

City of Prescott
Prescott Preservation Commission



January 9, 2026 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 1st Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Prescott Preservation Commission** at their meeting to be held **January 9, 2026**. 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 the November 14, 2025 Prescott Preservation Commission Meeting Minutes.

Recommended Action: MOVE to approve the minutes as presented

B. **HP25-009**: A Request for Approval for Construction of a New Detached Garage & Workshop. Address: 230 S Mount Vernon Ave. Owner: Del Mar Trust. Applicant: Erin Raisley.

Recommended Action: MOVE to approve or deny HP25-009

4. 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 12/30/25 at 9:30 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Thornhill

Sarah M. Thornhill, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: January 9 Prescott Preservation Commission Meeting
DATE: January 9, 2026
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of the November 14, 2025 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

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve the minutes as presented

ATTACHMENTS

1. 11.14.2025 Prescott Preservation Commission Meeting Minutes



City of Prescott

Prescott Preservation Commission

November 14, 2025 | 9:00 AM
201 N Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Sprain called the meeting to order at 9:00 a.m.

2. ROLL CALL

Richard Sprain, Chair
Diane Travis, Vice Chair
Rob Johnson, Member
James McCarver, Member
Mike King, Member
Rick Kimery, Member

3. DISCUSSION & ACTION ITEMS

A. Approval of October 20, 2025 Prescott Preservation Commission Meeting Minutes.

MOTION BY VICE CHAIR TRAVIS TO APPROVE THE OCTOBER 20, 2025 MINUTES AS PRESENTED; SECONDED BY COMMISSIONER JOHNSON: PASSED (5-0-1). COMMISSIONER KIMERY ABSTAINED.

B. **HP25-007:** A Request for Signage Approval for a New Business, Doc's BBQ & Whiskey. Location: 202 S Montezuma St. Owner: Montezuma Goodwin LLC. Applicant: A and B Sign Company Inc.

Tammy DeWitt Community Planner gave a presentation outlining the proposal for a new business sign for Doc's BBQ & Whiskey located at 202 S. Montezuma St. She provided historical photos, sign renderings, and compatibility review guidelines for the Courthouse Plaza Historic District. She stated that the sign is in conformance with all compatibility review criteria and staff recommends to approve or deny HP25-007.

Commissioner McCarver asked if there were fluorescent lights.

Brian Wieweck A&B Sign Company confirmed the lights will be LED.

Commissioner McCarver asked how far from the wall the sign extended.

Mr. Wieweck stated about ½-¾ inches.

MOTION BY VICE CHAIR TRAVIS TO APPROVE HP25-007; SECONDED BY COMMISSIONER KING: PASSED (6-0).

- C. **HP25-008:** A Request for a New Wall with Fencing and Patio Cover at Doc's BBQ & Whiskey. Location: 202 S Montezuma St. Owner: Montezuma Goodwin LLC. Applicant: Kenneth Mohn Architect.

Tammy DeWitt Community Planner gave a presentation and informed the commission that the proposal will include installing a new block wall, ADA compliant pavers, metal fencing, removal of existing smoker to install new smoker, and a black metal patio cover. She provided elevations and renderings of the proposal and stated that staff reviewed the proposal and determined it is compatible with the Courthouse Plaza Historic District guidelines and Master Plan. Staff recommended to approve or deny HP25-008 with or without the recommended condition requiring the applicant to separate the patio covering into two sections rather than having it wrap around the northeast corner of the building.

Chair Sprain asked if the bar would be outdoor.

Ms. DeWitt confirmed.

Chair Sprain asked for more information on the proposed bar area.

Ms. DeWitt deferred to the applicant.

Kell Palguta with Docs BBQ stated the bar will be outdoor seating with no access.

Chair Sprain asked if the canopy would go all the way to the sidewalk.

Mr. Palguta stated it will go within 4ft of the sidewalk.

Commissioner Johnson asked if the only access to the bar would be from inside the building.

Mr. Palguta said there will be access from both inside and outside.

Chair Sprain asked if the patio cover will have retractable sides for weather.

Mr. Palguta confirmed.

Commissioner McCarver asked why the patio cover could not be fabric.

Ms. DeWitt stated the fabric cover does not meet building code requirements for snow loads.

Commissioner McCarver stated that the Courthouse Plaza Historic District guidelines recommend fabric awnings.

Ms. DeWitt clarified this was not considered an awning and is a patio cover.

Chair Sprain asked what the height of the retaining wall was.

Mr. Palguta said it will be 22 inches at the highest point.

Chair Sprain asked if the wall would be right up to the sidewalk.

Mr. Palguta explained the wall would go up to the existing planters which were right up to the sidewalk. Additionally, he would like to remove the existing planters.

Chair Sprain asked if the intention would be to refurbish the planters.

Mr. Palguta confirmed but would like to remove the planters.

Commissioner McCarver asked who decides if the planters can be removed.

Ms. DeWitt said the applicant can apply for a permit to remove the planters.

Vice Chair Travis asked if the planters can be included with the motion.

Ms. DeWitt confirmed.

**MOTION BY COMMISSIONER KING TO APPROVE HP25-008 WITH THE
CONDITION THAT THE EXISTING PLANTERS CAN BE REMOVED WITHOUT
ADDITIONAL PRESERVATION COMMISSION APPROVAL; SECONDED BY
COMMISSIONER JOHNSON: PASSED (6-0)**

4. STAFF UPDATES

Ms. DeWitt provided updates on the property located at 402 E. Goodwin Street.

5. ADJOURNMENT

There being no further business to discuss, Chairman Sprain adjourned the meeting at 9:28 a.m.

RICHARD SPRAIN, Chairman

ATTEST:

Recording Secretary

Date



TO: MAYOR AND CITY COUNCIL
AGENDA: January 9 Prescott Preservation Commission Meeting
DATE: January 9, 2026
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **HP25-009:** A Request for Approval for Construction of a New Detached Garage & Workshop. Address: 230 S Mount Vernon Ave. Owner: Del Mar Trust. Applicant: Erin Raisley.

ITEM SUMMARY

This item is for a request for construction of a new detached garage and workshop (HP25-009). Applicant proposes the following:

- Construction of a detached garage with a workshop. The proposed garage is (602SF) and the workshop is (304SF) located at the northwest corner of the property.
- Roof to be constructed as a gable-on-hip form and architectural grade shingles to match the existing primary residence.
- Two sliding windows – one on the north and south facades of the proposed garage.
- One roll-up garage door facing west towards the alley.
- Siding to match existing Horizontal Lap Siding approved by PPC in 2014 for the primary residence.

BACKGROUND

National Register Status: This building is not listed in the National Register of Historic Places but is part of the East Prescott National Historic District and the Southeast Prescott Local Historic District.

The residence was originally constructed in 1914 and was delisted from the National Register of Historic Places in 1992 due to substantial changes to the exterior of the primary residence. In 2014, the PPC reviewed and approved a proposed remodel and addition that included removal of non-original brick veneer to install horizontal lap siding, expanding the existing front porch with the addition of a new covered deck, reroofing the residence with architectural grade shingles and construction of a new guest house (HP14-016).

In 2017, the PPC approved an application to replace the existing brick and metal fencing of the property with a wood picket fence (HP17-008). The fence was never completed.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve or deny HP25-009

ATTACHMENTS

1. HP25-009 - 230 South Mount Vernon - Combined Plans
2. HP25-009 - EXTERIOR FINISH MATERIALS
3. FINAL - Broadbent Review_230 S Mt Vernon_2026-01-09
4. HP25-009 - PRESENTATION



Wednesday, November 9, 2022 3:42 PM

JOB # 25-60
DATE: 11/09/25
FOR HISTORICAL SUBMITTAL
REVISION

A NEW DETACHED GARAGE FOR GARY ELLERD

230 SOUTH MOUNT VERNON

PRESCOTT, ARIZONA

APN: 110-01-031

SHEET TITLE
COVER SHEET
PROJECT INFORMATION

A NEW DETACHED GARAGE FOR
GARY ELLERD
PRESCOTT, ARIZONA
230 SOUTH MOUNT VERNON
APN: 110-01-031

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RAISLEY RESIDENTIAL DRAFTING & DESIGN
ERIN RAISLEY
PHONE: (928) 713-4350
PRESCOTT ARIZONA
raisleyer-in@gmail.com

SHEET #
1

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ESTABLISHED 2014



ERIN RAISLEY IS AVAILABLE ANYTIME DURING THE CONSTRUCTION PHASE/PROCESS TO ANSWER ANY QUESTIONS REGARDING THE CONSTRUCTION DOCUMENTS (PLANS) OR UNFORESEEN ON-SITE ISSUES. PLEASE DO NOT HESITATE TO CONTACT ME.

