

City of Prescott

Prescott Preservation Commission



May 8, 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 **May 8, 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 April 10, 2026 Prescott Preservation Commission Meeting Minutes.
Recommended Action: MOVE to approve the minutes as presented
 - B. Discussion & Action Regarding Appointment of Chair and Vice-Chair for the Prescott Preservation Commission for a One-Year Term.
Recommended Action: 1) MOVE to appoint a Chair for a one-year term; and 2) MOVE to appoint a Vice-Chair for a one-year term
 - C. Presentation & Discussion Regarding the Prescott Preservation Commission Member Orientation.
Recommended Action: This item is for discussion only. No formal action will be taken.
 - D. **HP26-004:** A Request for Approval of Signage for a New Business, AC Prescott Hotel. Location: 201 S. Cortez Street. Owner: Viel Gluck LLC (UI) & Ben Fatto LLC (UI). Applicant: Territory Holdings, LLC.
Recommended Action: MOVE to approve or deny HP26-004
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 5/1/26 at 11:00 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: May 8 Prescott Preservation Commission
DATE: May 8, 2026
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of the April 10, 2026 Prescott Preservation Commission Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the April 10, 2026 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. April 10, 2026 PPC Minutes



City of Prescott

Prescott Preservation Commission

April 10, 2026 | 9:00 AM
201 N Montezuma Street
Council Chambers, 1st 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 (Excused)
Rick Kimery - Member
Mike King – Member
James McCarver, Member (Excused)

3. DISCUSSION & ACTION ITEMS

A. Approval of March 13, 2026 Prescott Preservation Commission Meeting Minutes.

MOTION BY VICE CHAIR TRAVIS TO APPROVE THE MARCH 13, 2026, PRESERVATION COMMISSION MEETING MINUTES; SECONDED BY COMMISSIONER KIMERY: PASSED (4-0).

B. **HP26-003:** A Request for Approval of Revised Wall with Fencing and Patio Cover from Previous Approval for Doc's BBQ & Whiskey. Location: 202 S Montezuma St. Owner: Montezuma Goodwin LLC. Applicant: DOGE Construction.

Community Planner Tammy DeWitt provided a presentation regarding the revised exterior improvements for Doc's BBQ & Whiskey. She reviewed historic photos of the property and an overview of the previous Prescott Preservation Commission approval. The changes included a retaining wall with CMU block, ADA compliant pavers, installed Gabion Wall, two new smokers on the patio, and installation of a proposed metal-frame/standing-seam patio covers painted to match the building. Additionally, she provided addressed the Historic Preservation compatibility review guidelines and provided photos of adjacent properties fencing for comparison to the proposal. Staff recommended to approve or deny HP26-003.

Chair Sprain stated that a rock wall was approved in the previous Preservation Commission meeting in November 2025.

Ms. DeWitt said the gabion wall was never part of the previous request.

Commissioner King asked if previous fencing was approved by the prior owner.

Ms. DeWitt confirmed.

Vice Chair Travis clarified that the gabion wall was in the previous packet but was not part of the fencing that was reviewed.

Applicant/Representative Kell Palguta for Doc's BBQ & Whiskey stated that he thought the photos for the gabion wall in November were approved.

Chair Sprain asked if the applicant thought the gabion wall was approved to be constructed.

Mr. Palguta confirmed.

Commissioner King asked how the gabion wall compliance was brought to the applicant's attention.

Mr. Palguta said the building department informed him.

Chair Sprain asked how much of the wall was completed.

Mr. Palguta stated the entire wall was completed.

Chair Sprain asked if they could amend the recommended motion.

Ms. DeWitt confirmed.

Commissioner King did not oppose installation of the gabion wall.

Chair Sprain expressed concerns about setting precedent for future projects with the approval of the gabion wall.

Alane Moore Senior Assistant City Attorney clarified that the Historic Preservation guidelines are meant to help the commission determine if the proposal is in substantial conformance, but they are guidelines not requirements.

Mr. Palguta said he is open to placing boards over the gabion wall to be in compliance with the Historic Preservation guidelines.

Ms. DeWitt reiterated the Secretary of the Interior Standards Section 9.

Mr. Palguta said he did not believe the fence alters the building.

