

City of Prescott  
**Prescott Preservation Commission**



March 14, 2025 | 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 **March 14, 2025**. 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 November 8, 2024 Prescott Preservation Commission Meeting Minutes.

**Recommended Action: MOVE to approve the minutes as presented**

B. **HP25-002:** A Request for Approval of a New Canvas Fabric with Lettering on an Existing Awning Frame for 'Prescott Sweet Treats'. Zoning: DTB (Downtown). Historic Districts: Courthouse Plaza Local & National. Property Owner: Prescott Historic Properties. Applicant: Kevin J & Cynthia L. Location: APN 109-02-018, 156 S Montezuma St Unit A.

**Recommended Action: MOVE to approve HP25-002**

C. Presentation & Discussion Regarding Evaluation of Preservation Projects Using Core Principles and National & Local Guidelines with Arianna Urban M.S. HP-AZ State Historic Preservation Office Certified Local (CLG) Coordinator.

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

D. Presentation, Discussion & Update Regarding the 2025 Historic Preservation Master Plan.

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

**4. 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 3/6/25 at 12:00 p.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

*Sarah M. Siep*

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Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL  
AGENDA: March 14 Prescott Preservation Committee  
DATE: March 14, 2025  
DEPT: Community Development  
ITEM #: 3.A  
SUBJECT: Approval of November 8, 2024 Prescott Preservation Commission Meeting Minutes.

## ITEM SUMMARY

This item is for the approval of the November 8, 2024 Prescott Preservation Commission meeting minutes. Staff recommends approval of the minutes as presented.

## BACKGROUND

None.

## FINANCIAL IMPACT

None.

## RECOMMENDED ACTION

MOVE to approve the minutes as presented

## ATTACHMENTS

1. November 8, 2024 Prescott Preservation Commission Minutes



# City of Prescott

## Prescott Preservation Commission

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

### MINUTES

#### 1. CALL TO ORDER

Chairman Mirco called the meeting to order at 9:00 a.m.

#### 2. ROLL CALL

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

#### 3. DISCUSSION & ACTION ITEMS

A. Approval of September 13, 2024, Prescott Preservation Commission Meeting Minutes.

**MOTION BY COMMISSIONER SUTTLES TO APPROVE THE SEPTEMBER 13, 2024 MINUTES AS PRESENTED; SECONDED BY COMMISSIONER SPRAIN: PASSED (7-0)**

B. **HP24-011:** Request for a Wall Mounted Sign Face Replacement for Marino's Mob Burgers. **Historic Preservation District:** #1 Courthouse Plaza Location: APN 109-01-017, 113 S. Cortez Street. Zoning: DTB (Downtown Business). Applicant: A&B Sign Co, 691 6<sup>th</sup> St, Prescott AZ 86301. Owner: 117 S Cortez LLC Prescott, AZ 86303.

Planning Manager George Worley gave a presentation explaining the proposal and location of the sign. He stated that the proposal HP24-011 is to change the background color of the existing sign from white to blue for dark sky compliance. Staff recommends approval of modifications to HP24-011.

Vice Chair King stated that the sign does need to be repaired and referenced the regulations for signs in the Courthouse Plaza. The regulations state that it should be for identification only and not advertising and recommended that Pepsi Cola be removed from the proposed sign, but it can be approved as presented.

Commissioner McCarver asked if the size of the sign meets the requirements for staff review.

Mr. Worley stated this is a face change only and the structure itself will not be changed. He referred to a previous approval of the original sign by the Commission.

Commissioner McCarver asked if the color also meets the review criteria of staff.

Mr. Worley stated that the color is the issue and city requirements have no color limitations other than night bright colors.

Commissioner McCarver asked if the surface is the only change or will the entire sign be replaced including the frame it sits in.

Applicant Brian Wieweck (A&B Sign Company) stated that the frame will remain the same.

Commissioner Johnson asked how long the original sign has been in place.

Mr. Wieweck replied that the original sign was installed for Kendall's Restaurant around 1987, and the sign face was changed for Marino's Mob Burger in 2010.

Commissioner Johnson asked what are the rules for grandfathering as it relates to signs.

Mr. Worley stated that if the sign has been in place longer than the current code, it is in compliance as legal non-conforming.

Commissioner Sprain asked if Pepsi paying for the sign.

Mr. Wieweck responded that Pepsi is partially paying for the sign.

Commissioner McCarver asked what other colors were considered for the sign.

Mr. Wieweck stated that they were not involved in the color selection and Pepsi designed the current sign appearance.

Mr. Worley added that the Commission can place conditions on their approval.

Commissioner McCarver asked if the applicant could match the color with the existing awning.

Mr. Wieweck stated that the previous restaurant Kendall's had a burgundy background, and the awning matched the original sign.

Vice Chair King stated that the Courthouse Plaza guidelines are a should and not a requirement and moves to approve HP24-011 as presented.

Commissioner Travis seconded the motion to approve HP24-011.

Commissioner McCarver referenced that the guidelines say signage shall be used for identification only and not for advertising. He stated that Pepsi should be removed from the sign.

**MOTION BY VICE CHAIR KING TO APPROVE HP24-011 AS PRESENTED;  
SECONDED BY COMMISSIONER TRAVIS: PASSED (5-2).**

#### **4. STAFF UPDATES**

Mr. Worley provided updates about the replacement of the old city hall building and invited the commissioners to attend the Planning and Zoning Commission meeting 11/14/2024 for the Special Use Permit for 201 S. Cortez Street.

Commissioner Suttles asked what time and where the meeting will be held.

Mr. Worley stated the meeting will be held at the Council Chambers at 201 N. Montezuma Street at 9:00am.

