

City of Prescott
Prescott Preservation Commission



May 10, 2024 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Prescott Preservation Commission** at their meeting to be held **May 10, 2024**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

1. CALL TO ORDER

2. ROLL CALL

3. DISCUSSION & ACTION ITEMS

- A. **HP24-008:** Approval of Installation of Two(2) New Wall Signs, One (1) Awning Sign & Refurbish Existing Blade Sign for National Bank of Arizona. Historic Preservation District: Courthouse Plaza Local & National Districts. Zoning: DTB (Downtown Business). Property Owner: Zions Bancorporation NA DBA. Applicant: Yesco LLC. Location: APN 109-02-020;, 210 W Goodwin St.
Recommended Action: MOVE to approve HP24-008 with the stipulation that the proposed, southeast corner blade sign be omitted
- B. **HP24-009:** Approval of a Request to Install Two (2) New Cantilever Metal Awnings Over Entries & Sidewalk Level Windows as Well as 20.4 Square Feet of Signage Mounted on Top of the Right-Hand Awning for Parlor Doughnuts. Preservation District: North Prescott National. Zoning: DTB (Downtown Business). Property Owner: Favour Investments LLC. Applicant: Shelton & Associates LLC. Location: APN 113-15-090, 120 N Montezuma St.
Recommended Action: MOVE to approve HP24-009

4. STUDY SESSION ITEMS

- A. **HP24-007:** Presentation & Discussion Regarding a Request for Approval of Demolition of Existing Building and Construction of a 4-Story Mixed Use Hotel and Retail Building. Historic Preservation District: Courthouse Plaza Local & National Districts and South Prescott National District. Zoning: DTB (Downtown Business). Property Owner & Applicant: Whiting Brothers Investment Company. Architect: The Richardson Design Group. Location: APNs 109-01-068, -070, -072 & -075B, 201 & 221 S Cortez St.

Recommended Action: This item is for discussion only. No formal action will be taken.

5. STAFF UPDATES

6. ADJOURNMENT

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 5/2/24 at 9:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Siep

Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: May 10 Prescott Preservation Commission
DATE: May 10, 2024
DEPT: Community Development
ITEM #: 3.A
SUBJECT: **HP24-008:** Approval of Installation of Two(2) New Wall Signs, One (1) Awning Sign & Refurbish Existing Blade Sign for National Bank of Arizona. Historic Preservation District: Courthouse Plaza Local & National Districts. Zoning: DTB (Downtown Business). Property Owner: Zions Bancorporation NA DBA. Applicant: Yesco LLC. Location: APN 109-02-020;, 210 W Goodwin St.

ITEM SUMMARY

Applicant proposes to install two new wall mounted signs, one on the east elevation and one on the south elevation where prior signage existed. The east-facing wall sign will be 1' H x 25-1/2' W and will read 'NATIONAL BANK OF ARIZONA'. It will be illuminated and feature black lettering with a white background during the day and a black background with white lettering at night (nighttime film will be utilized). The south facing wall mounted sign will be 2-8" H x 15'-8" W and will also read 'NATIONAL BANK OF ARIZONA' with the bank's emblem to the left, it will feature the same colors and illumination as the east-facing wall-mounted sign. Both wall mounted signs will be composed of vinyl lettering, acrylic facing and will have their raceways painted to match the building.

The east side awning over the ATM will be 6'-2" H x 7-1/2' W and will feature black fabric with a gold emblem on the main face. The existing blade sign will be re-skinned with metal, color TBD and will feature a 4' H X 4'-4" W gold and black emblem. A small, 2-1/2' W x 2'-3" H square shaped blade sign is proposed on the southeast corner of the building and will read 'NB|AZ' in white lettering with a gold emblem above and will be illuminated.

The staff analysis and recommendation are based on a review of the request's consistency with Chapter 8 of Prescott's Historic Preservation Master Plan (Courthouse Plaza District).

BACKGROUND

The property is located within the boundaries of the Courthouse Plaza National & Local Historic Preservation Districts and is listed in the National Register of Historic Places. It was constructed between 1901-1910. A major remodel of the building was performed in 1927 to create an auto dealership & garage, which was designed by Architect Chris Totten. The Architectural style is classified as Indigenous/Brick Panel on the property's Historic Inventory Form.

Currently, a remodel of the building is underway, the exterior scope of work was approved by Preservation Commission in August 2023 under project #HP23-008. The scope of the remodel includes: reconfiguring the front entry door, infill previous entry door, add ATM on east face, add night drop box on south façade (enclose existing doorway), remove existing signage and replace existing fence with new wrought iron fence with period appropriate bollards.

The proposed signage and awning are in conformance with [Historic] district standards as well as being compatible with signage of adjacent businesses. In part, the HPMP chapter for the Courthouse Plaza Historic District states:

- Use only integral and natural colors of a neutral tone, compatible with the building and the district. **Meets criteria.**
- One perpendicular sign per business activity is also permitted... **Partially meets criteria. Existing blade sign OK, additional proposed on SE corner is not.**
- Lighting shall be by incandescent fixtures only...box-type or cabinet signs are not acceptable. **Partially meets criteria. Though box signage with LED illumination proposed, prior signage was box style and was backlit.**
- Encourage detailing in the design; details must be historically consistent with the district and generally constructed of materials already on the building. **Meets criteria.**
- The use of canvas or fabric awnings is encouraged at all locations in the district. **Meets criteria.**

The proposed wall mounted signage, awning and existing blade sign accommodate these statements and will not compromise the historic integrity of the building nor the Historic District. The proposed blade sign on the southeast corner seeks to replace an unpermitted sign and is not in character with the District.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve HP24-008 with the stipulation that the proposed, southeast corner blade sign be omitted

ATTACHMENTS

1. HP24-008 Sign Renderings



NATIONAL BANK OF ARIZONA®

PRESCOTT REGIONAL - 162 S. MONTEZUMA ST

EXTERIOR SIGN PACKAGE

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE #014288 #014289 #014290



Client Name & Address:
NATIONAL BANK OF ARIZONA
PRESCOTT REGIONAL CC 6743
162 S MONTEZUMA ST
PRESCOTT AZ 86303

OPY #:
58996

Project Name:
**NBAZ
PRESCOTT**

Account Executive:
**TAYLOR
LAMB**

Designer:
**JULIO
RAMIREZ**

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Rev. / Date / Designer

	09/14/2023	- JR
▲	10/26/2023	- GE
▲	12/06/2023	- GE
▲	02/21/2023	- GE

Description:
COVER SHEET

Classification:
CV-1

Sheet:
0.0



YESCO
YESCO LLC This drawing was created for and is the property of the client. The original drawing shall remain the property of YESCO LLC. All rights reserved. YESCO LLC is not responsible for any errors or omissions in this drawing. YESCO LLC is not a contractor. YESCO LLC is not a contractor. YESCO LLC is not a contractor.

YESCO
YESCO LLC
 LAS VEGAS DIVISION
 5119 SO. CAMERON ST.
 LAS VEGAS, NV 89118
 PHONE: (702) 876-8080
 WWW.YESCO.COM
 NV CONTRACTOR LICENSE #014208 #014208 #014208

Client Name & Address:
NATIONAL BANK OF ARIZONA
PRESCOTT REGIONAL CC 6743
162 S MONTEZUMA ST
PRESCOTT AZ 86303

OPY #:
58996

Project Name:
NBAZ
PRESCOTT

Account Executive:
TAYLOR
LAMB

Designer:
JULIO
RAMIREZ

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Rev. / Date / Designer

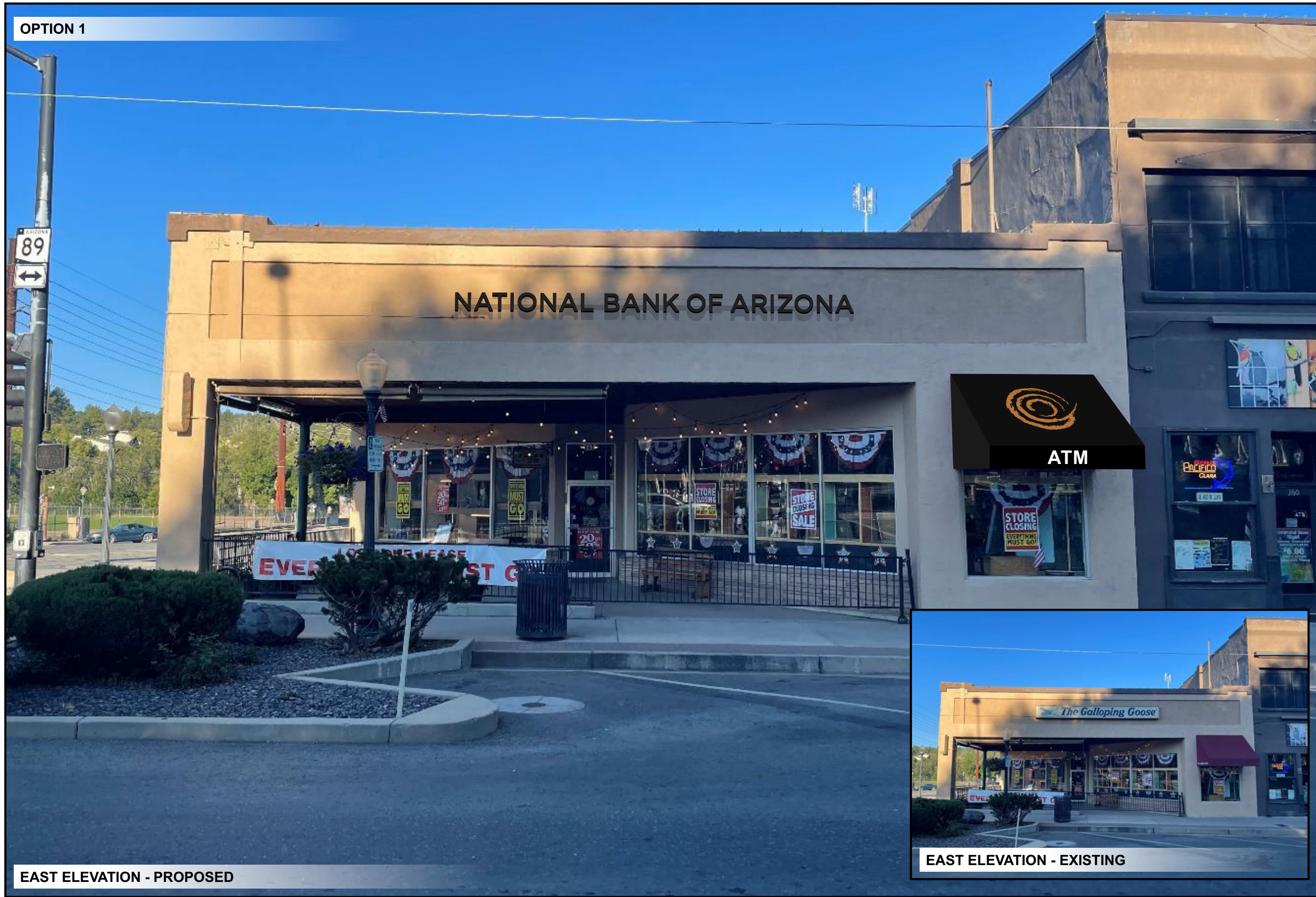
09/14/2023	- JR
10/26/2023	- GE
12/06/2023	- GE
02/21/2023	- GE

Description:
SITE PLAN

Classification:
CV-1

Sheet:
0.2

OPTION 1



EAST ELEVATION - PROPOSED

EAST ELEVATION - EXISTING

YESCO LLC
 LAS VEGAS DIVISION
 5119 SO. CAMERON ST.
 LAS VEGAS, NV, 89118
 PHONE: (702) 876-8080
 WWW.YESCO.COM
 NY CONTRACTOR LICENSE #01238 - #01239



Client Name & Address:
 NATIONAL BANK OF ARIZONA
 PRESCOTT REGIONAL CC 6743
 162 S MONTEZUMA ST
 PRESCOTT AZ 86303

OPY #:
58996

Project Name:
**NBAZ
 PRESCOTT**

Account Executive:
**TAYLOR
 LAMB**

Designer:
**JULIO
 RAMIREZ**

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Rev. / Date / Designer

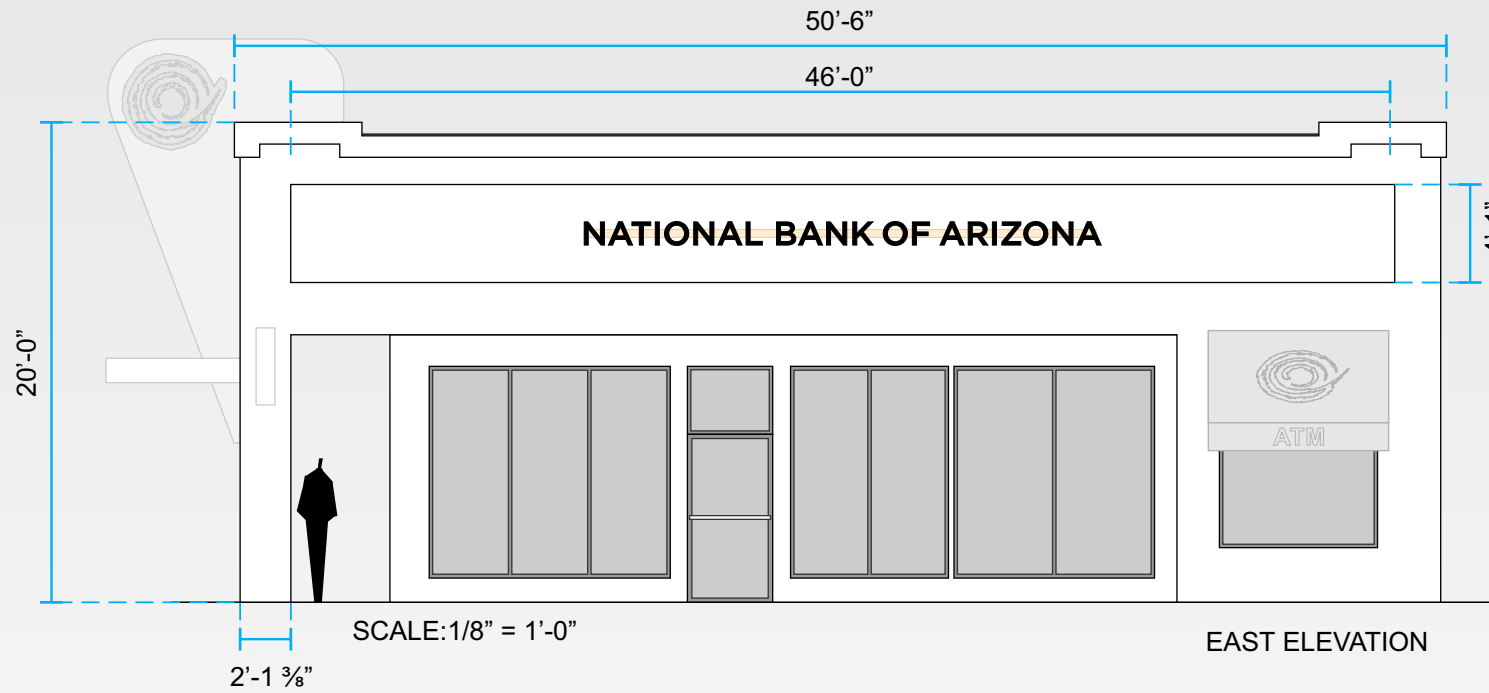
- 09/14/2023 - JR
- 10/26/2023 - GE
- 12/06/2023 - GE
- 02/21/2023 - GE

Description:
BUILDING SIGN

Classification:
BG-1

Sheet:
1.0

OPTION 1



EAST ELEVATION

SCOPE OF WORK:

REMOVE & DISPOSE OF THE EXISTING BUILDING SIGN CABINET. PATCH AND PAINT WORK TO BE COMPLETED BY OTHERS.

MANUFACTURE & INSTALL (1) ONE SET OF CHANNEL LETTERS & RACEWAY PAINTED TO MATCH BUILDING.