BID DOCUMENTS SHALL BE DISTRIBUTED TO SUB-CONTRACTORS IN COMPLETE SETS AS INDICATED BY THE SHEET INDEX. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT SUBCONTRACTORS BID ON ALL ITEMS ASSOCIATED WITH THEIR RESPECTIVE TRADES.

CHANGES WILL BE CLOUDED AND NOTED. IT IS THE CONTRACTOR'S AND/OR SUBCONTRACTOR'S RESPONSIBILITY TO VERIFY IF ANY CHANGES WERE MADE AND TO OBTAIN THE CURRENT SET OF DRAWINGS PRIOR TO COMMENCING WITH THE WORK.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURERS' WRITTEN SPECIFICATIONS OR INSTRUCTIONS UNLESS HEREINAFTER SPECIFIED TO THE CONTRARY.

DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS. DO NOT SCALE DRAWINGS.

OWNER
GARY ELLERD
230 SOUTH MOUNT VERNON
PRESCOTT, ARIZONA 86305
(928) 297-6578
g@sgpr.us

CONSTRUCTION DOCUMENTS
RAISLEY RESIDENTIAL DRAFTING & DESIGN L.L.C.
ERIN RAISLEY
PRESCOTT, ARIZONA 86305
(928) 713-4350
raisleyer-in@gmail.com

GENERAL CONTRACTOR
TO BE DETERMINED

SURVEYOR
NEXUS SOUTHWEST LLC
PATRICK HAYWOOD
212 SOUTH MARINA STREET
PRESCOTT, ARIZONA 86305
(928) 778-5101
info@nexus.sv.net

SOILS ANALYSIS
CONSTRUCTION MATERIAL TESTING & INSPECTION SERVICES (M.T.I.)
SCOTT MOSLEY
6750 INTER-CAL WAY, SUITES C & D
PRESCOTT, ARIZONA 86301
(928) 844-1158
office.mti.az@gmail.com

STRUCTURAL ENGINEER
CRONER ENGINEERING, LLC
BLAIN CRONER / MATT WOODRUFF
1175 SOUTH 250 WEST - SUITE 304
ST. GEORGE, UTAH 84770
(928) 708-1665
blain@croneng.com / matt@croneng.com

ROOF TRUSS CONSULTANT
FRAME-TEC
HUNTER LAUDERBACK / LLEEN SALAUN
3700 WEST CHERRY CREEK ROAD
CAMP VERDE, ARIZONA 86322
(888) 372-6333
HLauderback@frametec.com / LSalaun@frametec.com

RAISLEY RESIDENTIAL DRAFTING & DESIGN L.L.C.

NOT USED

DIRECTIONS TO SITE

PARCEL #: 110-01-031

SUBDIVISION: EAST PRESCOTT ADD

ACRES: 0.26

JURISDICTION: CITY OF PRESCOTT

ZONING: SF-4

SETBACKS: FRONT: 25'-0"
SIDE: 7'-0"
REAR: 6'-0" TO GARAGE WALL

SITE ADDRESS: 230 SOUTH MOUNT VERNON

PROJECT: A NEW DETACHED GARAGE AND SHOP

AREAS: DETACHED GARAGE: 602 SQ.FT.
SHOP: 304 SQ.FT.
TOTAL UNDER ROOF: 906 SQ.FT.

GRADING: CUT ASSOCIATED WITH THIS PROJECT WILL NOT EXCEED 50 CUBIC YARDS. (FOOTINGS)
FILL ASSOCIATED WITH THIS PROJECT WILL NOT EXCEED 50 CUBIC YARDS. (SLAB)

VERIFIED ON 10/28/25 WITH JACOB LUND FROM THE C.O.P. PLANNING & ZONING DEPT.

GENERAL NOTES

GOVERNING BUILDING CODES:
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2017 NATIONAL ELECTRIC CODE (NEC)
- 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
- 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPEC)
- 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

ALL DECK CONNECTIONS AND DETAILS SHALL COMPLY WITH THE 2018 DECK GUIDE

ALL PRODUCTS LISTED BY I.C.B.O. / N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN INSTRUCTIONS. PRODUCTS SUBSTITUTION(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

2018 I.B.C. DESIGN CRITERIA FOR BUILDINGS WITHIN CITY OF PRESCOTT

GROUND SNOW LOAD = 30 PSF
WIND SPEED (MPH) = 115 EXP. 'C'
RISK CAT I = 105 EXP. 'C'
RISK CAT II = 105 EXP. 'C'
RISK CAT III = 115 EXP. 'C'
SEISMIC DESIGN CATEGORY = C
WEATHERING = NEGLIGIBLE

FROST LINE DEPTH = 18"
TERMITE = MODERATE
DECAY = SLIGHT
WINTER DESIGN TEMP = 15 °F
FLOOD HAZARDS = COP TITLE XIII
AIR FREEZING INDEX = 194
MEAN ANNUAL TEMP = 53

PROJECT TEAM

NOT USED

SHEET INDEX

- COVER SHEET / PROJECT INFORMATION
- SITE PLAN
- FOUNDATION PLAN
FLOOR PLAN
ROOF FRAMING PLAN
- BUILDING ELEVATIONS
SECTIONS
- DETAILS
- TYPICAL DETAILS
- GENERAL NOTES
- ELECTRICAL PLAN
- STRUCTURAL ENGINEERING
- STRUCTURAL ENGINEERING



