

City of Prescott
Prescott Preservation Commission



June 14, 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 **June 14, 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. Approval of April 12, 2024 & May 10, 2024 Prescott Preservation Commission Meeting Minutes.
Recommended Action: MOVE to approve minutes as presented
 - B. **HP24-007** - Request for Approval of Demolition of an Existing Building & Construction of a Four-story Mixed Use Hotel, Restaurant and Retail Building at 201 S Cortez St.
Recommended Action: MOVE to approve, approve with conditions, defer or deny HP24-007
 - C. **HP24-008**- Request for Installation of two (2) new wall signs, and one (1) awning sign & refurbish blade sign for National Bank of Arizona at 210 W Goodwin St.
Recommended Action: MOVE to approve or approve with conditions HP24-008
 - D. **HP24-010**: Request for Installation of 28 Lineal Fee (LF) of 4' High Wooden Fencing in Front of Property & 19 LF of 4' Chain-link Fencing on Front, South Side of Property at 143 S Alarcon St.
Recommended Action: MOVE approve with conditions or approve HP24-010
4. **STAFF UPDATES**
5. **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 6/11/24 at 9:30 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: June 14 Prescott Preservation Commission
DATE: June 14, 2024
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of April 12, 2024 & May 10, 2024
Prescott Preservation Commission Meeting
Minutes.

ITEM SUMMARY

This item is for the approval of the April 12, 2024 and May 10, 2024 Prescott Preservation Commission minutes. Staff recommends approving the minutes as presented.

BACKGROUND

None.

FINANCIAL IMPACT

None.

RECOMMENDED ACTION

MOVE to approve minutes as presented

ATTACHMENTS

1. April 12, 2024 PPC Minutes
2. May 10, 2024 PPC Minutes



City of Prescott

Prescott Preservation Commission

April 12, 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 **April 12, 2024**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

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
Diane Travis – Member
James McCarver - Member
Rob Johnson – Member
Richard Sprain – Member (Absent)
Mary Ann Suttles – Member

3. DISCUSSION & ACTION ITEMS

A. Approval of the March 8, 2024 Prescott Preservation Commission Meeting Minutes.

MOTION BY COMMISSIONER SUTTLES TO APPROVE THE MARCH 12, 2024 MINUTES; SECONDED BY COMMISSIONER JOHNSON: (6 - 0)

B. **HP24-005:** Request to Remove Existing Deck in Rear of Home & Add 166 Square Foot Den with Access Ramp in its Place. Preservation Districts: Southeast Prescott Local & Joslin Whipple National. Zoning: SF-9 (Single Family-9). Property Owner: Cottage Trust- Arlene Gibbs. Applicant: Shelton & Associates LLC. Location: APN 110-03-004, 306 S Mt Vernon Ave.

Historic Preservation Specialist, Kaylee Nunez stated that the Commission saw another proposal for this property in January for replacement fencing in the front side yard. She presented an aerial map to show the location of the subject property.

Ms. Nunez stated that the home was built in approximately 1914 and is bungalow style. She stated that it is in the Southeast Prescott Local Register District and

the Joslin Whipple National Register District.

Proposal:

- Demolish existing 162 sq ft deck & ramp on northeast corner (rear) of home.
- 160 sq ft den with new ramp to be constructed in its place.
- Eight inch engineered wood lap siding painted to match existing.
- Double hung Andersen Fibrex windows.
- Architectural grade shingles to match existing.
- Gable style roof with west facing profile to match existing, adjacent roof plane.

Ms. Nunez presented renderings of the existing and proposed elevations.

Design reviewed against Chapter 10 (East Prescott National Historic District) of The Historic Preservation Master Plan. Chapter 10, in part, states:

- Encourage scale consistent with existing structures and styles
- Use gable and hip roofs consistent with historic pattern
- Additions to existing buildings should be to the rear of the property to maintain the front façade
- Encourage “architectural style” asphalt roofing material
- Double-hung windows are the most common with a predominant pane design of “one-over-one” for all architectural styles
- Exterior walls of most contributing buildings are sheathed with wood siding in a clapboard, beveled or shiplap design

Ms. Nunez stated that weighing it against those criteria, the proposed changes to the rear of the home will not impact its historic status nor the historic integrity of the Districts it is within.

Ms. Nunez presented a floor plan of the project.

Commissioner Jim McCarver asked if the roof would be visible from the street.

Trinidee Shelton, Architect for the project, stated that the new roof will not be visible from the front of the home and there are fences protecting the view from the next door neighbor as well. She stated that the vision toward this property from the neighbors will be limited if at all.

Chairman Mirco stated that he drove by the property and could not see anything in the back of the home.

Ms. Shelton stated that one of the challenges they find when adding on to historic homes is designing an addition that doesn't look like an afterthought. She stated that there are existing fascia lines that need to continue and also respect the historic requests of continuing gable end lines where they exist. She stated that a lower profile or lower slope roof like the one in the project is not ideal but they will tie it into another low slope roof that exists at the back. She stated that it is an

addition in the exact footprint of the existing uncovered deck is and that the view of the addition in the back will be nearly impossible to see from anywhere around the property.

MOTION BY COMMISSIONER KING TO APPROVE HP24-005 REQUEST TO REMOVE EXISTING DECK IN REAR OF HOME & ADD 166 SQUARE FOOT DEN WITH ACCESS RAMP IN ITS PLACE; SECONDED BY COMMISSIONER TRAVIS: (6 - 0)

- C. **HP24-006:** Request for Approximately 21 Square Feet of New Wall Mounted Signage for Black Arrow Jewelry & Art Gallery. Preservation Districts: Courthouse Plaza Local & National Zoning, DTB (Downtown Business). Property Owner: Nelson Family Trust. Applicant: A & B Sign Co. Location: APN 113-15-117, 124 W Gurley Street.

Ms. Nunez stated that the project is at the northeast corner of the Gurley Street and Montezuma Street intersection. She presented a historic photo from 1904. She stated that the building was built in 1901. She stated that it is not a National Register contributor due to significant changes to the front and side façade but is within the Courthouse Plaza Local and National Historic Districts.

Ms. Nunez presented an aerial map to show the location.

Proposal:

- Install new lettering spelling 'Black Arrow – Jewelry & Art Gallery' with aluminum decorative arrow (21 sq ft).
- Plastic formed, bevel faced lettering to be mounted with studs.
- Black metal gooseneck light fixtures mounted above to illuminate.

Ms. Nunez presented a rendering of the sign provided by the sign contractor.

Design reviewed against Chapter 8 (Courthouse Plaza Local & National Historic Districts) of the Historic Preservation Master Plan. Ch. 8, 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.
- Signage should complement, and not detract, from the building....signage shall be used for identification only.

Ms. Nunez stated that the proposed signage will not impact the historic status of the building nor the integrity of the Districts.

Chairman Mirco asked if the lettering will be attached to the black marquis above the awning.

Bryan Wieweck with A&B Signs stated that the sign will be attached to the fascia of the building, which will be painted black.

Chairman Mirco asked if they are painting the building black and applying the white letters.

Mr. Wieweck replied yes.

Chairman Mirco asked if the sign will have a stand-out arrow.

Mr. Wieweck stated that the arrow is dimensional.

Commissioner McCarver asked if there are requirements for the size of the sign compared to the amount of space that they have.

Ms. Nunez stated that the size of the sign is more of a Planning & Zoning question, which will be evaluated when permits are submitted. She stated that the sign is over the allotment so it will have to be scaled down to approximately 13 square feet. She stated that the design will remain the same.

Commissioner McCarver stated that there is only one other business on Gurley on the block that has gooseneck lamps. He asked if there are requirements as the neck of the lamps extends above the top of the building. He stated that he believes the neck should be below the roofline.

Ms. Nunez stated that the guidelines specify prohibiting signage projecting above the roof plane but does not address lighting fixtures.

Chairman Mirco stated that the black color is overwhelming. He asked if there is another color they can use.

Mr. Wieweck stated that he is only the sign contractor and is not painting the building.

Ms. Nunez stated that they cannot govern paint colors, however, she will make recommendations as she does feel that it is a bit harsh.

Commissioner King stated that the proposed sign is 21 sq ft and the new sign would be 13 sq ft and asked if the black would be as big as they currently see it.

Ms. Nunez stated that the whole front façade will be painted black.

Commissioner King asked if the 13 square feet applies to just the letters.

Ms. Nunez stated that, with an irregular shaped sign, they have to draw a box around the sign elements to calculate square footage.

Commissioner King stated that the color of the building is not within the Commission's jurisdiction but that staff will make a recommendation.

Ms. Nunez stated that is correct.

Commissioner McCarver stated that there is a precedent set with Colt Barbecue

downtown for the black paint color.

Ms. Nunez stated that the previous Chairman of Preservation Commission saw Colt Barbecue come through and he expressed concerns about the black brick. She stated that black is not a color that was used at the time these buildings were first built.

Commissioner McCarver stated that he does not understand why color recommendations are not a part of what the Commission does.

Ms. Nunez stated that it is not in the guidelines and that they are only allowed to address items that require permits.

MOTION BY COMMISSIONER TRAVIS TO APPROVE HP24-006 WITH SCALED DOWN SIGN AT 13 SQUARE FEET; SECONDED BY COMMISSIONER SUTTLES: (5-1)

Commissioner McCarver stated that he still has concerns with the gooseneck lighting.

Ms. Nunez stated that can be part of a side discussion with the owner.

Commissioner Suttles stated that the property is not in the Local and National Preservation zoning.

Ms. Nunez stated that it is within two Historic Districts. She stated that the Commission evaluates projects for properties in the Local Districts and National Districts trigger and administrative review.

Commissioner Suttles asked if all the businesses around the Courthouse are in the districts.

Ms. Nunez stated that they are.

4. STAFF UPDATES

Ms. Nunez stated that at the May 10th Preservation Commission meeting, the Commission will be doing a study session for the old City Hall redevelopment.

Commissioner Suttles stated that this project will take more than a meeting or two.

Ms. Nunez stated that they are planning to at least do a study session followed by a voting session as well as additional public outreach.

Commissioner Suttles stated that she believes this project will take some time and she would like to be aware of how long the process may be.

Ms. Nunez stated that the Commission controls the number of meetings and that they can request an additional study session if they feel it is necessary. She stated that they may have to call a special session as well. She stated that staff does not want to rush it

due to the gravity of it and the importance to the community.

Commissioner King asked if Commissioner Suttles was asking about the meeting time or the number of meetings.

Commissioner Suttles replied that she is concerned with the number of meetings as she does not believe they can make a decision in one voting meeting.

Commissioner King stated that the Commission made a decision on the Plaza Hotel and it was appealed. He stated that he has had a lot of questions on scale and massing and he believes that every member of the Commission needs to be an expert on scale and massing.

Ms. Nunez stated that she will be meeting with Commissioners individually to make sure they are all informed.

Ms. Nunez stated that Historic Preservation Conference planning is still underway and will be held June 25th-28th in Prescott. She stated the most important thing for the Commission is to attend the conference. She stated that there are six tours set up. She stated that representatives from the National Preservation Network present.

Chairman Mirco thanked Vice Chair King for speaking at the City Council meeting regarding the Plaza Hotel and stated that it was very powerful.

5. ADJOURNMENT

There being no further business to discuss, Chairman Mirco adjourned the meeting at 9:30 A.M.

MICHAEL MIRCO, Chairman

ATTEST:

SARAH HILTON, Recording Secretary



City of Prescott

Prescott Preservation Commission

May 10, 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

Michael Mirco, Chair
Rob Johnson, Member
James McCarver, Member
Richard Sprain, Member
Mary Ann Suttles, Member
Diane Travis, Member

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.

Community Development Planner, Kaylee Nunez, presented the item and discussed the summary of the proposed project, starting with the property background. The property is located within the boundaries of the Courthouse Plaza National and 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 and garage, which was designed by Architect Chris Totten. The Architectural style is classified as Indigenous/Brick Panel on the property's Historic Inventory Form.

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

Ms. Nunez then explained the signage portion of the proposed project. The 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' high by 25 1/2' wide 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. The south facing wall mounted sign will be 2'-8" high by 15'-8" wide 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 have their raceways painted to match the building.

The east side awning over the ATM will be 6'-2" high by 7'-1/2' wide and will feature black fabric with a gold emblem on the main face. The existing blade sign will be re-skinned with metal (color to be determined) and will feature a 4' high by 4'-4" wide gold and black emblem. A small, 2'-1/2' wide by 2'-3" high square shaped blade sign is proposed on the southeast corner of the building and will read 'NBAZ' in white lettering with a gold emblem above and will be illuminated.

Ms. Nunez stated that the proposed signage and awning are in conformance with Historic District standards, as well as being compatible with signage of adjacent businesses. The proposed blade sign on the southeast corner seeks to replace an unpermitted sign and is not in character with the District. Renderings of the proposed signage and surrounding area of the proposed project were shared.

Kimberly Euers, Government Relations Director for the Southwest Division of Yesco LLC, addressed the Commission. She explained that initially she was advocating in favor of the non-permitted blade sign as the bank requested to include a projecting sign. However, northbound traffic on Montezuma Street has an advantage with location awareness, whereas southbound does not unless some type of projecting signage is available to advertise the bank position. Location awareness is the main goal with signage.

Ms. Euers explained that an alternative option could incorporate the logo on the eastern elevation sign, which would create an increased sign area of ten square feet.

Commissioner McCarver requested clarification on the alternative enlarged sign.

Ms. Nunez responded that the alternative option was new information provided by the bank owners very recently.

Chairman Mirco inquired about the lettering if the blade sign were kept. Per Ms. Euers, the lettering for would not be very large.

Commissioner McCarver commented on the previous sign for Galloping Goose. Per Ms. Nunez, the former sign was incompatible, however the proposed box sign would be considered an improvement.

Discussion with the Commission continued, with some hesitation to approve a recommendation based on the new information regarding the enlarged sign alternative.

MOTION BY COMMISSIONER TRAVIS TO DEFER HP24-008 TO THE JUNE 14, 2024 PRESCOTT PRESERVATION COMMISSION MEETING; MOTION SECONDED BY COMMISSIONER SPRAIN: PASSED (5-1) COMMISSIONER SUTTLES DISSENTING.

- 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.

Ms. Nunez presented the item and discussed the summary of the proposed project and provided background information on the property. 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 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 compatible with signage of surrounding business. Although the proposed awnings are metal rather than canvas, metal awnings are present with other businesses in the area. The Bashford building was referenced as an example.

Ms. Nunez explained that a chapter within the Historic Preservation Master Plan, for the North Prescott National District, has not been published yet. Therefore, Courthouse Plaza Chapter 8 was used to review the proposal as it is most comparable to North Prescott. The proposed awnings and signage accommodate the majority of the criteria in the chapter, and do not compromise the historic integrity of the District. Renderings of the awning and signage were shared with the Commission.

Chairman Mirco requested clarification for the spaces being occupied. Per Ms. Nunez, both spaces of the building will be occupied as there is a Code related challenge to renting them separately. The second space would act as an overflow, with signage and/or window advertising to come later. The right side would be aimed at drawing attention to the main entrance. The upstairs of the building still needs a lot of work, and currently there is no active plan on the horizon.

Commissioner McCarver inquired about the use of metal versus canvas for the awning material. Project Architect Trinity Shelton was invited by Ms. Nunez to elaborate.

Ms. Shelton explained that metal awnings align with the company's design, and the new owners are aiming to emulate that. A higher metal awning opens up the space, provides shade, and complements the historic nature of the building, according to Ms. Shelton. Wall mounted lettering would be displayed above the awning, with metal being an added benefit to last longer than canvas. The windows would be restored as well. Commissioner McCarver commented that he feels maintaining the design of the plaza area from 100 years ago is important and would still prefer canvas.

Chairman Mirco commented on the look of the signage, and that it may appear uneven on one side only.

Ms. Shelton explained that there is a limit regarding certain square footage requirements for lettering.

Due to how the canvas would structurally hang, it felt more organic to have the lettering above rather than beside the awning.

Chairman Mirco inquired about signage if the building were split into two units.

Ms. Nunez responded that the signage would be allowed on both per zoning code, however, if split, the signage allowance would need to be split as well.

MOTION BY COMMISSIONER TRAVIS TO APPROVE HP24-009; MOTION SECONDED BY COMMISSIONER SUTTLES: FAILED (2-4) CHAIRMAN MIRCO, COMMISSIONER JOHNSON, COMMISSIONER MCCARVER, AND COMMISSIONER SPRAIN DISSENTING

Item to be further discussed at the next regularly scheduled Commission meeting.

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.

Ms. Nunez presented the item and discussed the summary of the proposed project. Photos of the original building were shared, background information on the property was provided.

The existing building is not listed on the National Register of Historic Places (NRHP). It was reconstructed in 1962, following demolishment in 1959. It 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 to 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.

Ms. Nunez shared an ariel map, outlining the subject parcel as well as parcels to the south, to be combined prior to permitting. The fenced area utilized by the Prescott Police Department would remain. Renderings of the proposed project were shared, viewing from the southeast corner of the plaza. Details were discussed relating to the Prescott Historic Preservation Master Plan, with some items that may need to be modified to reduce "does not" or "partially meets criteria" as possible, particularly in regard to siting and massing.

The applicant proposes demolishing the existing building, as well as the annex building at 221 S Cortez Street, to allow for construction of a new, mixed-use building.

The proposed elements for the mixed-used building include a four-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, and 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 the second floor, that continues to the fourth, to accommodate an open-air dining terrace as well as articulation of the exterior walls of the second through fourth floors. There would also be covered, on-site parking accessible via Cortez Street on the first floor and open air, on-site parking accessible via the alley on the second floor.

Ms. Nunez shared details for the proposed exterior finishes, which included off-white smooth faced limestone veneer, cement wainscoting, synthetic stucco, molding and panels, and balconies on the fourth floor featuring glass panels and metal framing. Various wall mounted signage would include gold and white lettering.