A	FACE		WHITE ACRYLIC FACES W/ PERFORATED BLACK DAY/NIGHT VINYL OVERLAY.
B	RETURNS TRIM CAP		BLACK RETURNS AND TRIM CAP
C	RACEWAY		PAINTED TO MATCH BUILDING.
●	ILLUMINATION		WHITE LED 5,000K - 7,000K



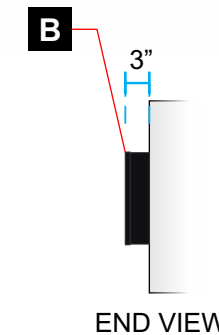
NIGHT VIEW

SURVEY REQUIRED
ALL MEASUREMENTS & SITE CONDITIONS TO BE VERIFIED PRIOR TO PRODUCTION

TOTAL SQ. FT. 21.16'

ELECTRICAL INFORMATION

Volts Required: 120
 Total Amp Load: 3
 Circuits Required: 1 - 20amp
 Total Watts: _____
 Approx. Sign Weight: _____
 UL Lic. # E213532



END VIEW

SCALE: 1/2" = 1'-0"

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
N CONTRACTOR LICENSE #014208 #014209 #014210



Client Name & Address:
NATIONAL BANK OF ARIZONA
PRESCOTT REGIONAL CC 6743
162 S MONTEZUMA ST
PRESCOTT AZ 86303

OPY #:
58996

Project Name:
NBAZ
PRESCOTT

Account Executive:
TAYLOR
LAMB

Designer:
JULIO
RAMIREZ

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

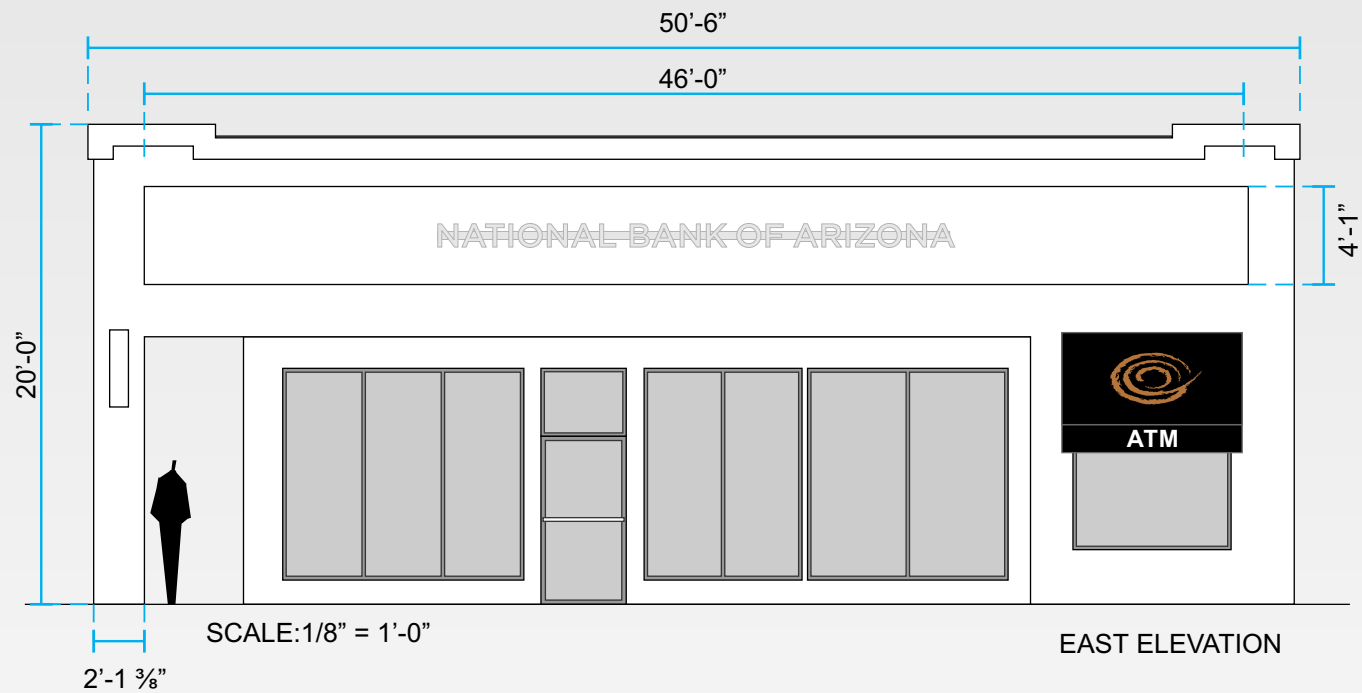
Rev. / Date / Designer

- 09/14/2023 - JR
- 10/26/2023 - GE
- 12/06/2023 - GE
- 02/21/2023 - GE

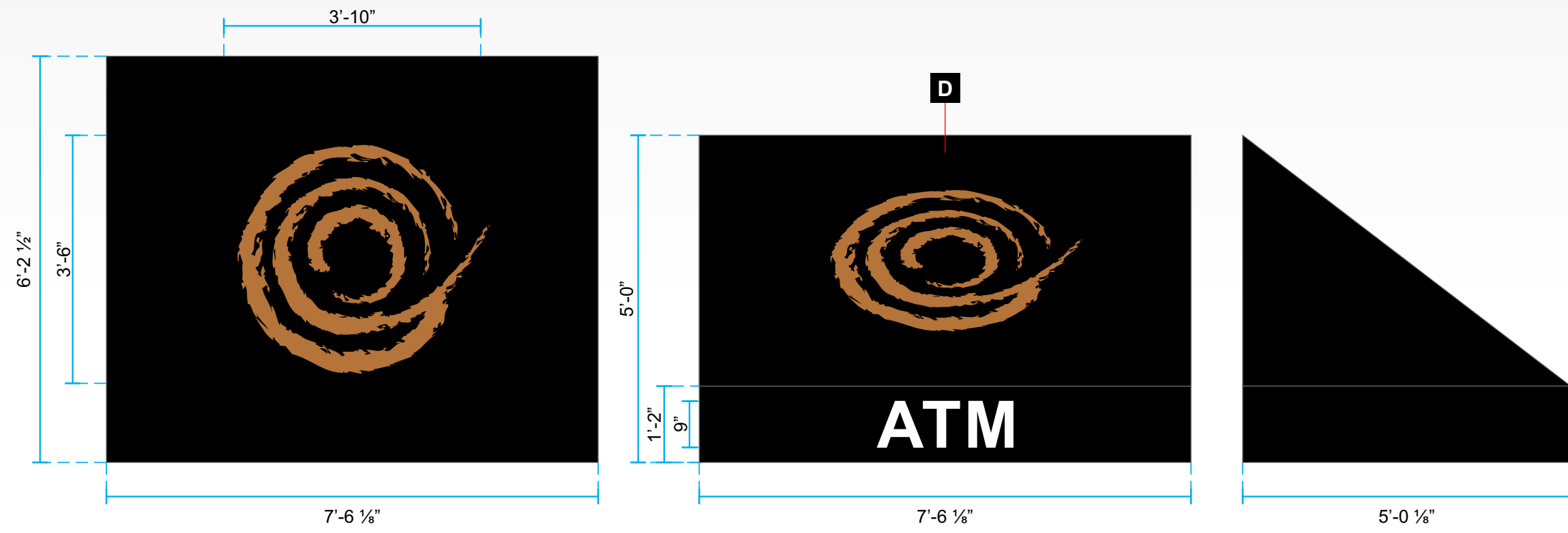
Description:
BUILDING SIGN

Classification:
BG-1

Sheet:
1.1



SCOPE OF WORK:	
REMOVE & DISPOSE OF THE EXISTING BUILDING SIGN CABINET. PATCH AND PAINT WORK TO BE COMPLETED BY OTHERS.	
MANUFACTURE & INSTALL (1) ONE SET OF CHANNEL LETTERS & RACEWAY PAINTED TO MATCH BUILDING.	
D AWNING	NEW BLACK AWNING W/ PAINTED GOLD LOGO AND PAINTED WHITE LETTERS.



SCALE: 1/2" = 1'-0"

YESCO LLC
 LAS VEGAS DIVISION
 5119 SO. CAMERON ST.
 LAS VEGAS, NV 89118
 PHONE: (702) 876-8080
 WWW.YESCO.COM
 NV CONTRACTOR LICENSE #014208 #014208 T #015729

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NATIONAL BANK OF ARIZONA
 PRESCOTT REGIONAL CC 6743
 162 S MONTEZUMA ST
 PRESCOTT AZ 86303

Client Name & Address:
 NATIONAL BANK OF ARIZONA
 PRESCOTT REGIONAL CC 6743
 162 S MONTEZUMA ST
 PRESCOTT AZ 86303

OP#:
58996

Project Name:
**NBAZ
 PRESCOTT**

Account Executive:
**TAYLOR
 LAMB**

Designer:
**JULIO
 RAMIREZ**

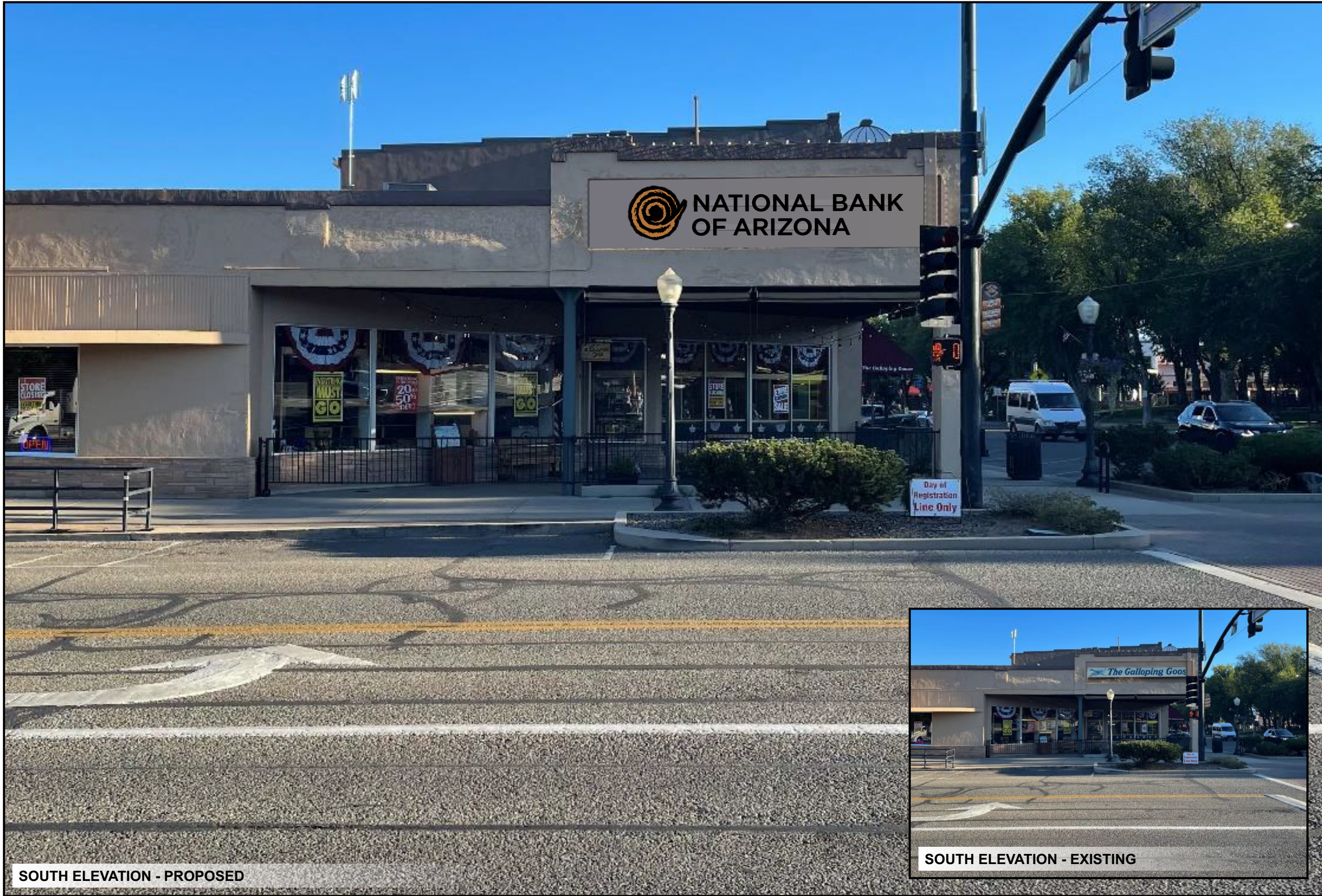
Design Approvals
 Checked by:
 Creative Director:
 Estimating:
 Account Executive:

Rev.	Date	Designer
	09/14/2023	- JR
▲	10/26/2023	- GE
▲	12/06/2023	- GE
▲	02/21/2023	- GE

Description:
AWNING

Classification:
MS-1

Sheet:
1.6



SOUTH ELEVATION - PROPOSED

SOUTH ELEVATION - EXISTING

YESCO LLC
 LAS VEGAS DIVISION
 5119 SO. CAMERON ST.
 LAS VEGAS, NV, 89118
 PHONE: (702) 876-8080
 WWW.YESCO.COM
 NV CONTRACTOR LICENSE #012308 #012308 & #012309



Client Name & Address:
 NATIONAL BANK OF ARIZONA
 PRESCOTT REGIONAL CC 6743
 162 S MONTEZUMA ST
 PRESCOTT AZ 86303

OPY #:
58996

Project Name:
**NBAZ
 PRESCOTT**

Account Executive:
**TAYLOR
 LAMB**

Designer:
**JULIO
 RAMIREZ**

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

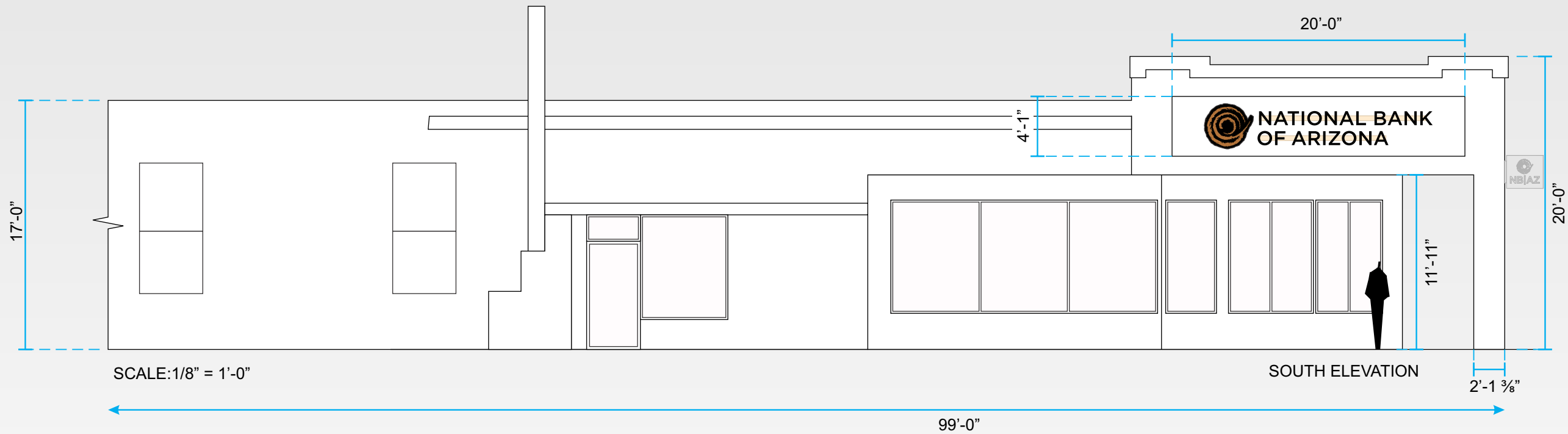
Rev. / Date / Designer

- 09/14/2023 - JR
- 10/26/2023 - GE
- 12/06/2023 - GE
- 02/21/2023 - GE

Description:
BUILDING SIGN

Classification:
BG-2

Sheet:
2.0



SCALE: 1/8" = 1'-0"

SOUTH ELEVATION

99'-0"

ELECTRICAL INFORMATION

Volts Required: 120
 Total Amp Load: 3
 Circuits Required: 1 - 20amp
 Total Watts: _____
 Approx. Sign Weight: _____

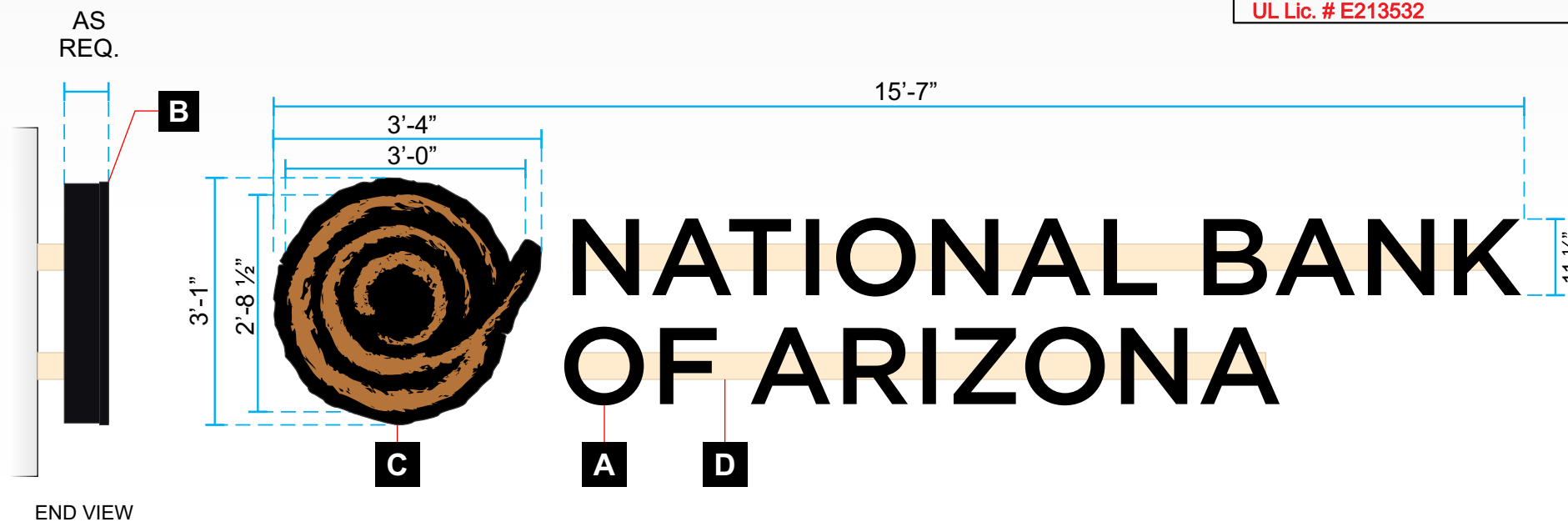
UL Lic. # E213532

SCOPE OF WORK:

REMOVE & DISPOSE OF THE EXISTING BUILDING SIGN CABINET. PATCH AND PAINT WORK TO BE COMPLETED BY OTHERS.