Wednesday, November 9, 2022
11:12 AM

JOB # 25-50
DATE: 11/05/25
FOR HISTORICAL SUBMITTAL
REVISION

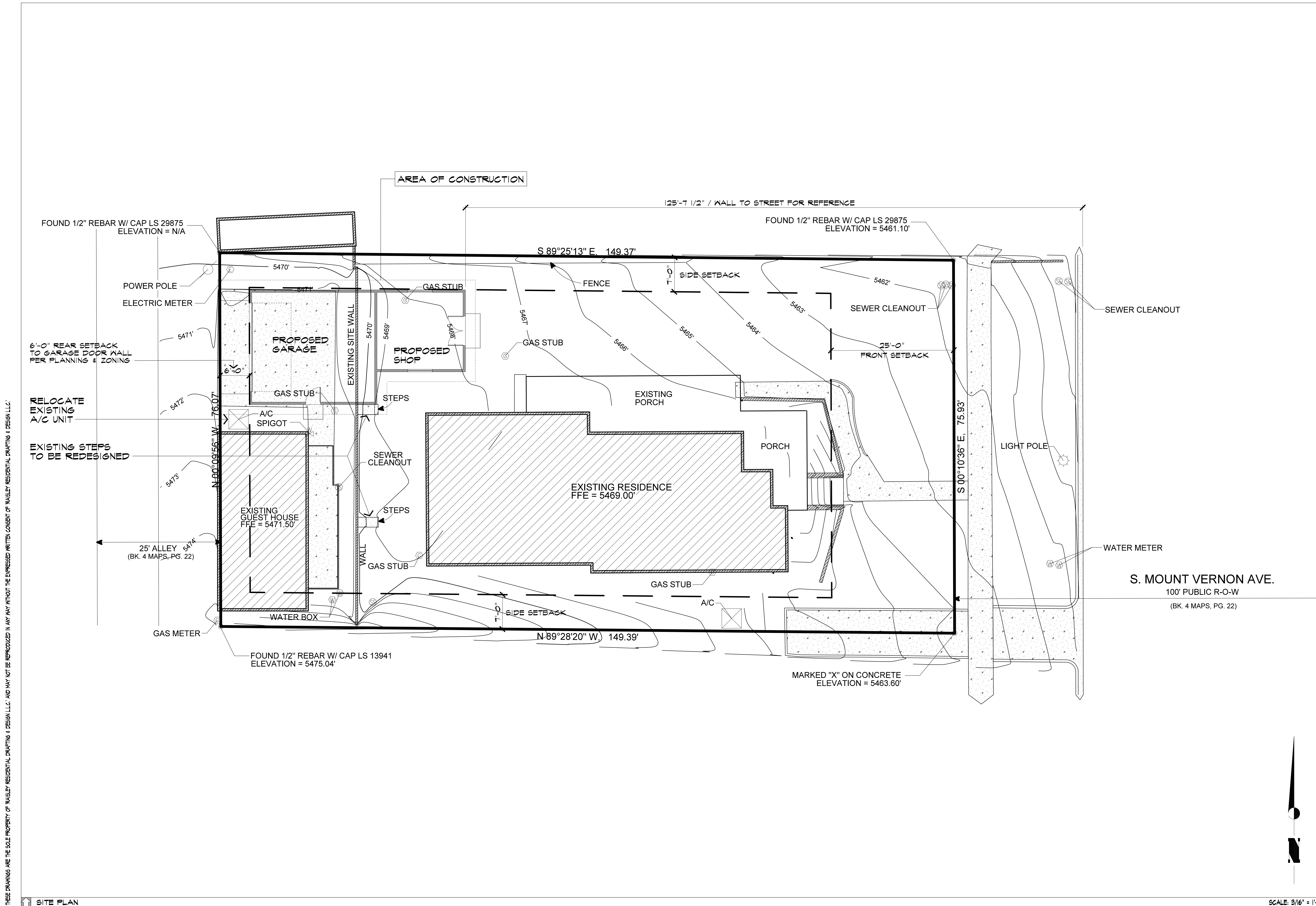
SHEET TITLE
SITE PLAN

A NEW DETACHED GARAGE FOR
GARY ELLERD
PRESCOTT, ARIZONA
230 SOUTH MOUNT VERNON
APRIL 10-01-031

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raisleyerin@gmail.com

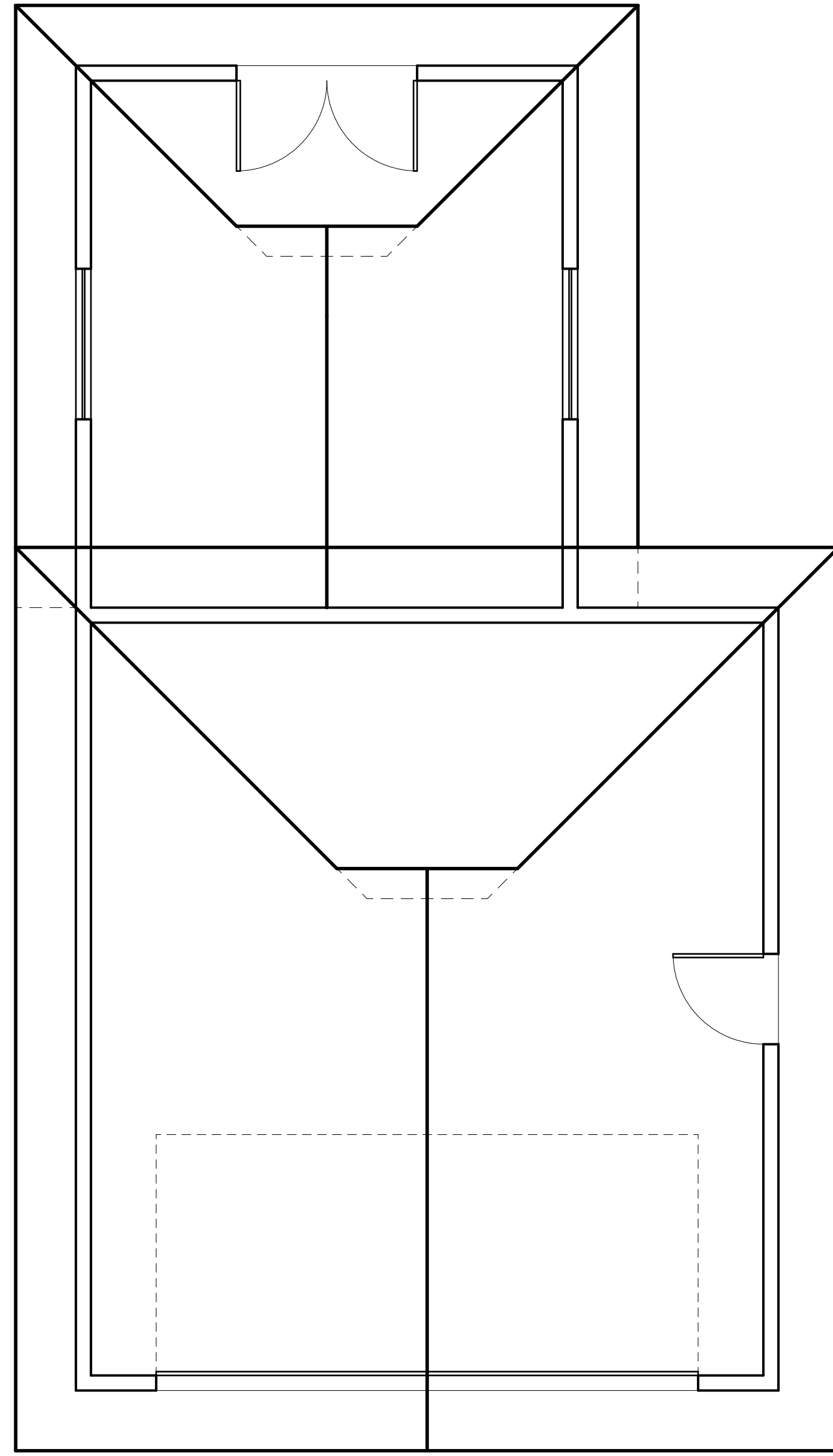
SHEET #
2



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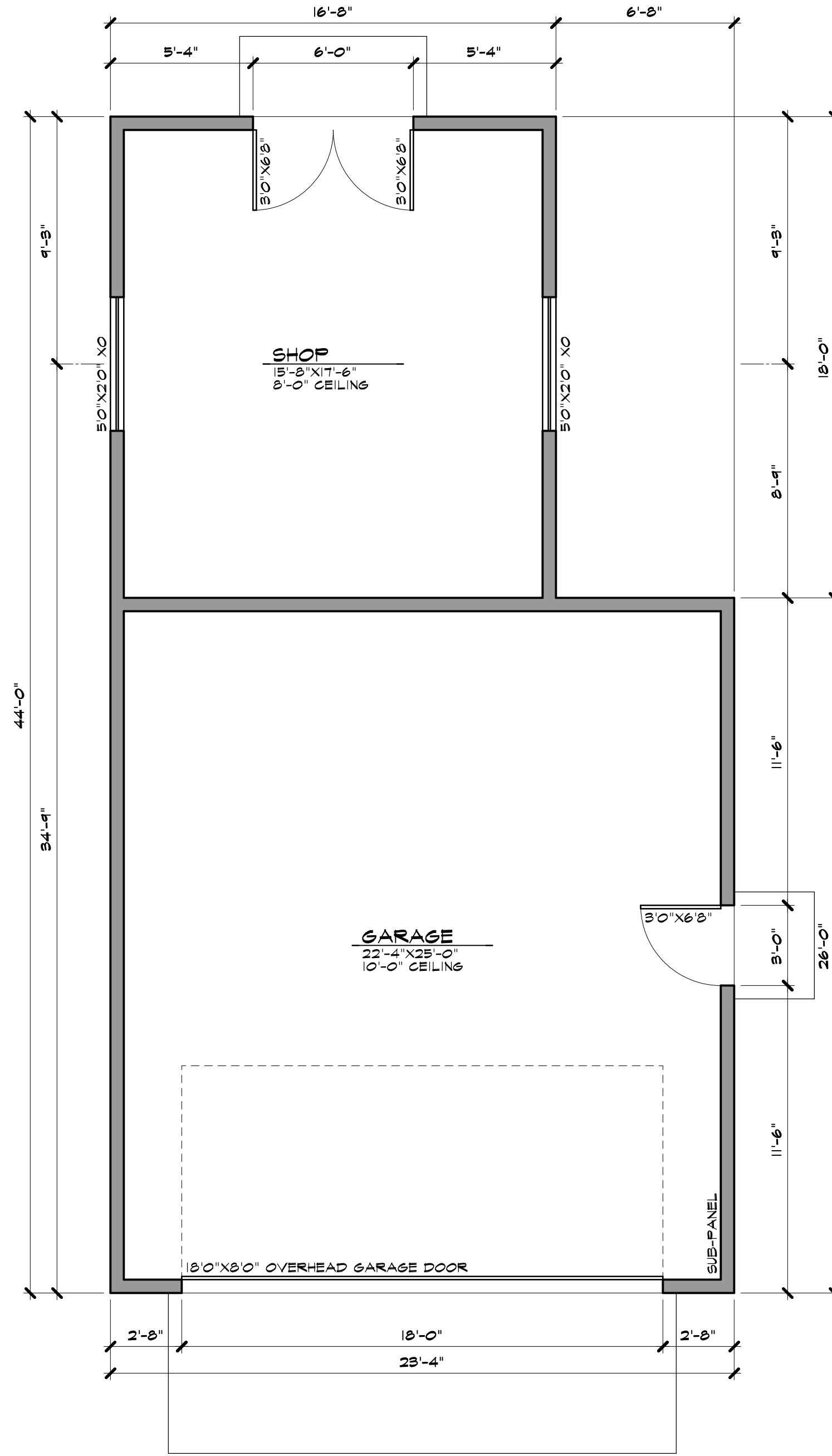
SITE PLAN