Commissioner McCarver asked about the remodel of the Territorial Courthouse at 130 N. Cortez.

Mr. Worley replied that they are in the plan review process at the moment and are addressing building and fire issues and methods to ensure the front façade will be compatible with adjacent historic buildings.

Vice Chair King gave thanks to Commissioner Suttles for her volunteer work with the Frontier Rotary and being recognized by the city paper.

**5. ADJOURNMENT**

There being no further business to discuss, Chairman Mirco adjourned the meeting at 9:25 a.m.

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MICHAEL MIRCO, Chairman

ATTEST:

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Recording Secretary

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Date



TO: MAYOR AND CITY COUNCIL  
AGENDA: March 14 Prescott Preservation Committee  
DATE: March 14, 2025  
DEPT: Community Development  
ITEM #: 3.B  
SUBJECT: **HP25-002:** A Request for Approval of a New Canvas Fabric with Lettering on an Existing Awning Frame for 'Prescott Sweet Treats'. Zoning: DTB (Downtown). Historic Districts: Courthouse Plaza Local & National. Property Owner: Prescott Historic Properties. Applicant: Kevin J & Cynthia L. Location: APN 109-02-018, 156 S Montezuma St Unit A.

## ITEM SUMMARY

This item is for review and approval of HP25-002.

## BACKGROUND

The awning frame will remain unchanged, and the applicant is proposing to replace the canvas fabric on the front, existing awning frame. These changes include:

- Awning will be covered with a broad-stripe canvas, Sunbrella “Mayfield Manteo Cardinal”. This fabric features a deep red main stripe with gold and bronze accents.
- 11’ x 0.75’ lettering on the front valance in historically compatible font reading “PRESCOTT SWEETS & TREATS”.

The property is located within the boundaries of the Courthouse Plaza National & Local Historic Preservation Districts, and the structure itself is listed on the National Register of Historic Places.

There is currently a fixed frame, angled awning on the Montezuma St facade of this building, It is covered in a green, red and muted orange broad striped fabric with “Whiskey Row Ice Cream” text on the valance.

The canvas fabric replacement proposed is compatible in style and color palette to the building itself and the district as a whole. It will improve the appearance of the building, benefit the business owners and be fully compliant with Chapter 8 [Courthouse Plaza] Master Plan guidelines.

**Site Visit:** Recommended (or review in Street View)

## FINANCIAL IMPACT

There is no fiscal impact associated with this item.

## RECOMMENDED ACTION

MOVE to approve HP25-002

## ATTACHMENTS

1. Preservation HP Application
2. HP25-002 Rendering

### 3. HP25-002 Presentation



City Of Prescott  
Community Development Department  
201 South Cortez /P.O. Box 2059  
Prescott, AZ 86302  
(P) 928-777-1209 (F) 928-777-1258

**HISTORIC PRESERVATION APPLICATION**

HP# \_\_\_\_\_

Project Address: 156 S Montezuma Unit A

Assessor's Parcel #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_, \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_, \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Historic Preservation District: \_\_\_\_\_

Zoning: \_\_\_\_\_ National Historic Register: Contributor: Yes \_\_\_ No \_\_\_

**Applicant/Business Owner Name:** Kevin J Ray

Company Name: Ckay Restaurants LLC

Applicant's Mailing Address: 156 S Montezuma Unit A

E-mail: Franniesprescott@gmail.com Phone: 6055956140

**Current Property Owner Name:** Maury And Karen

Company Name: Coast and Mountain Properties

Owner's Mailing Address: 22 W. Birch Avenue Flagstaff, AZ 86001

E-mail: suzette@coastandmountain.com Phone: 928-779-6211

**Design Professional/Contractor:** \_\_\_\_\_

Company Name: A Shade Beyond

Firm's Mailing Address: 474 E Z ST Prescott AZ 86301

E-mail: ashadebeyond@gmail.com Phone: 9287789300

**Project Description:** We would like to replace the fabric on the Awning on our building.

We would like to put the words Prescott Sweets and Treats on the lower valance facing the road.

On the inside of the awning on the lower valance we would like to put Homemade Ice cream on the left side on the lower valance and Gourmet popcorn on the right side of the lower valance. I have enclosed pictures of the new valance colors. A Shade beyond will provide a fabric sample at the meeting.

The color is Manteo Cardinal from Sunbrella 4991-000.

**If more space is needed please use the back of this page.**

\_\_\_\_\_  
**Print Name of Applicant/Owner**

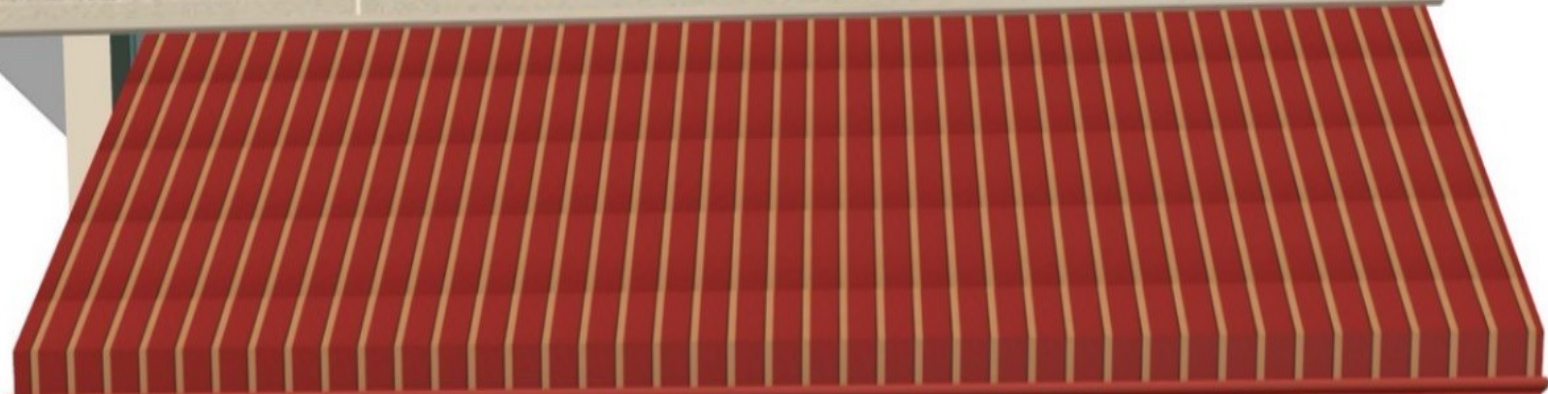
\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