Project Developer, Shane Shumway, provided a presentation regarding the proposed project. He discussed his company, Territory Holdings, which is a subsidiary of Whiting Brothers Investments and has refurbished and revitalized two historic buildings in Prescott currently listed on the National Register of Historic Places. This is also the same developer that built the splash pad at the Hilton Garden Inn.

Referring to comments received from the recent open house for the current building, Mr. Shumway provided details and additional renderings created by the design team following the event to accommodate different views and perspectives. Although no parking is required per Code, the project would provide 151 parking spaces so as not to burden surrounding and adjacent businesses.

Mr. Shumway continued and explained the benefits of the proposed project. While adding to the importance of the downtown area as a center for community gatherings, the project would also add to the tax base, so a growing community has the needed support for infrastructure. Other benefits to the City include additional tourism, a pedestrian-friendly environment, and added economic activity. Mr. Shumway welcomed questions and comments from the Commission.

Chairman Mirco inquired about mechanical issues for elevators in relation to height requirements, as well as what type of hotel chain was anticipated.

Mr. Shumway responded that the elevator would be a traction type, which will not require the protruding mechanical issue. No formal decision has been made yet for the hotel chain.

Commissioner Richard Sprain commented on the balcony materials not fitting within the area, along with the stucco.

Commissioner Travis also commented on materials, particularly the exterior finish (EIFS).

Mr. Shumway offered to review the glass finish on the balconies, EIFS, and awning materials with the design team, to determine what will best complement the surrounding historic setting.

Chairman Mirco invited comments from members of the public.

Comments included the positive aspects of the proposed project, with a few contemporary aspects needing to be adjusted slightly to incorporate more of the current area. There was some agreement that the current building is not salvageable, and some disagreement with a recommendation to retain the building for the design history. Comments on tourism included hospitality and parking, and how well the project would address both.

Chairman Mirco thanked members of the public for their comments.

This item was for discussion only. No formal action was taken.

5. STAFF UPDATES

The next Prescott Preservation Commission meeting will be held on June 14, 2024. Ms. Nunez reminded the Commission and public that the meeting will be a voting meeting for recommendations to the Council.

6. ADJOURNMENT

There being no further business to discuss, Chairman Mirco adjourned the meeting at 10:40 a.m.

MICHAEL MIRCO, Chairman

ATTEST:

MARIKAY WHISENAND, Senior City Clerk Specialist

Date



TO: MAYOR AND CITY COUNCIL
AGENDA: June 14 Prescott Preservation Commission
DATE: June 14, 2024
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **HP24-007** - Request for Approval of Demolition of an Existing Building & Construction of a Four-story Mixed Use Hotel, Restaurant and Retail Building at 201 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:

- Four-story, 47'-53' 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 the second floor that continues through the fourth floor 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 St. on the first floor and open air, on-site parking accessible via the alley at the second floor.
- The proposed building extends beyond the Courthouse Plaza District. Approximately 2/3 of the building lies within the Courthouse Plaza local and national districts. The southern 1/3 is within the South Prescott national historic district.

The finishes proposed for the exterior are:

- Decorative metal railings enclosing seating area at street level of northwest corner of building.

- 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 “anchor gray smooth” color.
- On third & fourth floors; brick veneer in “anchor gray smooth”.
- Details (molding & panels) on third & fourth floor to be a combination of EIFS (synthetic stucco) & glass fiber cement.
- Balconies on fourth floor feature vertical, metal railings. Balcony partitions on northeast corner featuring glass panels and a metal pergola above.
- Metal window frames & mullions in dark bronze, matte finish. Mullions on third & fourth floors thickened to replicate historic, double hung window style.
- First floor windows on northwest elevation will feature black fabric awnings above.
- Suspended, metal portico above front (northwest) entrance 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 select elements broken out on pages 5-7 for additional analyses).
- Buildings in district generally rectangular in plan and symmetrical in massing. **Does not 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.**
- All setbacks shall be zero for 50 percent of the first floor facade and 100 percent of the 2nd and 3rd floor facade. **Partially meets criteria (first floor meets, second through fourth do not).**
- Require zero setbacks for side yards for the entire height and length of the building. **Partially meets 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.**
- 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 (National Register) buildings in District.**

- Windows should be single or double hung in design. **Meets criteria. Gridded panes are present on other, nearby NRHP buildings; thickened mullions on third & fourth floors imitate historic 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 transoms, the majority of windows on third 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. **Meets criteria.**
- Require brick or stone as the major exterior material. **Meets criteria on major, street facing elevations (north & west).**
- Use only integral and natural colors of a neutral tone, compatible with the building and the district. **Partially meets criteria. Off white and gray shades of detailing are compatible. However, darker brick is 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. **Meets criteria.**
- Encourage detailing in the design; details must be historically consistent with the district. **Meets criteria. Keystone arches, cornices, 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 similar massing and scale to contributing buildings in the district. **Does not meet criteria. The proposed building is considerably larger in scale & massing to similar, contributing buildings in the District (Yavapai County Courthouse is next largest building and is approximately half the length and narrower than the proposed structure (132' w x 165' l)).**
- 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.**
- Signage in the Courthouse Plaza Historic District in all cases should complement, and not detract, from the building... All signage should be placed flat against the facade. **Meets criteria.**

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.

- Three-story buildings shall be between 40 and 48 feet in height. **Partially meets criteria. Though the building is under 48' at the lowest (northeast) corner, the majority of the building is over 48', with the highest point being at 53'.**
- 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. **Meets criteria. 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 (53'), 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 façades, including the roofline. ***Partially meets criteria. Zero front setback is discontinued at second floor front façade.***

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. However, the proposed building is considerably larger in scale & massing to similar, contributing buildings in the District (Yavapai County Courthouse is next largest building and is approximately half the length and narrower than the proposed structure (132' w x 165' l)).***

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.***

Applicant made the following design revisions since the May 10th, 2024 introduction & study session:

- *Removed EIFS paneling on northern & western elevations, replaced with additional brick veneer.*
- *Removed glass panels from balconies on third and fourth floors, replaced with metal railings.*
- *Extended wainscoting at sidewalk level.*
- *Addition of decorative metal fencing to enclose seating area at sidewalk level, northwest corner.*

- Added thicker mullions to windows to provide the appearance of single/double hung windows.
- Changed the front door (northwest corner) to wood frame and wood panels with glass lites.

Staff Summary

The proposed project design has made improvements from that presented at the May 10th intro & study session as well as complying with the three Secretary of Interiors Standards for Rehabilitation selected by the State Preservation Office. City preservation staff maintains the recommendation that the design be modified to reduce as many 'does not' or 'partially meets criteria' as possible, particularly in regard to siting and massing.

BACKGROUND

Existing Conditions

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, this is not recommended due to leaking of the roof and flooding issues in the basement. The properties to be developed are within the Courthouse Plaza Local and Courthouse Plaza & South Prescott National Historic Preservation Districts.

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 sufficiently documented, retrieved and preserved prior to demolition. These include: the bronze horse statue located near the front entrance, the time capsule located in the northwest corner of the building, the mural in Council Chambers, and other, significant exterior fixtures the community may express interest in preserving. City Management and Historic Preservation staff are undertaking these tasks and no action by the Commission is required.

Context and Review Considerations

The exact location and context of a proposed project's site play a vital role in the evaluation of its conformance with the guidelines and its potential effects on surrounding properties within the district. Under City Code 1-22-3, Prescott's Preservation Commission is tasked with reviewing plans to construct new buildings within [local] historic districts. Section 1-22-3 (B) specifically states "The design criteria of the district shall be used as a guideline for decisions." Commissioners are expected to use their relevant experience and judgement in making decisions.

The Secretary of the Interior Standards (SOIS), which are national preservation guidelines, provide the foundation for the guidelines adopted into Prescott's Preservation Master Plan. The SOIS have a number of standards applicable to new construction in historic districts. The City's Historic Preservation Specialist, Kaylee Nunez, requested a courtesy evaluation of this project with the State Historic Preservation Office (SHPO). SHPO's Architect, Susan Lawson, applied Standards 3, 9 & 10 from SOIS for Rehabilitation and found that it met all three in entirety. It was recommended that the color selection be revisited to draw from similar ranges found in the district. See the attached letter

from SHPO for the full evaluation of the compatibility of the proposed design with the selected SOIS.

The Courthouse Plaza district guidelines build upon SOIS standards to address the protection of existing historic buildings and assets within the district. The guidelines for the district are not intended to require new buildings to exactly match the wide variation of building designs, styles, and eras of the existing buildings in the district but to have their design be compatible. It is not the intent of the SOIS or the Courthouse Plaza district to require new buildings to replicate historic ones. Each new building should create its own timestamp in the history of downtown and each new building may become historically significant in its own right in the future.

The Preservation Commissioners must use their judgement in determining compliance with the written text of the guidelines and consider the intent behind those guidelines. Does the proposal meet the intent of most of the guidelines? Should the various criteria in the guidelines be weighted with certain aspects being more important than others? Should the project be considered as a whole or as the sum of its parts? This is the primary reason for the Preservation Commission to exist.

FINANCIAL IMPACT

There is no immediate fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve, approve with conditions, defer or deny HP24-007

ATTACHMENTS

1. 1 HP24-007 Submittal Package
2. 2 HP24-007 SHPO Evaluation Letter



RESTAURANT, RETAIL AND HOTEL 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: RESTAURANT, RETAIL AND HOTEL 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: 53 FT

PARKING

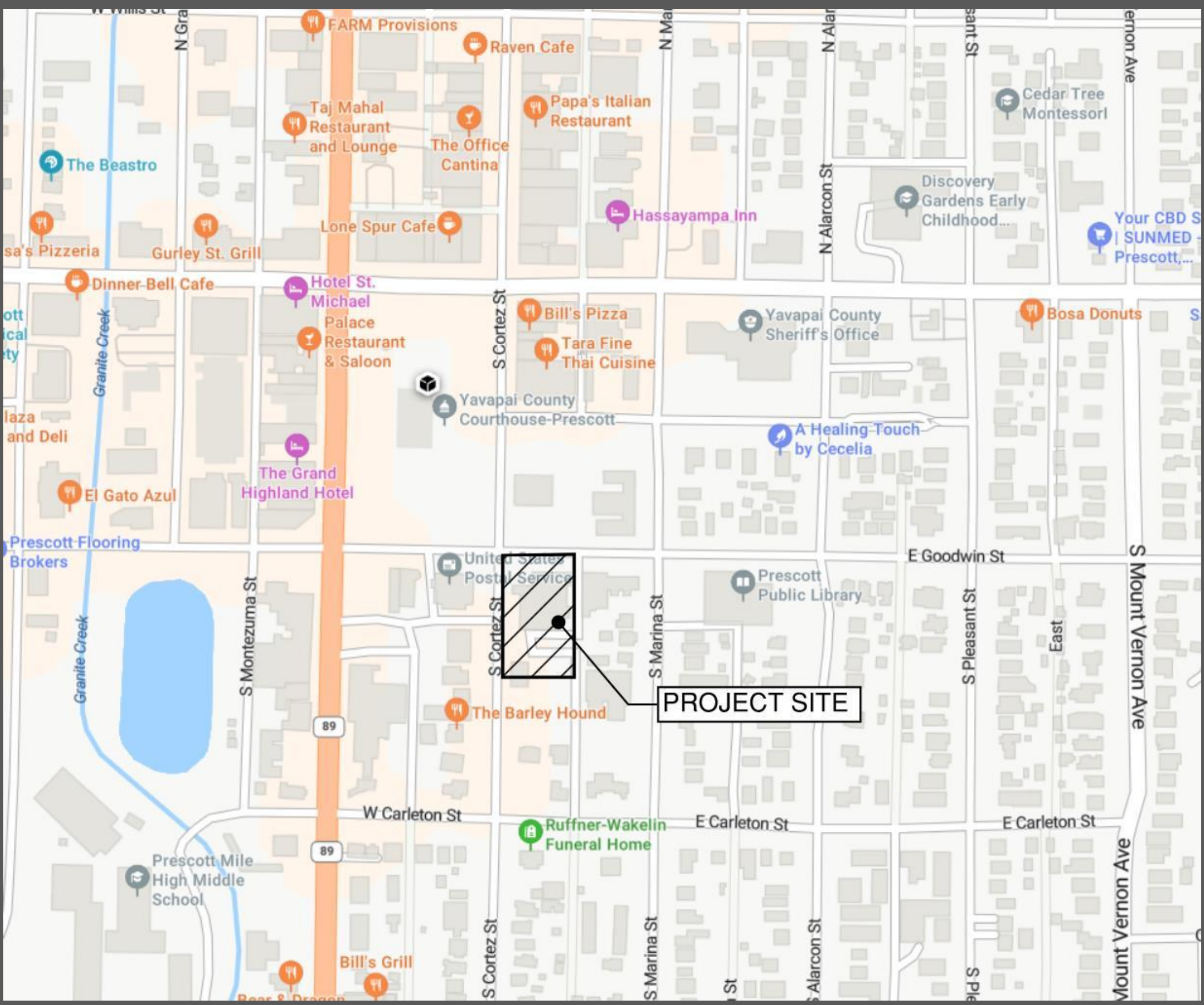
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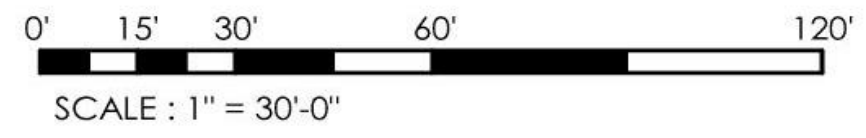
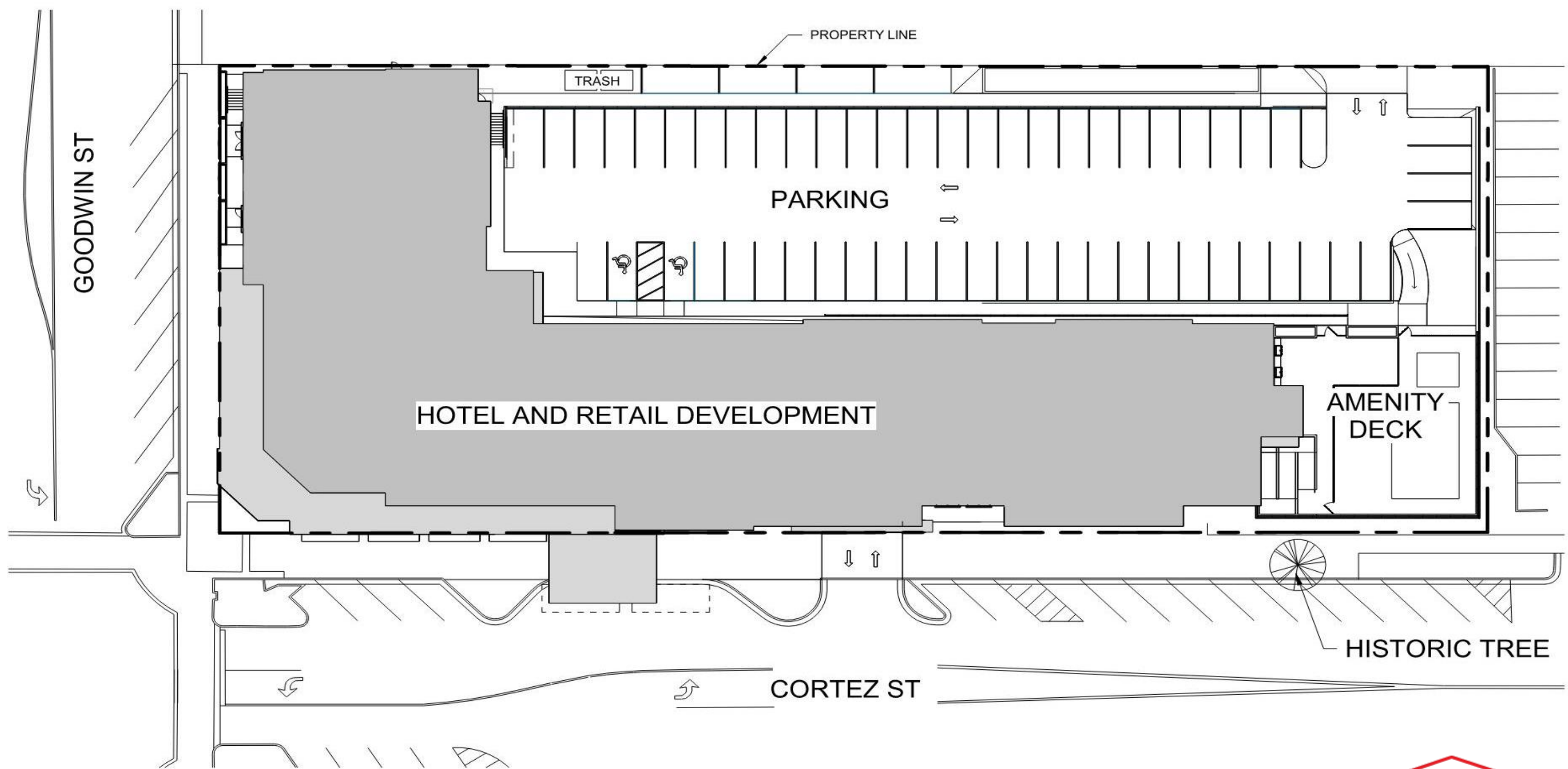
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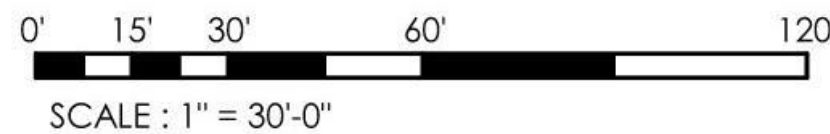
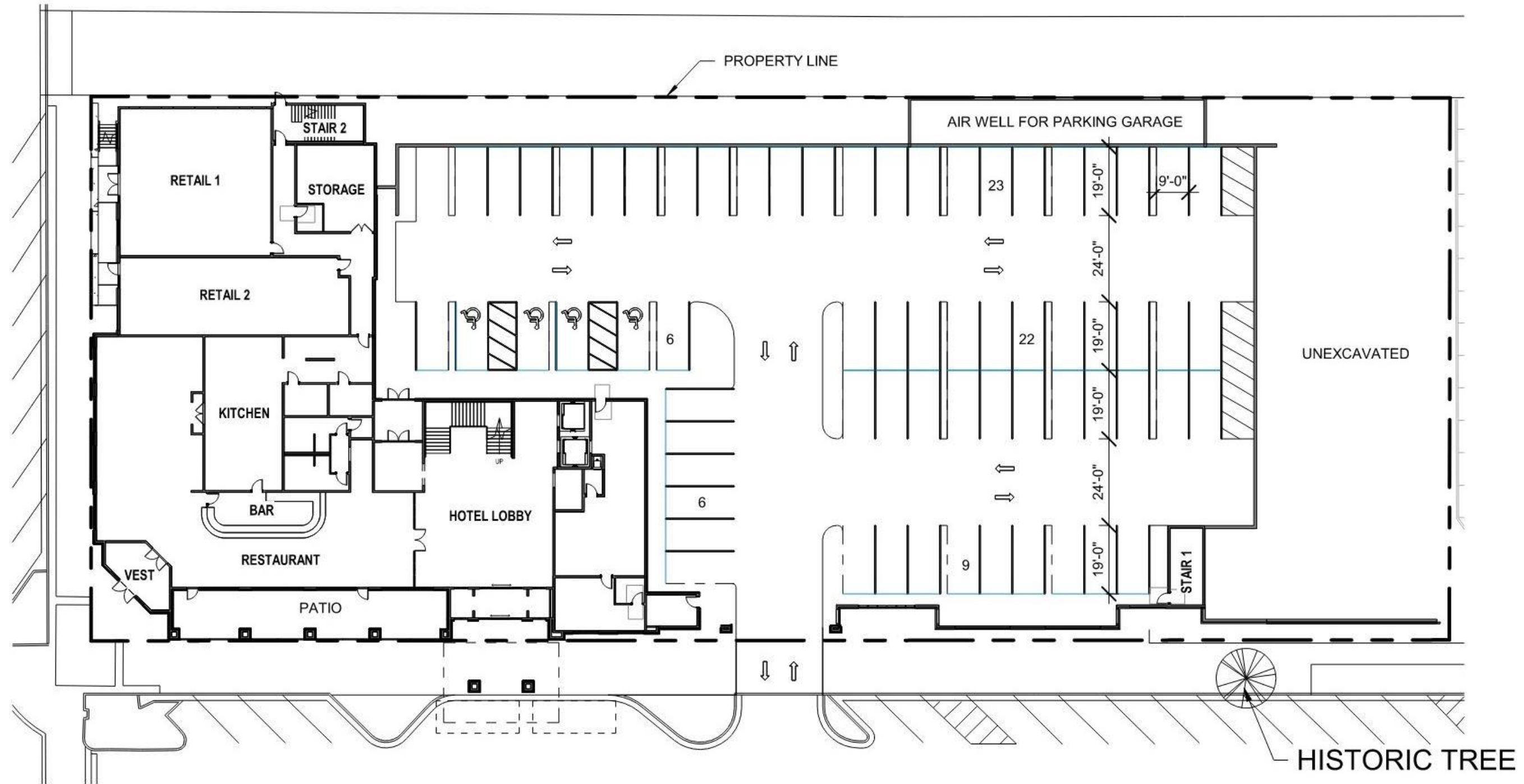
ON STREET PARKING PROVIDED: 24