SCALE: 3/16" = 1'-0"



ROOF FRAMING PLAN

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



FLOOR PLAN

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

FOUNDATION PLAN

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



Thursday, November 5, 2025
10:38 AM

JOB # 25-50
DATE: 11/05/25
FOR HISTORICAL SUBMITTAL
REVISION

SHEET TITLE
FOUNDATION PLAN
ROOF PLAN
ROOF FRAMING PLAN

A NEW DETACHED GARAGE FOR
GARY ELLERD
230 SOUTH MOUNT VERNON
PRESCOTT, ARIZONA
APN: 110-01-031

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raisleyerir@gmail.com

SHEET #
3



Wednesday, November 5, 2025
10:44 AM

JOB # 25-50
DATE: 11/05/25
FOR HISTORICAL SUBMITTAL

REVISION

SHEET TITLE
BUILDING ELEVATIONS

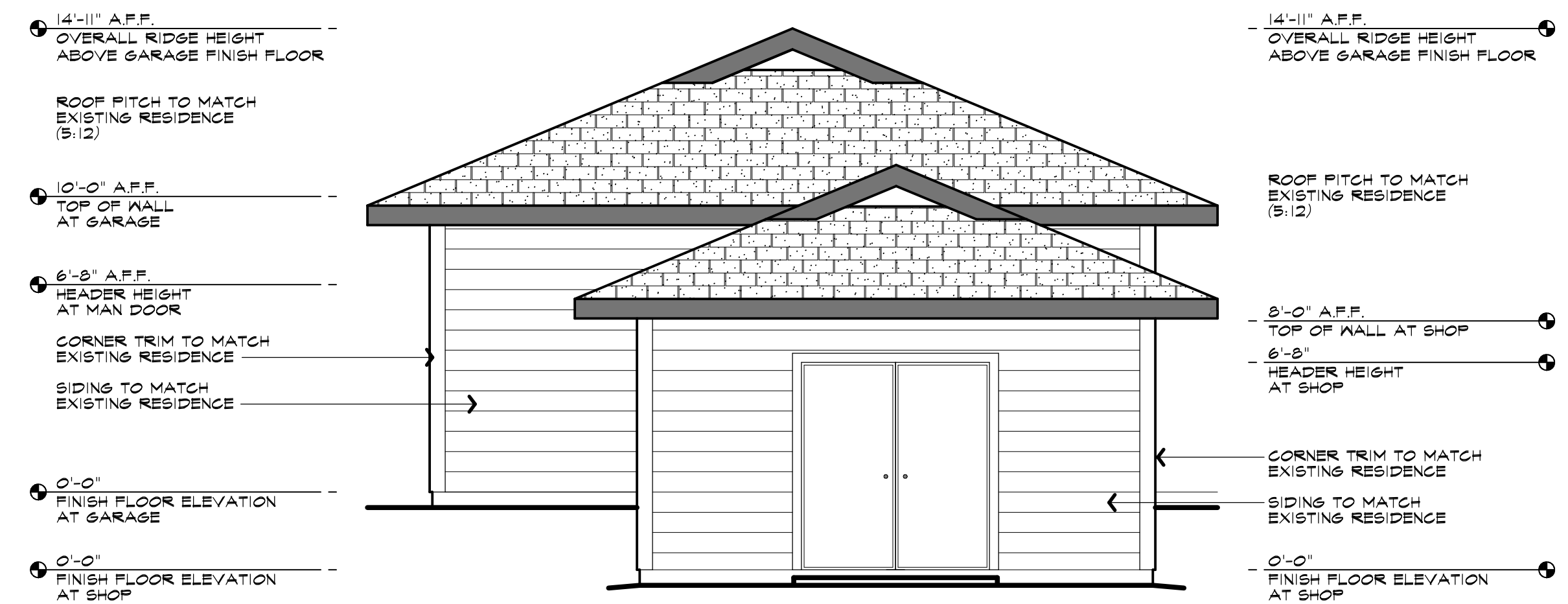
A NEW DETACHED GARAGE FOR
GARY ELLERD
PRESCOTT, ARIZONA