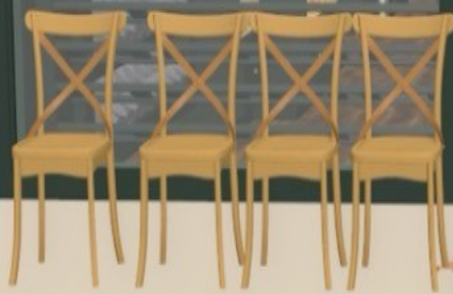
**Staff Use Only:**

Date Received: _____	Taken in By: _____	Assigned To: _____
Date App Completed: _____	PAC Date: _____	HPC Date: _____





PRESCOTT SWEETS & TREATS



# March 14, 2025 Prescott Preservation Commission Meeting



**KAYLEE NUNEZ- CITY OF PRESCOTT HISTORIC  
PRESERVATION SPECIALIST**

156 S Montezuma St. Ste. A  
(HP25-002)





# Proposal

HP25-002  
156 S MONTEZUMA



- Applicant is proposing to replace the canvas fabric on the front, existing awning frame.
- Awning will be covered with a broad-stripe canvas, Sunbrella “Mayfield Manteo Cardinal”.
- 11’ x 0.75’ lettering on the front valance in historically compatible font reading “PRESCOTT SWEETS & TREATS”.

# Analysis

HP25-002  
156 S MONTEZUMA

**Design Reviewed against Chapter 8 (Courthouse Plaza District) of The Historic Preservation Master Plan. Ch. 8, in part, states:**

- ...all colors should be of neutral tones, compatible with the building design and the entire District.
- The use of canvas or fabric awnings is encouraged at all locations in the District.



**The proposed awning will not negatively impact the historic status of the building nor the District as a whole.**

**Recommended Action:** MOVE to approve HP25-002. Request approval for new fabric on existing awning frame with 'Prescott Sweet Treats' lettering on valance.

Questions & comments?





TO: MAYOR AND CITY COUNCIL  
AGENDA: March 14 Prescott Preservation Committee  
DATE: March 14, 2025  
DEPT: Community Development  
ITEM #: 3.C  
SUBJECT: Presentation & Discussion Regarding Evaluation of Preservation Projects Using Core Principles and National & Local Guidelines with Arianna Urban M.S. HP- AZ State Historic Preservation Office Certified Local (CLG) Coordinator.

## ITEM SUMMARY

This item will provide a training opportunity for Commissioners with Ms. Urban, CLG Coordinator, who will be giving a comprehensive presentation tailored regarding how to evaluate preservation projects using core principles within the field of preservation as well as national and local guidelines.

## BACKGROUND

None.

## 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. Training Presentation



# Prescott Preservation Commission

SHPO Training

3/14/2025

Arianna Urban, Planner III

# Why do we do **Historic design review**?

To protect the integrity of historic resources!

Ensure proposed changes are compatible/appropriate

Maintain consistency with historic design guidelines

Enact due public process

Comply with requirements of Flagstaff Zoning Ordinance

# Why do we do **historic design review training**?

Equip commissioners with professional expertise

Empower commissioners to feel confident in decision-making

Ensure consistency in application of design guidelines and standards

Stay up-to-date on latest preservation best practices

Opportunity for questions and answers and case studies

# Land Development Code: Prescott Preservation Commission

## 1-22-3 DUTIES:

It shall be the duty of the Prescott preservation commission to:

(A) Review applications to establish Prescott preservation districts and forward a recommendation to the city council.  
(Ord. 3329, eff. 3-28-1995)

(B) Review and approve, approve with conditions or disapprove plans to remodel, demolish, move or change the exterior appearance of any existing building within an established district and review plans to construct any new building, structure or sign in an established district. The design criteria of the district shall be used as a guideline for decisions.

(C) Engage professional architects, designers and/or planners as needed with approval of the city council.

(D) Advise property owners in a proposed district or from an established district of preservation methods and techniques.

(E) Perform other preservation functions as the city council may provide. (Ord. 1461, 8-11-1980)



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common issue:

“arbitrary and capricious decision-making”

Good preservation instincts

X

Ability to explain them

“this feels wrong”



why

- 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
- No building shall be greater than 48 feet in height

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.