MANUFACTURE & INSTALL (1) ONE SET OF CHANNEL LETTERS & RACEWAY PAINTED TO MATCH BUILDING.

A	FACE		WHITE ACRYLIC FACES W/ PERFORATED BLACK DAY/NIGHT VINYL OVERLAY.
B	RETURNS TRIM CAP		BLACK RETURNS AND TRIM CAP
C	LOGO FACE		WHITE ACRYLIC FACE WITH 1ST SURFACE 3630-141 GOLD NUGGET VINYL & BLACK VINYL.
D	RACEWAY		PAINTED TO MATCH BUILDING.
●	ILLUMINATION		WHITE LED 5,000K - 7,000K



END VIEW

SCALE: 1/2" = 1'-0"



NIGHT VIEW

SURVEY REQUIRED
 ALL MEASUREMENTS & SITE CONDITIONS TO BE VERIFIED PRIOR TO PRODUCTION

TOTAL SQ. FT. 23.8'

YESCO LLC
 LAS VEGAS DIVISION
 5119 SO. CAMERON ST.
 LAS VEGAS, NV 89118
 PHONE: (702) 876-8080
 WWW.YESCO.COM
 NY CONTRACTOR LICENSE #01428 - #01573



Client Name & Address:
 NATIONAL BANK OF ARIZONA
 PRESCOTT REGIONAL CC 6743
 162 S MONTEZUMA ST
 PRESCOTT AZ 86303

OPY #:
58996

Project Name:
**NBAZ
 PRESCOTT**

Account Executive:
**TAYLOR
 LAMB**

Designer:
**JULIO
 RAMIREZ**

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Rev. / Date / Designer

09/14/2023 - JR

10/26/2023 - GE

12/06/2023 - GE

02/21/2023 - GE

Description:
BUILDING SIGN

Classification:
BG-2

Sheet:
2.1



PROPOSED

EXISTING

YESCO LLC
 LAS VEGAS DIVISION
 5119 SO. CAMERON ST.
 LAS VEGAS, NV, 89118
 PHONE: (702) 876-8080
 WWW.YESCO.COM
 NY CONTRACTOR LICENSE #014288 #014289 #014290

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Client Name & Address:
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 PRESCOTT REGIONAL CC 6743
 162 S MONTEZUMA ST
 PRESCOTT AZ 86303

OPY #:
58996

Project Name:
**NBAZ
 PRESCOTT**

Account Executive:
**TAYLOR
 LAMB**

Designer:
**JULIO
 RAMIREZ**

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Rev. / Date / Designer

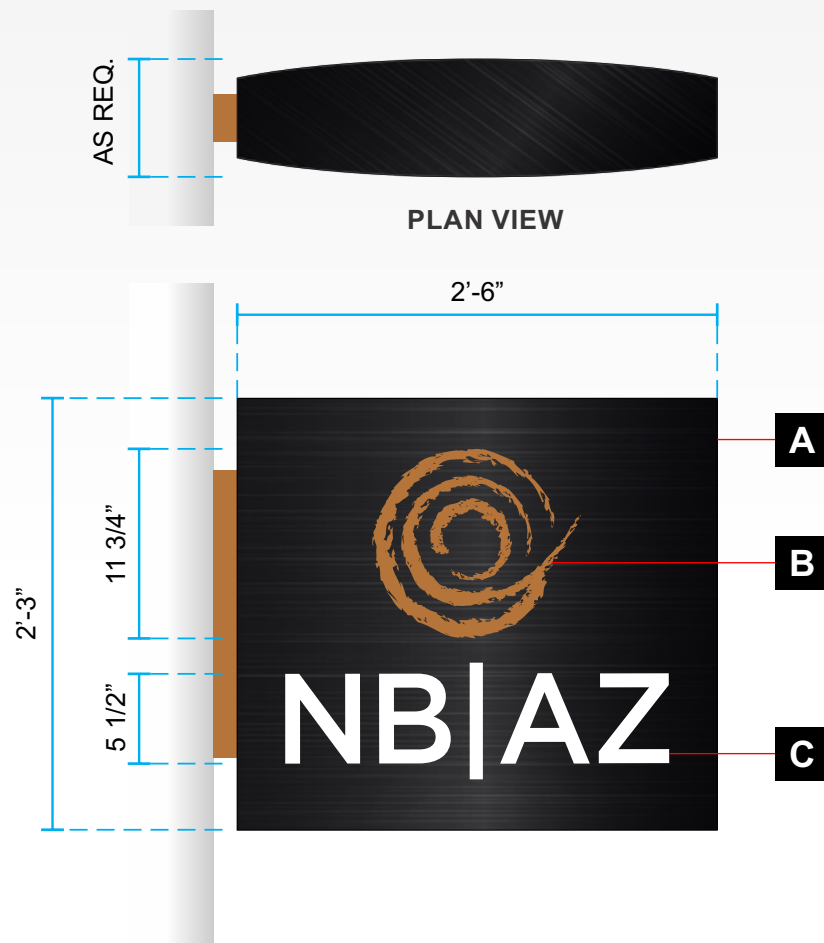
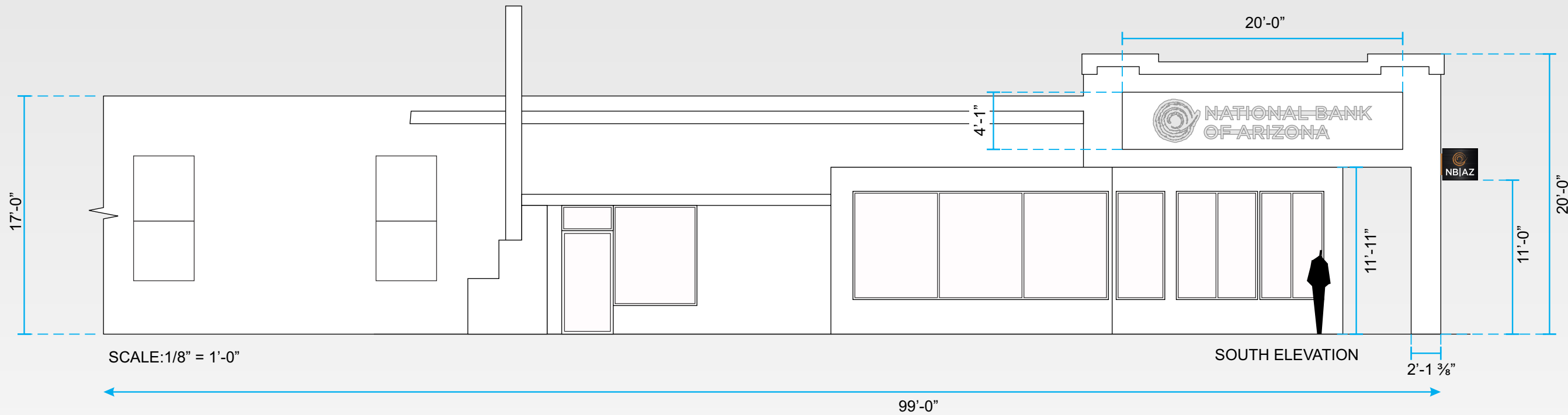
09/14/2023	- JR
10/26/2023	- GE
12/06/2023	- GE
02/21/2023	- GE

Description:
BUILDING SIGN

Classification:
BG-3

Sheet:
3.0




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SCOPE OF WORK:

REMOVE AND DISPOSE OF THE EXISTING BLADE SIGN.

MFG. & INSTALL NEW ILLUMINATED D/F BLADE SIGN.

A	CABINET		BRUSHED BLACK ALUMINUM
B	LOGO		3M3630-141 GOLD NUGGET VINYL
C	COPY		WHITE SHOW THRU ACRYLIC COPY

ELECTRICAL INFORMATION

Volts Required: 120

Total Amp Load: 3

Circuits Required: 1 - 20amp

Total Watts: _____

Approx. Sign Weight: _____

UL Lic. # E213532

SCALE: 1" = 1'-0"

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE #01428 - #01573



Client Name & Address:
NATIONAL BANK OF ARIZONA
PRESCOTT REGIONAL CC 6743
162 S MONTEZUMA ST
PRESCOTT AZ 86303

OPY #:
58996

Project Name:
NBAZ
PRESCOTT

Account Executive:
TAYLOR
LAMB

Designer:
JULIO
RAMIREZ

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Rev. / Date / Designer

09/14/2023 - JR

10/26/2023 - GE

12/06/2023 - GE

02/21/2023 - GE

Description:

BUILDING SIGN

Classification:

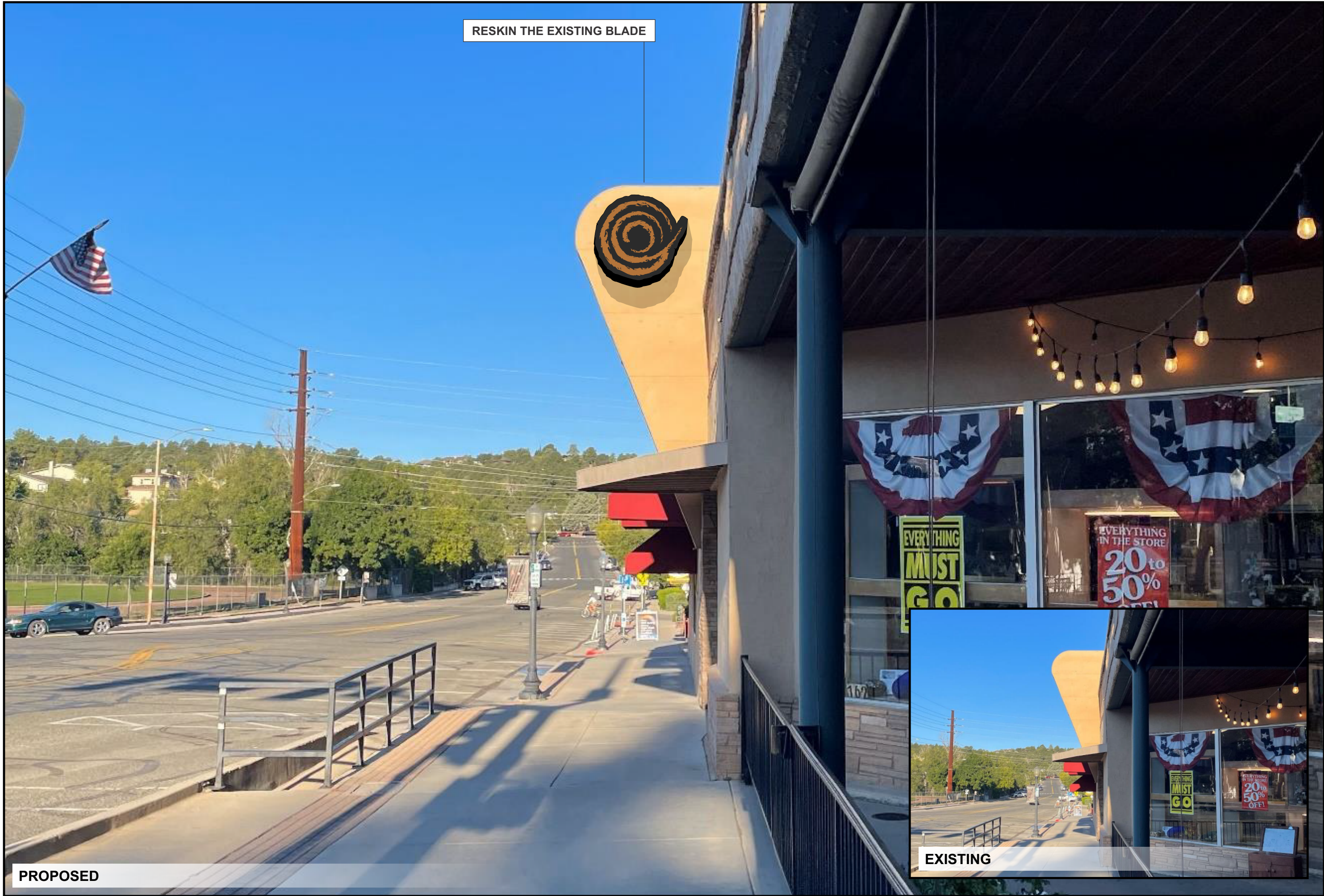
BG-3

Sheet:

3.1

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RESKIN THE EXISTING BLADE



PROPOSED

EXISTING

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV, 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE #014288 #014288 I #015728



Client Name & Address:
NATIONAL BANK OF ARIZONA
PRESCOTT REGIONAL CC 6743
162 S MONTEZUMA ST
PRESCOTT AZ 86303

OPY #:
58996

Project Name:
NBAZ
PRESCOTT

Account Executive:
TAYLOR
LAMB

Designer:
JULIO
RAMIREZ

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Rev. / Date / Designer

09/14/2023 - JR

10/26/2023 - GE

12/06/2023 - GE

02/21/2023 - GE

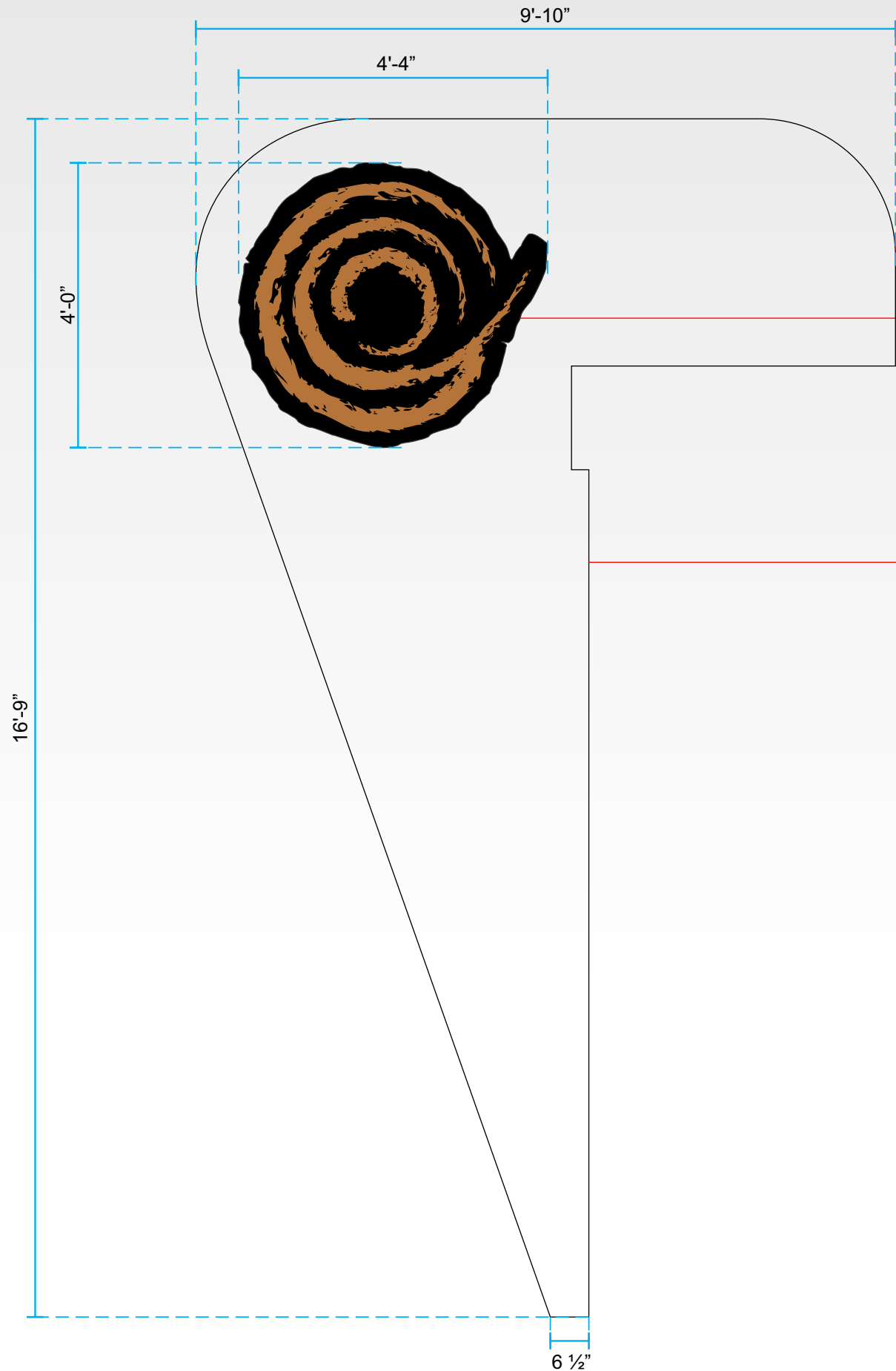
Description:
BUILDING SIGN

Classification:
BG-4

Sheet:
4.0

AS
REQ.

END VIEW



SCALE: 1/2" = 1'-0"

SCOPE OF WORK:

MANUFACTURE & INSTALL (1) ONE CHANNEL LOGO CABINET. RE-CLAD BLADE.