Alex Bramlette Planning Manager stated that the Secretary of the Interior Standards are leaned on due to the city ordinance not specifying gabion fencing.

Vice Chair Travis expressed disappointment that the wall was changed without Preservation Commission approval but does not believe it is a deal breaker.

Mr. Palguta stated that wall changes were for safety purposes.

Commissioner King asked where the drainage for the patio covers was located.

Mr. Palguta said it will drain down to a 6-inch grade.

Commissioner King asked if the drainage would go towards the street.

Mr. Palguta stated he was unsure.

**MOTION BY VICE CHAIR TRAVIS TO APPROVE HP26-003 AS PRESENTED;
SECONDED BY COMMISSIONER KING; PASSED (3-1) CHAIR SPRAIN
DISSENTING.**

STAFF UPDATES

Ms. DeWitt thanked Commissioner King for his time served on the Prescott Preservation Commission as he was not re-appointed.

4. ADJOURNMENT

There being no further business to discuss, Chairman Sprain adjourned the meeting at 9:26 a.m.

RICHARD SPRAIN, Chairman

ATTEST:

Recording Secretary

Date



TO: MAYOR AND CITY COUNCIL
AGENDA: May 8 Prescott Preservation Commission
DATE: May 8, 2026
DEPT: Community Development
ITEM #: 3.B
SUBJECT: Discussion & Action Regarding Appointment of
Chair and Vice-Chair for the Prescott
Preservation Commission for a One-Year Term.

ITEM SUMMARY

This item is for the appointment of a Chair and Vice-Chair for the Prescott Preservation Commission to serve one-year terms.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

1) MOVE to appoint a Chair for a one-year term; and 2) MOVE to appoint a Vice-Chair for a one-year term

ATTACHMENTS

1. Ordinance No. 2026-1932

ORDINANCE NO. 2026-1932

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT (“CITY”), YAVAPAI COUNTY, ARIZONA, REPEALING IN ITS ENTIRETY THE PRESCOTT CITY CODE, TITLE 1, CHAPTER 22 (PRESCOTT PRESERVATION COMMISSION) OF THE PRESCOTT CITY CODE; AND REPLACING IT WITH LANGUAGE INCLUDED IN EXHIBIT “A” ATTACHED HERETO; AND DIRECTING THE PRESCOTT PRESERVATION COMMISSION TO UPDATE ITS BYLAWS TO BE CONSISTENT WITH THE NEWLY ADOPTED CHAPTER 1-22 OF THE CITY CODE

RECITALS:

WHEREAS, Chapter 1-13 of the Prescott City Code authorizes the Mayor and Council to form Standing Committees of the City to act in an advisory role to the Mayor and Council; and,

WHEREAS, The Mayor and City Council wish to update Code language with respect to the Prescott Preservation Commission; and,

WHEREAS, the Mayor and City Council wish to replace said language by repealing Chapter 1-22 and several associated ordinances in their entirety and replace Chapter 1-22 with the attached document listed as Exhibit “A”.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

Section 1. THAT Title 1, Chapter 22, “*Prescott Preservation Commission*” is hereby repealed in its entirety to include the repeal of Ordinance No. 1461, Ordinance No. 1668, Ordinance No. 3236, and Ordinance No. 4739-1036.

Section 2. THAT the language in Title 1, Chapter 22 “*Prescott Preservation Commission*” shall be replaced with the language included in Exhibit “A” titled “CHAPTER 1-22 PRESCOTT PRESERVATION COMMISSION” and attached hereto.

Section 3. THAT the Prescott Preservation Commission is directed to amend its bylaws to be consistent with the changes to Chapter 1-22 and the amended bylaws shall be placed in the appendices of the City of Prescott Land Development Code.

PASSED AND ADOPTED by the Mayor and Council of the City of Prescott this 10th day of February 2026.

