

City of Prescott
Prescott Preservation Commission



March 8, 2024 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chairman Mirco called the meeting to order at 9:00 A.M.

2. ROLL CALL

Members:

Michael Mirco - Chair
Mike King - Vice Chair, absent
Diane Travis – Member
James McCarver - Member
Rob Johnson – Member, absent
Richard Sprain – Member
Mary Ann Suttles – Member

3. DISCUSSION & ACTION ITEMS

- A. Approval of the January 12, 2024 Prescott Preservation Commission Meeting Minutes.

MOTION BY COMMISSIONER TRAVIS TO APPROVE THE JANUARY 12, 2024 MINUTES; SECONDED BY COMMISSIONER SPRAIN: (5 - 0)

- B. **HP24-001:** A Request for New 254" W x 15" H Wall Mounted Sign for Arts Prescott Gallery. Preservation District: Courthouse Plaza Local & National. Zoning: DTB (Downtown Business). Property Owner: Field Investments Inc. Applicant: A & B Sign Co. Location: APN 109-02-081E, 134 S. Montezuma Street.

Kaylee Nunez, Historic Preservation Specialist stated that the request is for a new sign for the Prescott Arts Gallery. She presented both historic and recent photos.

Ms. Nunez stated that the building, which is called the Wellington Building, was constructed in approx. 1901. She stated that the building is not on the register due to significant changes to the front façade.

Ms. Nunez presented an aerial map that shows the project location. She stated that the proposal is to remove the existing wall-mounted sign while leaving the frame and install a new 254 inch wide by 15 inch high Arts Prescott Gallery sign.

The sign will be made from aluminum composite and have a black background with gold lettering.

Analysis:

Chapter 8 (Courthouse Plaza District) within the Historic Preservation Master Plan, in part, states:

- Use only integral and natural colors of a neutral tone, compatible with the building and the district.
- Promote continued use of the Courthouse Plaza Historic District as a cornerstone commercial and business area with historically consistent and compatible development district.

The proposed signage accommodates both of these statements.

Commissioner James McCarver asked if they will be changing the lighting as well.

Bryan Wieweck with A and B Signs stated that there is gooseneck lighting currently on the sign that they will be changing the neck so that the lights will be higher as they currently hang down in front of the letters.

Commissioner McCarver asked if the size of the sign is within preservation guidelines.

Ms. Nunez stated that it slightly exceeds the allowed amount of wall mounted signage per the current zoning code, however planning staff determined that since the frame is already existing within those dimensions it is allowable for the sign to fill out the frame.

**MOTION BY COMMISSIONER SUTTLES TO APPROVE HP24-001 AS PRESENTED;
SECONDED BY COMMISSIONER TRAVIS: (5 - 0)**

- C. **HP24-003:** A Request to Enclose Existing Patio Space at Rear of Home (Approx. 240 sq ft). Preservation District: Historic Homes at Hassayampa Local. Zoning: SPC (Specially Planned Community). Owner/Applicant: Dan & Debbie Zdanowicz. Location: APN 108-07-161, 1089 Old Hassayampa Lane.

Ms. Nunez stated that the home is within a local register district. She presented a photo of the original clubhouse that was on the property as well as a current photo of the home.

Ms. Nunez stated that the home style is minimal traditional and was built in approximately 1940. The home is part of the old Hassayampa Country Club which is a development envisioned and built by an east coast investor between 1939 and 1949. The home is asymmetrical in massing, has a stucco exterior, and a cross gable exposed rafter tail roof. She stated that the windows are primarily fixed pane with the windows on the west side featuring awnings over them.

Ms. Nunez presented an aerial map and stated that the property is located at the northern end of Old Hassayampa Lane.

Proposal:

- Enclose existing northwest corner of home where there is currently a raised concrete patio (129 feet 9 inches Wide x 10 feet 6 inches Deep (240 square feet).
- Remove exterior door on corner and replace with wall.
- Remove both windows and leave openings (for interior access)
- Woodburning fireplace being installed inside addition area, including new chimney finished with natural stone exterior.
- Three new windows and an exterior door will be installed to match existing window and door styles.
- Exterior finish of addition to be stucco to match existing home.

Ms. Nunez presented a floor plan that shows the enclosure area as well as the analysis.