A	LOGO FACE		WHITE ACRYLIC FACE WITH 1ST SURFACE 3630-141 GOLD NUGGET VINYL & BLACK VINYL.
B	BLADE		PROVIDE AND INSTALL NEW METAL CLADDING ONTO THE EXISTING BLADE, ALL SIDES. COLOR TBD



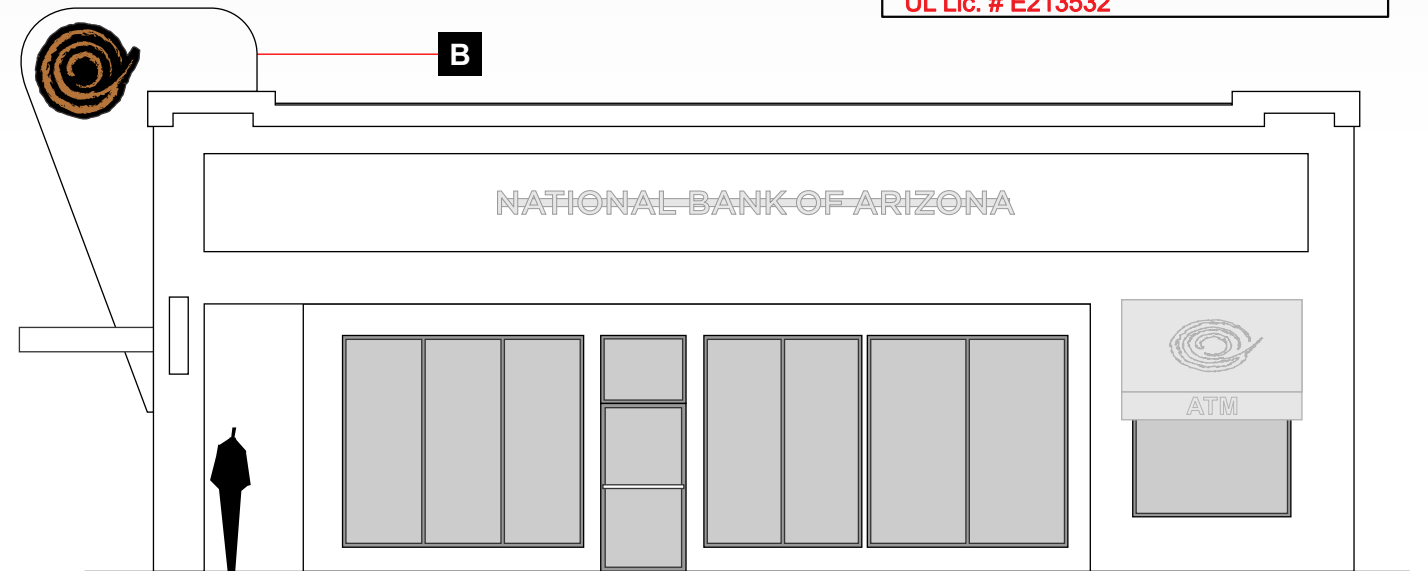
SURVEY REQUIRED
 ALL MEASUREMENTS & SITE CONDITIONS TO BE VERIFIED PRIOR TO PRODUCTION

TOTAL SQ. FT. 17.33

ELECTRICAL INFORMATION

Volts Required:	<u>120</u>
Total Amp Load:	<u>3</u>
Circuits Required:	<u>1 - 20amp</u>
Total Watts:	_____
Approx. Sign Weight:	_____

UL Lic. # E213532



SCALE: 1/8" = 1'-0"

EAST ELEVATION

YESCO LLC
 LAS VEGAS DIVISION
 5119 SO. CAMERON ST.
 LAS VEGAS, NV 89118
 PHONE: (702) 876-8080
 WWW.YESCO.COM
 NYS CONTRACTOR LICENSE #014281 #014282

YESCO
 NATIONAL BANK OF ARIZONA
 PRESCOTT REGIONAL CC 6743
 162 S MONTEZUMA ST
 PRESCOTT AZ 86303

OPV #: **58996**

Project Name:
NBAZ PRESCOTT

Account Executive:
TAYLOR LAMB

Designer:
JULIO RAMIREZ

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Rev. / Date / Designer

09/14/2023 - JR

10/26/2023 - GE

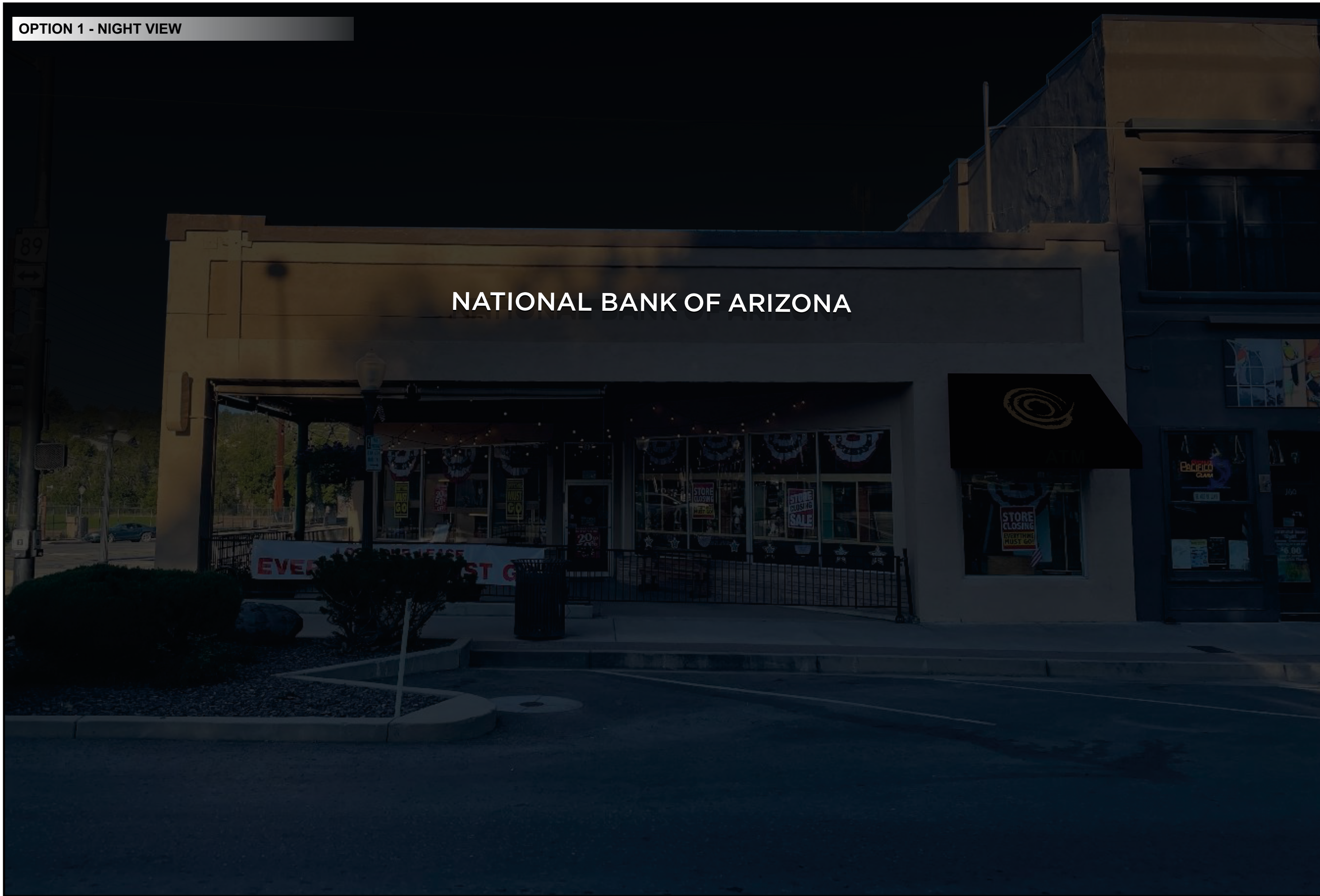
12/06/2023 - GE

02/21/2023 - GE

Description:
BUILDING SIGN

Classification:
BG-4

Sheet:
4.1



YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV, 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0123018-#0123019



Client Name & Address:
NATIONAL BANK OF ARIZONA
PRESCOTT REGIONAL CC 6743
162 S MONTEZUMA ST
PRESCOTT AZ 86303

OPY #:
58996

Project Name:
**NBAZ
PRESCOTT**

Account Executive:
**TAYLOR
LAMB**

Designer:
**JULIO
RAMIREZ**

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Rev. / Date / Designer

- 09/14/2023 - JR
- 10/26/2023 - GE
- 12/06/2023 - GE
- 04/10/2023 - GE

Description:
BUILDING SIGN

Classification:
BG-1

Sheet:
1.1



YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV, 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE #014208 #014208 & #015729



Client Name & Address:
NATIONAL BANK OF ARIZONA
PRESCOTT REGIONAL CC 6743
162 S MONTEZUMA ST
PRESCOTT AZ 86303

OPY #:
58996

Project Name:
NBAZ
PRESCOTT

Account Executive:
TAYLOR
LAMB

Designer:
JULIO
RAMIREZ

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Rev. / Date / Designer

09/14/2023	- JR
10/26/2023	- GE
12/06/2023	- GE
04/10/2023	- GE

Description:
BUILDING SIGN

Classification:
BG-2

Sheet:
2.1


NB|AZ

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV, 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE: #014208 #014208 & #015709



Client Name & Address:
NATIONAL BANK OF ARIZONA
PRESCOTT REGIONAL CC 6743
162 S MONTEZUMA ST
PRESCOTT AZ 86303

OPY #:
58996

Project Name:
**NBAZ
PRESCOTT**

Account Executive:
**TAYLOR
LAMB**

Designer:
**JULIO
RAMIREZ**

Design Approvals




Checked by:

Creative Director:

Estimating:

Account Executive:

Rev. / Date / Designer

- 09/14/2023 - JR
-  10/26/2023 - GE
-  12/06/2023 - GE
-  04/10/2023 - GE

Description:
BUILDING SIGN

Classification:
BG-3

Sheet:
3.1



YESCO LLC
 LAS VEGAS DIVISION
 5119 SO. CAMERON ST.
 LAS VEGAS, NV, 89118
 PHONE: (702) 876-8080
 WWW.YESCO.COM
 NY CONTRACTOR LICENSE #014208 #014208 & #015729



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YESCO LLC. This drawing was created to assist you in visualizing our proposal. The original design was created by YESCO LLC. All rights reserved. YESCO LLC. See your account representative or contractor website YESCO LLC for details.

Client Name & Address:
 NATIONAL BANK OF ARIZONA
 PRESCOTT REGIONAL CC 6743
 162 S MONTEZUMA ST
 PRESCOTT AZ 86303

OPY #:
58996

Project Name:
**NBAZ
 PRESCOTT**

Account Executive:
**TAYLOR
 LAMB**

Designer:
**JULIO
 RAMIREZ**

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Rev. / Date / Designer

- 09/14/2023 - JR
- ⚠ 10/26/2023 - GE
- ⚠ 12/06/2023 - GE
- ⚠ 04/10/2023 - GE

Description:
BUILDING SIGN

Classification:
BG-4

Sheet:
4.1



TO: MAYOR AND CITY COUNCIL
AGENDA: May 10 Prescott Preservation Commission
DATE: May 10, 2024
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **HP24-009:** Approval of a Request to Install Two (2) New Cantilever Metal Awnings Over Entries & Sidewalk Level Windows as Well as 20.4 Square Feet of Signage Mounted on Top of the Right-Hand Awning for Parlor Doughnuts. Preservation District: North Prescott National. Zoning: DTB (Downtown Business). Property Owner: Favour Investments LLC. Applicant: Shelton & Associates LLC. Location: APN 113-15-090, 120 N Montezuma St.

ITEM SUMMARY

Applicant proposes to install (2) new, dark blue cantilever metal awnings above the entry doors and ground level windows of the building. The right hand (northern) awning will feature signage mounted above reading 'PARLOR DOUGHNUTS', which will be 20.4 sq ft (approximately 2' H x 11'W). The lettering will be white and blue and will be constructed of Signabond (aluminum composite) with white faux neon illumination of lettering only.

The staff analysis and recommendation are based on a review of the request's consistency with Chapter 8 of Prescott's Historic Preservation Master Plan (Courthouse Plaza District).

BACKGROUND

The building was built circa 1905, on the site of the original Brinkmeyer's Hotel which was destroyed in the Great Whiskey Row Fire of 1900. It has hosted a variety of uses, from a church at the beginning of the 20th century to retail in later decades. It has most recently contained several business offices. The building is not on the National Register of Historic Places but is part of the North Prescott National Historic District.

The proposed awnings and signage are largely compatible with [Historic] district standards as well as being compatible with signage of surrounding business. As a Chapter for North Prescott National District has not been published yet, the Courthouse Plaza Chapter (Chapter 8) was used to review the proposal as it is most comparable to North Prescott. Ch. 8, in part, states:

- Use only integral and natural colors of a neutral tone, compatible with the building and the district. **Meets criteria.**
- Promote continued use of the Courthouse Plaza Historic District as a cornerstone commercial and business area with historically consistent and compatible development district. **Meets criteria.**
- Use of canvas awnings is encouraged...metal awnings are not acceptable. **Does not meet criteria, however, similar metal awnings and signage present in District (on Bashford Building).**
- Signage should complement, and not detract, from the building. **Meets criteria.**
- Neon may be used for lettering if set into individually cut channel type figures. **Meets criteria.**

The proposed awnings & signage accommodate the majority of these statements. The proposed signage & awnings will not compromise the historic integrity of the District.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve HP24-009

ATTACHMENTS

1. HP24-009 Renderings and Sample

PRELIMINARY - NOT FOR CONSTRUCTION

SHELTON & ASSOCIATES, LLC
ARCHITECTURE
 PO BOX 11389, PRESCOTT, AZ 86304
 PHONE: 928.533.6056 EMAIL: TJSDESIGNS@YAHOO.COM

#	DATE	BY	DESC.

NEW TENANT IMPROVEMENT PLANS FOR:
PARLOR DOUGHNUTS
 TOM & TERESA GANN
 118 & 120 N MONTEZUMA
 PRESCOTT, AZ,

PAGE TITLE:
ELEVATIONS & SECTIONS

DATE:
 4/16/24

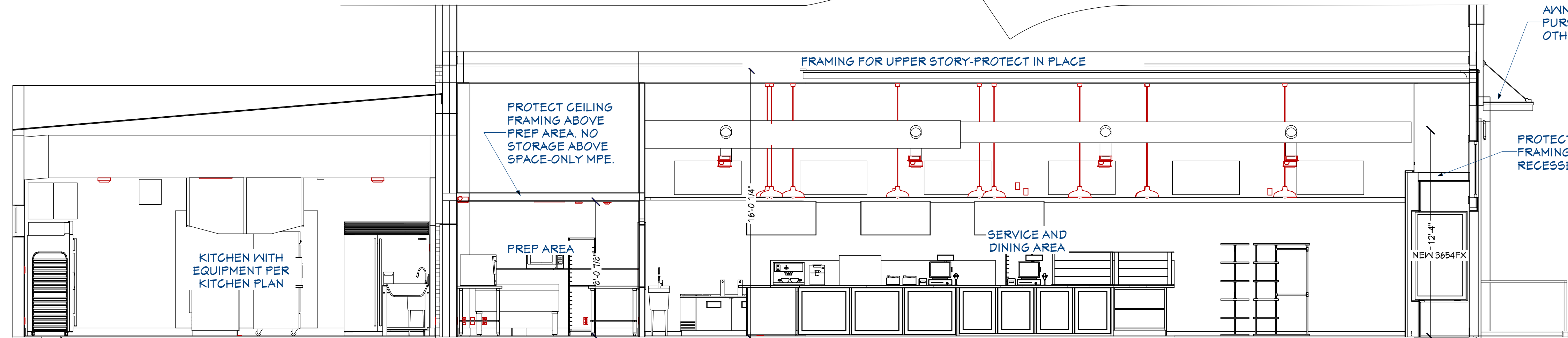
SHEET #:
A-4



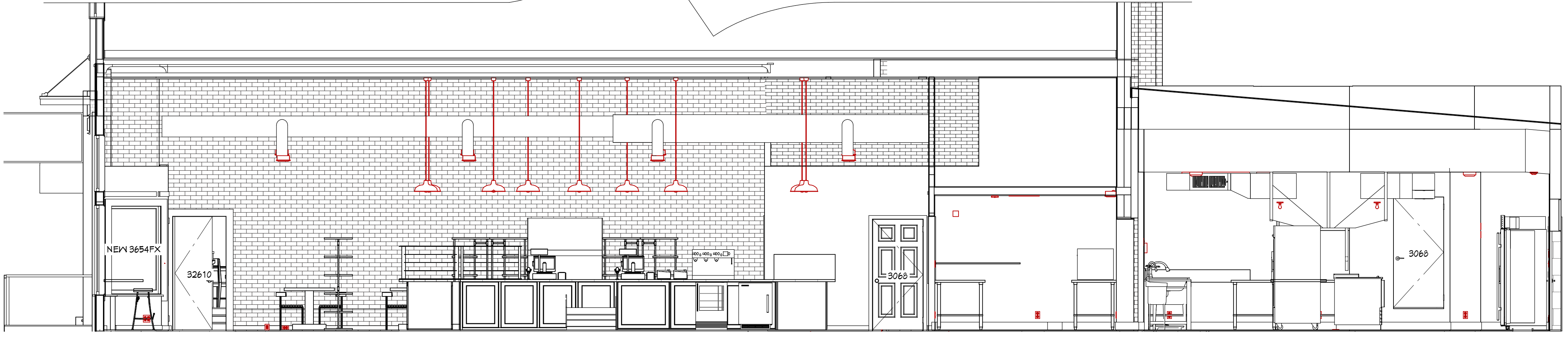
E1 EXISTING FRONT ELEVATION
 1/4 IN = 1 FT