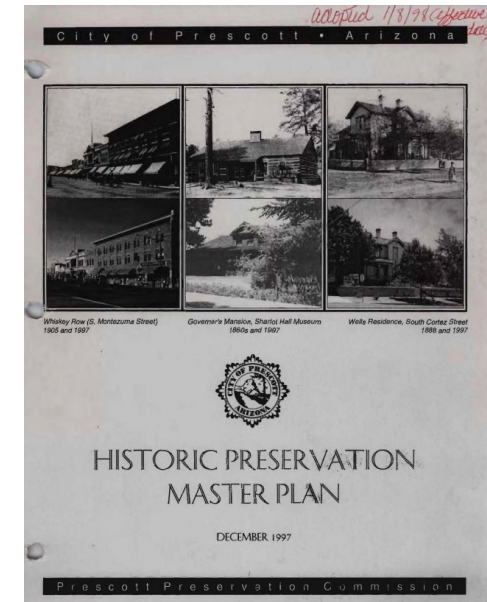
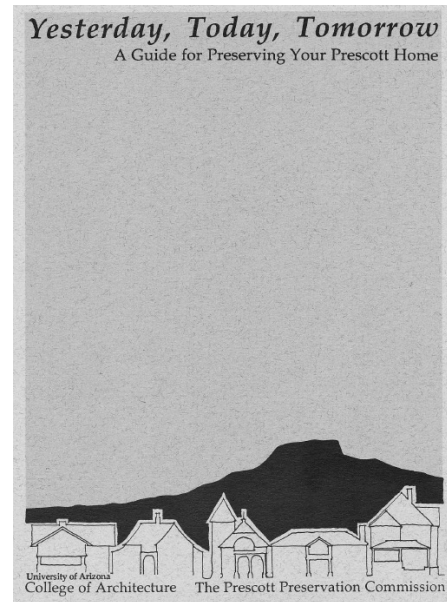
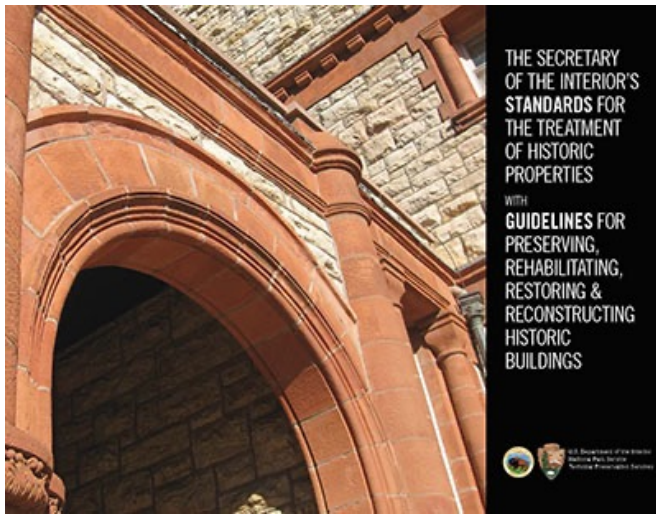
## a new way to frame preservation: **Managing Change**

- Change is inevitable
- Preservation cannot freeze places in time
- A tool to manage change
- Planning for changes to communities
- Incorporating character and authenticity

cities have value because of the  
elements that make them  
unique

without historic places, cities  
become just like everywhere  
else

# Reviewing potential changes: Standards



Explicitly stated in the historic preservation code

# National guidelines



THE SECRETARY  
OF THE INTERIOR'S  
**STANDARDS FOR  
THE TREATMENT  
OF HISTORIC  
PROPERTIES**

WITH  
**GUIDELINES FOR  
PRESERVING,  
REHABILITATING,  
RESTORING &  
RECONSTRUCTING  
HISTORIC  
BUILDINGS**

# framework: the Seven Aspects of Integrity

location

materials

design

setting

work  
manship

association

feeling

aspect:

# LOCATION

1 has the property been moved?

2 how much does it matter?



before



after

aspect:

# DESIGN

- 1 has the original appearance been altered?
- 2 do the alterations impact the original design intent?



before



after

aspect:

# SETTING

1 has the setting of the property changed?

2 how much does it matter?



before



after

aspect:

# MATERIALS

- 1 have inappropriate materials been added to the property?
- 2 do they obscure or replace original materials?



before



after

aspect:

# WORK MANSHIP

1 have alterations, additions, or repairs matched the historic fabric and its craftsmanship?



PONDEROSA II



aspect:

# FEELING

- 1 has the property's expression of an aesthetic or its time period been compromised?
- 2 do the other aspects of integrity make up for it?



before



after

aspect:

# ASSOCIATION

1 has the property's association with its historic context been compromised?