Cathy Rusing
CATHEY RUSING, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah M. Thornhill
SARAH M. THORNHILL
City Clerk

Joseph D. Young
JOSEPH D. YOUNG
City Attorney

Exhibit "A"

CHAPTER 1-22 PRESCOTT PRESERVATION COMMISSION**SECTIONS:**

- 1-22-1: CREATION:
- 1-22-2: COMMISSION MEMBERS:
- 1-22-3: DUTIES:
- 1-22-4: ORGANIZATION:
- 1-22-5: MEETINGS:
- 1-22-6: AUTHORITY TO REMOVE MEMBERS:

1-22-1 CREATION:

There is hereby created a Prescott Preservation Commission which shall consist of seven (7) members appointed by the council, who shall be residents of the City of Prescott. During the review process, one member from the district property owners' committee as outlined in section 8.3 of the Prescott land development code within an established Prescott preservation district shall serve on the commission as a voting member. Members may continue to serve until their successors are duly appointed.

1-22-2 COMMISSION MEMBERS:

(A) Members: Seven (7) members shall be appointed by the mayor and city council. The members of the commission shall serve staggered terms of three (3) years, with terms to expire in March of the respective year.

All members of the commission shall have a demonstrated interest, experience or knowledge in at least one of the following: history, architectural history, architecture, historic interiors, historic architecture, planning, archaeology, historic archaeology, real estate, historic preservation, law, or another historic preservation related field. To the extent available in the community, at least two (2) members of the commission should be professionals from the disciplines of architecture, history, architectural history, planning, archaeology, or related historic preservation disciplines such as cultural geography or cultural anthropology.

(B) Compensation: Commission members shall serve without compensation.

(C) Absences: If any member shall be absent from more than three meetings without prior notice to the Chairman, City Clerk or Staff Liaison, he or she shall upon notification by the Chairman to City Council, and by a majority vote of the Council, cease to hold office. Exceptions will be made in emergency situations.

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.

(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)

1-22-4 ORGANIZATION:

At the first meeting following April 1st of each calendar year, the Commission shall elect from its membership, a chair and vice chair.

1-22-5 MEETINGS:

Meetings of the Prescott preservation commission shall be held at least once each month, provided, however, that special meetings may be called at any time by the chairman or by four (4) members of the said commission.

1-22-6 AUTHORITY TO REMOVE MEMBERS:

The council by a majority vote shall have the authority to remove any member of the Prescott preservation commission from office whenever, in its discretion, the best interest of the city shall be served thereby. This authority to remove members shall not apply to the member from the district property owners' committee.



TO: MAYOR AND CITY COUNCIL
AGENDA: May 8 Prescott Preservation Commission
DATE: May 8, 2026
DEPT: Community Development
ITEM #: 3.C
SUBJECT: Presentation & Discussion Regarding the Prescott Preservation Commission Member Orientation.

ITEM SUMMARY

This item is for the orientation for the new and existing Prescott Preservation Commission Members.

BACKGROUND

Staff will provide a general orientation to ensure Commission members have what they need to perform their duties. Additionally, staff will provide the following documents for Commissioners:

- Boards, Commissions, and Committee and City Council schedules, attached
- Title 1 Chapter 1-22 updated under Ordinance Number 2026-1932, attached
- Bylaws under Appendices F in the Land Development Code as recently amended under Ordinance Number 2026-1940, attached
- Historic Preservation Master Plan- <https://prescott-az.gov/planning-and-zoning/historic-preservation/#plan>
- Local District Ordinances

FINANCIAL IMPACT

There is no financial impact associated with this item.

RECOMMENDED ACTION

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

ATTACHMENTS

1. PPC 2026 Meeting Schedule
2. 2026 BCC CALENDAR
3. Ordinance No. 2026-1932_Prescott Preservation Commission (Repealing Chapter 1-22)
4. Ordinance No. 2026-1940 PPC Amended Bylaws
5. 2026 Training Presentation
6. Pine Crest Historic District_Chapter 4_Ordinance No. 3272_9.27.1994
7. Fort Necessity Historic District_Chapter 6_Ordinance No. 3434_11.14.1995
8. Courthouse Plaza Historic District_Chapter 8_Ordinance No. 3744_4.14.1998
9. Courthouse Plaza Historic District_Amendment_Ordinance No. 4119_6.26.2001
10. Southeast Prescott_Chapter 10_Ordinance No. 3433_11.14.1995
11. Prescott Armory Historic District_Chapter 11_Ordinance No. 3279_11.8.1994
12. Santa Fe Depot Historic District_Chapter 17_Ordinance No. 1986
13. Rev. E. Meany House Historic District_Chapter 18_Ordinance No. 3432_11.14.1995
14. Historic Homes at Hassayampa Historic District_Ordinance No. 4308_4.22.2003
15. Elks Building, Sam Hill Warehouse, Hassayampa Inn, Edmund Wells_Chapters 12, 13, 14, and 16_Ordinance No. 3535_