E1 PROPOSED FRONT ELEVATION
 1/4 IN = 1 FT



E2 ELEVATION 2
 1/4 IN = 1 FT



E3 ELEVATION 3
 1/4 IN = 1 FT

PRELIMINARY - NOT FOR CONSTRUCTION

SHELTON & ASSOCIATES, LLC
ARCHITECTURE
 PO BOX 11389, PRESCOTT, AZ 86304
 PHONE: 928.533.6056 EMAIL: TJSDESIGNS@YAHOO.COM

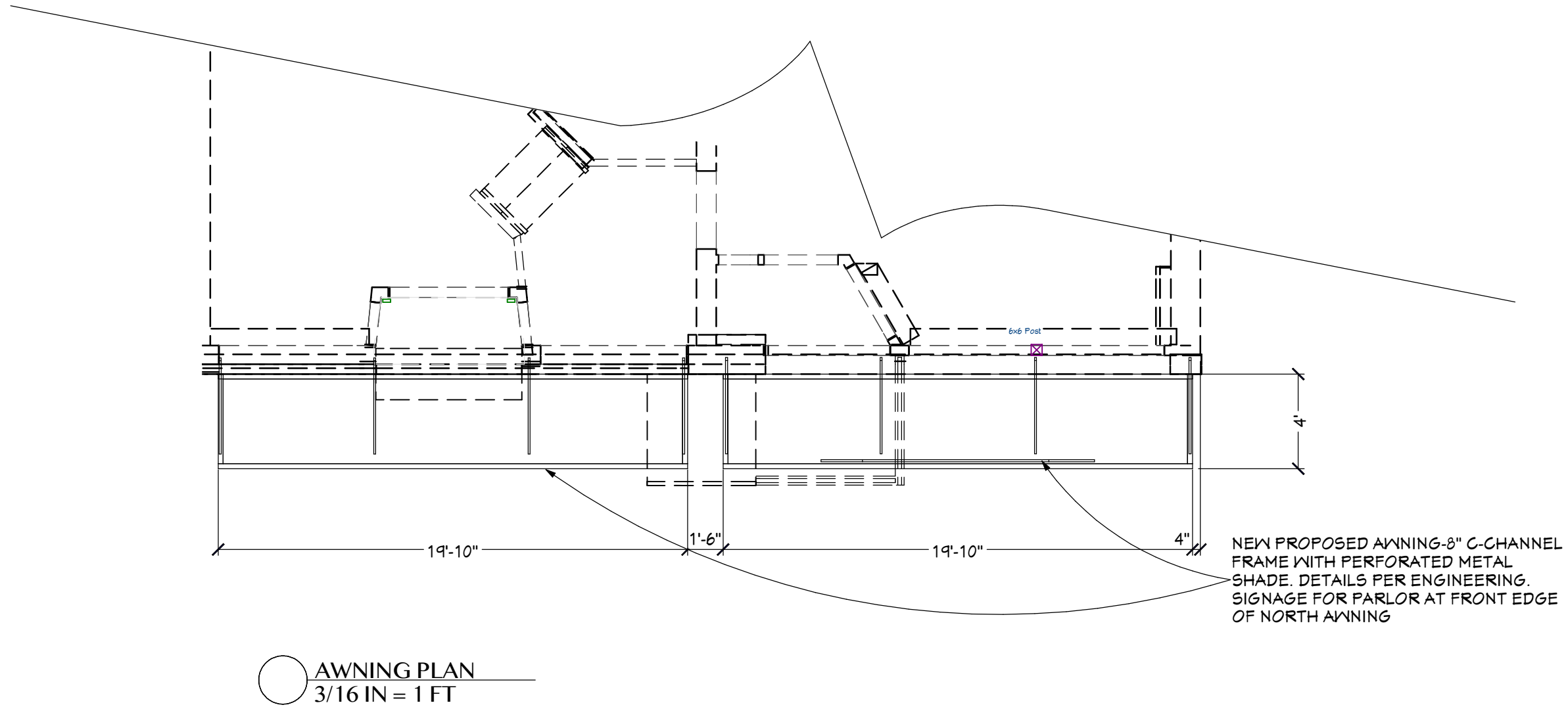
REVISIONS		DATE	BY	DESC.
#				

NEW TENANT IMPROVEMENT PLANS FOR:
PARLOR DOUGHNUTS
 TOM & TERESA GANN
 118 & 120 N MONTEZUMA
 PRESCOTT, AZ,

PAGE TITLE:
**PROPOSED AWNING/
 SIGNAGE**

DATE:
 4/16/24

SHEET #:
A-5



8 AM JUNE 21 SUN ANGLES

EXTERIOR SIGNAGE PRIMARY

Please Note: Parlor Doughnuts corporate marketing must approve all sign drawings provided by your sign company to ensure fabrication matches the specifications outlined in this document.

Fabrication

- ① Routed "Scroll" shape backer panel 3mm Signabond digital graphics mounted directly to raceways.
- ② White neon or LED Flex (faux neon).
- ③ Open-face aluminum return with white exterior and Pantone 655 C interior
- ④ A standard black cabinet behind panels
- ⑤ Letter return depth will vary depending on the final scale of the sign. Typically falls within 3"-5" in depth.

Colors

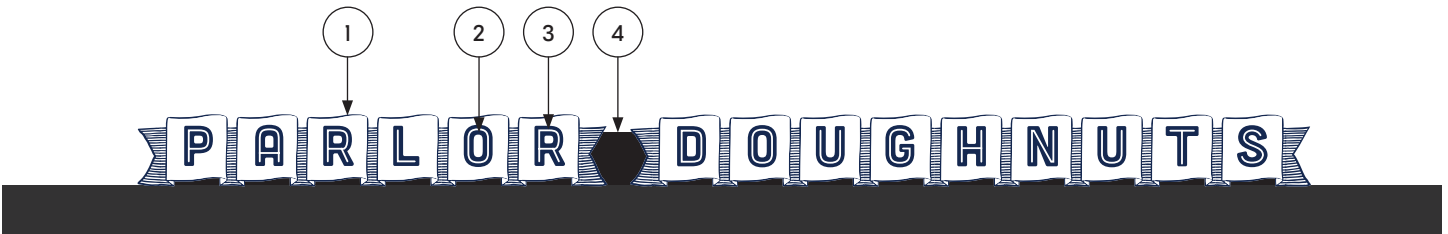
- Pantone 655 C (Parlor Blue)
- White



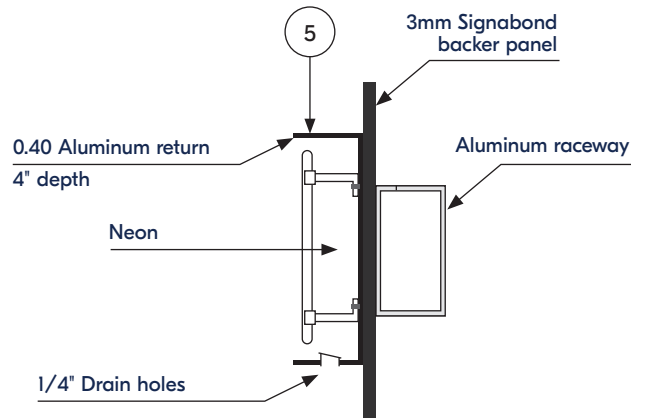
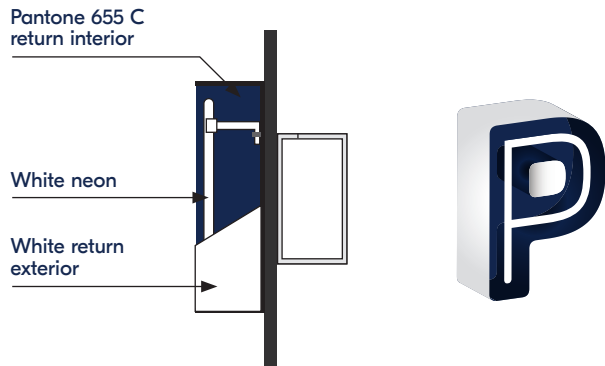
Bottom Mount Stacked



Surface Mount Stacked



Bottom Mount Horizontal



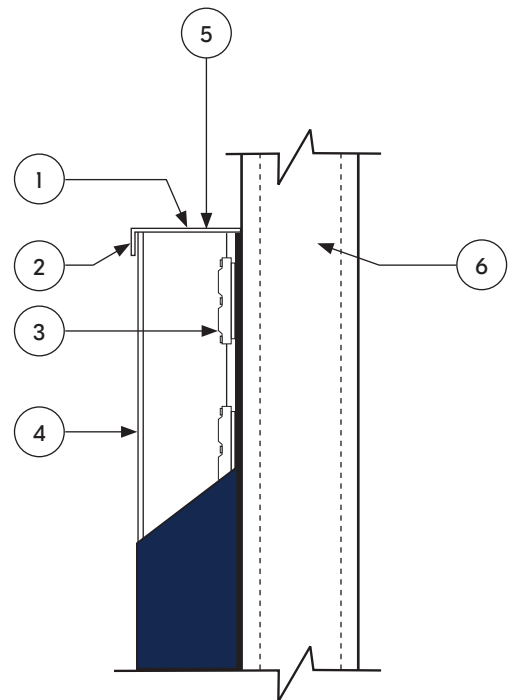
EXTERIOR SIGNAGE SECONDARY

Fabrication

- ① Extruded aluminum sign cabinet painted blue
.063" Aluminum back. Internal surfaces painted reflective white
- ② 1 1/2" Extruded aluminum retainers - painted to match cabinet
- ③ 3/16" White lexan face with first surface translucent vinyl
- ④ Sign cabinet contains white leds (6500k) and power supplies
- ⑤ Extruded cabinet depth will vary depending on the final scale of the sign. Typically falls within 3"-6" in depth
- ⑥ Existing faceade

Colors

- Pantone 655 C (Parlor Blue)
- White



EXTERIOR SIGNAGE EXAMPLES

Recent example installations.







TO: MAYOR AND CITY COUNCIL
AGENDA: May 10 Prescott Preservation Commission
DATE: May 10, 2024
DEPT: Community Development
ITEM #: 4.A
SUBJECT: **HP24-007:** Presentation & Discussion Regarding a Request for Approval of Demolition of Existing Building and Construction of a 4-Story Mixed Use Hotel and Retail Building. Historic Preservation District: Courthouse Plaza Local & National Districts and South Prescott National District. Zoning: DTB (Downtown Business). Property Owner & Applicant: Whiting Brothers Investment Company. Architect: The Richardson Design Group. Location: APNs 109-01-068, -070, -072 & -075B, 201 & 221 S Cortez St.

ITEM SUMMARY

Current Request

The applicant proposes to:

- Demolish the existing building located at 201 S Cortez St (as well as the annex building at 221 S Cortez St) to allow for construction of a new, mixed-use building.

The proposed, mixed-use building can be described as:

- 4-story, 48-55' high building with parking and retail, restaurant and hotel reception uses on the first floor; a second restaurant, amenities and guest rooms on the second floor; guest rooms on the third and fourth floors. The building will be 112,902 sq ft total.
- A step back at the northwest corner of second floor that continues to fourth to accommodate an open-air [dining] terrace as well as articulation of the exterior walls of the second through fourth floors.
- Covered, on-site parking accessible via Cortez on the first floor and open air, on-site parking accessible via the alley at the second floor.

The finishes proposed for the exterior are:

- On the first floor (street level); off-white smooth faced limestone veneer. Glass fiber reinforced cement wainscoting.

- On second floor; a combination of the limestone veneer as well as brick veneer in “ebony black smooth” color.
- On third & fourth floors; a combination of gray & white EIFs (synthetic stucco) panels as well as brick veneer in “ebony black smooth”.
- Details (molding & panels) on third & fourth floor to be a combination of EIFs & glass fiber cement.
- Balconies on fourth floor feature glass panels and metal framing. Balcony partitions on northeast corner featuring glass panels and a metal pergola above.
- Metal window frames & mullions in dark bronze, matte finish.
- West facing first floor windows on northern elevation will feature black fabric awnings above.
- Suspended, metal portico above front (northwest) entrances featuring hotel signage.
- Various wall mounted signage on northern and western elevations featuring gold & white lettering.

See attached plans and renderings for additional design details as well as dimensions.

Analysis

Conformance with the Prescott Historic Preservation Master Plan (HPMP): In part, the HPMP chapter for the Courthouse Plaza Historic District (Chapter 8) states:

- The Courthouse Plaza [District] is cohesively linked by the way the structures relate to each other in terms of scale, setback, massing, materials, color and craftsmanship.

- Adhere to key Architectural characteristics for District (see specific elements of broken out on pages 4-7 for additional analyses).
- Buildings in District generally rectangular in plan and symmetrical in massing. ***Does not currently meet criteria. Rectangular form interrupted by tiering of 2nd-4th level of facades. Building is not symmetrical.***
- Commercial blocks distinguished by brick or a combination of two masonry materials. ***Meets criteria.***
- Each building occupies the entire width of its parcel up to the front property line. ***Meets criteria.***
- Require zero setbacks at the front property line for at least 50 percent of the front facade. ***Does not currently meet criteria. Building steps back at second floor on northwest corner to accommodate open air dining area as well as displaying various sections of articulation across second through fourth floor exterior wall planes.***
- Require zero setbacks for side yards for the entire height and length of the building. ***Does not currently meet criteria. See prior bullet point.***
- First floor facing the plaza shall be pedestrian oriented. ***Meets criteria.***
- Encourage continued alley use for service to take the burden off of the front of the property; encourage and coordinate safer alley use by pedestrians. ***Meets criteria.***
- Locate doors consistent with the historic pattern. ***Meets criteria. Entry door at diagonal, front corner typical of other NRHP buildings in District.***
- Windows should be single or double hung in design. ***Partially meets criteria. Gridded panes are present on other, nearby NRHP buildings; however, windows do not imitate the single/double hung style.***

- Emphasize vertical orientation on windows; encourage locating windows singularly; use up to two vertical windows for a larger opening versus a large horizontal window. **Meets criteria.**
- Encourage transoms above doors and windows extending to the bottom of the finished ceiling. **Partially meets criteria. Though framing on some windows creates horizontal separation akin to transom, the majority of windows on floor level do not display elements of transoms.**
- Allow and encourage "storefront" openings only at the first floor; storefronts should have opaque panels at the bottom and should have a vertical orientation. **Largely meets criteria, a portion of the storefront windows on western elevation extend down to sidewalk, paneling (wainscoting) should be underneath these windows.**
- Require brick or stone as the major exterior material. **Partially meets criteria. The EIFS on western and northern façades should be replaced with additional brick veneer. Guidelines prohibit stucco on new buildings except as accent material.**
- Use only integral and natural colors of a neutral tone, compatible with the building and the district. **Partially meets criteria. Off white and grey shades compatible. However, dark brick/black exterior finishes are not common in District and should be avoided in favor of red or golden brick.**
- Use wood for doors, windows and storefronts is strongly encouraged...steel may be used on doors & windows if painted a compatible color. **Partially meets criteria. Metal framing acceptable as long as color & finish compatible with District. It is recommended that glass door at main (NW) entrance is replaced with solid wood door.**
- Encourage detailing in the design; details must be historically consistent with the district. **Largely meets criteria, additional keystone arches recommended over windows. Cornice & frieze mouldings, wainscoting, accentuated lintels and bulkhead panels compatible with district.**
- All roofs should be flat...no roof material or equipment shall be visible from the front elevation. **Meets criteria.**

- Do not allow demolition in the district unless certain conditions are met (see text quoted further below for additional criteria on demolition). **Meets [all] criteria.**
- Replace demolished building(s) with building of massing and scale to contributing buildings in the district. **Does not meet criteria.**
- Keep all existing alleys open and usable. **Meets criteria.**
- Encourage the use of fabric awnings throughout the district. **Partially meets criteria; fabric awnings not depicted over openings on sidewalk level of north elevation as well as openings to south end of west elevation.**

Master Plan Text on Building Size (Massing) and Scale

A significant characteristic of the Courthouse Plaza Historic District is the relationship of building width to height to attempt to achieve the balance between elegance and endurance.

- One-story buildings shall be between 16 and 24 feet in height (as measured from the front sidewalk to the uppermost part of the roof line).
- Two-story buildings shall be between 28 and 36 feet in height.
- Three-story buildings shall be between 40 and 48 feet in height. **Does not currently meet criteria. No guidelines beyond three stories.**
- No building shall be greater than 48 feet in height. **Does not meet criteria. A slight deviance may be contemplated as proposed building site is confined to its own corner/not immediately adjacent to other NRHP buildings. Additionally, closest commercial NRHP building (US Post Office), is 49' tall to top of parapet and 60' tall to top of elevator overrun.**
- As a general rule, *the wider the building, the taller it should be.* For example, a one-story building on a 25 foot wide parcel should be closer to 16 feet in height, while a one-story building on a 75 foot wide parcel may be closer to the 24 foot height limit. This principal also applies for two and three story buildings. **The proposed building is approximately 150' wide (east to west) and 320' long (north to south), the patio with the pool and spa extends another 50' beyond the southernmost wall plane. The proposed maximum height (55'), though beyond the 48' maximum proposed by guidelines, is appropriate for a 150' wide building in accordance with the above aspect ratios.**

Master Plan Text on Siting:

The building setbacks surrounding the Courthouse Plaza are one of the district's most distinguishing features...all setbacks should be zero for at least 50 percent of the first-floor façade and 100 percent of the second and third floor facades, including the roofline. ***Partially meets criteria. Zero front setback is discontinued at second floor front façade.***

Master Plan Text on Windows and Doors

All non-storefront doors and windows should have a vertical orientation in design. That is, the height of each opening should be at least one and one-half times the width (ie., a 3 foot wide window must be at least 4-1/2 feet tall). All windows in the second and third stories should be between two and four feet in width. No single opening in the second and third floor should exceed four feet in width. ***Cannot determine, need scaled elevations.***

Large, continuous openings on the first floor are encouraged...combination of doors and windows may be up to 75% of the front elevation(s). ***Meets criteria.***

On the second and third floors, the maximum opening or glazed area shall be 50% as measured horizontally or vertically. ***Meets criteria.***

Master Plan Text on Materials and Details

The materials of any structure contribute significantly to its character and are often the first identifying element of a building. Much of the character of the buildings in the Courthouse Plaza Preservation District has as much to do with the use of materials as it does with siting and massing. Thus, the compatible use of materials is strongly encouraged to continue the design theme established almost 100 years ago.

