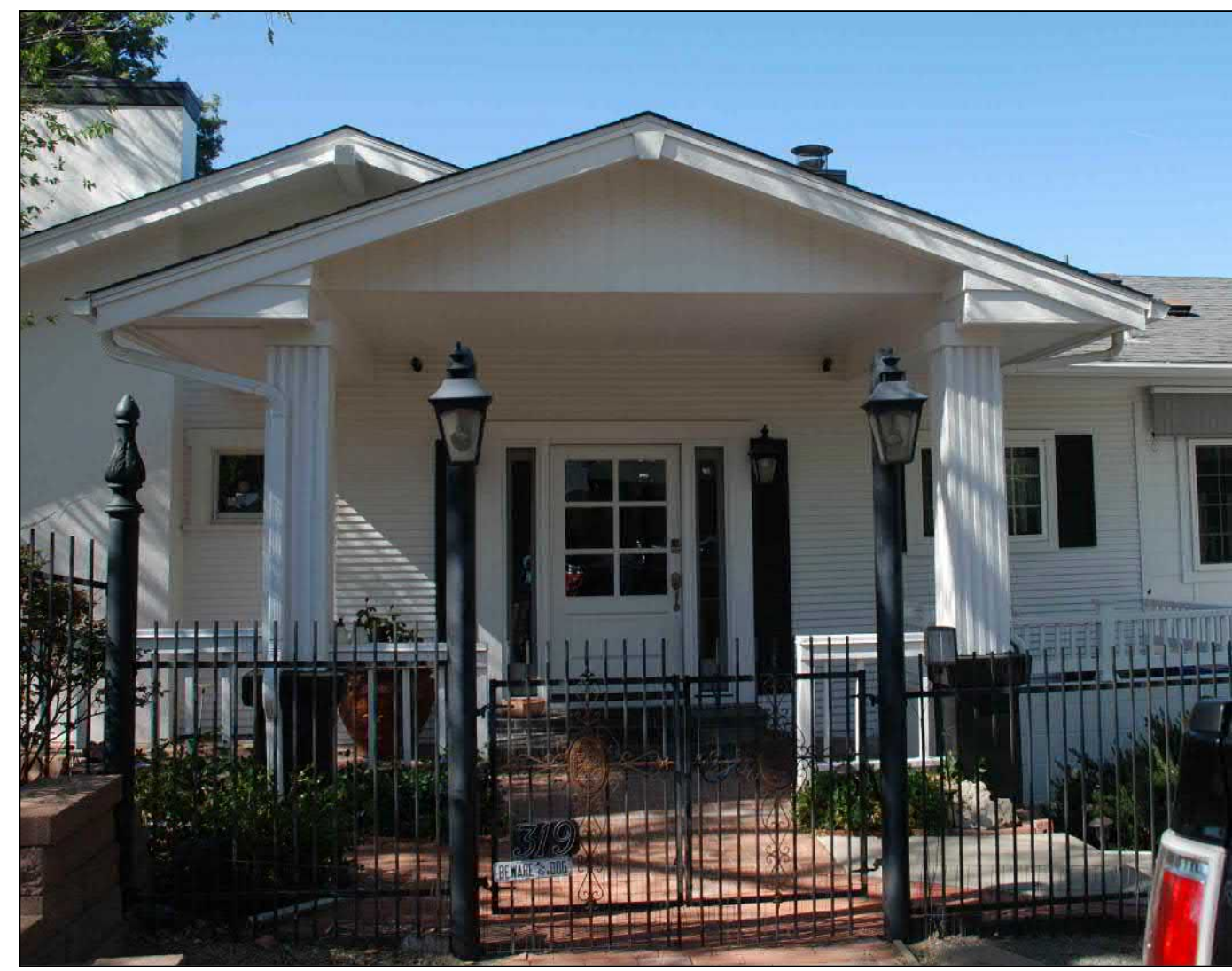
OAK STREET FACING PROPOSED NEW SECOND FLOOR OFFICE