**2026 Prescott Preservation Commission
MEETING SCHEDULE
2nd Friday OF THE MONTH
9:00 AM – COUNCIL CHAMBERS**

January 9, 2026

February 13, 2026

March 13, 2026

April 10, 2026

May 8, 2026

June 12, 2026

July 10, 2026

August 14, 2026

September 11, 2026

October 9, 2026

November 13, 2026

December 11, 2026

PUBLIC MEETING SCHEDULING IS TENTATIVE. Items will be agendaized for PPC based on COMPLETE APPLICATIONS and ADEQUATE TIME FOR EVALUATION. The applicant will be contacted to confirm placement on agenda schedule.

2026 BCC Calendar

CITY COUNCIL
P&Z COMMISSION
BOA
PPC
CDBG
WIS

WORKFORCE HOUSING

NO MEETINGS DUE TO COUCIL CLOSURES

January						
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December						
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27	28	29	30	31		

ORDINANCE NO. 2026-1932

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT ("CITY"), YAVAPAI COUNTY, ARIZONA, REPEALING IN ITS ENTIRETY THE PRESCOTT CITY CODE, TITLE 1, CHAPTER 22 (PRESCOTT PRESERVATION COMMISSION) OF THE PRESCOTT CITY CODE; AND REPLACING IT WITH LANGUAGE INCLUDED IN EXHIBIT "A" ATTACHED HERETO; AND DIRECTING THE PRESCOTT PRESERVATION COMMISSION TO UPDATE ITS BYLAWS TO BE CONSISTENT WITH THE NEWLY ADOPTED CHAPTER 1-22 OF THE CITY CODE

RECITALS:

WHEREAS, Chapter 1-13 of the Prescott City Code authorizes the Mayor and Council to form Standing Committees of the City to act in an advisory role to the Mayor and Council; and,

WHEREAS, The Mayor and City Council wish to update Code language with respect to the Prescott Preservation Commission; and,

WHEREAS, the Mayor and City Council wish to replace said language by repealing Chapter 1-22 and several associated ordinances in their entirety and replace Chapter 1-22 with the attached document listed as Exhibit "A".

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

Section 1. THAT Title 1, Chapter 22, "*Prescott Preservation Commission*" is hereby repealed in its entirety to include the repeal of Ordinance No. 1461, Ordinance No. 1668, Ordinance No. 3236, and Ordinance No. 4739-1036.

Section 2. THAT the language in Title 1, Chapter 22 "*Prescott Preservation Commission*" shall be replaced with the language included in Exhibit "A" titled "CHAPTER 1-22 PRESCOTT PRESERVATION COMMISSION" and attached hereto.

Section 3. THAT the Prescott Preservation Commission is directed to amend its bylaws to be consistent with the changes to Chapter 1-22 and the amended bylaws shall be placed in the appendices of the City of Prescott Land Development Code.

PASSED AND ADOPTED by the Mayor and Council of the City of Prescott this 10th day of February 2026.

CATHEY RUSING, Mayor

ATTEST:

APPROVED AS TO FORM:

SARAH M. THORNHILL
City Clerk

JOSEPH D. YOUNG
City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)
County of Yavapai) ss.

I, the undersigned Sarah M. Thornhill, being the duly appointed, qualified City Clerk of the City of Prescott, Yavapai County, Arizona, certify that the foregoing Ordinance No. 2026-1932 is a true, correct and accurate copy of Ordinance No. 2026-1932, passed and adopted at a Voting Meeting of the Council of the City of Prescott, Yavapai County, Arizona, held on the _____ day of _____ 2026, at which a quorum was present and, by a _____ vote, _____ voted in favor of said resolution.

Given under my hand and sealed this _____ day of _____, 2026.