The use of brick or stone masonry is required. Masonry may be either structural or veneer. Stucco is not acceptable on new construction except as an accent material. ***Partially meets criteria. Limestone and brick veneer proposed are appropriate, EIFS (synthetic stucco) is not appropriate except as a trim material.***

Use of wood for doors, windows and storefronts is strongly encouraged...steel may be used on doors and windows if painted a compatible color. ***Meets criteria, window and door frames to be metal in a compatible color (bronze) with a matte finish.***

Details may include, but are not limited to, the following:

Cornices (a projection at the top of a wall); friezes (areas below the cornice which may contain additional detailing); pediments (a triangular element resembling a gable; accentuated lintels (the area above an opening) or sills (the area below an opening); columns; parapet copings (caps at the top of the wall); arches above openings, brackets (a projection from a wall used to support a cornice); and corbeling (outward stepping at the top of a wall to form a ledge). ***Meets criteria.***

Master Plan Text on Demolition

Demolition within the Courthouse Plaza Historic District should not be permitted unless one or more of the following conditions are met:

- *The building is a noncontributor to the historic district; or*

- The condition of the building has deteriorated beyond the point where it can be rehabilitated in an economically viable manner. Rehabilitation shall be determined to be "economically viable" when the costs of renovation are 50 percent or less than the cost of new construction of a similar building in size, use and height; or
- The condition of the building is such that it becomes a public nuisance because of safety, aesthetics or condition.

If a building is demolished, with the official consent of the Prescott Preservation Commission, it shall be replaced with a building of similar massing and scale to contributing buildings in the district. The guidelines set forth in this document shall in all cases be followed for new construction to maintain the character of historic downtown Prescott. ***Partially Meets criteria. The current building is not a contributor to the NRHP and has deteriorated to the state where the costs of repair are no longer economically feasible as assessed by the prior owner, particularly in regard to roof leakage and flooding of the basement. The proposed building is considerably larger in scale & massing to similar, contributing buildings in the District (Courthouse is next largest building and is approximately half the size of this proposed building).***

Other Miscellaneous Elements

Signage should complement, and not detract, from the building. It shall be used for identification only and not advertising. All signage should be placed flat against the façade. ***Meets criteria.***

Staff Summary

Preservation staff strongly recommends that design be modified to reduce as many items of 'does not' or 'partially meets criteria' as possible, particularly in regard to siting and massing.

BACKGROUND

National Register Status: The existing building is not listed on the National Register of Historic Places (NRHP). It was constructed in 1962 and is a one-story mid-century modern slump block building with a basement. It is eligible for a NRHP nomination at this point due to its age, however, the building's structural integrity is compromised due widespread leaking of the roof and flooding issues in the basement.

The current building has historical significance in that it has housed Prescott's City Hall operations for over six decades. As such, it is imperative that certain elements be captured digitally, retrieved, and/or preserved prior to demolition. These include: the mural in Council Chambers, the bronze horse statue on the northwest corner, the time capsule located in the northwest corner of the building and other significant exterior fixtures the community may express interest in preserving.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

This item is for discussion only. No formal action will be taken.

ATTACHMENTS

1. 1 HP24-007 Submittal Package

2. 2 Building Heights- Courthouse Plaza District

March 15, 2024

Prescott City
Historic Preservation Committee
201 N Montezuma Str
Prescott, AZ 86301

RE: Design Review Application Narrative
Hotel and Retail Development
Southeast corner of Cortez str and Goodwin str
Prescott, AZ 86301

Ladies and Gentlemen:

On behalf of Whiting Brothers Investment Company (Applicant or “WBI”), we are submitting this written narrative as part of the Historic Preservation Committee submittal for the development of a new hotel and retail at the Southeast corner of Cortez Street and Goodwin Street.

The Richardson Design Partnership, LLC. (TRDP) has coordinated and substantially prepared this Historic Preservation submittal package to demonstrate compliance with the Historic Preservation Committee design guidelines.

Project Narrative:

WBI has extensive experience developing best-in-class real estate projects that support and improve the communities in which they operate. The proposed project has a retail and restaurant space on the main level with the upper levels consisting of an upscale select service hotel with approximately 109 guestrooms that caters to short-term guests. The goal is to attract visitors and locals alike.

The building is designed to tie into the rich historic fabric of the Courthouse Plaza Historic District. The façade is predominantly stone and brick referencing the surrounding historic buildings. Lighting is provided to highlight the historic design of the building and welcome people to the retail and restaurant on the main level. Canopies are provided to highlight the entrances to the restaurant, retail, and hotel. The corner of the building hosts a restaurant with an outdoor patio, which will bring activity to the pedestrian-friendly streets. The hotel provides a second-floor deck where guests can relax and enjoy the views of the nearby courthouse park and take in the surrounding city. There is also an amenity deck for hotel guests and parking provided on the main level in the garage and second level on the alleyway. This hotel is a perfect complement to the surrounding historic buildings of the area and will be a benefit to the community.

WBI, in conjunction with The Richardson Design Partnership, looks forward to welcoming guests into a unique hotel that captures a historic look and feel, while adding to the pedestrian experience in the Courthouse Plaza Historic District.

Thank you in advance for your time and careful consideration of this application.



HOTEL AND RETAIL DEVELOPMENT –
PRESCOTT, ARIZONA



PROJECT OVERVIEW

- PROJECT SUMMARY
- SITE CONTEXT

PRESENTATION DRAWINGS

- SITE PLAN
- FLOOR PLANS
- CONTEXT AND PRECEDENT
- MATERIALS BOARD
- BUILDING ELEVATIONS
- EXTERIOR PERSPECTIVE VIEWS



PROJECT SUMMARY

PROJECT LOCATION: PRESCOTT, ARIZONA

PROJECT NAME: HOTEL AND RETAIL DEVELOPMENT

PROJECT ADDRESS: SOUTHEAST CORNER OF CORTEZ ST AND GOODWIN ST

BUILDING SF: 112,902 SQ. FT.

DESCRIPTION: RETAIL DEVELOPMENT ON THE MAIN LEVEL GARAGE PARKING
HOTEL ON THE UPPER THREE LEVELS WITH PARKING ON SECOND LEVEL

RESTAURANT: 5,365 SQ. FT.

RETAIL: 3,043 SQ. FT.

NUMBER OF GUESTROOMS: 109

BUILDING HEIGHT: 55 FT

HOTEL PARKING

REQUIRED: 113 (1/GUESTROOM + 4 EMPLOYEES)

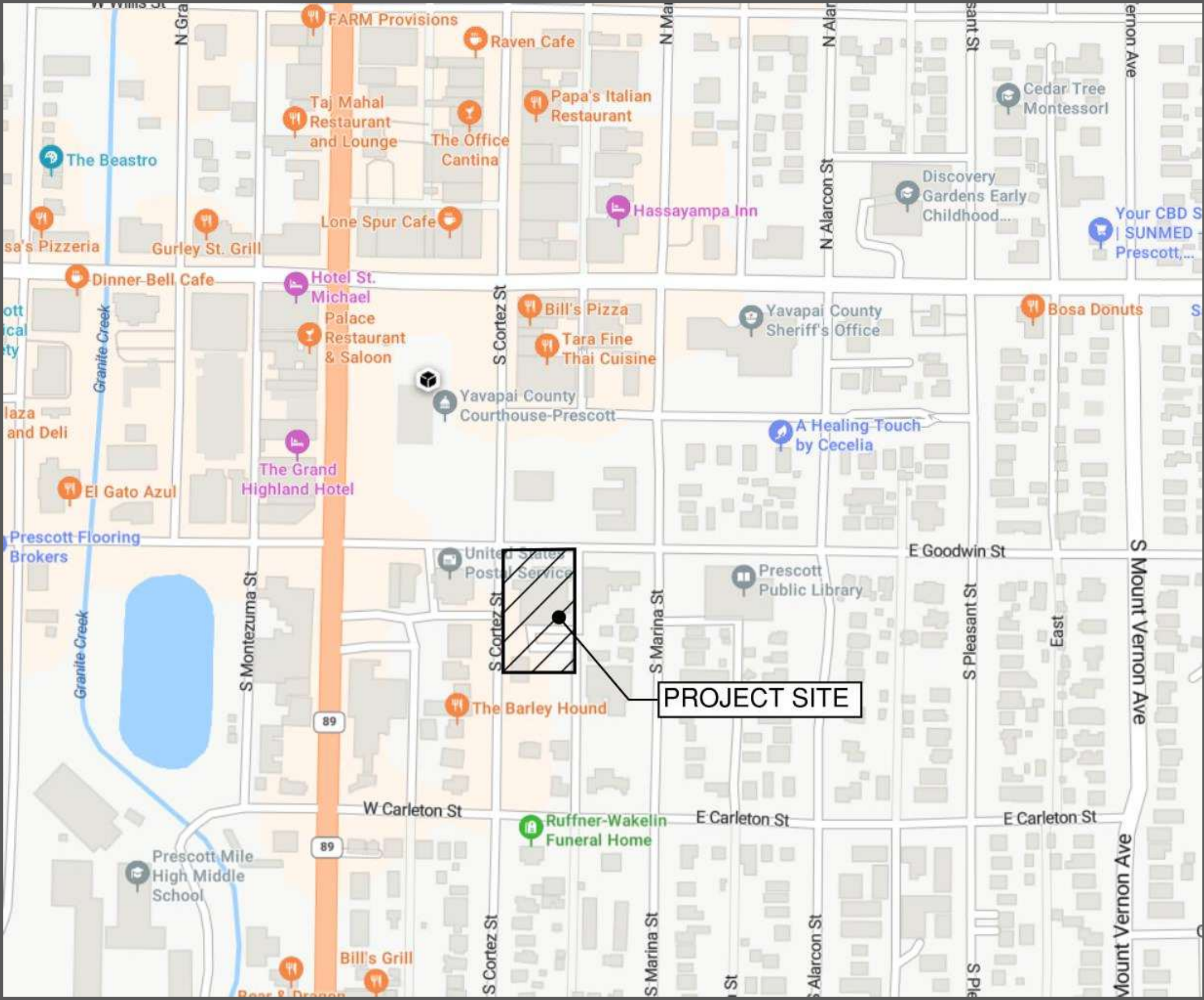
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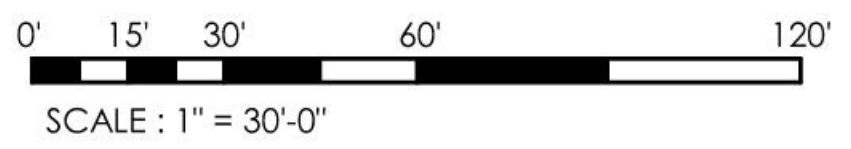
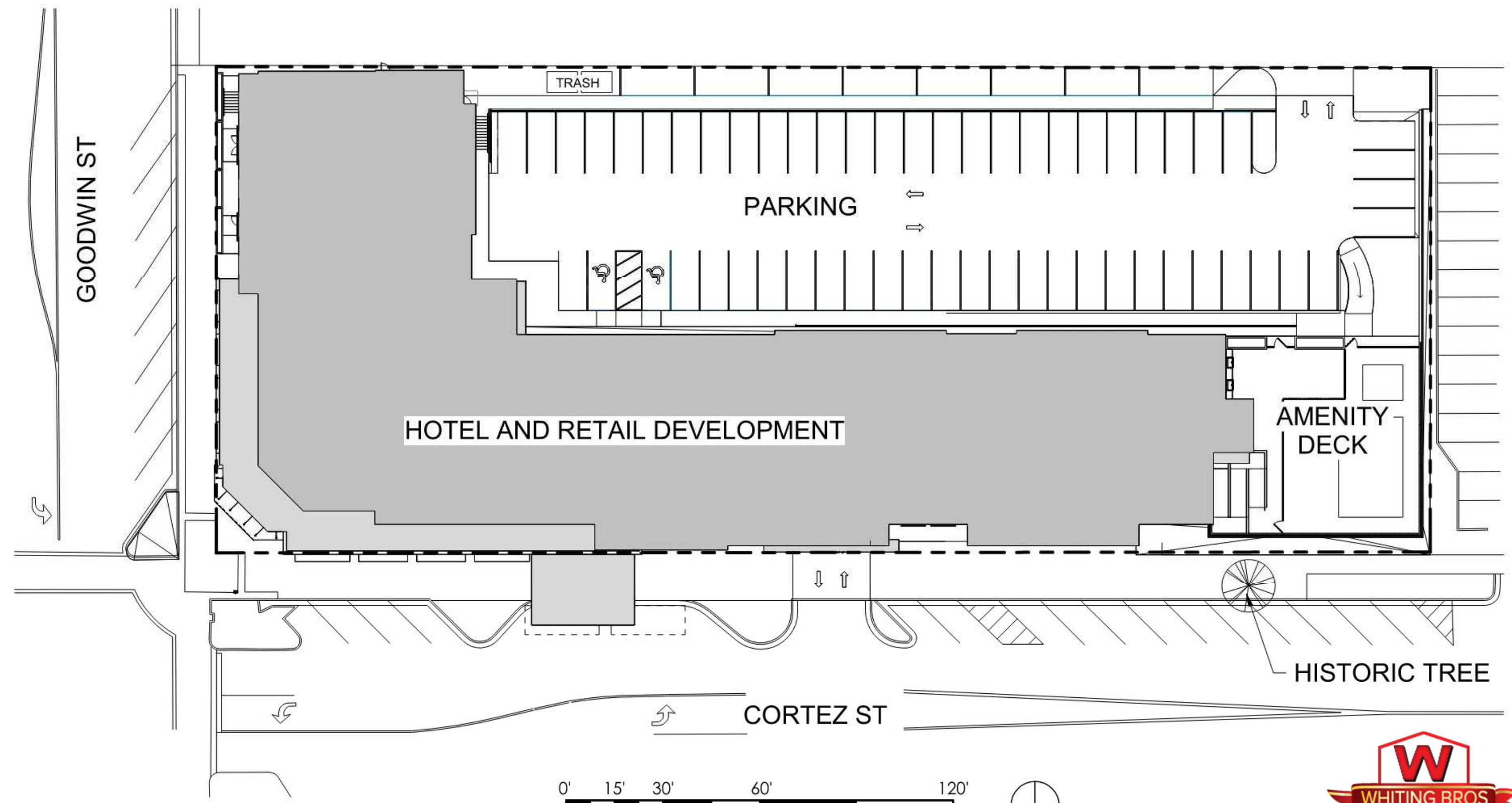
RESTAURANT/RETAIL PARKING

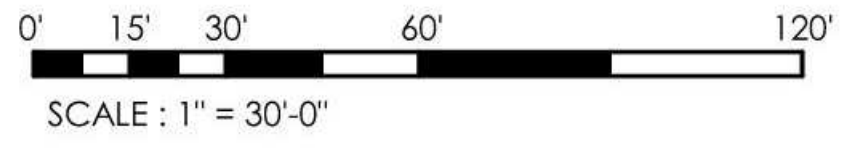
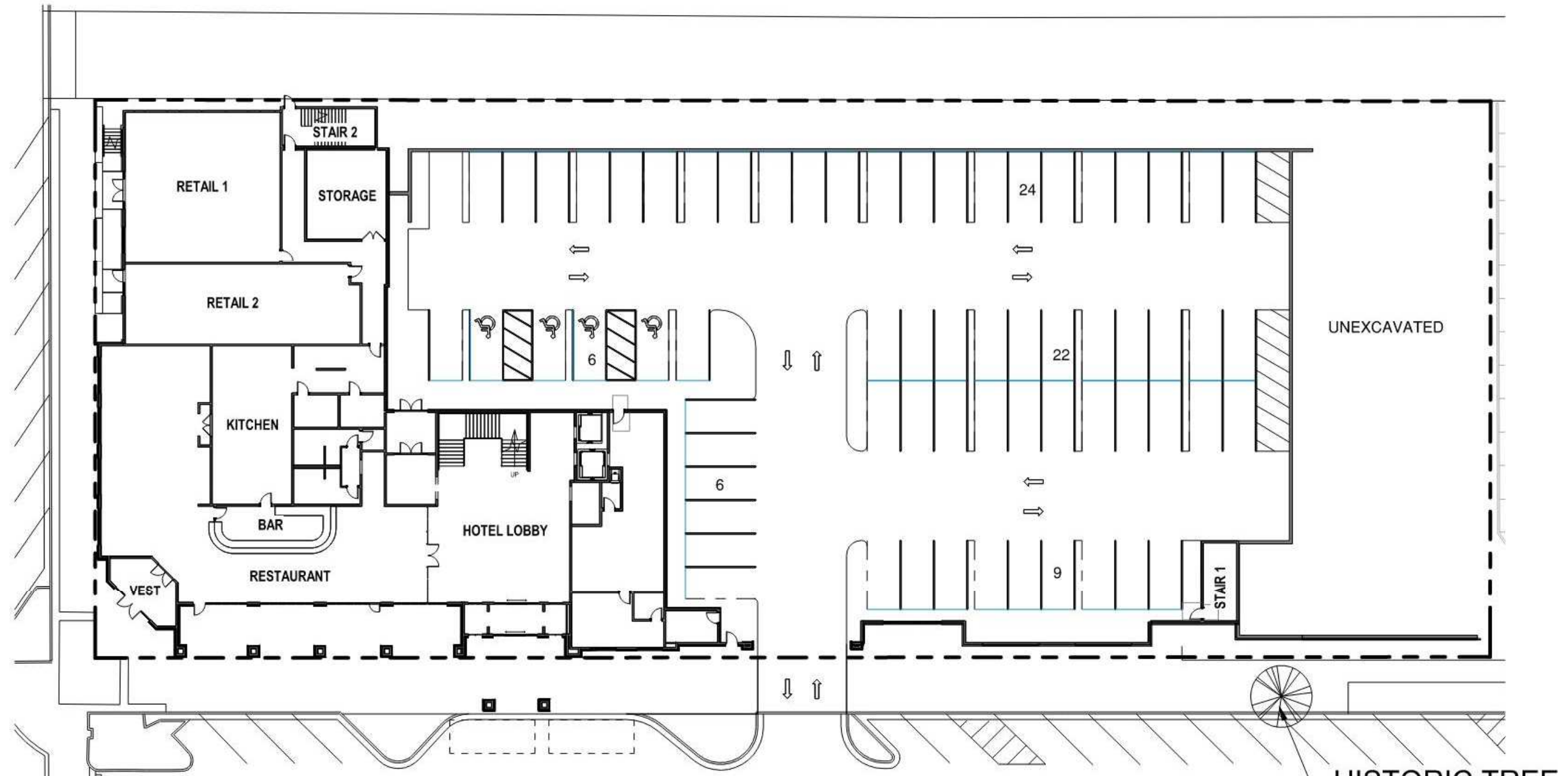
REQUIRED: 68 (1/100 SQ. FT. – RESTAURANT)(1/200 SQ. FT. – RETAIL)