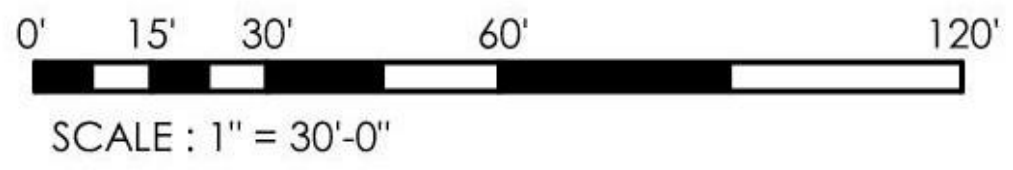
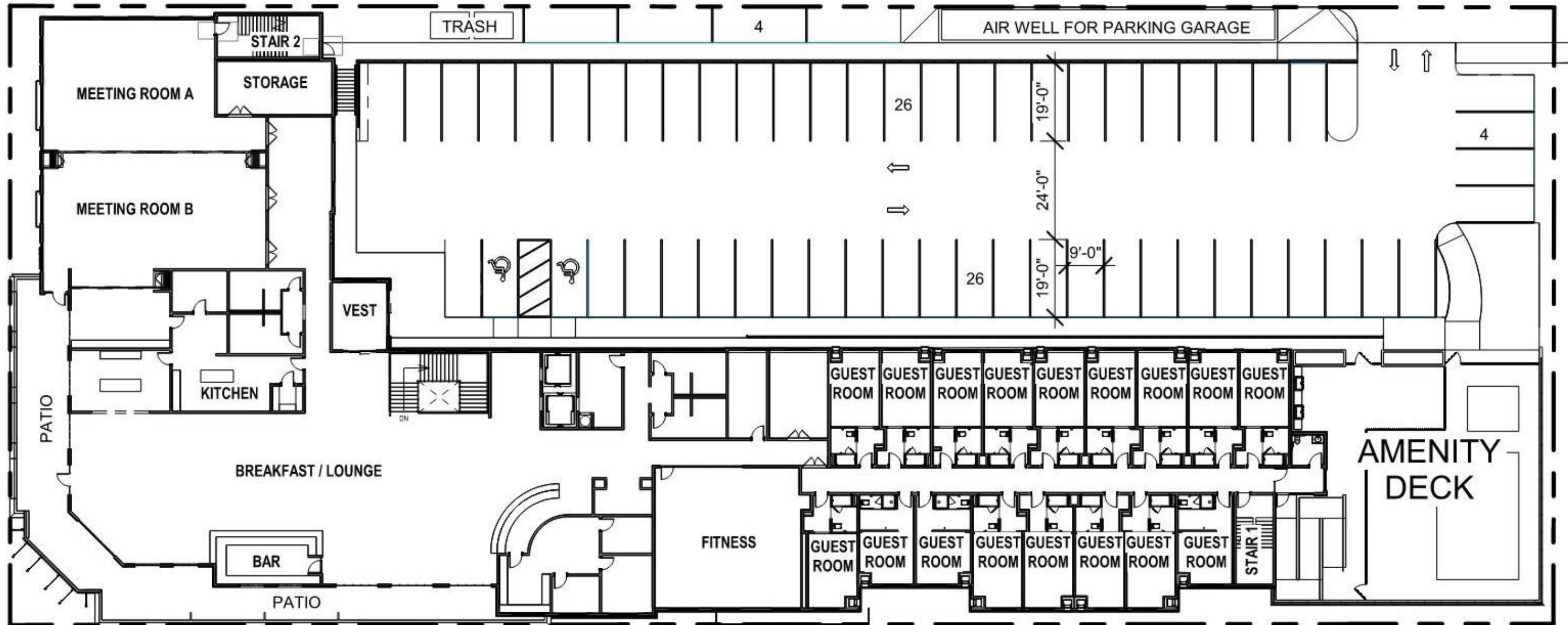
TOTAL PARKING PROVIDED: 151

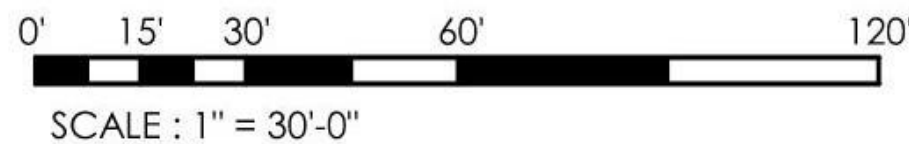
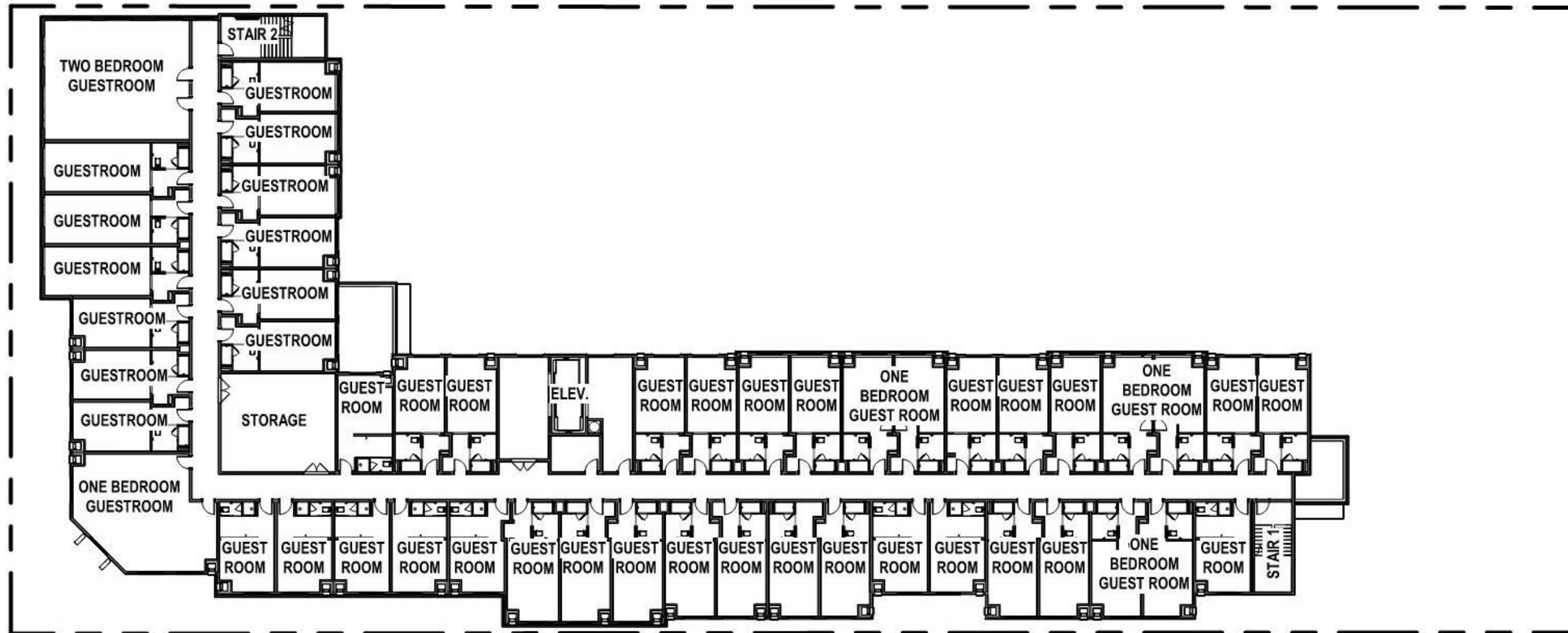


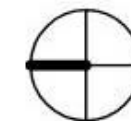
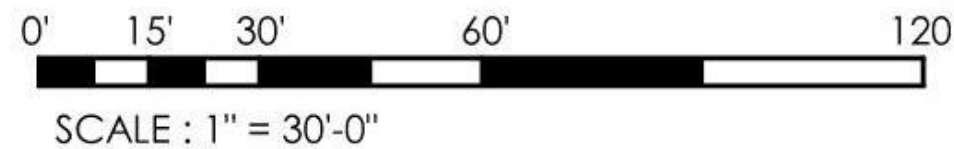
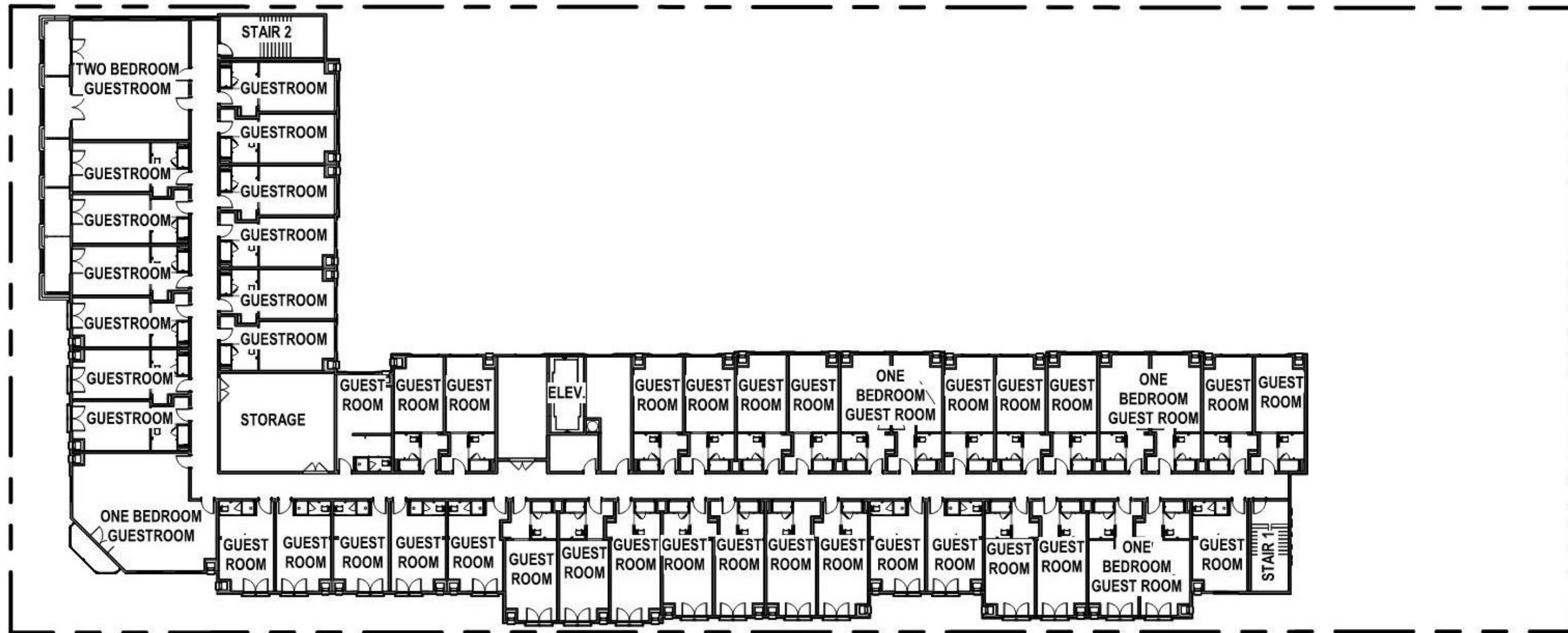












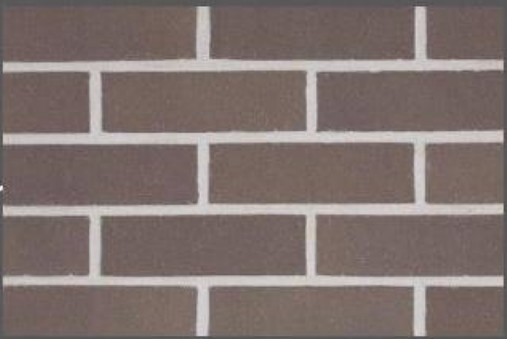




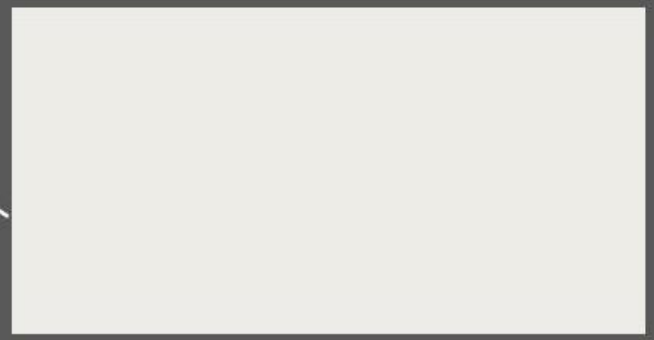
METAL FLASHING, FASCIA, FRAMING, STOREFRONT AND WINDOW MULLION - DARK BRONZE



STONE - CORONADO - SMOOTH LIMESTONE - WHITE SANDS



BRICK -BELDEN BRICK - ANCHOR GRAY SMOOTH

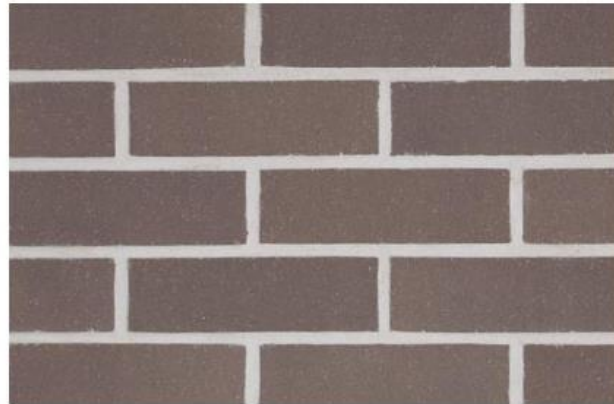


EIFS COLOR 2- PURE WHITE SW 7005



STOREFRONT BULKHEAD PANEL - PURE WHITE SW 7005

RESTAURANT, RETAIL AND HOTEL DEVELOPMENT PRESCOTT, ARIZONA



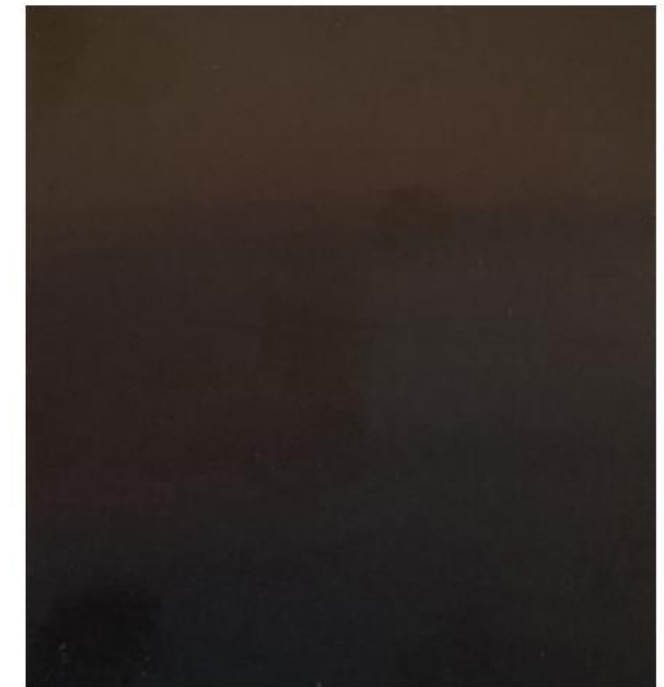
BRICK COLOR - BELDEN BRICK -
ANCHOR GRAY SMOOTH