APR. 11.0-01-031
230 SOUTH MOUNT VERNON

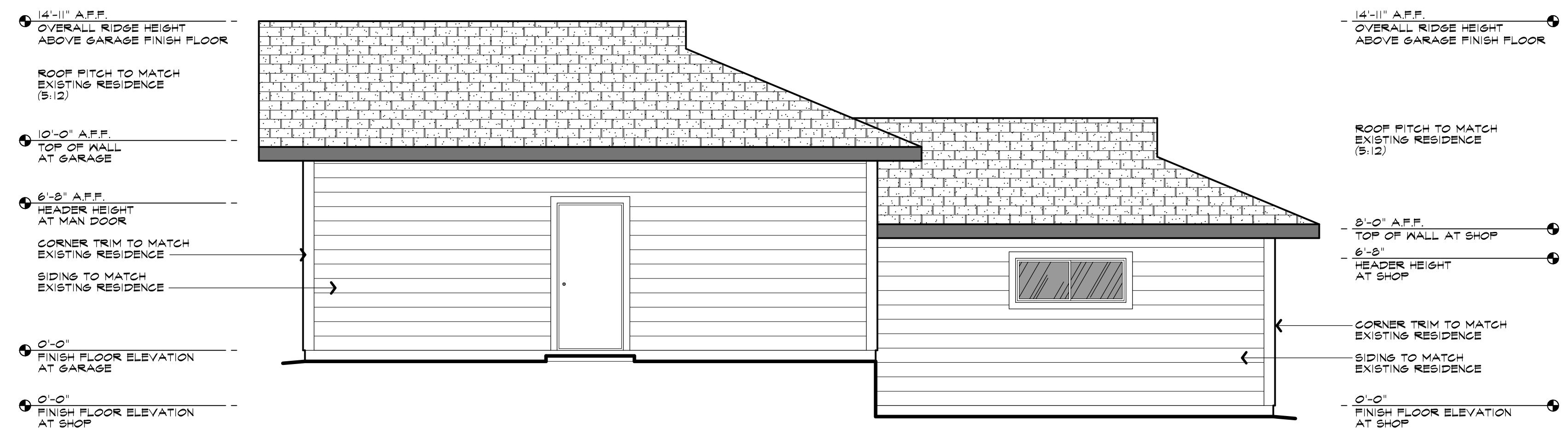
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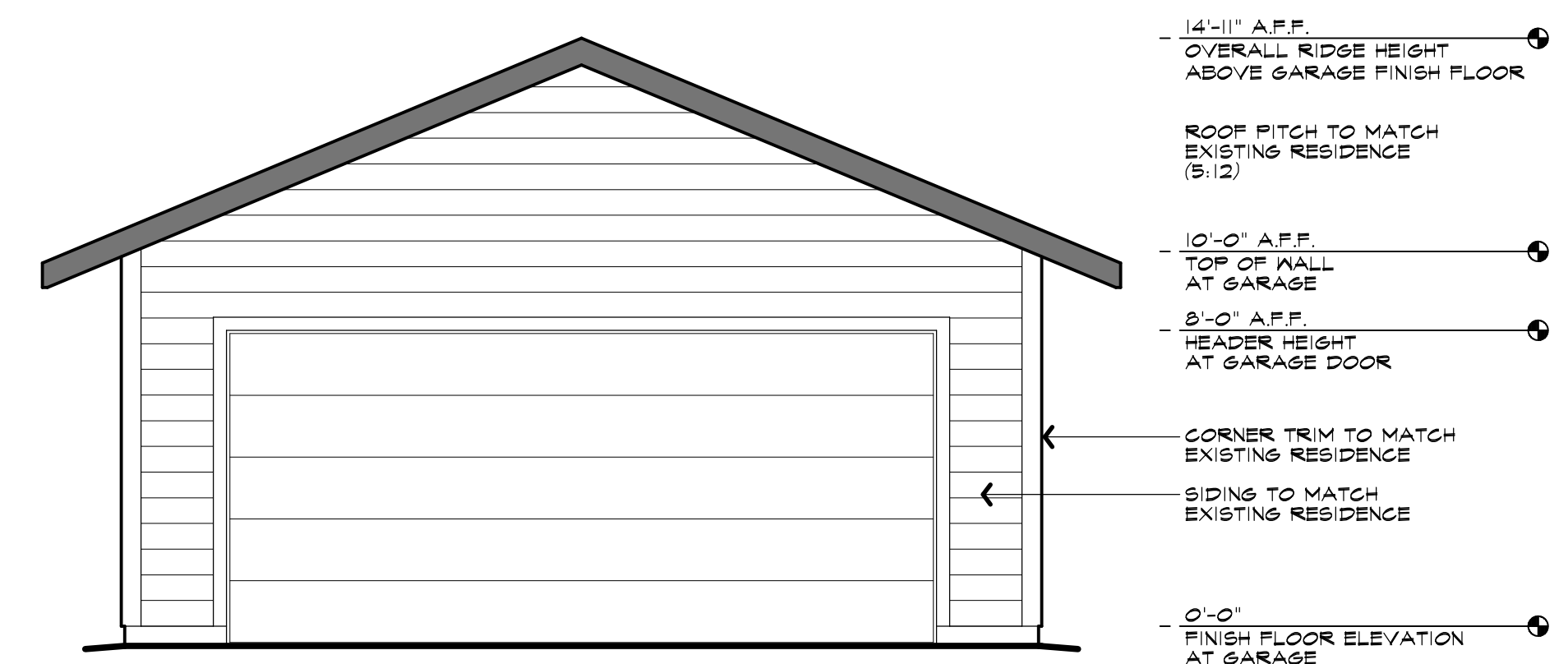
SHEET #
4



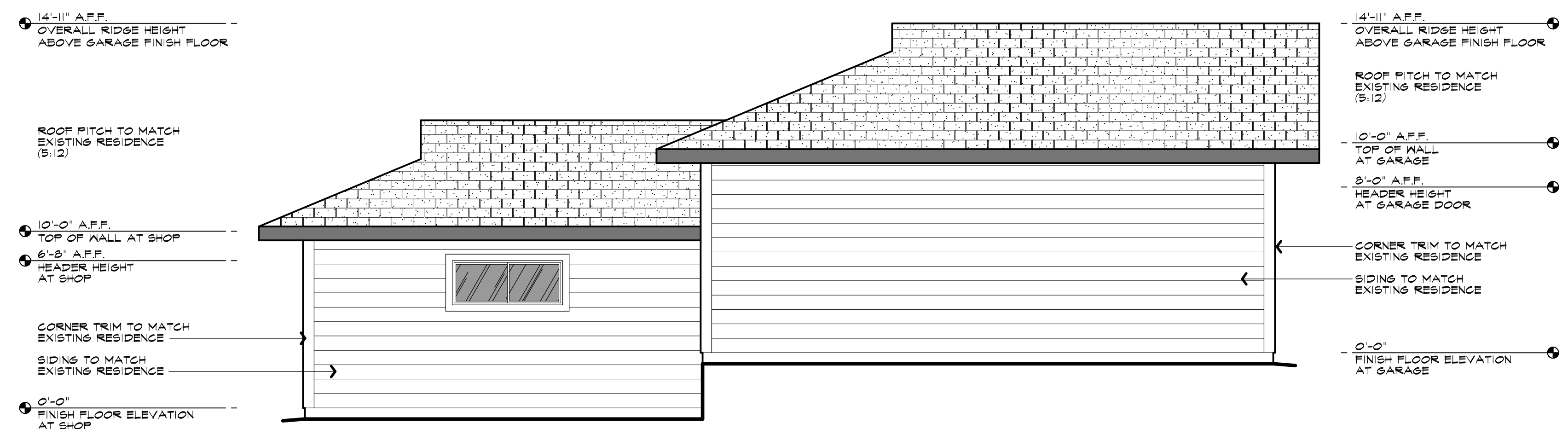
ELEVATION - FRONT (VIEW FROM MOUNT VERNON) SCALE: 1/4" = 1'-0"



ELEVATION - LEFT SCALE: 1/4" = 1'-0"



ELEVATION - REAR (VIEW FROM THE ALLEY) SCALE: 1/4" = 1'-0"



ELEVATION - RIGHT SCALE: 1/4" = 1'-0"

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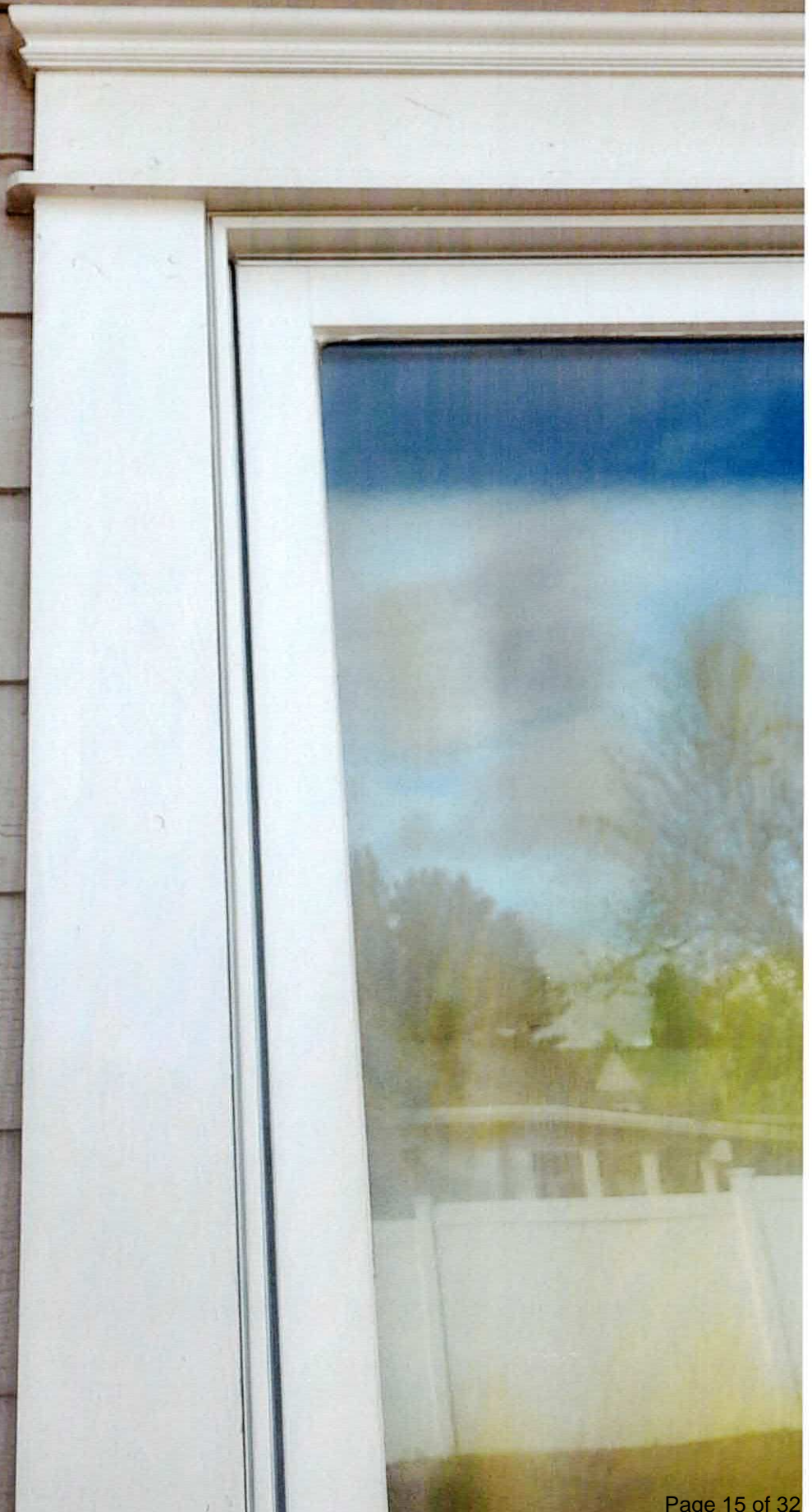