OAK STREET FACING SIDE ENTRANCE

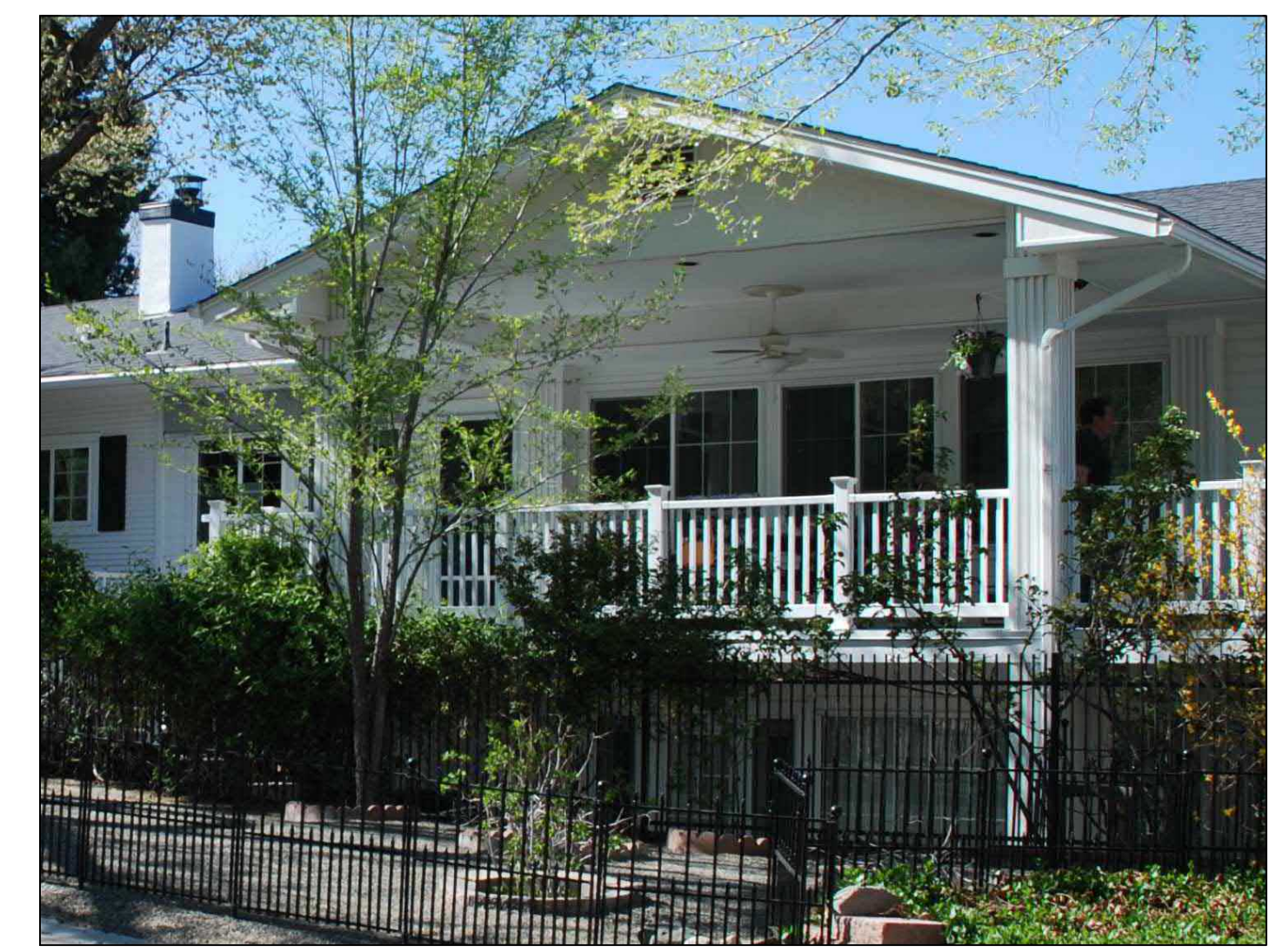
EXISTING OAK STREET ELEVATION OF DONOHUE-MALZO RESIDENCE SHOWING SUPER-IMPOSITION OF NEW SECOND STORY OFFICE OVER EXISTING GARAGE