- Addition set to the rear of the home (less sensitive than front façade).
- Recommended that windows be wood frame or wood frame with aluminum cladding.
- Chimney will project above roofline by two feet, will not be visible from front. Chimney to be finished with natural stone similar to other homes in the District.
- Architectural grade shingles, proposed roofline and stucco finish complement the existing home.

Ms. Nunez presented additional photos of the western elevation and front of the home.

Commissioner Rick Sprain asked if the project would affect the national register status of the home.

Ms. Nunez stated that it would not as it is not impacting the front façade of the home. She stated that she looks at the street view façade as it is the most sensitive and rear additions have been allowed with other historic homes frequently.

Commissioner Sprain asked if the materials will be consistent with what is on the home now.

Ms. Nunez replied that they would be.

Chairman Michael Mirco stated that there are three rooflines to contend with and asked how they will work with it.

Danial Zdanowicz, owner of the home stated that the new addition will match the current roofline. He stated that the laundry room door will be removed and the patio area around it will be closed in. The addition will follow the railing that is currently there. He stated that they would like minimal impact to the look of the house and that they will follow all of the historic guidelines.

Commissioner McCarver asked if they will be removing the railing on the porch.

Mr. Zdanowicz replied that they would be removing the railing, and a stucco wall will be in its place.

Commissioner McCarver asked if it will be an addition to the house and not a sunroom.

Mr. Zdanowicz replied that it is an approx. 240 square foot addition with a fireplace in the center. He stated that they will also be adding windows that will match the windows on the front of the home.

Chairman Mirco asked if there would be a door to the outside in the addition.

Mr. Zdanowicz replied that there will be a door and it will be located at the steps.

Commissioner Suttles asked how long they have owned the home.

Mr. Zdanowicz replied that they have owned the home for 3 years.

Commissioner McCarver asked if the door opposite of where the fireplace will be is going to be removed.

Mr. Zdanowicz stated that they will remove the door and windows to open it up to the dining room. They will then create an arch in that space. The windows will then be used in the new addition.

Commissioner Suttles moved to approve as presented Commissioner Sprain second (5-0)

4. STAFF UPDATES

Ms. Nunez stated that she has been following up with the applicant on the Goodwin project but there has been a gap in communication. She stated that she will follow up with him again.

Chairman Mirco stated that the applicant has fencing on the right side and the left side has nothing.

Ms. Nunez stated that there was a stop work order issued which is why the project is unfinished. She stated that if they do not have communication from the applicant there will be a hearing officer for the Community Development department starting soon.

Ms. Nunez stated that the Plaza hotel is scheduled to go to the March 26th Council meeting for an appeal.

Ms. Nunez stated that she believes all Commission members are attending the State Historic Preservation Conference and that it is important that they be there.

Ms. Nunez stated that the Planning and Zoning team will be making a presentation at the conference on the intersection between planning and preservation.

Ms. Nunez stated that she does not have an update on the Master Plan update because right now they are trying to input data to the software program.

Commissioner Sprain stated that he is entering information in the GIS. He stated that a lot of the records are from the late 80s and early 90s. He stated that he is approximately half way done.

Ms. Nunez stated that the idea is that there will be a data platform that will be accessible to the public.

Commissioner Sprain asked when they might see plans for Old City Hall property.

Ms. Nunez stated that the City Hall redevelopment would be submitting for the April Preservation Commission.

Commissioner Suttles asked what they will be looking to do for the redevelopment.

Ms. Nunez stated that the development group who bought the property is Shumway Development. They have Richardson Design Group as the architect. She stated that they presented the City with their preliminary design in a Pre Application Conference two weeks ago. She stated that they submitted a design that is very much compatible with the district. There will need to be adjustments but it is a workable design.

Commissioner Suttles asked if the mural in Old City Hall Council Chambers is still there and what they will do with it.

Ms. Nunez stated that it will be located at the Chamber of Commerce.

Commissioner McCarver asked where he can view the plans for the redevelopment.

Ms. Nunez stated that they will be released in an agenda packet before the Preservation Commission meeting.

5. ADJOURNMENT

There being no further business to discuss, Chairman Mirco adjourned the meeting at 9:33 A.M.



MICHAEL MIRCO, Chairman

ATTEST:



SARAH HILTON, Recording Secretary

markay whisenand, for
sarah hilton