ROOF SHINGLES

1" SIDING

3.5"
CORNER
TRIM

DOOR
AND
WINDOW
TRIM
DETAIL





WINDOW
TRIM
DETAIL



LIGHT FIXTURE



January 9, 2026

Re: Design Review 230 S. Mount Vernon Avenue (APN 110-01-031), City of Prescott, Yavapai County, Arizona.

BACKGROUND INFORMATION

The residential home at 230 S. Mount Vernon Avenue was constructed in 1914 in a vernacular style. The home is located within the boundaries of the East Prescott National Register Historic District and the Southeast Prescott Historic Preservation District (HPD) # 13. It is no longer listed in the National Register of Historic Places (“National Register”) as it was delisted in 1992 due to substantial changes in the siding material of the main house. In 2014, the PPC approved an application to complete several alterations to the house, including removing non-original brick veneer and installing “horizontal lap siding”; expanding the existing front porch with a “new covered side deck,” and reroofing home with “architectural grade shingles” (HP14-016). In 2017, the PPC approved an application to replace the brick and metal fence lining the property with a wood picket fence to match the fence seen in a historic photograph of the house (HP17-008). The fence was never completed. In addition to the primary residence, a 675 ft² guest house is located at the southwest corner of the property.¹ A concrete sidewalk extends along the east façade of the guest house, leading to an existing concrete pad in the northwest corner of the property.

DESCRIPTION OF PROPOSED WORK

Per drawings, dated November 5, 2025, submitted by the applicant, the proposed project includes construction of a detached garage (602 ft²) and shop (304 ft²) at the northwest (rear) corner of the property, north of the existing guest house. The shop and garage are physically connected, each having a square plan; however, due to site topography, the garage slab and roof will be roughly three feet higher than those of the shop. The roof slope is moderate and mimics the roof of the primary residence with a gable-on-hip form. The roof sheathing is composition shingle. The shop has two, two-light sliding windows—one each on the north and south facades—and a double-leaf entry facing east. A roll-up type garage door faces west (toward the alley) on the garage portion. Siding for the entire structure will match the manufactured siding on the primary residence.

SUMMARY OF FINDINGS

The Southeast Prescott HPD is protected by Ordinance No. 3433, adopted by City Council in 1995. This document does not provide specific design guidelines with which to evaluate proposed alterations to buildings within the HPD boundaries and instead defers to physical descriptions contained within Arizona State Historic Property Inventory Forms (HPIF) completed as part of the East Prescott National Register district nomination. The HPIF for 230 S. Mount Vernon Ave. was prepared in 1982 and the description contained therein no longer applies to this property due to multiple alterations.

¹ Per the Yavapai County Assessor, the guest house was constructed in 1988; however, a structure of similar size and in the same location is seen as early as 1968 in historic aerials. In 2000, a permit application was submitted for “Garage & Interior Demo,” suggesting the guest house is the former garage.

Broadbent and Associates, Inc. (Broadbent) reviewed the proposed detached garage at 230 Mount Vernon Ave. for compliance with the applicable requirements and standards included in Chapter 10.3.4 Specific District Recommendations for the East Prescott Historic District, contained within the Historic Preservation Master Plan, and the Secretary of the Interior’s Standards for Rehabilitation (“SOI”; 36 CFR 800), as applicable.

City of Prescott Historic Preservation Master Plan, Chapter 10: East Prescott Historic District

Broadbent finds that the proposed project meets all applicable Ordinance guidelines with the exception of D) Doors/Windows. Proposed windows are horizontal, two-light sliding type; however, the windows face north and south on the proposed garage and will not be seen from the public right-of-way.

Secretary of the Interior’s Standards

Standards 9 and 10 of the SOI provide guidance on new work, including additions, exterior alterations, and related new construction. As the proposed project is considered “new construction,” the Standards for *Rehabilitation* apply. Broadbent finds that the proposed project meets Standards 9 and 10 in that it will be differentiated from and compatible with the adjacent historic buildings, specifically, existing historic materials, features, size, scale and proportion, and massing. The proposed project will not negatively impact the integrity of the District and its ability to convey its historic significance. Additionally, the proposed garage and shop are reversible and will not result in the removal or destruction of existing historic materials and features.

As this building is new construction within an established historic district, Broadbent also consulted the National Park Service’s guidelines for “New Construction within the Boundaries of Historic Properties,” published in 2007. Most notably, Broadbent finds that the proposed project respects the historic setback and streetscape; does not obscure, damage, or destroy character-defining features of the District; and the massing, size, scale, and architectural features of the proposed project is subordinate to and compatible with the primary historic residence and the District as a whole.

Below are tables outlining Broadbent’s findings for compliance with Chapter 10.3.4 Specific District Recommendations of the applicable adopted design guidelines. Notes with further explanation of findings are included where appropriate.

Evaluation of Compliance with Design Guidelines: A) SITING		
Design Guideline	Complies Y/N	Notes
1. Retain historic setbacks at all locations	Y	Garage meets District setback requirements
2. Discourage garage doors which face the street	Y	Garage door will face the alley to the west
3. Discourage garages as part of main structure (place detached at side or rear of property)	Y	Garage is detached and located at the rear (west) of the property
4. Maintain residential street emphasis in design	Y	Garage mimics materials and roof form of primary residence

Evaluation of Compliance with Design Guidelines: B) STREETScape/LANDSCAPE		
Design Guideline	Complies Y/N	Notes
1. Discourage new driveways on main streets; encourage alley access	Y	Vehicle access to the garage will be from the alley (west)
2. Do not allow automobile parking in the "front yard" or in the parkways	Y	Garage will provide additional off-street parking

Evaluation of Compliance with Design Guidelines: C) BUILDING SIZE/SCALE		
Design Guideline	Complies Y/N	Notes
1. Encourage scale consistent with existing structures and styles	Y	Garage massing is subordinate to the primary residence as well as adjacent historic buildings
2. Use gables and hip roofs consistent with historic pattern (including slopes)	Y	Garage roof style is consistent with the primary residence; garage slope is lower than primary residence
3. Encourage "architectural style" asphalt roofing material	Y	Composition shingle is proposed