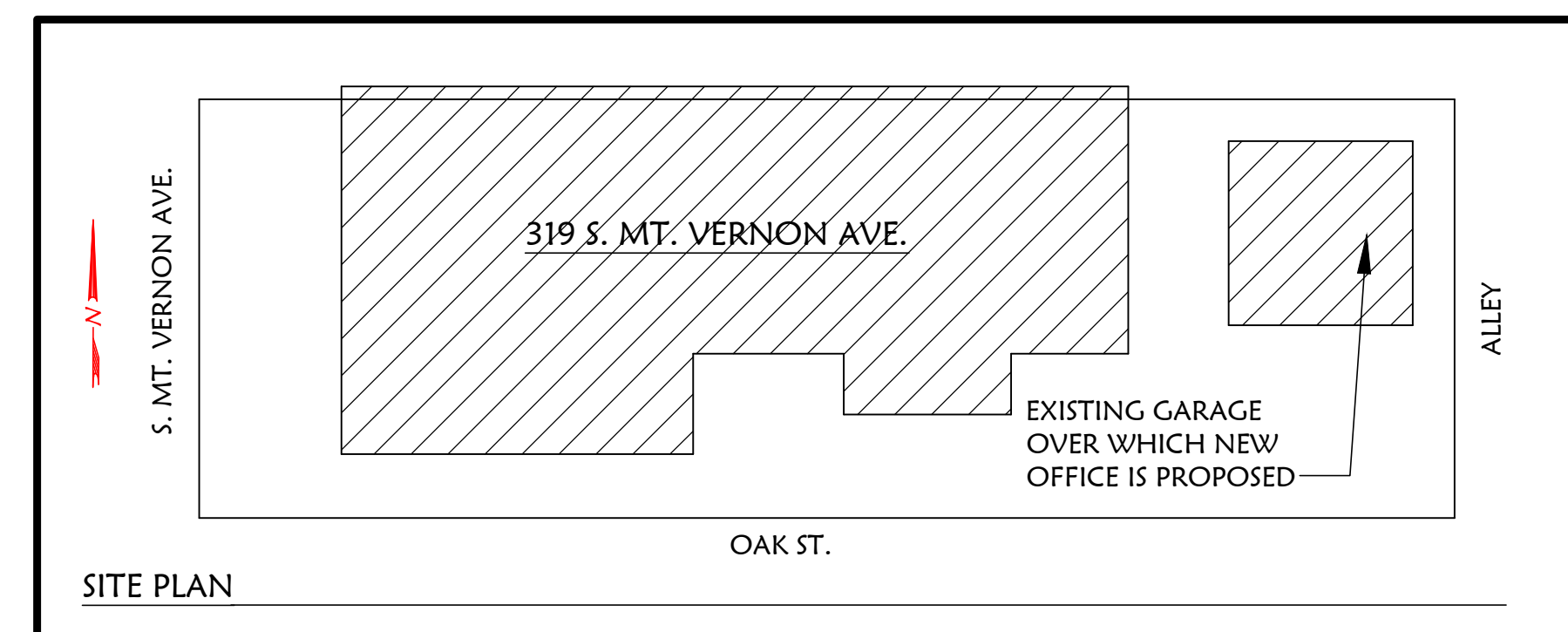
HISTORIC PHOTOGRAPH OF S. MT. VERNON STREET ELEVATION OR FRONT ELEVATION OF DONOHUE-MALZO RESIDENCE



ELEVATION FACING OAK STREET OF DONOHUE-MALZO RESIDENCE SIDE ENTRANCE



ELEVATION FACING OAK STREET OF DONOHUE-MALZO RESIDENCE COVERED DECK



SITE PLAN

ARIZONA NATURAL DESIGN PLLC
 985 S. Apache Knolls Trail
 Dewey, Arizona 86327
 928-277-1046

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NEW OFFICE FOR:
 RHONDA DONOHUE-MALZO and RAY MALZO
 319 S. Mt. Vernon Ave.
 Prescott, AZ. 86303

SUBMITTAL DATE

REVISIONS

EXISTING HOUSE PHOTOGRAPHS

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