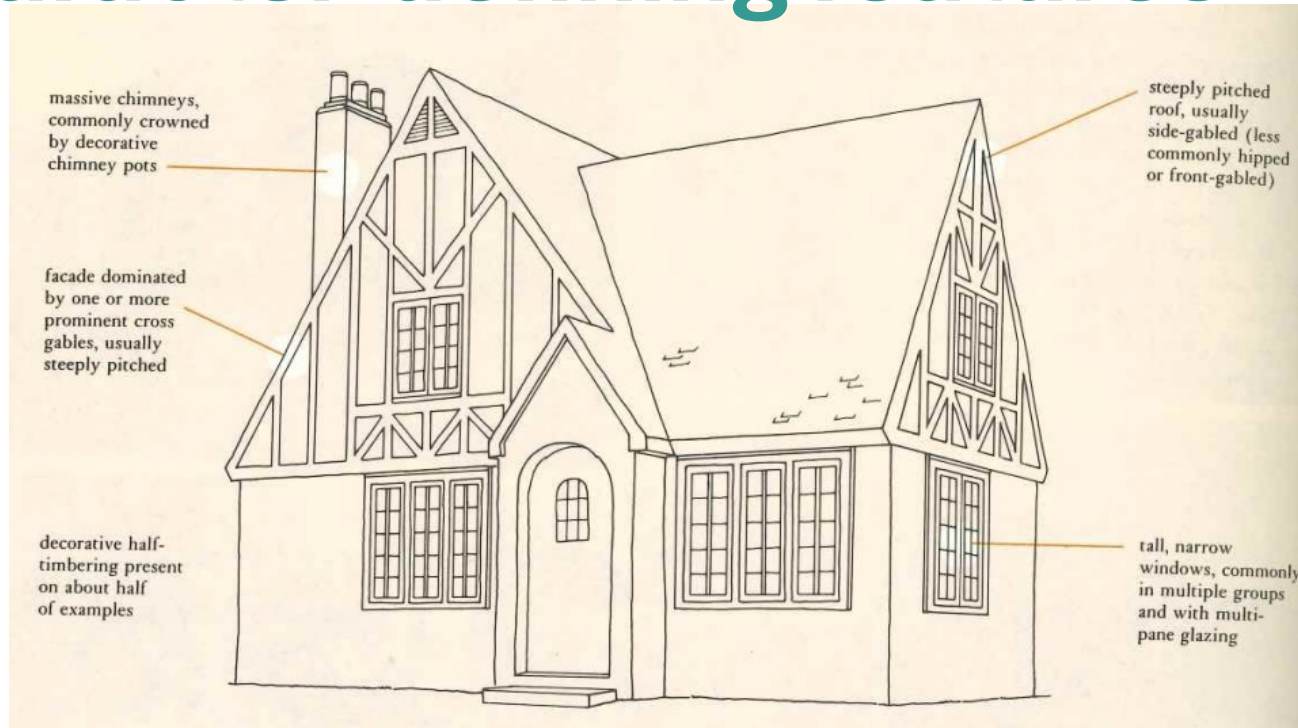
after

before



integrity of a property is expressed through its

# character-defining features



overall shape, materials, craftsmanship, decorative details, site, and environment

“visual aspects and physical features that comprise the appearance of every historic building...that give the building its visual character and **should be preserved to the greatest extent possible**”

Villa Verde  
**Character- defining  
Features**



# Villa Verde **Before the flip**



# Character- defining Features

## Naco Customs House



# Character- defining Features

## Tombstone Courthouse



# Character- defining Features

## Casa Grande Food City



# INTEGRITY and CONDITION matrix

INTEGRITY   
CONDITION 



 INTEGRITY  
 CONDITION

INTEGRITY   
CONDITION 



 INTEGRITY  
 CONDITION

# ***Secretary of the Interior's Standards for the Treatment of Historic Properties***

(common sense historic preservation principles and best practices)

1. new uses require minimal change
2. preserve historic character and avoid removal or alteration
3. avoid false history
4. preserve significant alterations
5. retain distinct features and finishes
6. repair rather than replace deteriorated features
7. clean gently
8. preserve significant archaeological resources
9. provide compatible and respectful additions and new construction
10. reversibility

# REHABILITATION

making a new, compatible use for a property through repair, alterations, and additions while preserving character-defining features

**new work should be differentiated from the old but compatible with historic materials, features, size, scale, proportion, and massing to protect integrity**





**a new use that requires minimal change to its distinctive materials, features, spaces, or relationships**



**preserve historic character and avoid removal of distinctive materials or alteration of features**



**avoid creating a false sense of historical development**



preserve distinctive materials, features, finishes, construction techniques, and examples of craftsmanship



**repair deteriorated features and replace nonexistent features matching the old using documentary evidence**



compatible and respectful additions and new construction



**new work should aim to be reversible if possible**

## HISTORIC PRESERVATION MASTER PLAN

### COURTHOUSE PLAZA HISTORIC DISTRICT A NATIONAL REGISTER DISTRICT

#### 8.1 DISTRICT OVERVIEW AND HISTORY

##### 8.1.1 Overview

The Courthouse Plaza Historic District, a National Register District, is a rectangular area of roughly 17 acres situated in the center of Prescott. Gurley, Cortez, Goodwin and Montezuma Streets pass through the district and establish the parameters for the various types of land use. Two types of development occur in the district: first, the commercial areas surrounding the Plaza, which are distinguished by a lack of setbacks from either the front or side, and second, the Yavapai County Courthouse, which is located in the center of a large rectangular park, well back from the streets. The park is in the middle of the area and is surrounded on all four sides by continuous street front development.

The plan for Prescott prepared by Robert Groom and Van Smith in 1864 followed two practices common to nineteenth century American town planning. First, the streets were laid out in a gridiron pattern without regard for the irregular topography of the land. Second, several blocks were reserved for public uses. In Prescott one centrally located block was set aside for the County Courthouse.

As the Seat of one of the four original Arizona counties, Prescott assumed prominence as the political and economic center for a vast area. This prominence was well symbolized in the decision to surround the Courthouse Plaza with commercial lots. Within a decade of its creation these properties were well developed, and in 1878 the construction of a courthouse completed the scheme. Over the next several decades the most distinctive change in the district was a replacement of older frame buildings with masonry structures. In 1900 this process was greatly accelerated by a fire which completely destroyed the northern and western part of the commercial area. On the strength of a prosperous economy, many of the businesses were in new quarters within a year. Because of the prominence of gambling and drinking establishments in this part of the district it has been historically known as "Whiskey Row." The opposite side of the plaza has its own unique character as the setting for several banks and office buildings. Mercantile houses, grocery stores, drug stores, jewelers, stationery stores, a lumber company and a livery stable were also located around the plaza during these early years.