Evaluation of Compliance with Design Guidelines: D) DOORS/WINDOWS		
Design Guideline	Complies Y/N	Notes
1. Locate doors consistent with the historic pattern (the center of front facade, flush with the front elevation)	Y	Shop entry is in the center of the east-facing facade
2. Emphasize vertical orientation on windows, use several vertical windows for a larger opening versus a large horizontal window	N	Windows are horizontal, two-light, sliding type (see Ch. 10 Historic Preservation Master Plan summary paragraph above)
3. Encourage double-hung windows, with pane design similar to neighboring buildings	N	Windows are horizontal, two-light, sliding type (see Ch. 10 Historic Preservation Master Plan summary paragraph above)
4. Use wide trim material around fenestrations	Y	Wood trim is proposed for all fenestration

Evaluation of Compliance with Design Guidelines: D) MATERIALS

Design Guideline	Complies Y/N	Notes
1. Encourage wood siding on residential buildings; brick and stone as secondary materials	Y	Siding to match primary residence
2. Do not allow exposed concrete masonry or metal or vinyl siding	Y	Siding to match primary residence

Evaluation of Compliance with Design Guidelines: D) OPEN SPACE

Design Guideline	Complies Y/N	Notes
1. Maintain "park-like" image through consistent and compatible use of parkways, setbacks, landscaping and building siting.	Y	Garage is set back to the rear, northwest corner of the property

Evaluation of Compliance with Design Guidelines: D) OTHER MISC. ELEMENTS

Design Guideline	Complies Y/N	Notes
1. Encourage post and column treatment and other details consistent with the historic style of the building	Y	Garage details are consistent with the primary residence
2. Keep lighting simple and attached to the structure	Y	Lighting is attached to the garage

Evaluation of Compliance with Design Guidelines: D) FUTURE PROJECTS

Design Guideline	Complies Y/N	Notes
1. Discourage projects that would increase density in the district	Y	Garage will not increase residential density in the district
2. Keep all existing alleys open and usable	Y	Garage will be confined to the subject property

Evaluation of Compliance with Design Guidelines: D) CIRCULATION/PARKING

Design Guideline	Complies Y/N	Notes
1. Continue to investigate and support methods of relieving traffic volumes on historic residential neighborhoods	Y	Garage will not increase traffic volumes within the historic district
2. Discourage parking immediately in front of both residential and commercial buildings	Y	Garage supports parking in the rear (west) of the property



HP25-009

230 S. MOUNT VERNON AVE

NEW DETACHED

GARAGE/WORKSHOP

JACOB LUND
ASSISTANT PLANNER

January 9, 2026
Prescott Preservation Commission



Historic District

- This property is located within the Southeast Prescott Local Historic Preservation District (Most comparable with Prescott's Historic Master Plan for the East Prescott District).
- The property is within the East Prescott National Historic District and is a non-contributor and no longer listed on the National Register of Historic Places due to substantial changes to the siding material of the primary residence.



Overview

Applicant proposes the following additions to the northwest corner of the property:

- Construction of a detached garage with a workshop. The proposed garage is (602SF) and the workshop is (304SF).
- Roof to be constructed as a gable-on-hip form with architectural grade shingles to match the existing residence.
- Two Sliding Windows – one on the north and south facades of the garage.
- One roll-up garage door facing west towards the alley.
- Siding to match existing Horizontal Lap Siding of the primary residence (Approved by PPC in 2014).