Seal

City Clerk

Exhibit "A"

CHAPTER 1-22 PRESCOTT PRESERVATION COMMISSION**SECTIONS:**

- 1-22-1: CREATION:
- 1-22-2: COMMISSION MEMBERS:
- 1-22-3: DUTIES:
- 1-22-4: ORGANIZATION:
- 1-22-5: MEETINGS:
- 1-22-6: AUTHORITY TO REMOVE MEMBERS:

1-22-1 CREATION:

There is hereby created a Prescott Preservation Commission which shall consist of seven (7) members appointed by the council, who shall be residents of the City of Prescott. During the review process, one member from the district property owners' committee as outlined in section 8.3 of the Prescott land development code within an established Prescott preservation district shall serve on the commission as a voting member. Members may continue to serve until their successors are duly appointed.

1-22-2 COMMISSION MEMBERS:

(A) Members: Seven (7) members shall be appointed by the mayor and city council. The members of the commission shall serve staggered terms of three (3) years, with terms to expire in March of the respective year.

All members of the commission shall have a demonstrated interest, experience or knowledge in at least one of the following: history, architectural history, architecture, historic interiors, historic architecture, planning, archaeology, historic archaeology, real estate, historic preservation, law, or another historic preservation related field. To the extent available in the community, at least two (2) members of the commission should be professionals from the disciplines of architecture, history, architectural history, planning, archaeology, or related historic preservation disciplines such as cultural geography or cultural anthropology.

(B) Compensation: Commission members shall serve without compensation.

(C) Absences: If any member shall be absent from more than three meetings without prior notice to the Chairman, City Clerk or Staff Liaison, he or she shall upon notification by the Chairman to City Council, and by a majority vote of the Council, cease to hold office. Exceptions will be made in emergency situations.

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.

(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)

1-22-4 ORGANIZATION:

At the first meeting following April 1st of each calendar year, the Commission shall elect from its membership, a chair and vice chair.

1-22-5 MEETINGS:

Meetings of the Prescott preservation commission shall be held at least once each month, provided, however, that special meetings may be called at any time by the chairman or by four (4) members of the said commission.

1-22-6 AUTHORITY TO REMOVE MEMBERS:

The council by a majority vote shall have the authority to remove any member of the Prescott preservation commission from office whenever, in its discretion, the best interest of the city shall be served thereby. This authority to remove members shall not apply to the member from the district property owners' committee.

ORDINANCE NO. 2026-1940

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AMENDING THE CITY OF PRESCOTT'S LAND DEVELOPMENT CODE APPENDICES BY REPLACING THE FORMER PRESCOTT PRESERVATION COMMISSION BY-LAWS WITH THE NEWLY AMENDED PRESCOTT PRESERVATION COMMISSION BY-LAWS; AND PROVIDING A SEVERANCE PROVISION.

RECITALS:

WHEREAS, the Prescott City Council recently changed its City Code, Chapter 1-22 (PRESCOTT PRESERVATION COMMISSION) to allow for uniformity with other City boards and commissions for the nomination of officials (Chair and Vice-Chair), addressing attendance, and the terms of Commission members; and,

WHEREAS, the Prescott Preservation Commission of the City of Prescott met and amended their by-laws; and,

WHEREAS, the City Council of the City of Prescott has determined that newly amended by-laws of the Prescott Preservation Commission should be officially added to the Appendices of the Prescott Land Development Code; and,

WHEREAS, directing that the new Prescott Preservation Commission by-laws to the Prescott Land Development Code Appendices would be in the best interest of public necessity, interest, convenience and general welfare of the City.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1: THAT the newly amended Prescott Preservation Commission by-laws, are to be added and incorporated into the Prescott Land Development Code Appendices, and shall replace the former Prescott Preservation Commission by-laws contained in the Appendices.

SECTION 2. SEVERANCE CLAUSE: THAT the provisions of this Ordinance and the Code and Code Amendments it incorporates are hereby declared to be severable; and, if any section, sentence, clause or phrase of this Ordinance, or any Code and Code Amendments that it incorporates shall, for any reason, be held to be invalid or unconstitutional, such decisions shall not affect the validity of the remaining sections, sentences, clauses and phrases of this Ordinance and the Code and Code Amendments it incorporates, but shall remain in effect, it being the legislative intent that this Ordinance

and the Code and Code Amendments it incorporates shall stand, notwithstanding the invalidity of any part thereof.