The arrival of the railroad also impacted development, creating a business corridor between the Depot and the Plaza (along North Cortez Street). However, the integrity of the plaza remained intact and its primacy in the



Yavapai County Courthouse;  
Original Structure Built 1878.  
Today's Building Built 1916;  
Roughrider Statue Installed 1907

## Historic Preservation Master Plan: Design guidelines for each district!

Excellent district-specific guidelines  
(best in AZ)

Based on the *Secretary of the Interior's Standards* but  
characterized by Prescott's unique elements,  
atmosphere, and attributes

*adopted 1/8/98 effective  
(200)*

City of Prescott • Arizona



Whiskey Row (S. Montezuma Street)  
1905 and 1997

Governor's Mansion, Shartol Hall Museum  
1860s and 1997

Wells Residence, South Cortez Street  
1888 and 1997



## HISTORIC PRESERVATION MASTER PLAN

DECEMBER 1997

Prescott Preservation Commission

# Prescott-specific standards

Site relationships

Streetscape/landscape

Size/scale/massing

Doors and windows

Materials

open space



# Site relationships local design guidelines

Elements of building placement, setbacks, parking, outbuildings, yards, lot coverage



East Prescott



Historic Homes at Hassayampa

# Streetscape/landscape local design guidelines

Elements of designed natural or physical features that unite a district or property



**East Prescott**



**Ft. Whipple**

# Form/scale/massing local design guidelines

size, height, shape, form, proportion, and relationship to neighboring buildings



**Downtown**

**Fleury's Addition**



# Building materials local design guidelines

historic elements of local architectural construction and style



# Preservation Brief 16 (an aside)

## 16 PRESERVATION BRIEFS

The Use of Substitute Materials on Historic Building Exteriors

John Sandor, David Trayte, and Amy Elizabeth Uebel

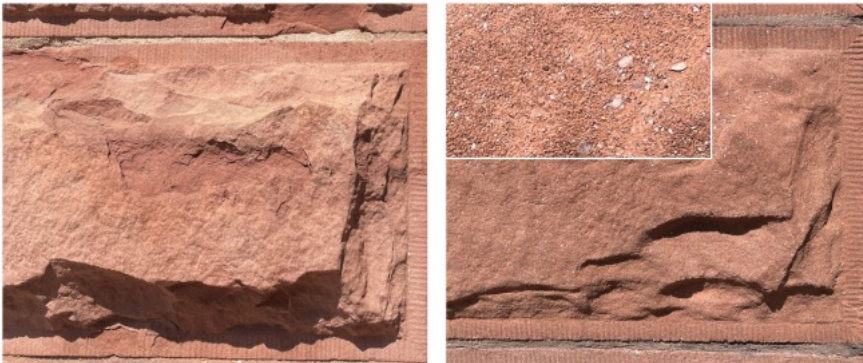


It is unrealistic to expect a substitute material, which can be quite different in composition than the historic material, not to age differently.

Even traditional materials will not perform well if not used or detailed appropriately, and experienced architects, engineers, fabricators, and installers rely on their professional knowledge and experience to ensure proper installation and techniques when working with familiar materials. This is just one of many reasons that using the original materials for needed replacement is usually the best choice. Some of the materials now available as substitutes have properties that differ greatly from the traditional materials they may be used to replace. It is critical to the successful performance of substitute materials that everyone involved in the selection, design, and installation fully understands the material's properties, especially how it is different than the material it is replacing, and how that will affect the surrounding materials and building systems.

### Choosing an Appropriate Substitute Material

Once all reasonable options for repair and replacement in kind have been considered and sufficient justification for substitute materials has been established, the choice among the variety of substitute materials currently available must be made. Rapidly developing technologies allow a wide variety of materials to choose from that are intended to mimic historic materials. Many of the materials that were historically used as substitutes for more traditional historic materials have themselves become historic, and some of these early substitutes continue to be reasonable options as substitute materials today. No substitute material will exactly match the historic material in all aspects, but many are able to adequately match the appearance and relevant physical attributes to make for a potential substitute. If a substitute material is not