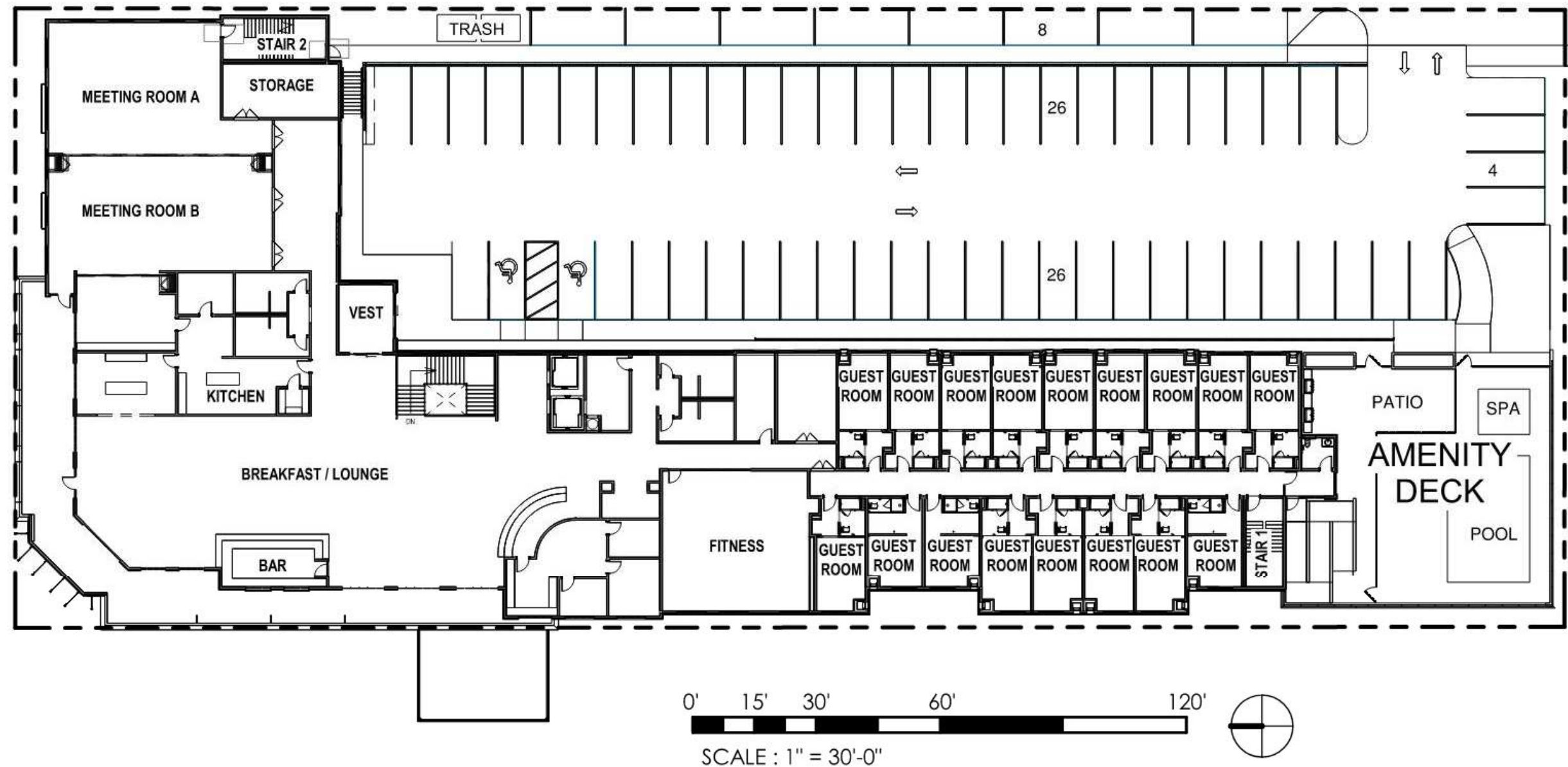
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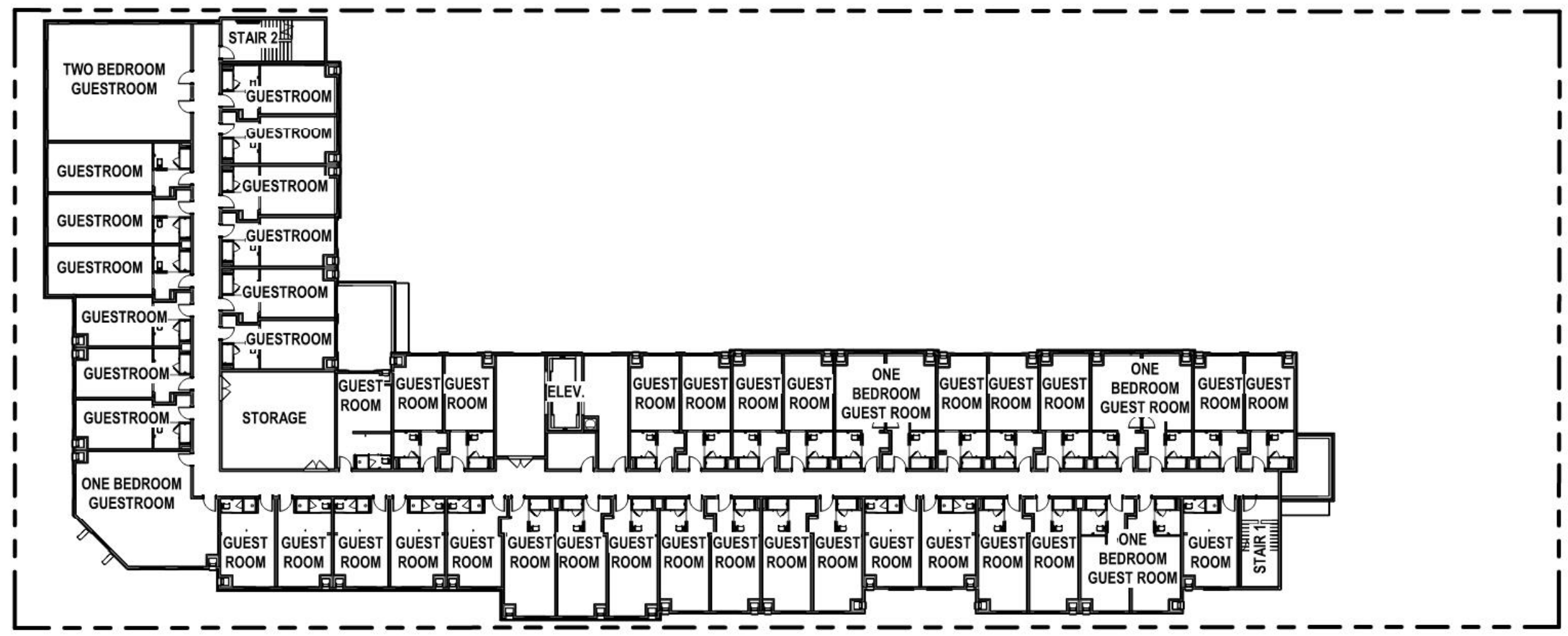


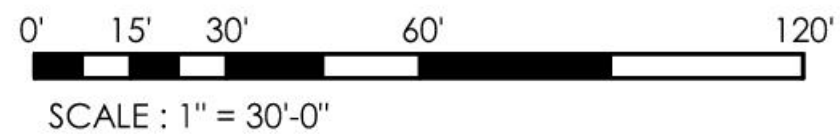
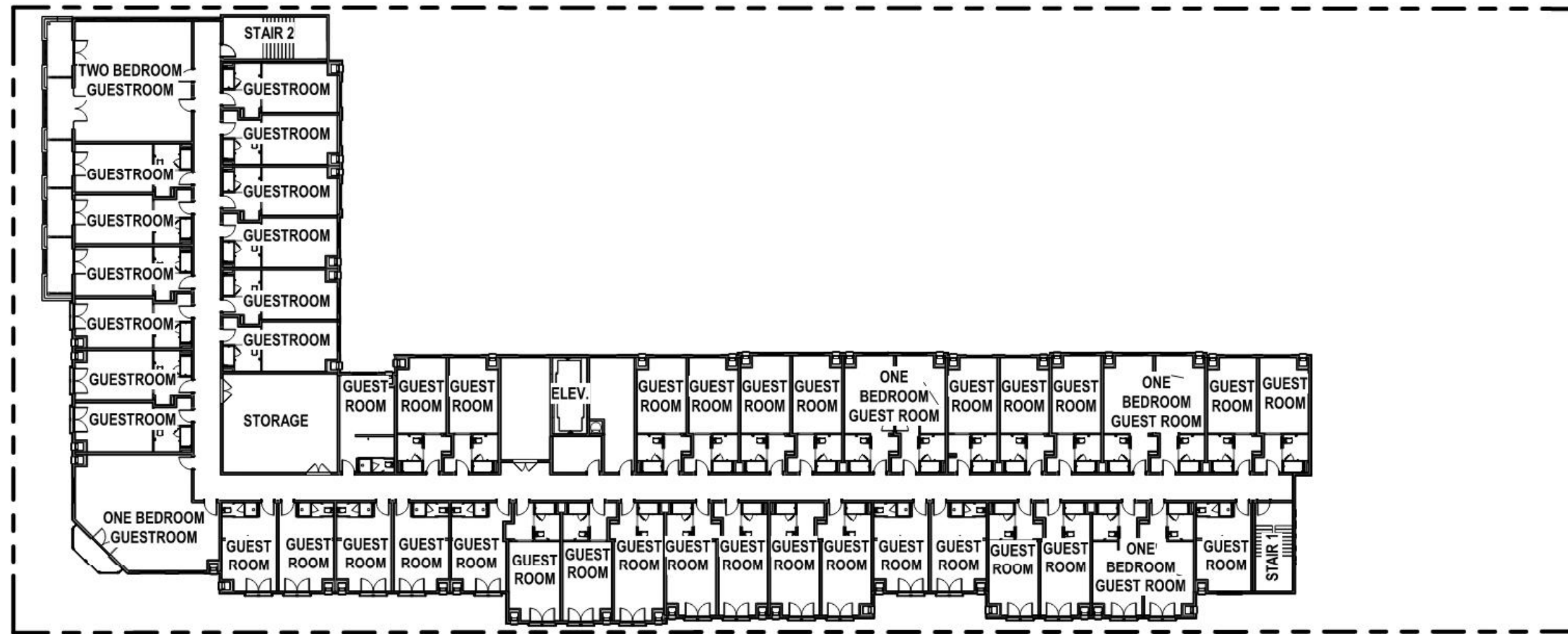




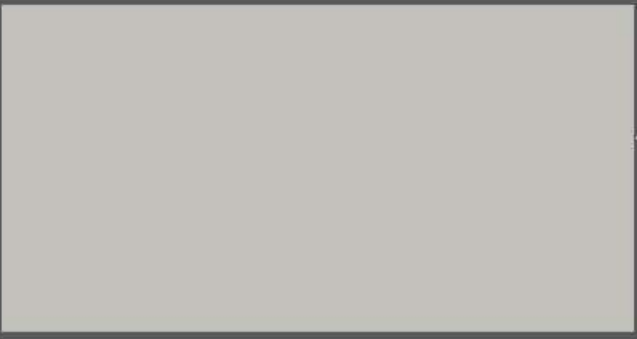




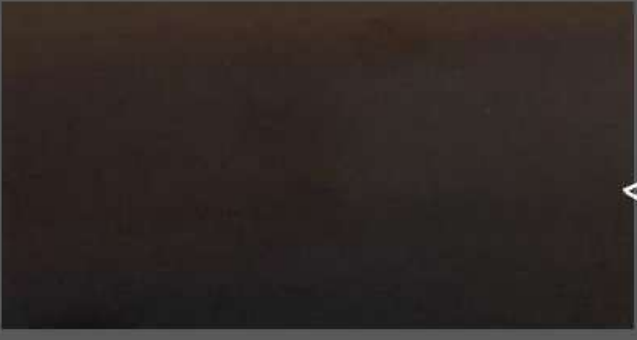








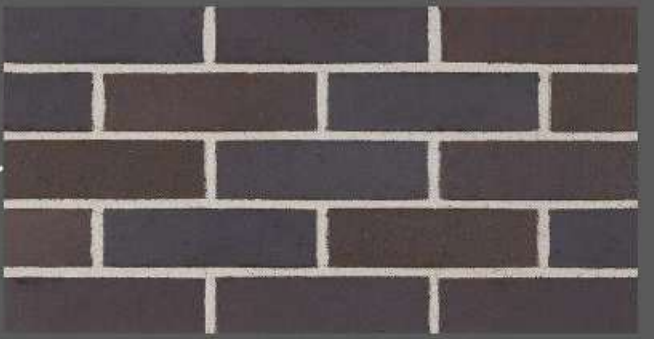
EIFS COLOR 1 - PROPER GRAY SW 6003



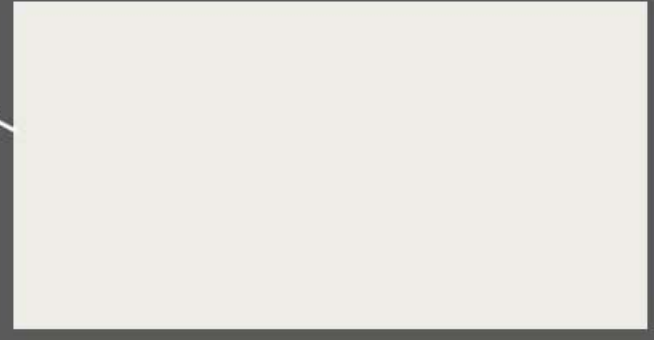
METAL FLASHING, FASCIA, FRAMING, STOREFRONT AND WINDOW MULLION - DARK BRONZE



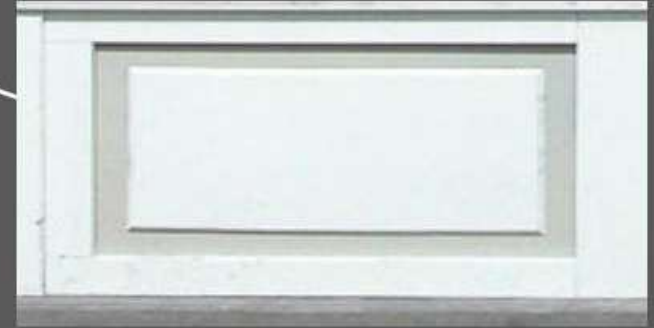
STONE - ARRISCRAFT - ARRISTILE - LIME STONE SMOOTH FINISH



BRICK -BELDEN BRICK - EBONY BLACK SMOOTH



EIFS COLOR 2- PURE WHITE SW 7005



STOREFRONT BULKHEAD PANEL - PURE WHITE SW 7005

HOTEL AND RETAIL DEVELOPMENT PRESCOTT, ARIZONA



BRICK COLOR - BELDEN BRICK - EBONY BLACK SMOOTH



STONE MAIN - ARRISCRAFT - ARRISTILE - LIME-STONE -SMOOTH FINISH



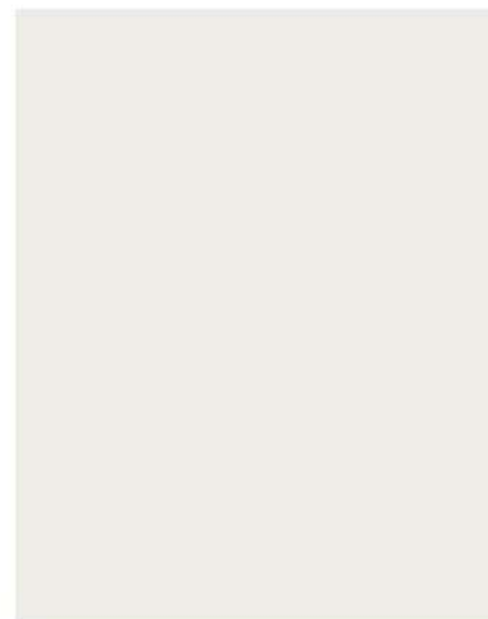
STOREFRONT BULKHEAD PANELING - SW 7005 PURE WHITE