STONE MAIN - CORONADO
SMOOTH LIME STONE - WHITE SANDS



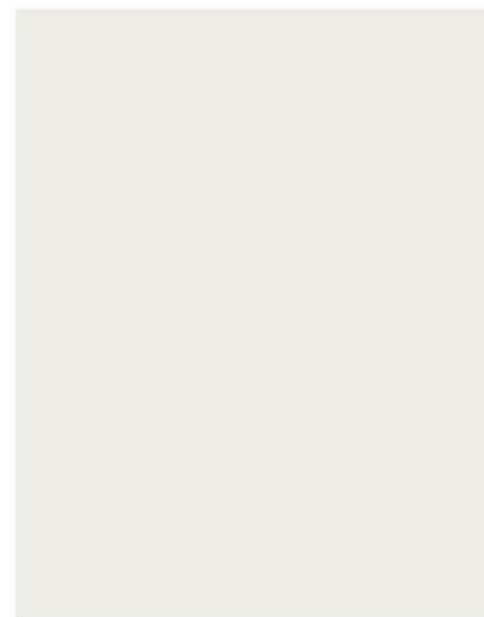
STOREFRONT BULKHEAD PANELING - SW 7005
PURE WHITE



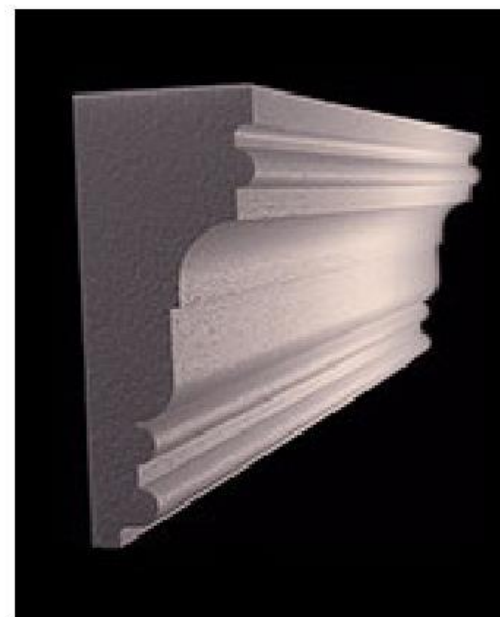
METAL FLASHING, FASCIA & FRAMING -
DARK BRONZE



EIFS COLOR 1 - SW 6003 PROPER
GRAY



EIFS COLOR 2 - SW 7005 PURE
WHITE



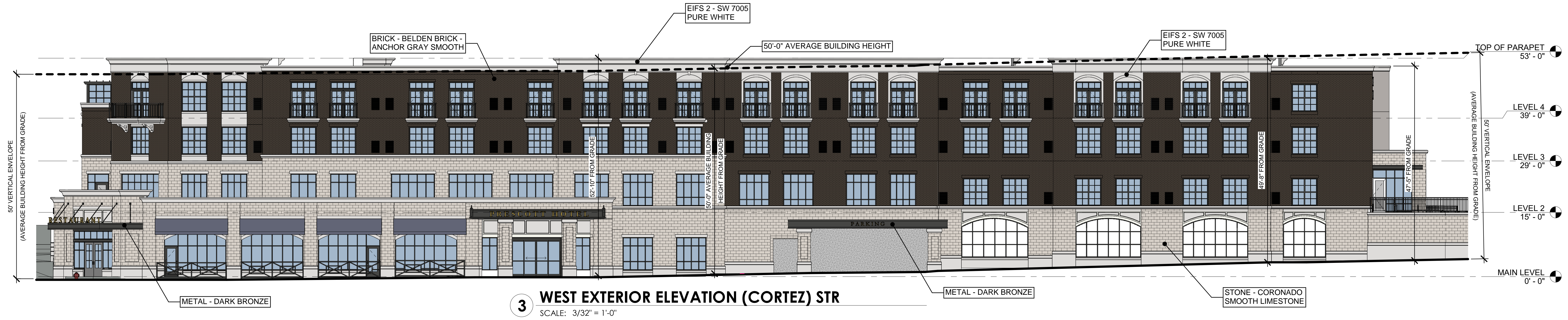
PRE-FABRICATED EIFS CORNICE
COLOR: SW 7005 PURE WHITE
WALL BASE: SW 6003 PROPER GRAY



GLAZING - GUARDIAN GLASS -
SUNGUARD SUPER NEUTRAL SN
70SHT



STOREFRONT/ WINDOW MULLION -
DARK BRONZE



3 WEST EXTERIOR ELEVATION (CORTEZ) STR
SCALE: 3/32" = 1'-0"



1 NORTH EXTERIOR ELEVATION (GOODWIN STR)
SCALE: 3/32" = 1'-0"

1 RESTAURANT, RETAIL AND HOTEL DEVELOPMENT, PRESCOTT ARIZONA
EXTERIOR ELEVATIONS



2 EAST EXTERIOR ELEVATION (ALLEYWAY)
SCALE: 3/32" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"











Katie Hobbs
Governor

ARIZONA STATE PARKS & TRAILS

Bob Broscheid
Executive Director



May 29, 2024

Ms. Kaylee Nunez, Historic Preservation Specialist and Assistant Planner
City of Prescott Community Development Department
201 S. Cortez Street
Prescott, AZ 86303

RE: Prescott, Yavapai County; 201 S. Cortez Street; Non-Mandated Review; City of Prescott; SHPO-2024-0268 (174521)

Dear Ms. Nunez:

Thank you for consulting with our office on the demolition of Prescott City Hall at 201 S. Cortez Street and a proposed replacement four-story mixed-use building at its location. On June 8, 2024 our office received a request from the City of Prescott to evaluate the new design for conformance with the Secretary of the Interior's Standards (SOIS) for Rehabilitation. As this project has no known State nor Federal nexus (i.e., funding), this is a non-mandated, voluntary review.

Built in 1962, Prescott City Hall is located within the boundaries of the National Register of Historic Places (NRHP)-listed Courthouse Plaza and South Prescott Townsite Historic Districts. However, at the time of their listings, City Hall was under 50 years of age, and not eligible as a contributor to either historic district. Currently at 62 years of age, it is a two-level, mid-century-modern commercial building that the City of Prescott recommends as "potentially eligible" for listing on the NRHP. Please note per SHPO Guidance Point No.1 (2001), we prefer to not use the term *potentially eligible*; rather, your assessment should recommend the building as eligible, ineligible or unevaluated.

SHPO comments are as follows:

1. Regarding the NRHP-eligibility of the City Hall building, Dr. William Collins, SHPO Historian noted "*The building has a clear association with an important area of significance (government) as the seat of city government for over 60 years. On the presumption that the building retains integrity, which is not considered on the inventory form, I recommend this as individually eligible to the NRHP.*" The State Historic Preservation Officer, Kathryn Leonard, concurs with this recommendation. SHPO, therefore, recommends that the building should be documented following the attached *Standards for Documentation of Historic Properties* (SHPO, 2017) prior to its demolition.
2. Limiting the SOIS review to new construction, the applicable Standards for Rehabilitation include numbers 3, 9, and 10.

Standard 3 reads: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Standard 9 reads: *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.*

The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10 reads: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

It is the opinion of the SHPO that the new building design meets all three applicable SOI standards. To improve compatibility, however, SHPO recommends that color selection be revisited, to draw from similar ranges found in the historic district. We would be happy to conduct additional voluntary review if design changes.

Our office does not provide concurrence of project effect for non-mandated projects. If there is any possibility that this project might use federal funds, please initiate consultation with our office pursuant to Section 106 of the National Historic Preservation Act, preferably prior to the demolition of the City Hall building as we would consider this a single undertaking.

Please contact me by email at slawson@azstateparks.gov or by telephone at (602) 542-6943 if you have any questions or concerns.

Sincerely,



Susan Lawson, Architect
Arizona State Historic Preservation Office

Attachments:

Standards for Documentation of Historic Properties (SHPO, 2017).



TO: MAYOR AND CITY COUNCIL
AGENDA: June 14 Prescott Preservation Commission
DATE: June 14, 2024
DEPT: Community Development
ITEM #: 3.C
SUBJECT: **HP24-008**- Request for Installation of two (2) new wall signs, and one (1) awning sign & refurbish blade sign for National Bank of Arizona at 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 was. The east-facing wall sign will be 1' H x 25-1/2' W (Option 1) or 1' H x 25-1/2' W with a 3-2" H x 3'-5" W logo to the left (Option 2) 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, it 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 or approve with conditions HP24-008

ATTACHMENTS

1. 1 HP24-008 Submittal Package



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
N CONTRACTOR LICENSE #014288 #014289 #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
▲	04/10/2024	- GE
▲	05/14/2024	- GE

Description:
COVER SHEET

Classification:
CV-1

Sheet:
0.0



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 #015729

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
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 PRESCOTT**

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 LAMB**

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 RAMIREZ**

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Rev. / Date / Designer

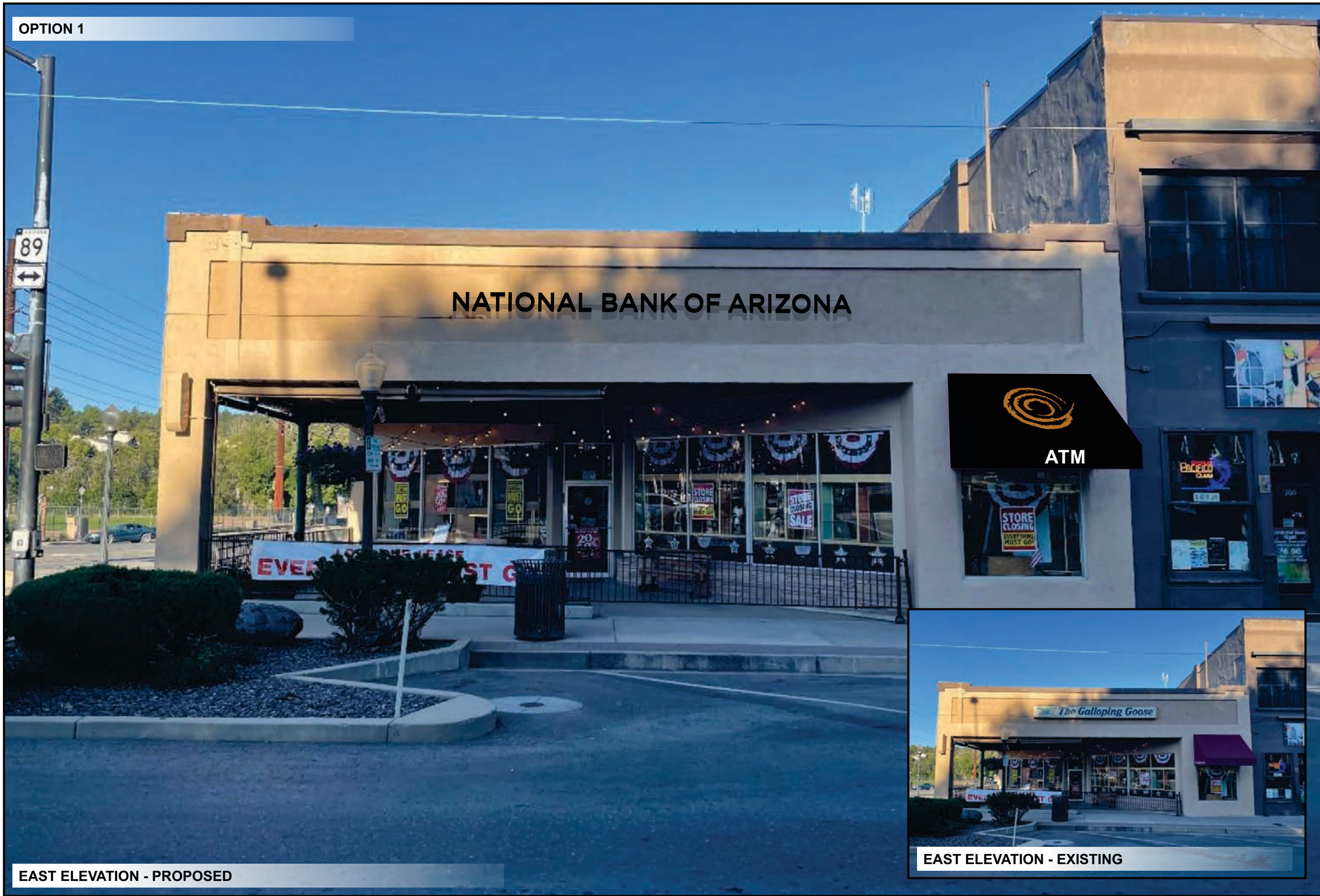
09/14/2023	- JR
10/26/2023	- GE
12/06/2023	- GE
04/10/2024	- GE
05/14/2024	- GE

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
 NV 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
⚠	04/10/2024	GE
⚠	05/14/2024	GE

Description:
BUILDING SIGN

Classification:
BG-1

Sheet:
1.0

NATIONAL BANK OF ARIZONA

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

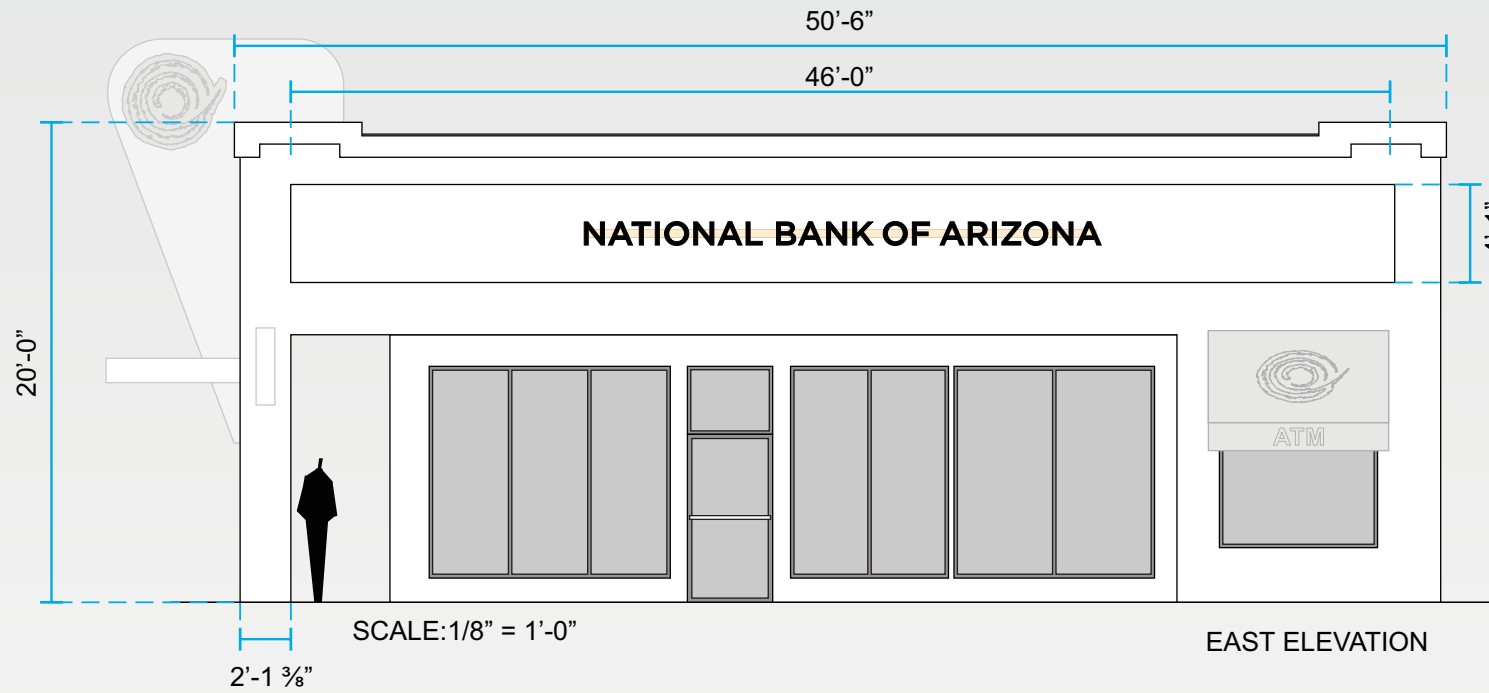
- 09/14/2023 - JR
- 10/26/2023 - GE
- 12/06/2023 - GE
- 04/10/2024 - GE
- 05/14/2024 - GE

Description:
BUILDING SIGN

Classification:
BG-1

Sheet:
1.1

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.