### Historic Features and Substitute Materials

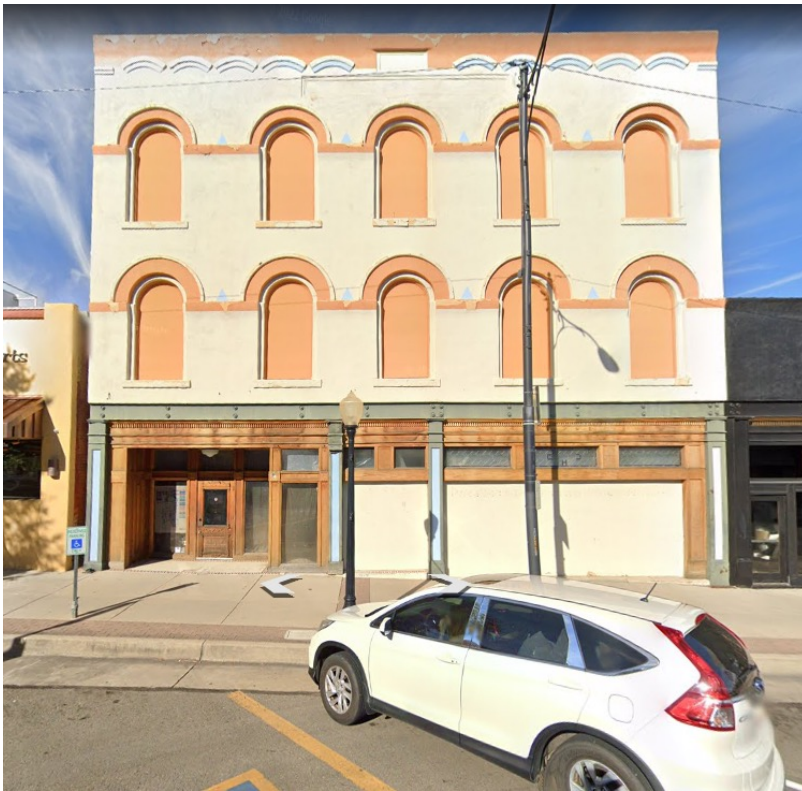
#### Historic Building Features

	Masonry Stone, terra cotta	Architectural Metals Cast & wrought iron, steel, pressed metal	Siding Wood, asbestos	Roofing Wood shingle, slate, tile	Decking Tongue-and- groove & square-edge wood	Molding / Trim Wood
Aluminum	●	●	●			●
Cast Stone & Precast Concrete	●			●		
Fiber Reinforced Concretes	●					
Glass Fiber Reinforced Polymers	●	●				
Fiber Cement			●	●		●
Mineral / Polymer Composite			●	●	●	●
Cellulose Fiber / Polymer Composite			●	●	●	●
Non-composite Polymers		●			●	●
Cellular PVC			●		●	●