Pre-2014 Remodel/Addition



Current Post-Remodel/Addition





FRONT – STREET VIEW



EXISTING GUEST HOUSE – REAR OF PROPERTY

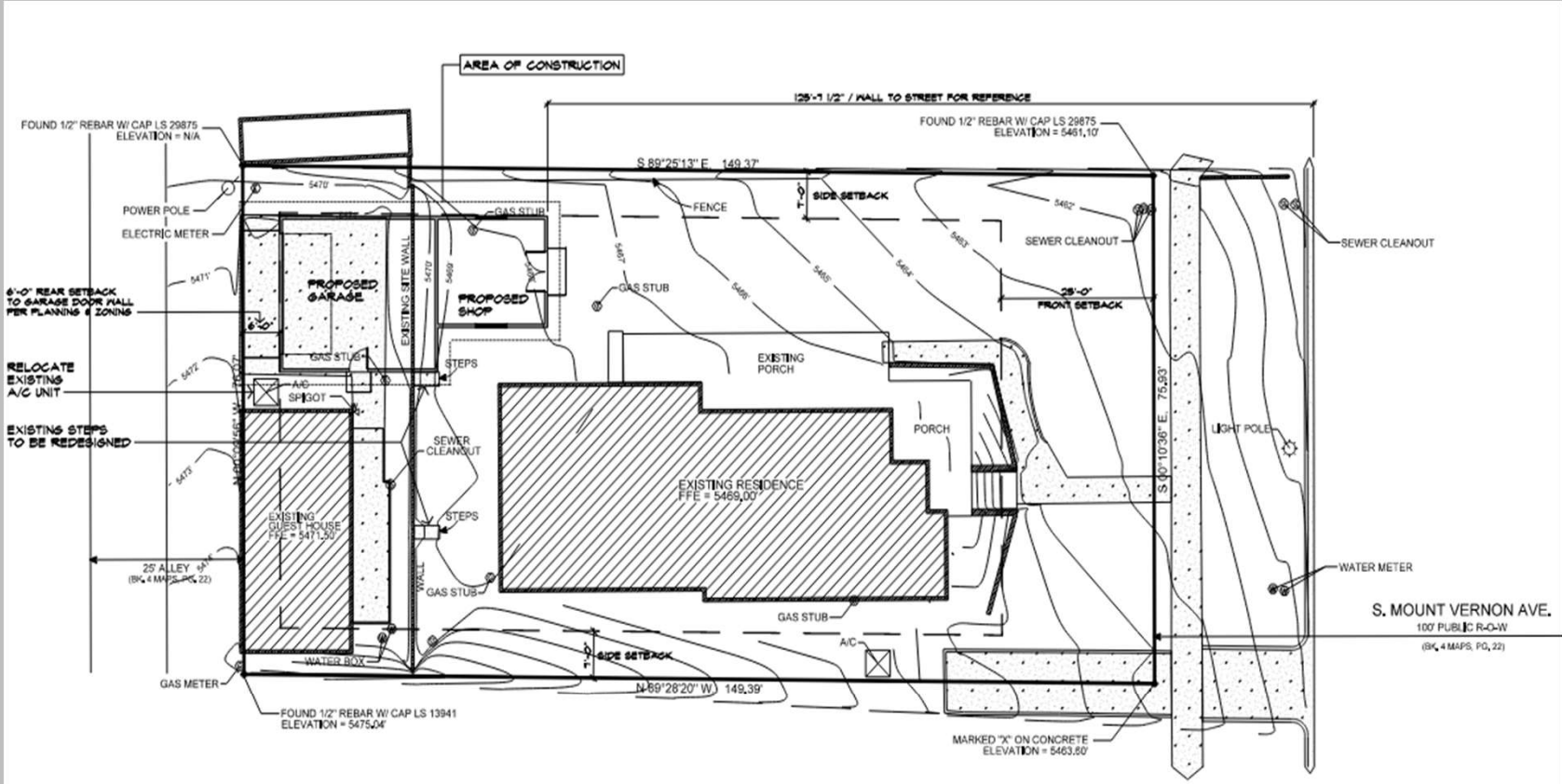


PROPOSED GARAGE LOCATION – STREET VIEW



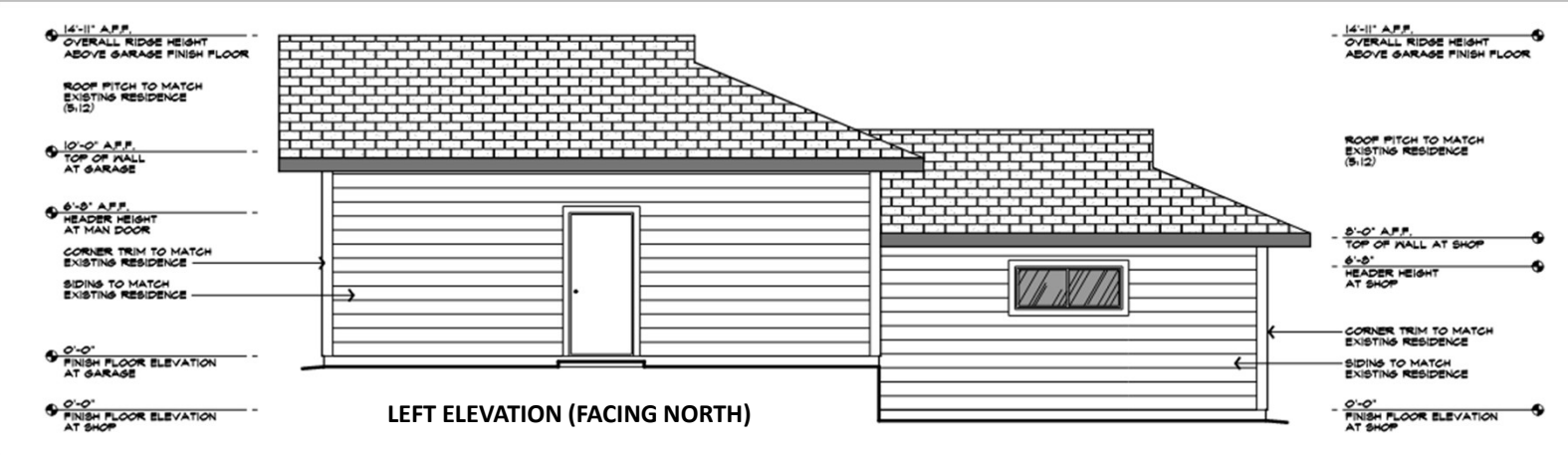
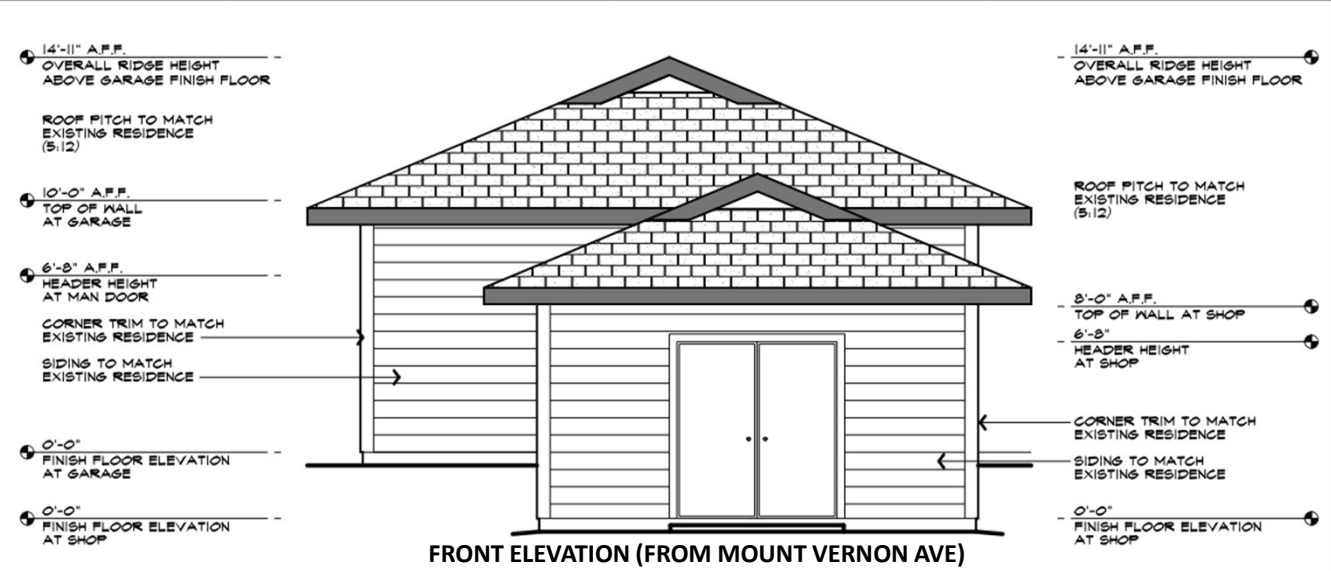
PROPOSED GARAGE LOCATION – ALLEY VIEW

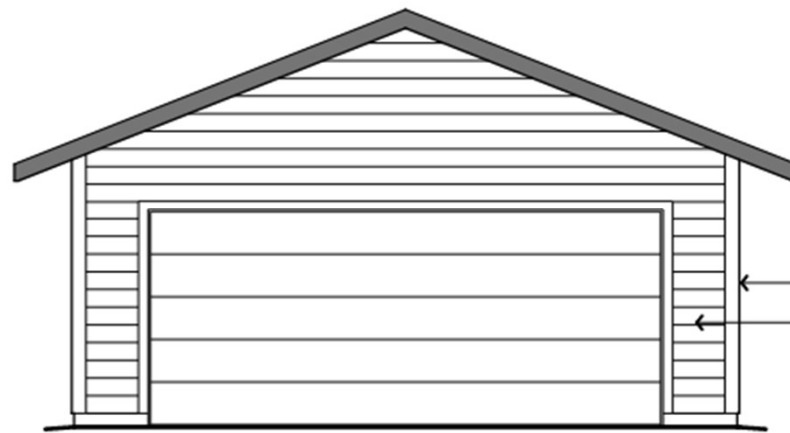




SITE PLAN







REAR ELEVATION (VIEW FROM THE ALLEY)

- 14'-11" A.F.F. OVERALL RIDGE HEIGHT ABOVE GARAGE FINISH FLOOR
- ROOF PITCH TO MATCH EXISTING RESIDENCE (8:12)
- 10'-0" A.F.F. TOP OF WALL AT GARAGE
- 8'-0" A.F.F. HEADER HEIGHT AT GARAGE DOOR
- CORNER TRIM TO MATCH EXISTING RESIDENCE
- SIDING TO MATCH EXISTING RESIDENCE
- 0'-0" FINISH FLOOR ELEVATION AT GARAGE

- 14'-11" A.F.F. OVERALL RIDGE HEIGHT ABOVE GARAGE FINISH FLOOR
- ROOF PITCH TO MATCH EXISTING RESIDENCE (8:12)
- 10'-0" A.F.F. TOP OF WALL AT SHOP
- 8'-8" A.F.F. HEADER HEIGHT AT SHOP
- CORNER TRIM TO MATCH EXISTING RESIDENCE
- SIDING TO MATCH EXISTING RESIDENCE
- 0'-0" FINISH FLOOR ELEVATION AT SHOP



RIGHT ELEVATION (FACING SOUTH)

- 14'-11" A.F.F. OVERALL RIDGE HEIGHT ABOVE GARAGE FINISH FLOOR
- ROOF PITCH TO MATCH EXISTING RESIDENCE (8:12)
- 10'-0" A.F.F. TOP OF WALL AT GARAGE
- 8'-0" A.F.F. HEADER HEIGHT AT GARAGE DOOR
- CORNER TRIM TO MATCH EXISTING RESIDENCE
- SIDING TO MATCH EXISTING RESIDENCE
- 0'-0" FINISH FLOOR ELEVATION AT GARAGE



Compatibility Review

In part, the Prescott Historic Preservation Master Plan chapter for the East Prescott Historic District 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.
- Discourage flat roofs except on historically appropriate architectural styles.
- Encourage double-hung windows, with pane design similar to neighboring buildings.
- Encourage wood siding on residential buildings.

Review Findings

- The project was reviewed against City Ordinance guidelines, Secretary of the Interior Standards, and the National Park Service’s guidelines for “New Construction.”
- The project meets all applicable ordinance guidelines, except for the proposed windows. It is in compliance with Standards 9 & 10 of the Secretary of the Interior Standards and was determined to be subordinate to and compatible with the historic district.
- The proposed project will not negatively impact the integrity of the district.



Recommended Action

MOVE to approve or deny HP25-009 for construction of a new detached garage and workshop.