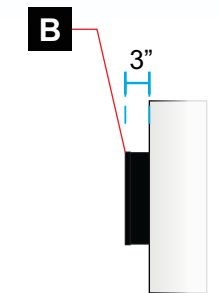
A	FACE		WHITE ACRYLIC FACES W/ PERFORATED BLACK DAY/NIGHT VINYL OVERLAY.
B	RETURNS TRIM CAP		BLACK RETURNS AND TRIM CAP
C	RACEWAY		PAINTED TO MATCH BUILDING.
●	ILLUMINATION		WHITE LED 5,000K - 7,000K

NATIONAL

NIGHT VIEW

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

TOTAL SQ. FT. 21.16'



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 #017208 - #017579



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

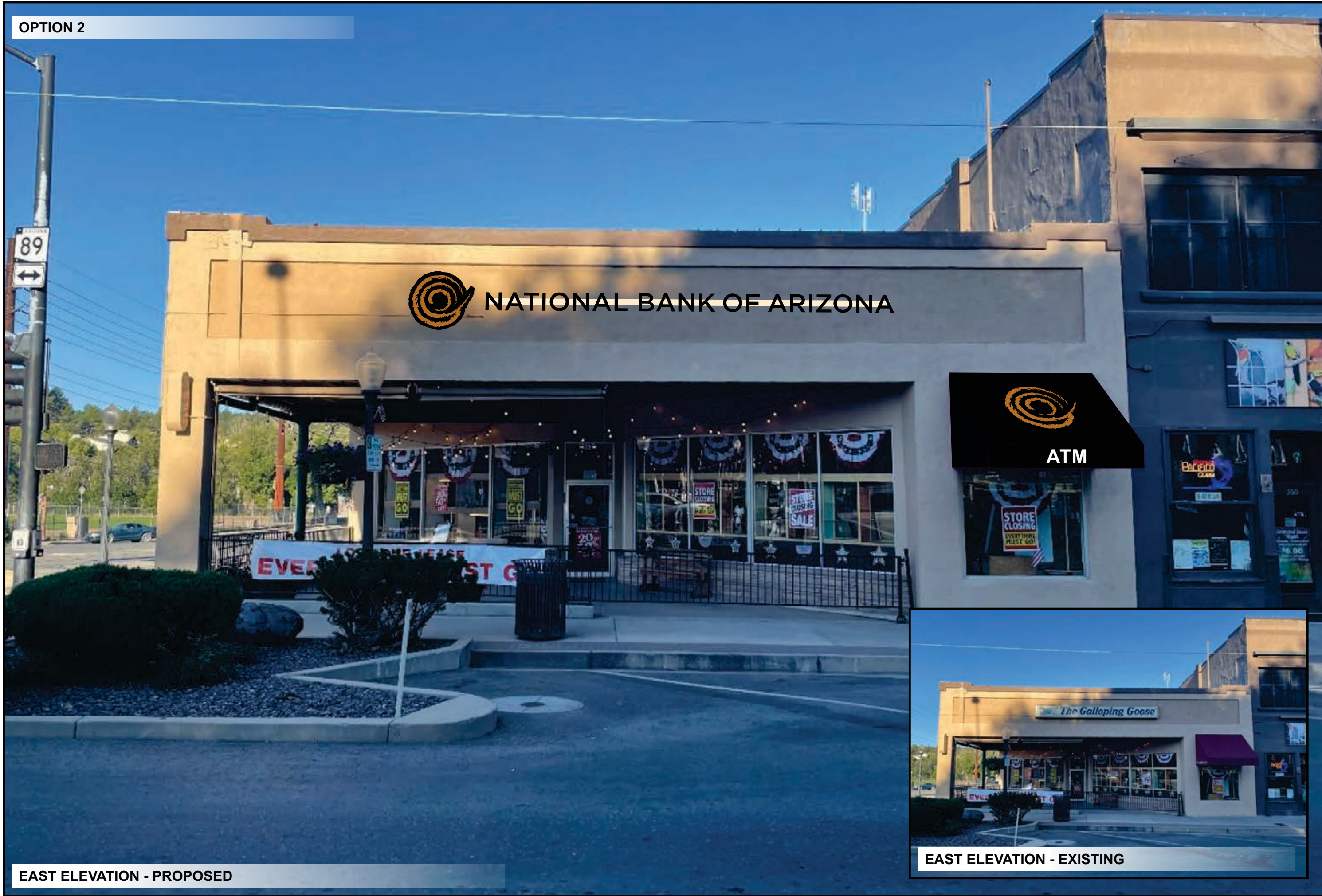
	09/14/2023	- JR
⚠	10/26/2023	- GE
⚠	12/06/2023	- GE
⚠	04/10/2024	- GE
⚠	05/14/2024	- GE

Description:
BUILDING SIGN

Classification:
BG-1

Sheet:
1.2

OPTION 2



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
 NV CONTRACTOR LICENSE #01238 - #01239



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:

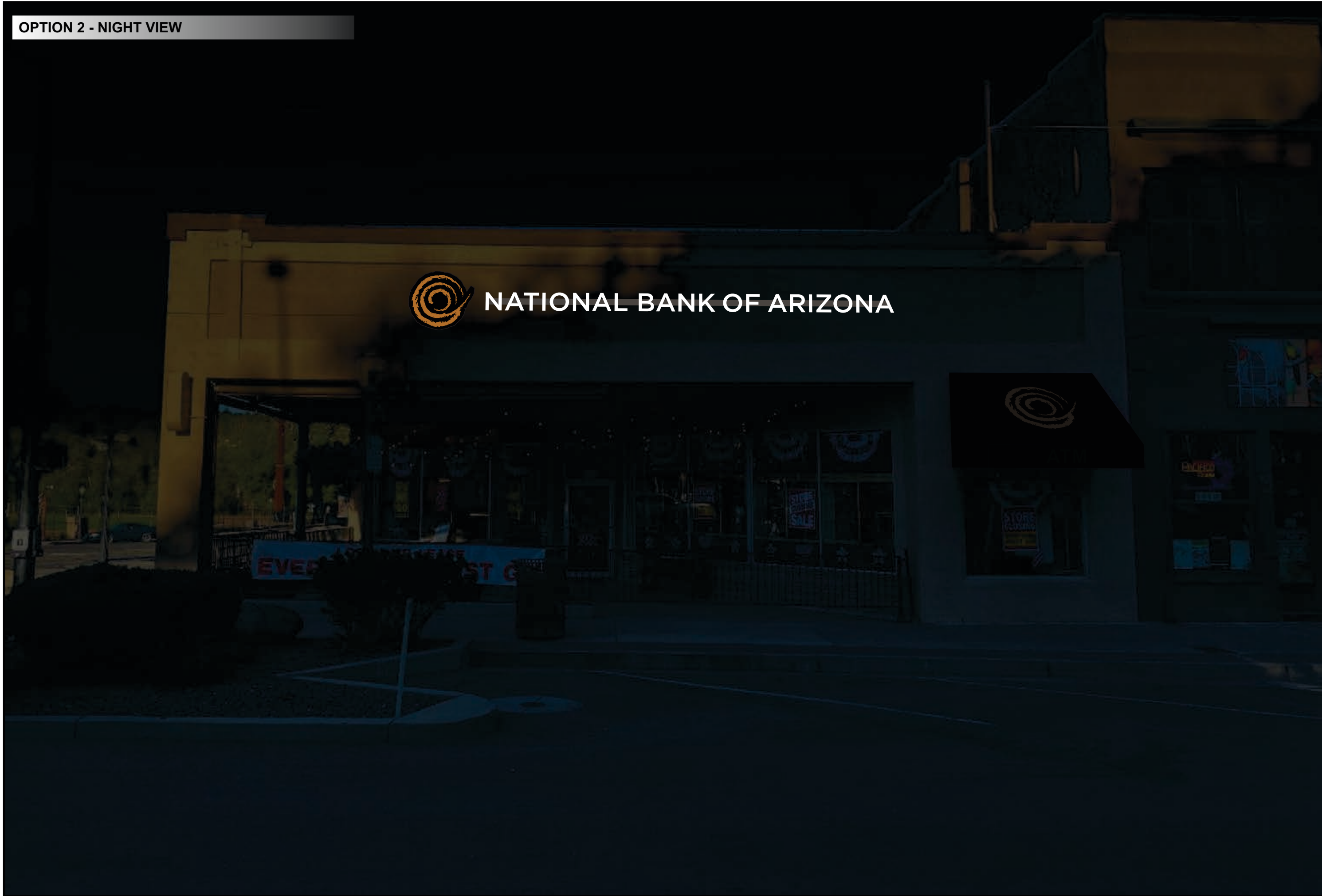
Rev. / Date / Designer

- 09/14/2023 - JR
- 10/26/2023 - GE
- 12/06/2023 - GE
- 04/10/2024 - GE
- 05/14/2024 - GE

Description:
BUILDING SIGN

Classification:
BG-1

Sheet:
1.3



 NATIONAL BANK OF ARIZONA

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LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NY CONTRACTOR LICENSE #0123018-00123018



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:

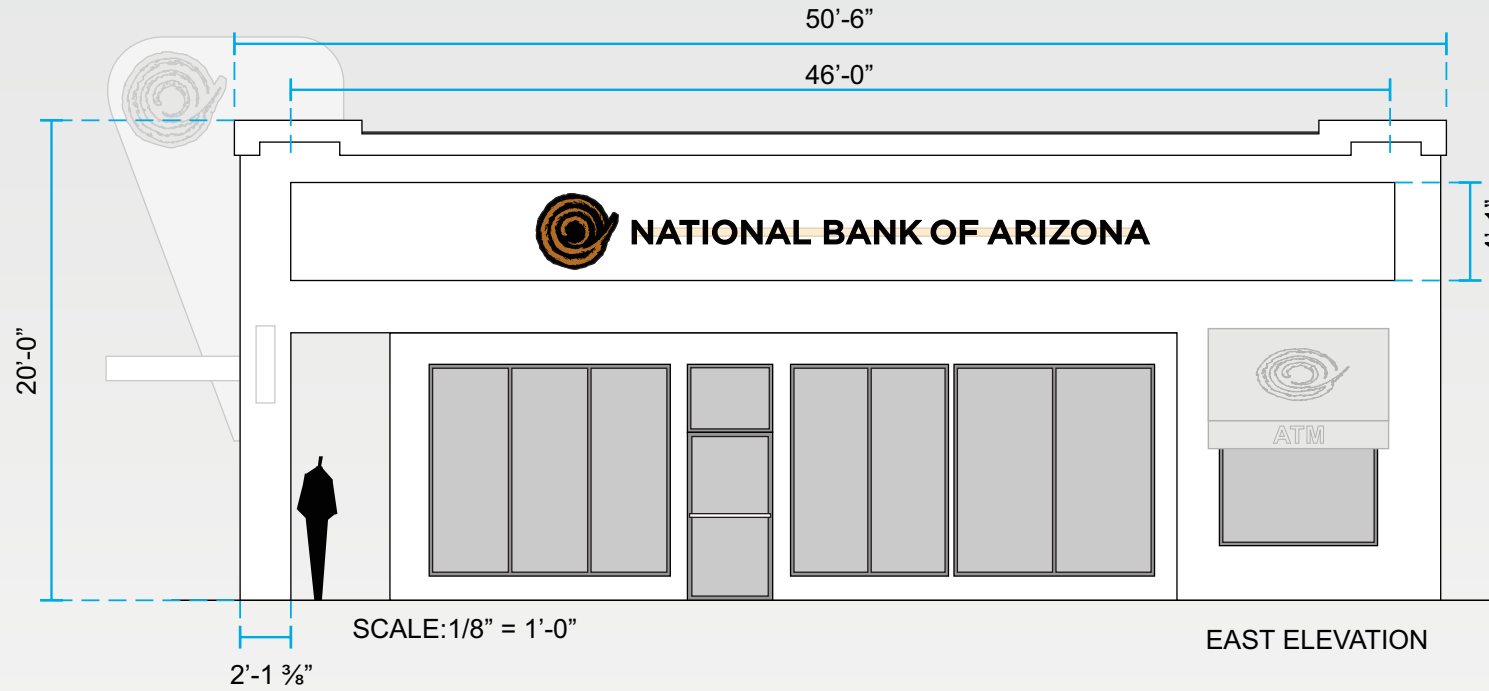
Rev.	Date	Designer
	09/14/2023	JR
▲	10/26/2023	GE
▲	12/06/2023	GE
▲	04/10/2024	GE
▲	05/14/2024	GE

Description:
BUILDING SIGN

Classification:
BG-1

Sheet:
1.4

OPTION 2



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.

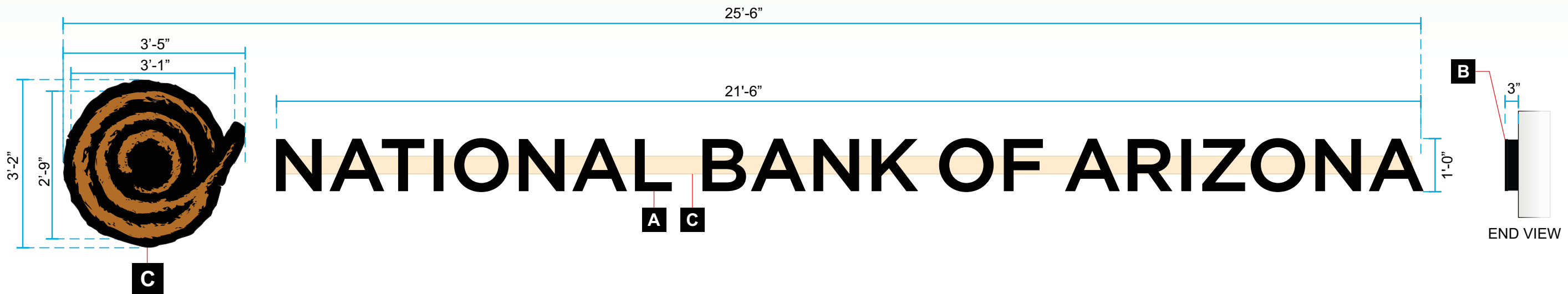
A	FACE		WHITE ACRYLIC FACES W/ PERFORATED BLACK DAY/NIGHT VINYL OVERLAY.
B	RETURNS TRIM CAP		BLACK RETURNS AND TRIM CAP
C	LOGO FACE		WHITE ACRYLIC FACE WITH 1ST SURFACE 3630-141 GOLD NUGGET VINYL & BLACK VINYL.
D	RACEWAY		PAINTED TO MATCH BUILDING.
●	ILLUMINATION		WHITE LED 5,000K - 7,000K



NIGHT VIEW

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

TOTAL SQ. FT. 23.8'



TOTAL SQ. FT. 23.8'

SCALE: 3/4" = 1'-0"

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
IN CONTRACTOR LICENSE #001208 #001209 #001210



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

04/10/2024 - GE

05/14/2024 - GE

Description:

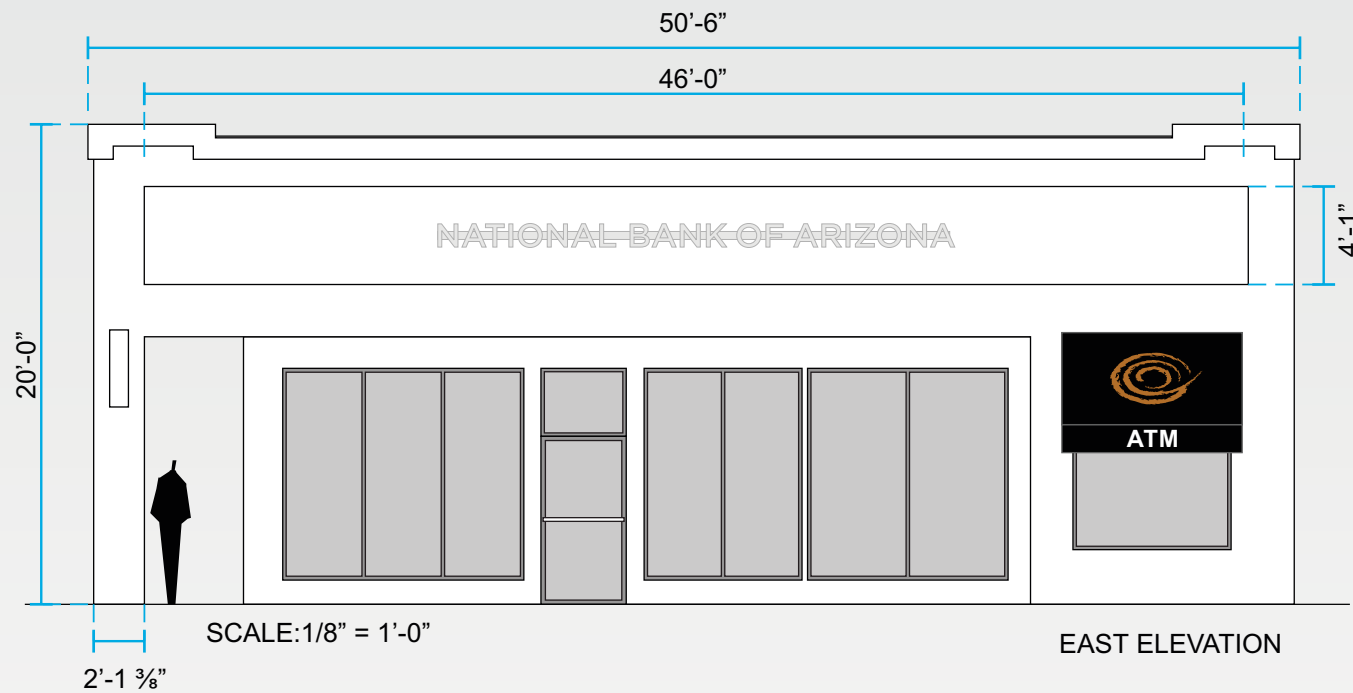
BUILDING SIGN

Classification:

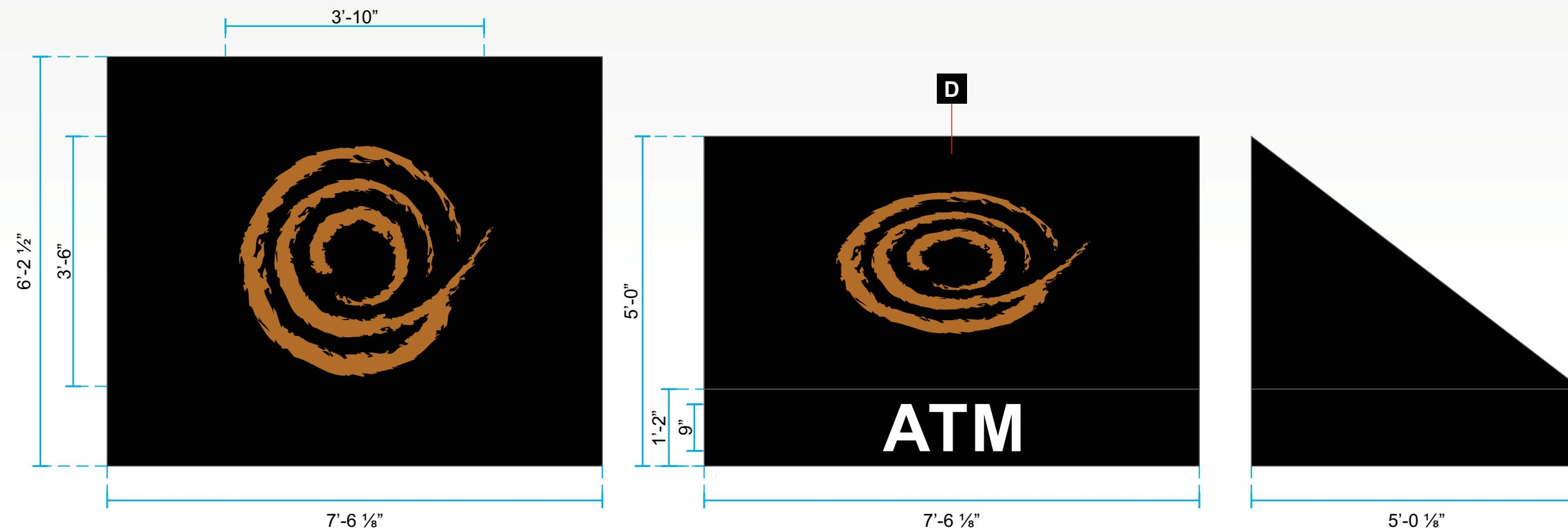
BG-1

Sheet:

1.5



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"

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 LAS VEGAS DIVISION
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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:

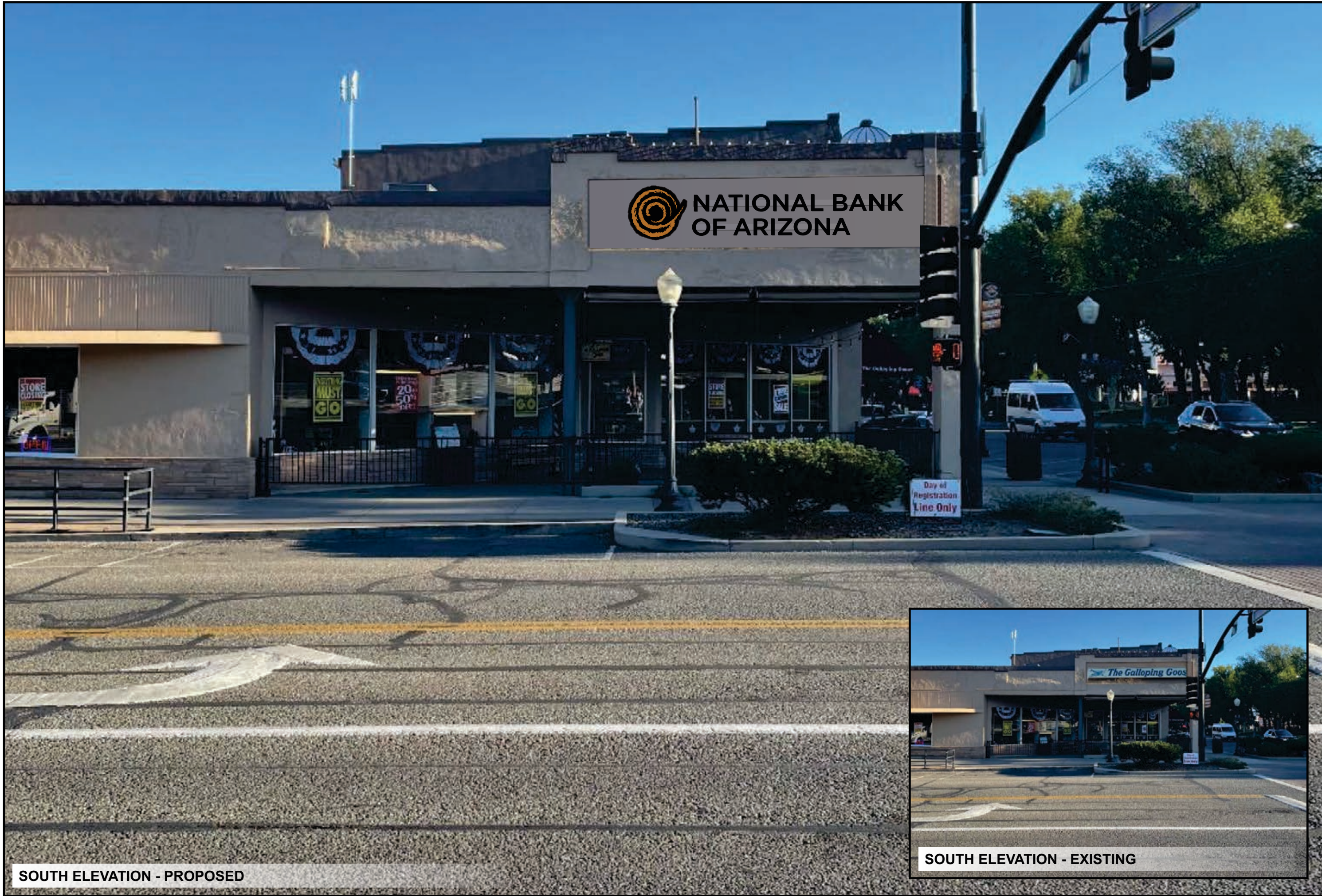
Rev. / Date / Designer

09/14/2023	- JR
10/26/2023	- GE
12/06/2023	- GE
04/10/2024	- GE
05/14/2024	- GE

Description:
AWNING

Classification:
MS-1

Sheet:
1.9



SOUTH ELEVATION - PROPOSED



SOUTH ELEVATION - EXISTING

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 NV CONTRACTOR LICENSE #014288 #014288 & #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:

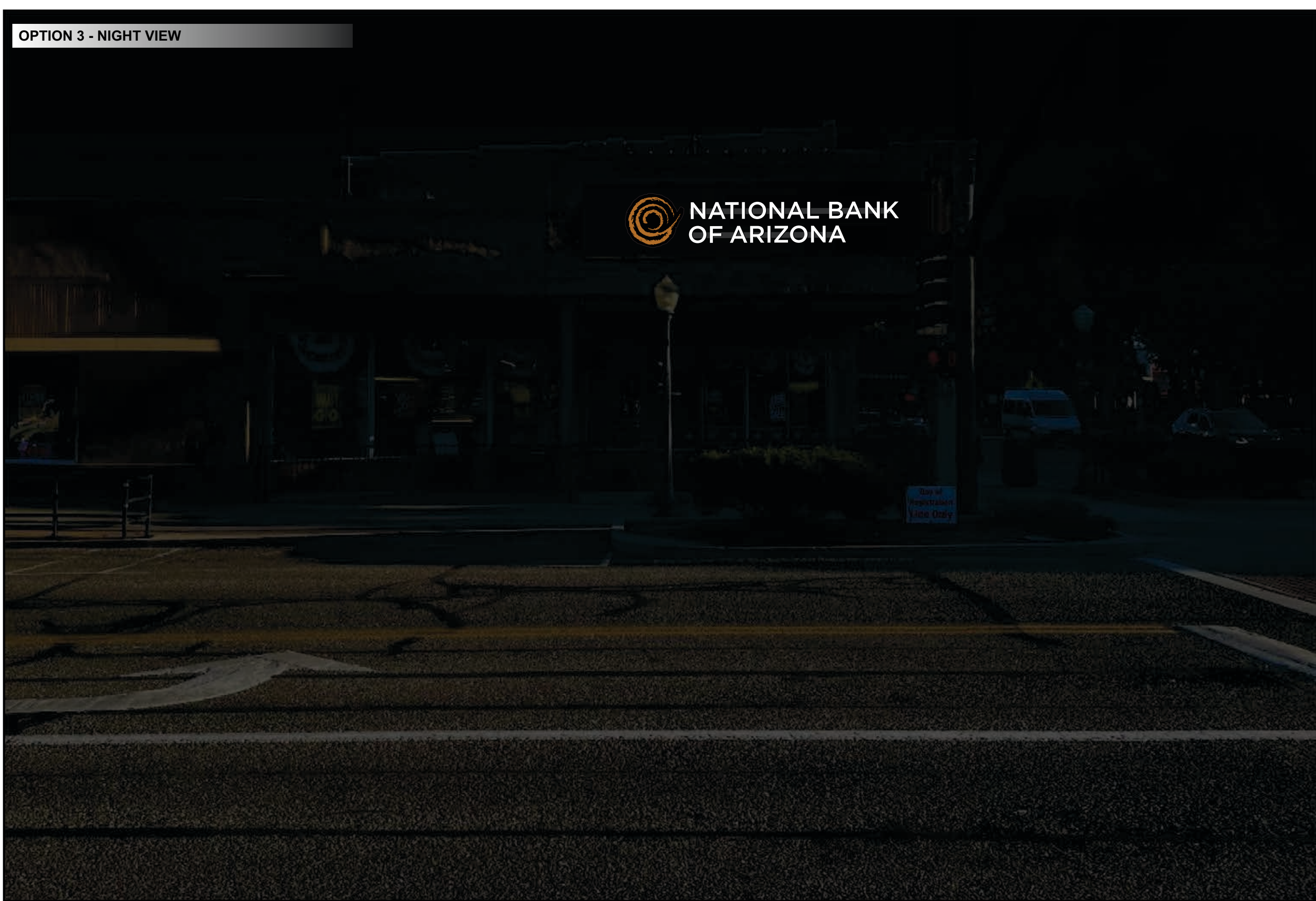
Rev. / Date / Designer

- 09/14/2023 - JR
- 10/26/2023 - GE
- 12/06/2023 - GE
- 04/10/2024 - GE
- 05/14/2024 - GE

Description:
BUILDING SIGN

Classification:
BG-2

Sheet:
2.0



YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
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NY CONTRACTOR LICENSE: #014288 #014289 #014290



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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:

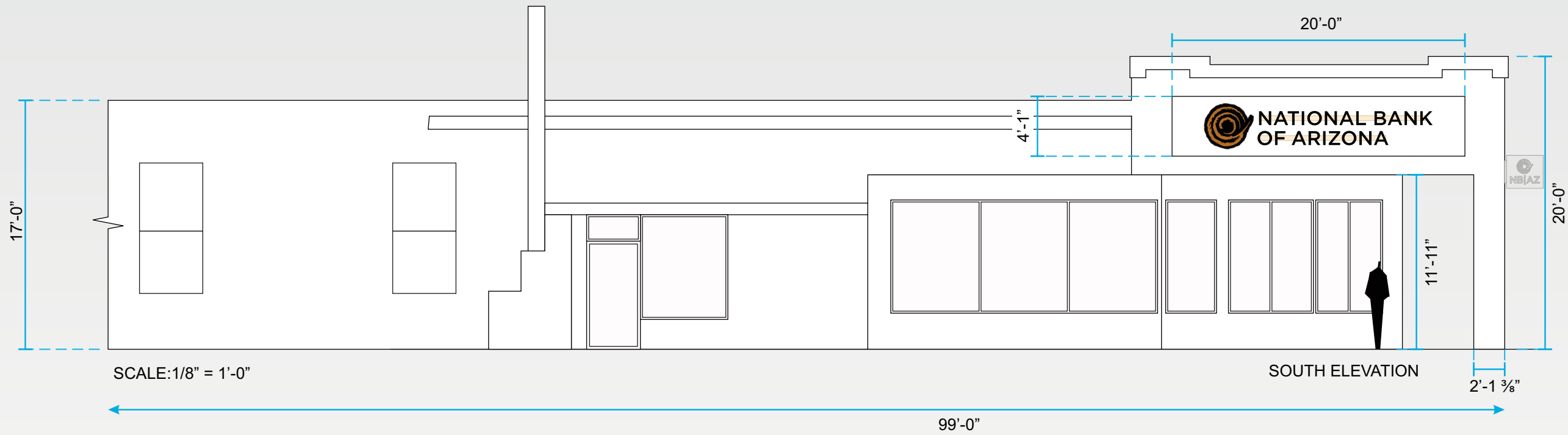
Rev. / Date / Designer

- 09/14/2023 - JR
- 10/26/2023 - GE
- 12/06/2023 - GE
- 04/10/2024 - GE
- 05/14/2024 - GE

Description:
BUILDING SIGN

Classification:
BG-2

Sheet:
2.1



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

SOUTH ELEVATION

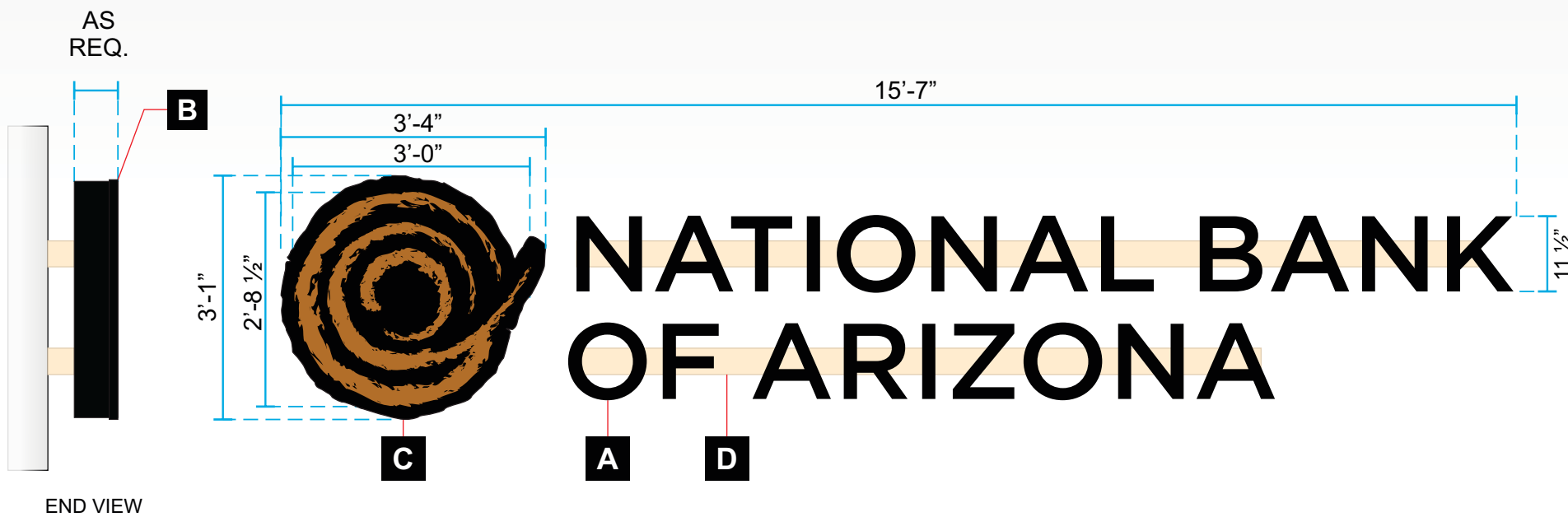
99'-0"

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
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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:

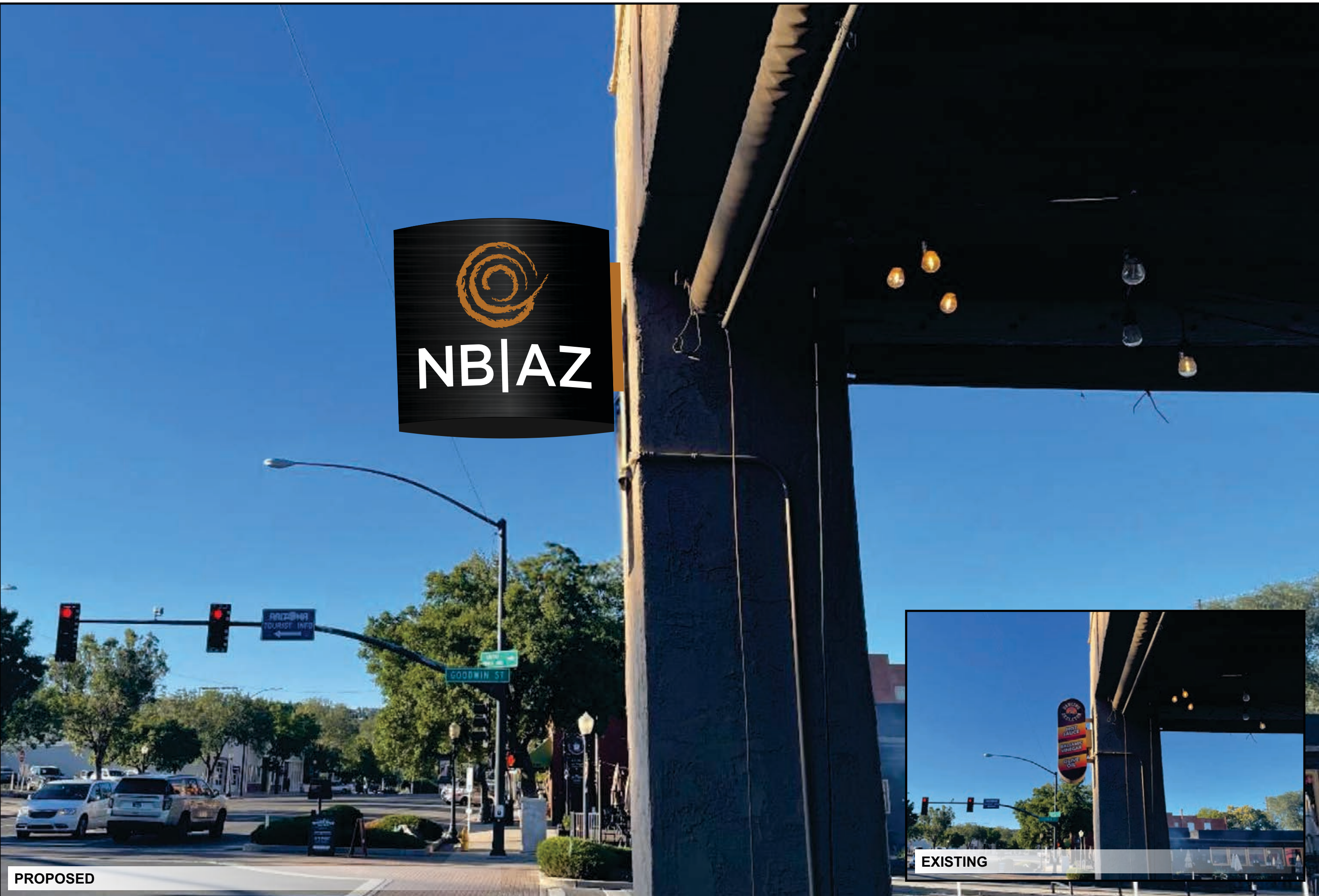
Rev. / Date / Designer

- 09/14/2023 - JR
- 10/26/2023 - GE
- 12/06/2023 - GE
- 04/10/2024 - GE
- 05/14/2024 - GE

Description:
BUILDING SIGN

Classification:
BG-2

Sheet:
2.2




NB|AZ

PROPOSED



EXISTING

YESCO LLC
 LAS VEGAS DIVISION
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 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
- 04/10/2024 - GE
- 05/14/2024 - GE

Description:
BUILDING SIGN

Classification:
BG-3

Sheet:
3.0



YESCO LLC
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5119 SO. CAMERON ST.
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PHONE: (702) 876-8080
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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:

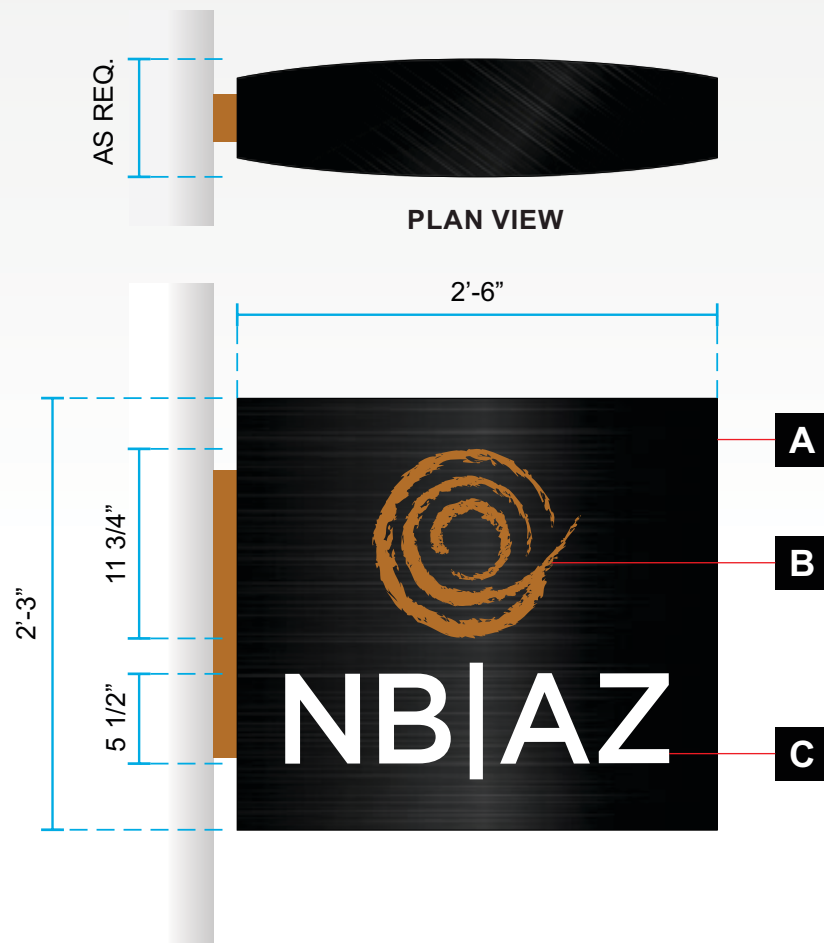
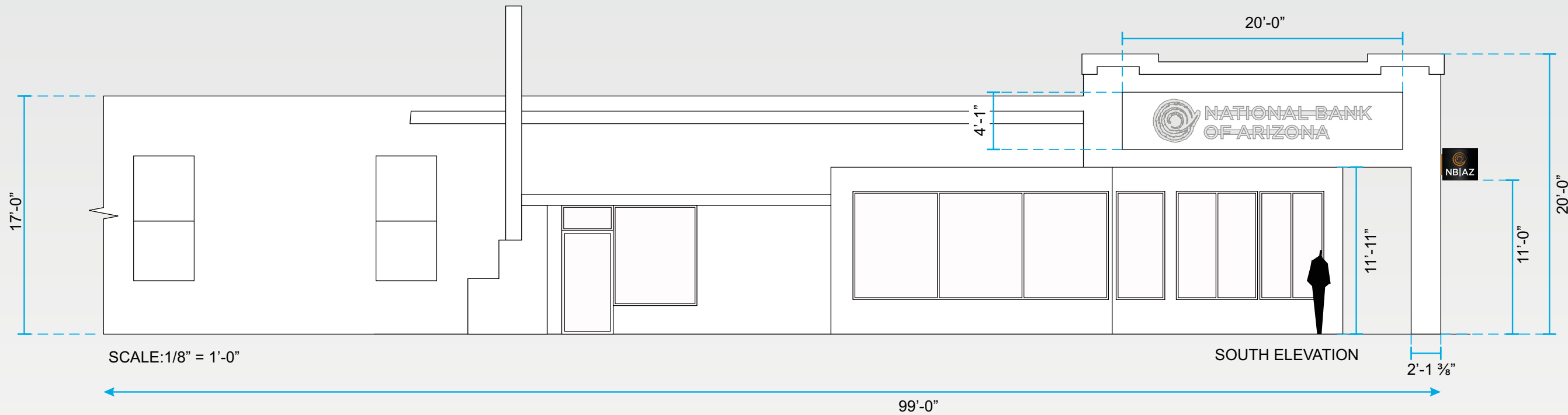
Rev. / Date / Designer

	09/14/2023	- JR
▲	10/26/2023	- GE
▲	12/06/2023	- GE
▲	04/10/2024	- GE
▲	05/14/2024	- GE

Description:
BUILDING SIGN

Classification:
BG-3

Sheet:
3.1






SCALE: 1" = 1'-0"

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

YESCO LLC
 LAS VEGAS DIVISION
 5119 SO. CAMERON ST.
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 NY CONTRACTOR LICENSE #014288 #014288 #014288



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
04/10/2024	- GE
05/14/2024	- GE

Description:
BUILDING SIGN

Classification:
BG-3

Sheet:
3.2

RESKIN THE EXISTING BLADE



PROPOSED



EXISTING

YESCO LLC
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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
⚠	04/10/2024	- GE
⚠	05/14/2024	- GE

Description:
BUILDING SIGN

Classification:
BG-4

Sheet:
4.0



YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
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PHONE: (702) 876-8080
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NY 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
- 04/10/2024 - GE
- 05/14/2024 - GE

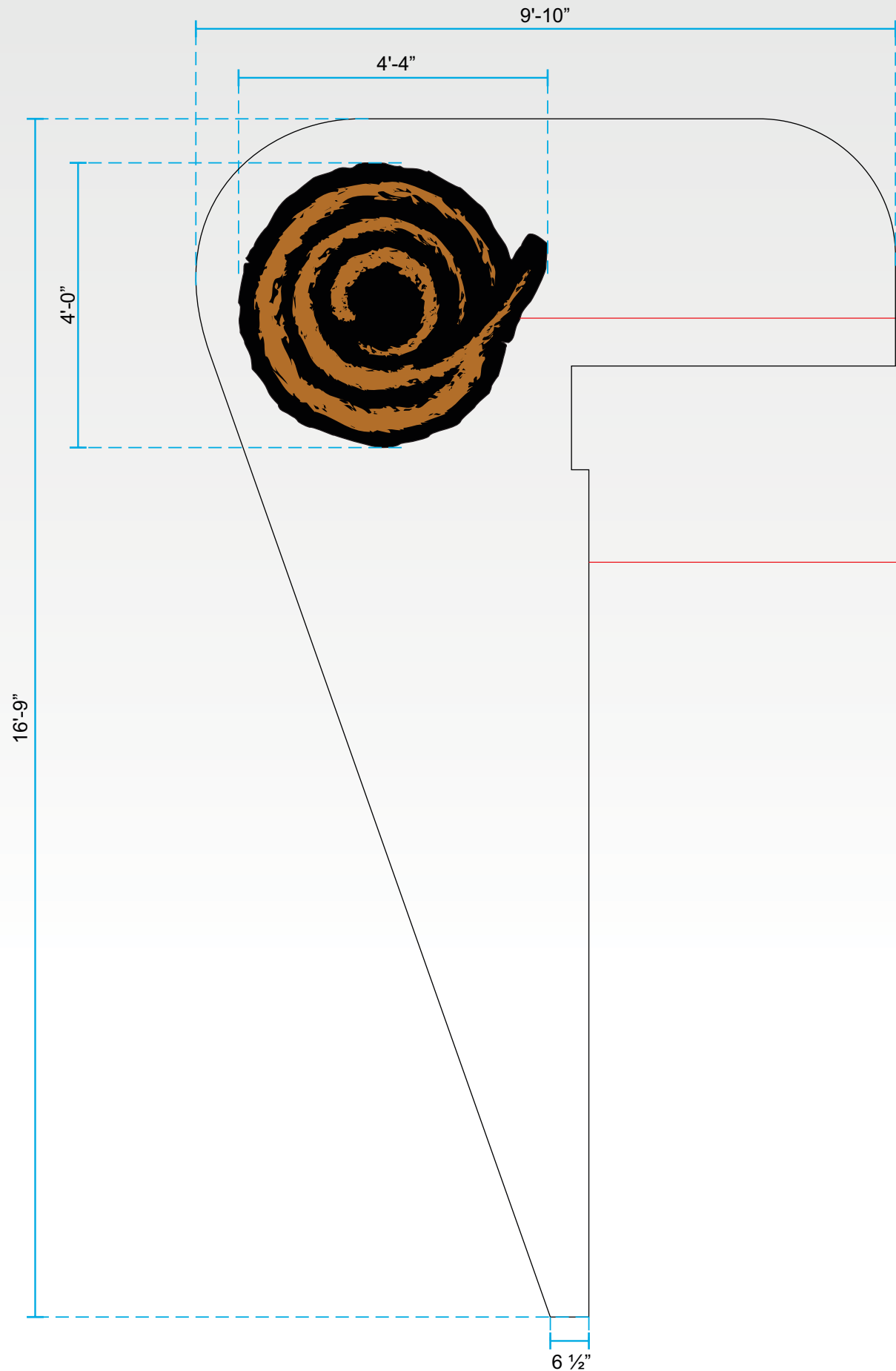
Description:
BUILDING SIGN

Classification:
BG-4

Sheet:
4.1

AS
REQ.

END VIEW

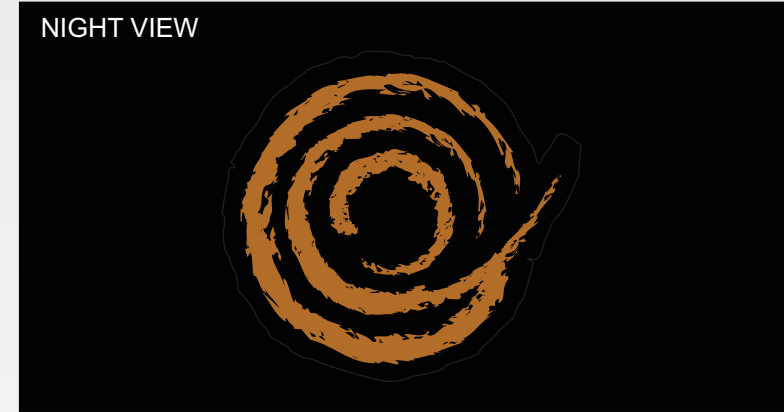


SCALE: 1/2" = 1'-0"

SCOPE OF WORK:

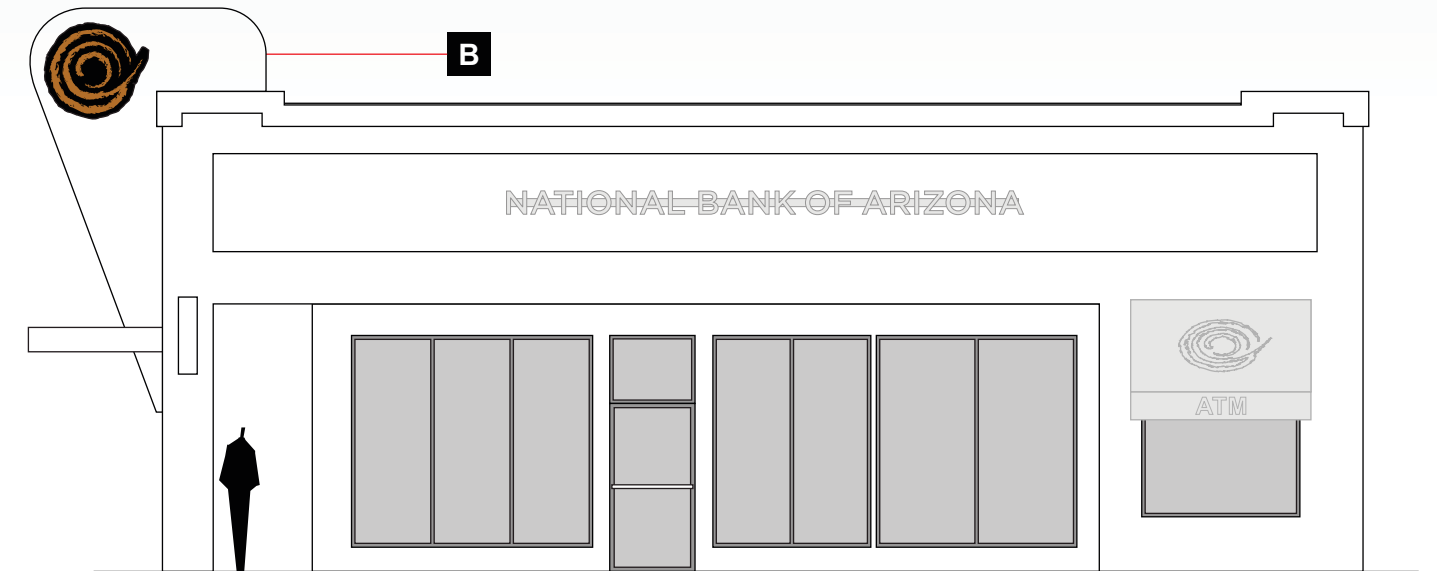
MANUFACTURE & INSTALL (1) ONE CHANNEL LOGO CABINET. RE-CLAD BLADE.

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



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
 NY CONTRACTOR LICENSE #014281 #015729



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
▲ 04/10/2024 - GE
▲ 05/14/2024 - GE

Description:
BUILDING SIGN

Classification:
BG-4

Sheet:
4.2



TO: MAYOR AND CITY COUNCIL
AGENDA: June 14 Prescott Preservation Commission
DATE: June 14, 2024
DEPT: Community Development
ITEM #: 3.D
SUBJECT: **HP24-010:** Request for Installation of 28 Lineal Feet (LF) of 4' High Wooden Fencing in Front of Property & 19 LF of 4' Chain-link Fencing on Front, South Side of Property at 143 S Alarcon St.

ITEM SUMMARY

Applicant proposes to install 28 lineal feet of 4' wooden fencing across the front of the property and 19 lineal feet of 4' high chain-link fencing on the front, south side of the home (per attached site plan). The wooden fencing will match in style and color to existing railings on front of home (per attached photo).

The staff analysis and recommendation are based on a review of the request's consistency with Chapter 10 of Prescott's Historic Preservation Master Plan (East Prescott District).

BACKGROUND

The property is located within the boundaries of the Southeast Prescott Local & East Prescott National Historic Preservation Districts. It is a Queen Anne Cottage and was built between 1910-1924. It is not listed in the National Register of Historic Places due to inappropriate windows. A significant addition to the rear was completed in 2017 (two stories, 3085 sq ft), the scope of the addition was approved by Preservation Commission.