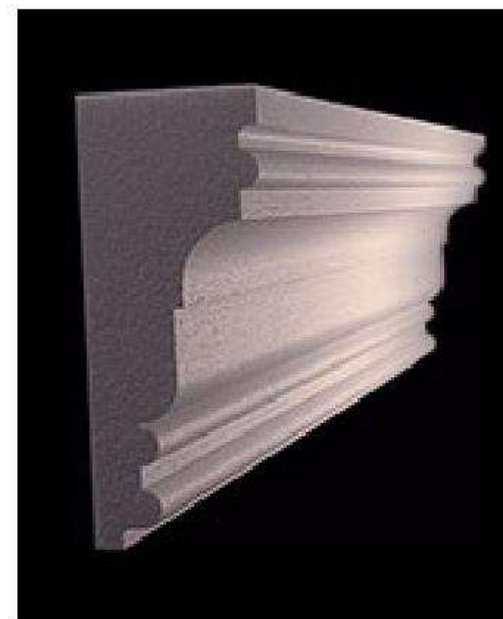
METAL FLASHING, FASCIA & FRAMING - DARK BRONZE



EIFS COLOR 1 - SW 6003 PROPER GRAY



EIFS COLOR 2 - SW 7005 PURE WHITE



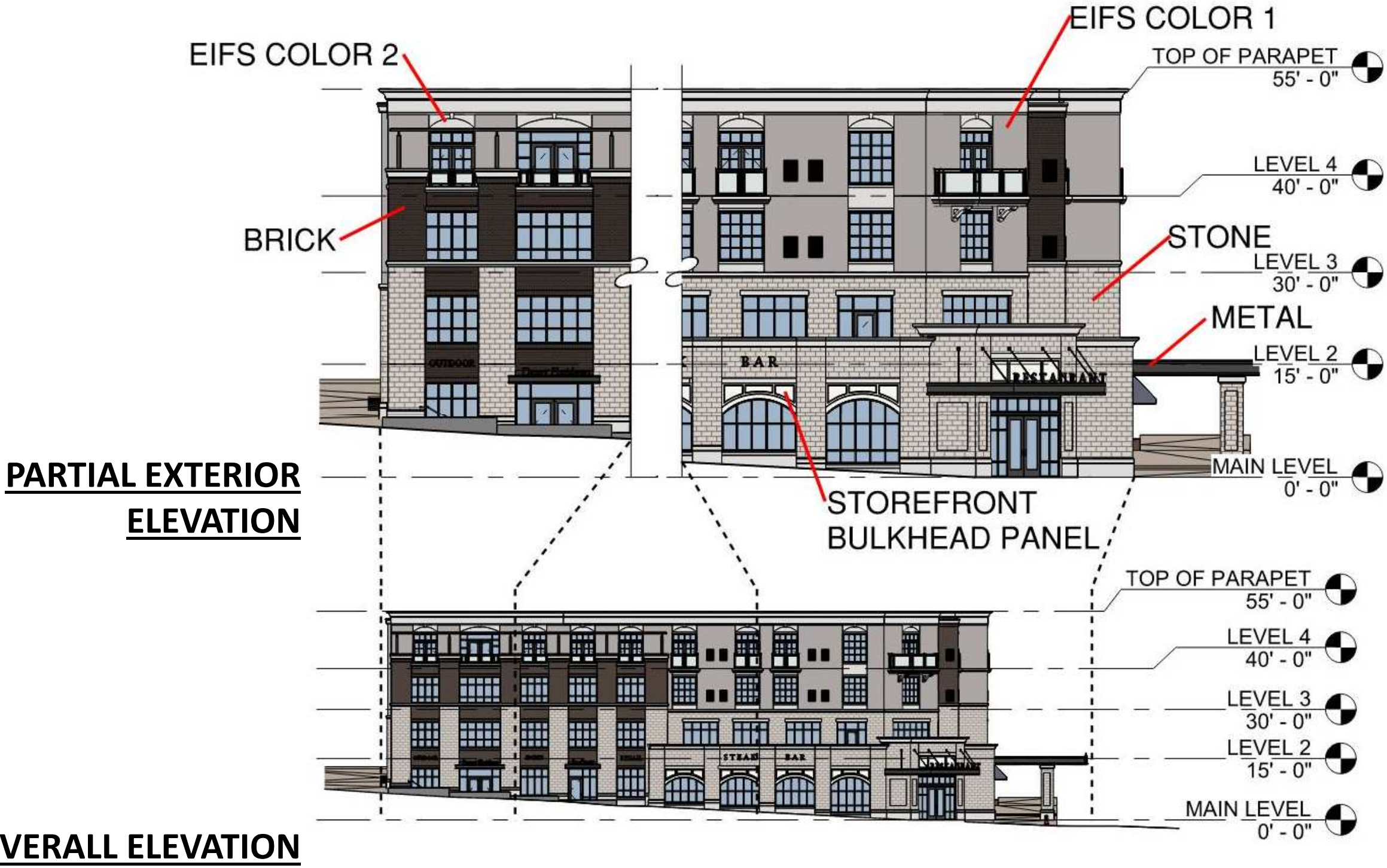
PRE-FABRICATED EIFS CORNICE
COLOR: SW 7005 PURE WHITE
WALL BASE: SW 6003 PROPER GRAY

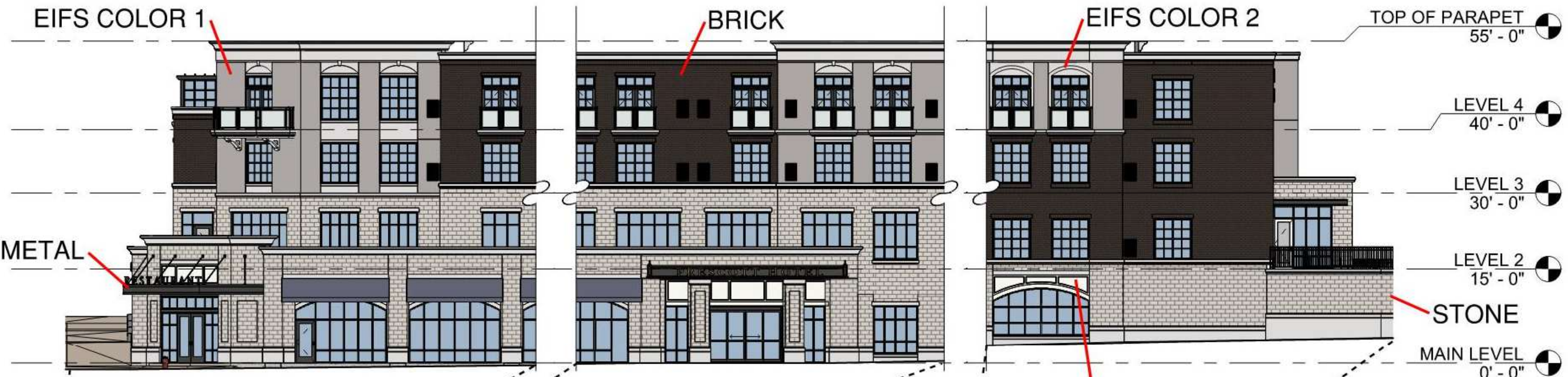


GLAZING - GUARDIAN GLASS - SUNGUARD SUPER NEUTRAL SN 70SHT



STOREFRONT/ WINDOW MULLION - DARK BRONZE





PARTIAL EXTERIOR ELEVATION

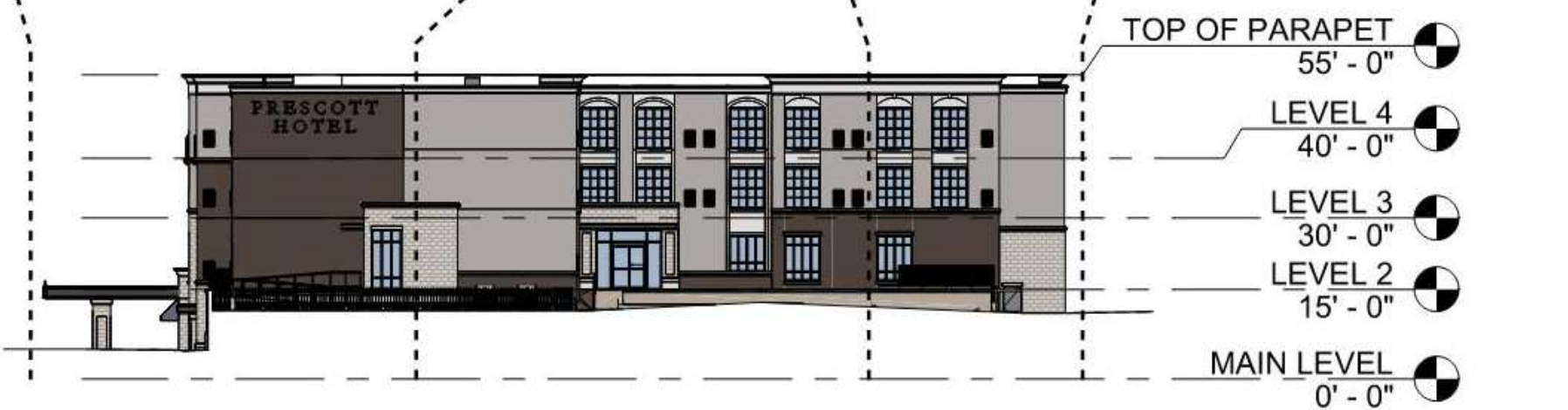
STOREFRONT BULKHEAD PANEL



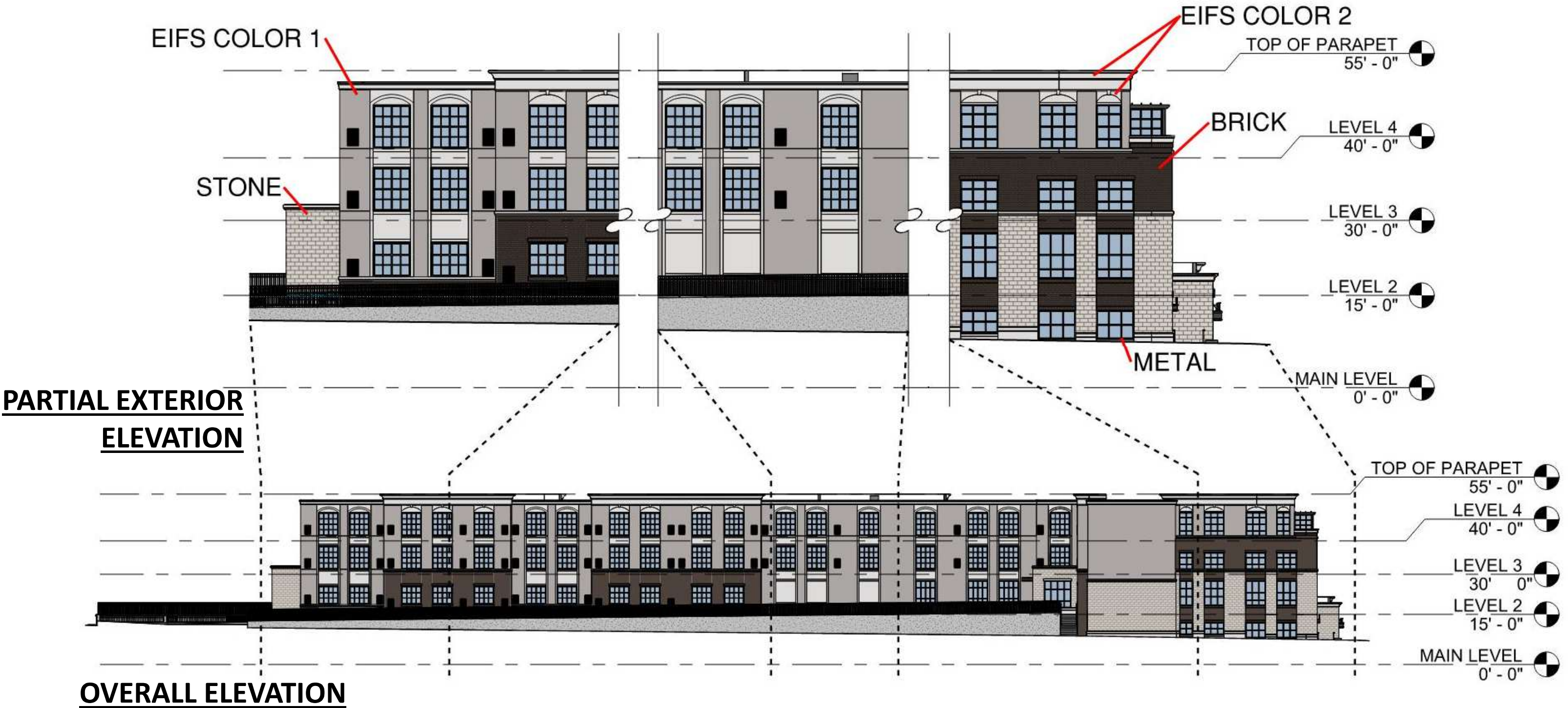
OVERALL ELEVATION



PARTIAL EXTERIOR ELEVATION



OVERALL ELEVATION

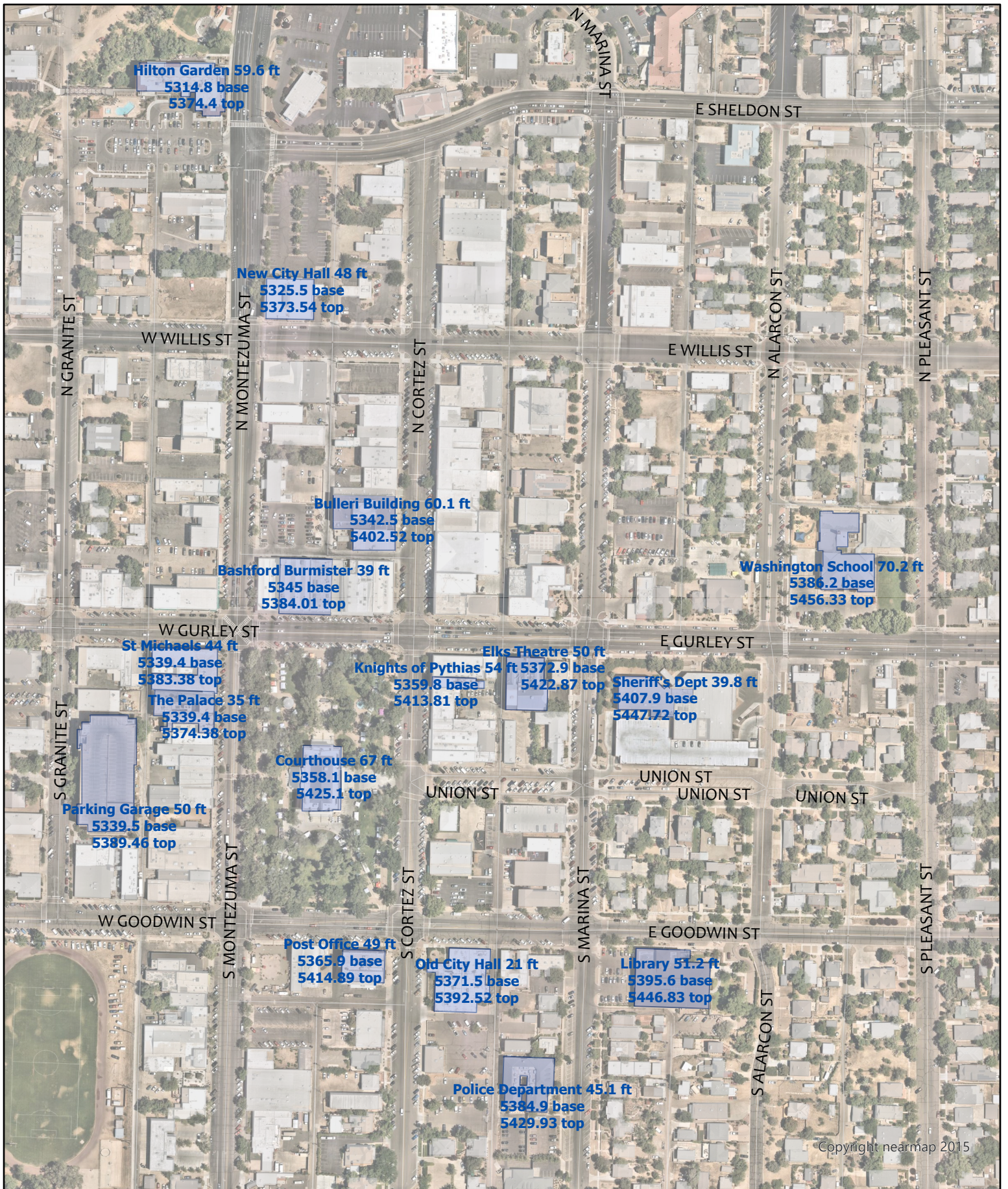












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City Hall Redevelopment Surrounding Building Heights

Note: building heights vary on pitched roofs, calculations are based on average values