Potential Substitute Materials

# Doors and windows local design guidelines

Sash materials, size and shape of openings, fenestration patterns



# Open space local design guidelines

rhythm of buildings and negative space between them, public areas for gathering



# Reading buildings Prescott example



# Key Principles for Design Review

**Appropriateness**

**Minimal Impact**

**Reversibility**

**Respect / subordination**

# BARRIO EL HOYO HISTORIC DISTRICT building addition



## SAM HUGHES HISTORIC DISTRICT building addition



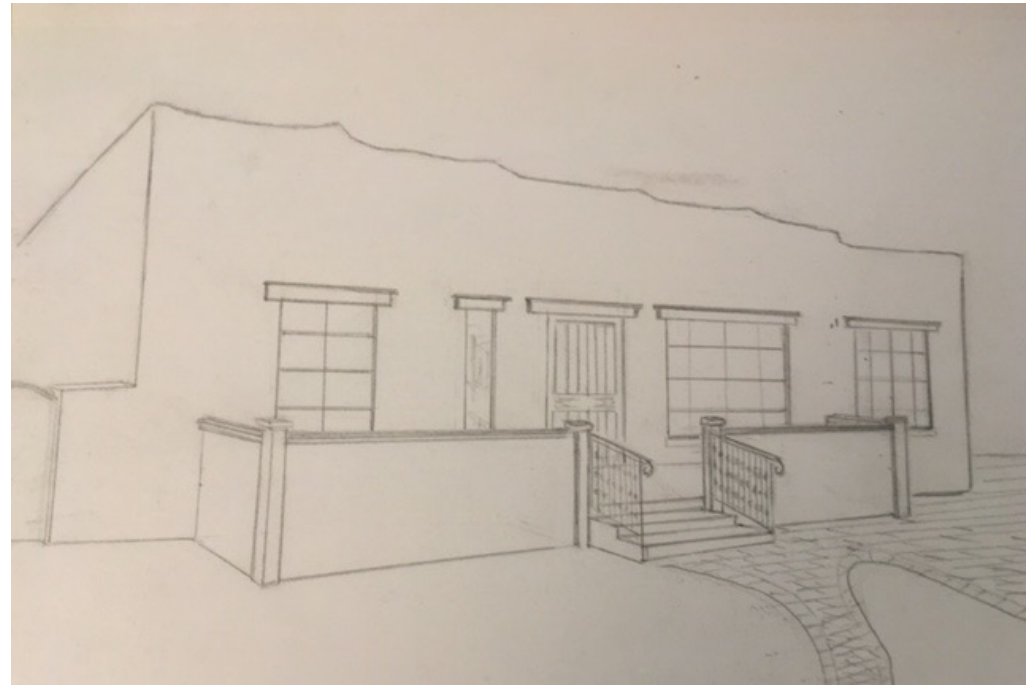


## BLENMAN-ELM HISTORIC DISTRICT

## ALVARADO HISTORIC DISTRICT



# SAM HUGHES HISTORIC DISTRICT new front porch wall



## BENEDICTINE APARTMENTS, TUCSON



## NILE THEATER, MESA



# BISBEE DOWNTOWN



# COOMBS BUILDING, COTTONWOOD

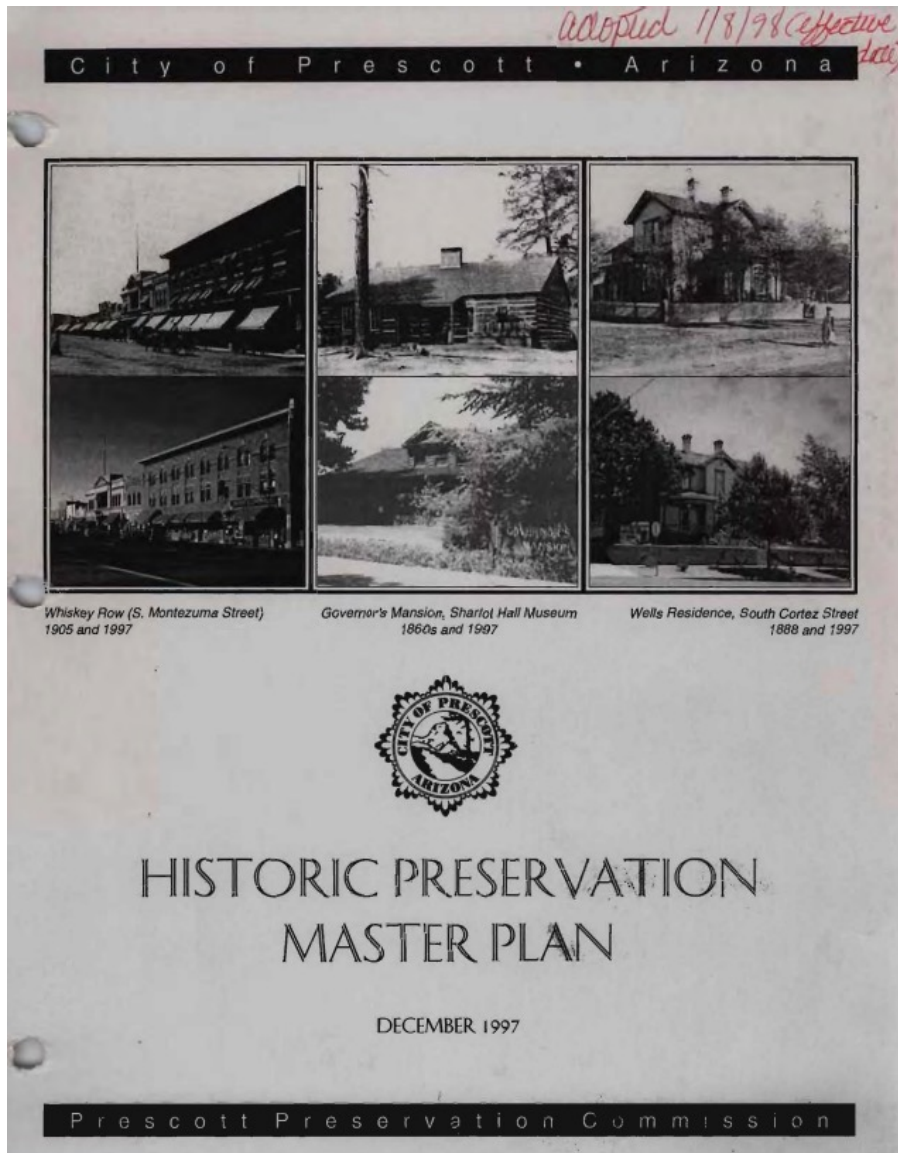


*Existing*

**COOMBS BUILDING**



*Proposed*



## “threats to the character of the district”

Commercial pressures will cause **increased pressure for larger commercial ventures**, which could threaten the integrity of the district.

**Demolition** of historic resources to **make way for larger commercial and business uses**. This degrades the scale of the district and results in the loss of historic resources.

New construction or modifications that are **greater than 48 feet in height** (the current zoning allows 100 feet throughout most of the district).

The **acquisition of several properties** by a single developer to make way for a larger project, such as large office buildings.

Projects that are **incompatible with the historic district** but are allowed under the current zoning code







**Scottsdale**



**Belmont, MA**



**Farmingdale, NY**



**Starkville, MS**



**Alhambra, CA**



**Richland Hills, TX**



**Westfield, NJ**



**Charleston, SC**





Riverhead, NY



Charleston, SC



Bernardsville, NJ



Mesa, AZ



Cranford, NJ



Winter Park, FL



Union Township, NJ



West Palm Beach, FL



Charlotte, NC



Sacramento, CA



**THANK YOU!**

Please reach out!

Arianna Urban, M.S.HP  
[aurban@azstateparks.gov](mailto:aurban@azstateparks.gov)

(602-542-7138)



TO: MAYOR AND CITY COUNCIL  
AGENDA: March 14 Prescott Preservation Committee  
DATE: March 14, 2025  
DEPT: Community Development  
ITEM #: 3.D  
SUBJECT: Presentation, Discussion & Update Regarding the 2025 Historic Preservation Master Plan.

## ITEM SUMMARY

This item is for staff to provide a brief update to Commissioners regarding the 2025 Historic Preservation Master Plan Update process. Where we are, timelines and deadlines.

## BACKGROUND

Prescott's Historic Preservation Master Plan has not been updated since the original version was adopted in 1998. The 2025 update includes editing the twenty-one existing chapters and adding five new more recently added Historic Districts plus an Archaeology chapter.

## FINANCIAL IMPACT

There is no fiscal impact associated with this item at this time.

## RECOMMENDED ACTION

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

## ATTACHMENTS

1. Historic Preservation Master Plan Update Presentation

## Historic Preservation Master Plan Update

- Currently undergoing content creation and editing by staff
- Deadline to finish complete draft: EOY 2025
- Will take to Commission to review in sections starting January 2026
- Overall completion date goal: Spring 2026

The screenshot shows the City of Prescott website with a navigation menu and a main content area. The main content area features a green background with a tree pattern and a text box about early grassroots efforts. Below this is a table with four columns: PROGRAM STARTED, NATIONAL REGISTER DISTRICTS, LISTED PROPERTIES, and LOCAL HISTORIC DISTRICTS. The table contains the following data:

PROGRAM STARTED	NATIONAL REGISTER DISTRICTS	LISTED PROPERTIES	LOCAL HISTORIC DISTRICTS
1997	13	809	13

Below the table is a section titled "Historic Preservation Master Plan Update" with a description: "The master plan update is a project supported by State Historic Preservation Office (SHPO) and partially funded through the Certified Local Government (CLG) federal pass-through grant funds." Below this is a four-step process diagram:

- 1 Update Content**  
There have been five new districts formed since the previous Master Plan.
- 2 Public Outreach**  
A draft plan with updates will be available for public comment.
- 3 Integrate Feedback**  
The plan will be refined based on feedback and usability.
- 4 Adoption & Publish**  
City Council adoption is required as the final step in the process.