The proposed wooden fencing is in conformance with [Historic] district standards, the chain-link is not. The Chapter for East Prescott National Historic District within Prescott's Historic Preservation Master Plan (most comparable to the Southeast Prescott Local District), in part, states:

- Several homes also utilize various designs of simple wood picket fences, which also contribute to the character of the district while providing an open feel.
- The use of chain-link fence should be discouraged.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE approve with conditions or approve HP24-010

ATTACHMENTS

1. 1 HP24-010 Site Plan
2. 2 HP24-010 Additional Site Plan
3. 3 HP24-010 Existing Railings Photo

Parcel Report for APN: 109-01-050

Site Address: 143 S ALARCON ST

Owner:
ZORICH DANIEL & ANTOINETTE M RS
143 S ALARCON ST
PRESCOTT AZ 863033838

Subdivision Name: PRESCOTT ORIGINAL TOWNSITE

Max Lot Coverage 50%
Max Bldg Height 35 ft
Setbacks

Front: 20 ft
Side: 7 ft
Rear: 20 ft
Corner: 10 ft

Acres: 0.1 acres
Square Ft: sq.ft.
TRS: T13 R2 S04

DOR Usage Code: Residential
Description: 0130-SFR-AVERAGE QUALITY

Zoning Information

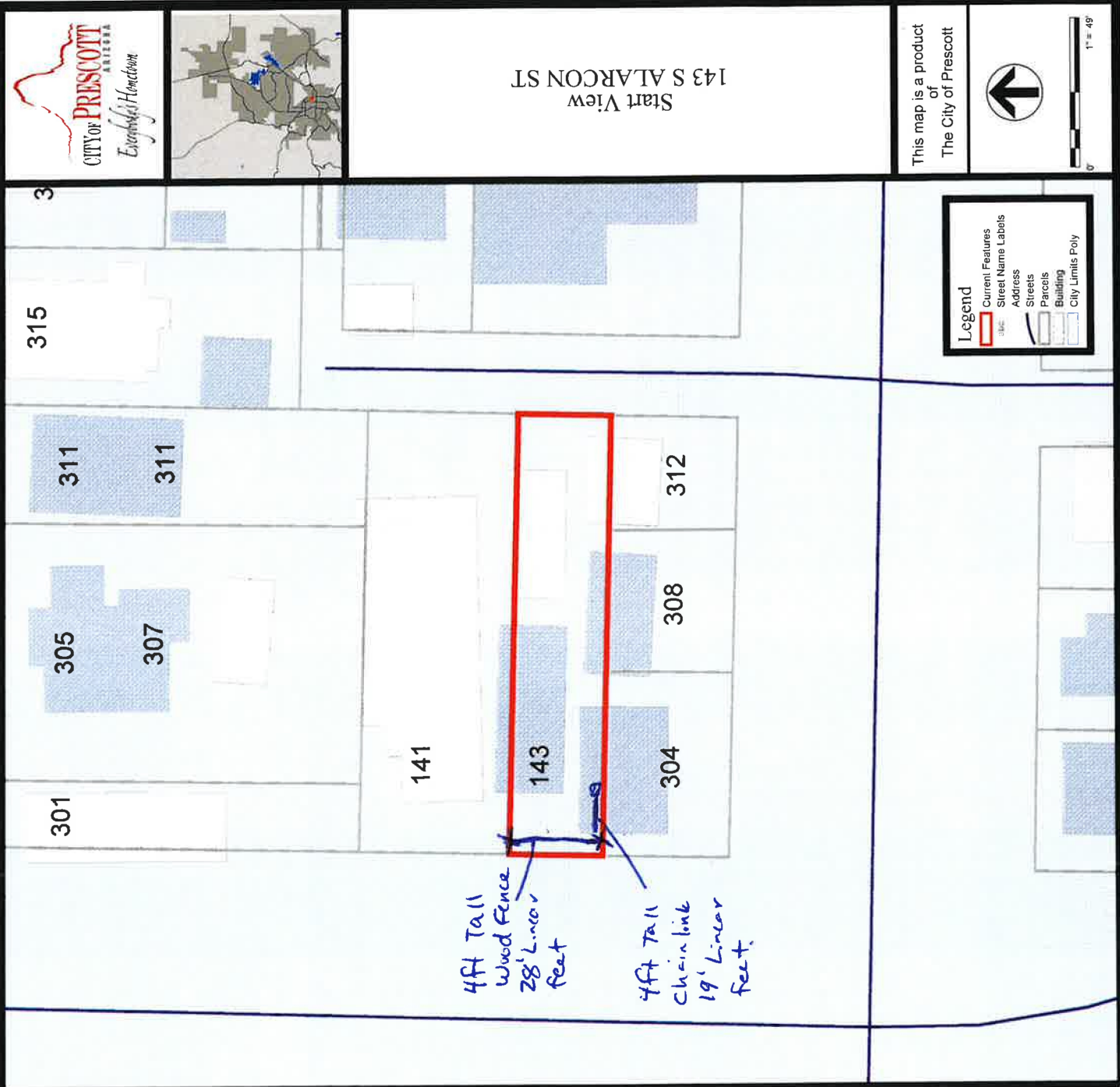
Zoning: MF-H

Flood Zone: X
FIRM Panel: 04025C2062H

Overlay District Information

- HPD District: SOUTHEAST PRESCOTT
- NR District: East Prescott
- Willow Creek District: -
- Wipple-Zuma District: -
- Hwy 69 District: -
- Prescott East Area Plan: Inside
- Prescott Enterprise: -
- Airport Noise District: -
- Wildlife Urban Interface: Outside

Planner's Actions:



Parcel Report for APN: 109-01-050

Site Address: 143 S ALARCON ST

Owner:
ZORICH DANIEL & ANTOINETTE M RS
143 S ALARCON ST
PRESCOTT AZ 863033838
Subdivision Name: **PRESCOTT ORIGINAL TOWNSITE**

Max. Lot Coverage: **50%**
Max. Bldg Height: **35 ft**
Setbacks
Front: **20 ft**
Side: **7 ft**
Rear: **20 ft**
Corner: **10 ft**

Acre: **0.1 acres**
Square Ft: **sq.ft.**
TRS: **T13 R2 S04**

DOR Usage Code: **Residential**
Description: **0130-SFR-AVERAGE QUALITY**

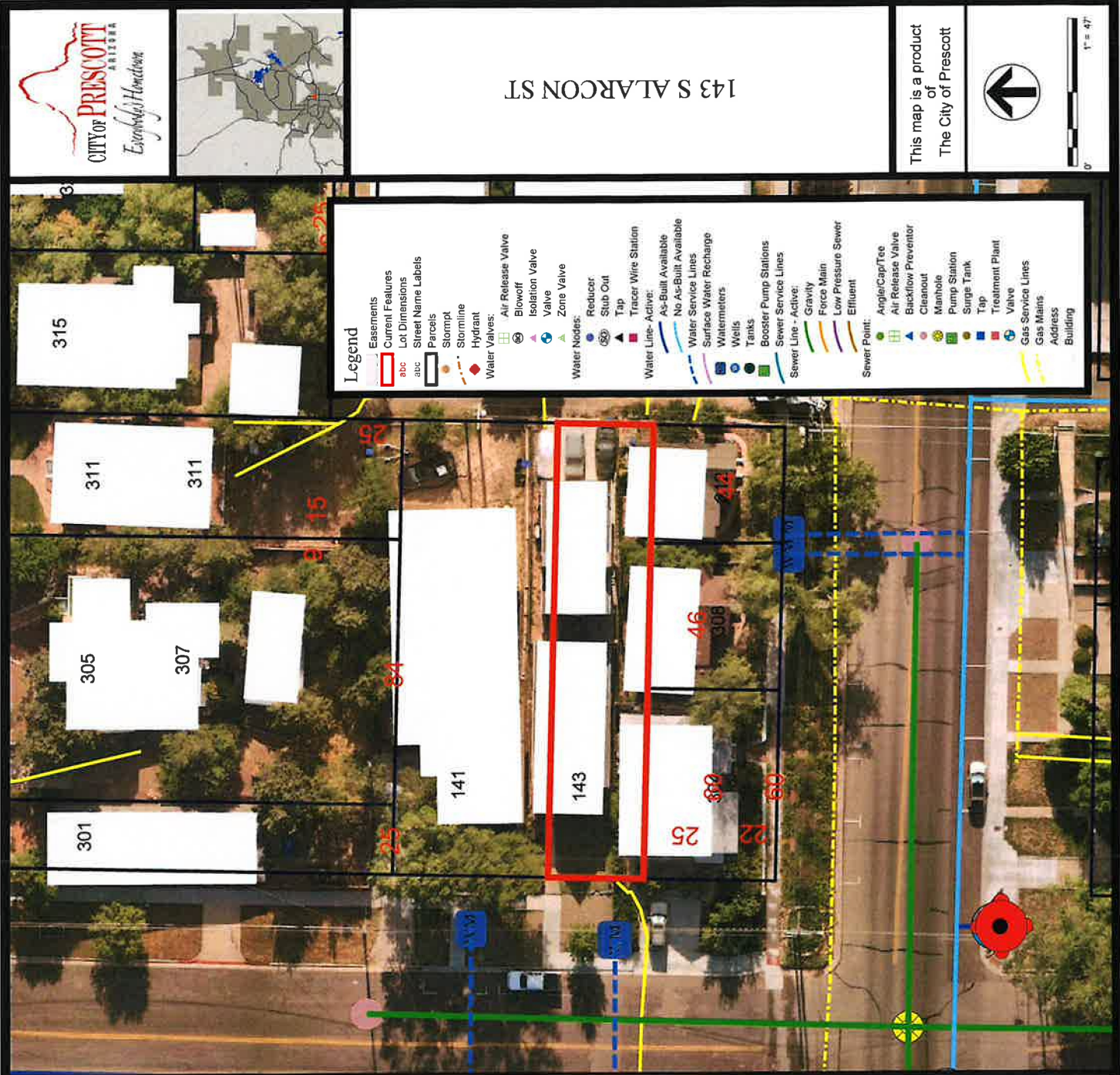
Zoning Information

Zoning: **MF-H**
Flood Zone: **X**
FIRM Panel: **04025C2062H**

Overlay District Information

SOUTHEAST PRESCOTT
East Prescott
HPD District: -
NR District: -
Willow Creek District: -
Whipple-Zuma District: -
Hwy 69 District: -
Prescott East Area Plan: -
Prescott Enterprise: **Inside**
Airport Noise District: -
Wildlife Urban Interface: **Outside**

Planner's Actions:



143 S ALARCON ST

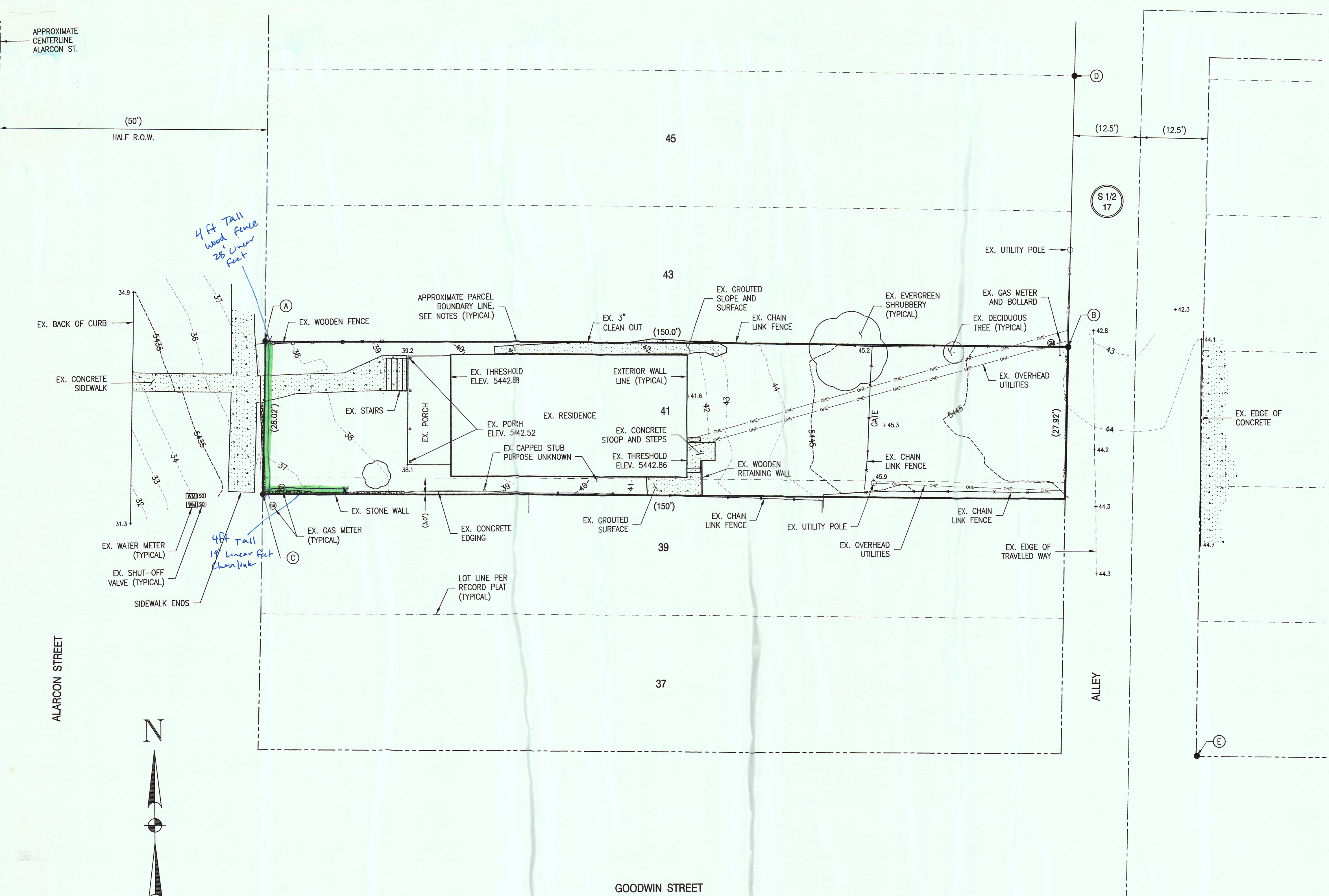
This map is a product of The City of Prescott



1" = 47'

This document is a graphic representation only of best available sources. The City of Prescott assumes no responsibility for any errors.

TOPOGRAPHIC SURVEY
ASSESSOR'S PARCEL NO. 109-01-050
 A PORTION OF THE SOUTH HALF OF BLOCK 17,
 PRESCOTT ORIGINAL TOWNSITE
 LOCATED WITHIN SECTION 4, T13N, R2W,
 GILA AND SALT RIVER MERIDIAN,
 YAVAPAI COUNTY, ARIZONA



OWNER:
 PER THE WARRANTY DEED RECORDED IN BOOK 4885 OF OFFICIAL RECORDS AT PAGE 455 IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, ASSESSOR'S PARCEL NO. 109-01-050 IS OWNED BY DANIEL AND ANTOINETTE M. ZORICH.

VERTICAL DATUM:
 THE EXISTING GRADE CONTOURS AND SPOT GRADES ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88) BASED ON THE CITY OF PRESCOTT SURVEY DATUM WHICH IS ON FILE WITH THE CITY OF PRESCOTT PUBLIC WORKS DEPARTMENT.

SEE THE TEMPORARY BENCH MARKS SHOWN HEREON.

NOTE:
 THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY. THE LOT LINES AS SHOWN HEREON ARE BASED ON MONUMENTS FOUND IN THE FIELD AND RECORD INFORMATION INCLUDING THE MAP OF THE CITY OF PRESCOTT AS RECORDED IN BOOK 4 OF MAPS AND PLATS AT PAGE 22, Y.C.R.O. AND THE BLOCK MAP FOR THE SOUTH HALF OF BLOCK 17, ORIGINAL TOWNSITE OF THE CITY OF PRESCOTT ON FILE WITH THE CITY OF PRESCOTT PUBLIC WORKS DEPARTMENT.

EXISTING UTILITIES ON OR SERVING THE SUBJECT PARCEL MAY NOT BE SHOWN IN THEIR ENTIRETY. PHYSICALLY APPARENT ABOVE GROUND UTILITY APPURTENANCES HAVE BEEN LOCATED. NO UTILITY EXCAVATION OR UTILITY LOCATE MARKINGS WERE ENCOUNTERED IN THE FIELD.

LEGEND:

- TEMPORARY BENCH MARK, FOUND AS NOTED.
- +45.3 EXISTING SPOT GRADE (5445.3)
- EX. EXISTING
- (-- --) DENOTES RECORD DIMENSION
- R.O.W. RIGHT-OF-WAY

CONTROL POINTS AND TEMPORARY BENCH MARKS:

- (A) FOUND 1/2" REBAR WITH BRASS TAG
 NORTH 587,400.88
 EAST 604,280.60
 ELEVATION 5,437.56
- (B) FOUND 1/2" REBAR, NO CAP OR TAG
 NORTH 587,398.61
 EAST 604,430.96
 ELEVATION 5,443.74
- (C) FOUND ±3/4" IRON PIPE, NO CAP OR TAG
 NORTH 587,372.86
 EAST 604,279.78
 ELEVATION 5,435.93
- (D) FOUND 1/2" REBAR WITH BRASS TAG "LS 23383"
 NORTH 587,448.33
 EAST 604,432.23
 ELEVATION 5,438.87
- (E) FOUND 1/2" REBAR WITH CAP "LS 23383"
 NORTH 587,323.32
 EAST 604,454.16
 ELEVATION 5,443.61

	TOPOGRAPHIC SURVEY		DRAWN	CJK	REVISED
	APN. 109-01-050		CREW	CK/MK	
	KELLEY / WISE ENGINEERING, INC.		CHECK	CJK	
	146 GROVE AVENUE PRESCOTT, ARIZONA 86301 (928) 771-1730 FAX (928) 778-2220		DATE	3/5/14	
		JOB	14-008		
		SHEET NO.	1 OF 1		