PASSED AND ADOPTED by the Mayor and Council of the City of Prescott on this _____ day of _____ 2026.

CATHEY RUSING, Mayor

ATTEST:

APPROVED AS TO FORM:

SARAH M. THORNHILL, City Clerk

JOSEPH D. YOUNG, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)

County of Yavapai) ss.

I, the undersigned Sarah M. Thornhill, being the duly appointed, qualified City Clerk of the City of Prescott, Yavapai County, Arizona, certify that the foregoing Ordinance No. 2026-1940 is a true, correct and accurate copy of Ordinance No. 2026-1940 passed and adopted at a Voting Meeting of the Council of the City of Prescott, Yavapai County, Arizona, held on the _____ day of _____, 2026, at which a quorum was present and, by a _____ vote, _____ voted in favor of said resolution.

Given under my hand and sealed this _____ day of _____, 2026.

Seal

City Clerk

EXHIBIT “A”**F. Prescott Preservation Commission Amended By-Laws****ARTICLE I****Name**

A. The name of this organization shall be: PRESCOTT PRESERVATION COMMISSION, City of Prescott, Arizona.

ARTICLE II**Purpose**

A. The Commission is responsible for acting in accordance with the provisions of the City Code: Title I, Chapter 22, Title III, Chapter 9 and Title X, and in accordance with City Council policies as adopted by the City Council, for the purpose of taking action on all matters which properly come within the purview of the Commission. (Amended: March 14, 1997, January 23, 2004, and February 10, 2026).

ARTICLE III**Membership**

A. Members shall be appointed by the Mayor and City Council in accordance with Title I, Chapter 22 of the City Code. Members may continue to serve until their successors are duly appointed. (Ord. 4449, 1-11-2005; amd. Ord. 4739-1036, eff. 04-13-2010).

B. The Commission shall consist of seven (7) members who shall be residents of the City of Prescott. The members of the Commission shall serve staggered terms of three (3) years, with terms to expire in March of the respective year. All members of the Commission shall have a demonstrated interest, experience or knowledge in at least one of the following: history, architectural history, architecture, historic interiors, historic architecture, planning, archaeology, historic archaeology, real estate, historic preservation, law, or another historic preservation related field. To the extent available in the community, at least two (2) members of the Commission should be professionals from the disciplines of architecture, history, architectural history, planning, archaeology, or related historic preservation disciplines such as cultural geography or cultural anthropology. (Amended September 14, 2001).

C. Members shall serve without compensation.

D. Absences: If any member shall be absent from more than three meetings without prior notice to the Chairman, City Clerk or Staff Liaison, he or she shall upon notification by the Chairman to City Council, and by a majority vote of the Council, cease to hold office. Exceptions will be made in emergency situations.

ARTICLE IV
Vacancies

- A. Commission members may resign from their appointed post for any reason. It is suggested that thirty (30) days written notice be given.
- B. Members must comply with the requirements of Council policy as set forth. Amended by Ordinance 4739-1036, eff. 04-13-2010).
- C. The Council, by a majority vote, shall have the authority to remove any member of the Prescott Preservation Commission from office whenever, in its discretion, the best interest of the City shall be served thereby. This authority to remove members shall not apply to the member from the district property owners' committee. (Ord. 1461, 8-11-1980).

ARTICLE V
Duties of Officers

- A. At the first meeting following April 1st of each calendar year, the Commission shall elect from its membership, a chair and vice chair.
- B. The Chairman shall
 - (1) Preside at all meetings
 - (2) Coordinate agenda with Planning and Zoning Office
 - (3) Coordinate with Community Development Director to provide current information on preservation regulations, City Council actions and Planning and Zoning policies. (Amended March 14, 1997).
- C. The Vice-Chairman shall act for the Chairman in his/her absence.
- D. The Secretary, who shall be appointed by the Community Development Director, shall keep a record of proceedings of all meetings, send out all meeting notices required, compile agenda, records, files, indexes and shall perform the clerical work of the Commission. (Amended March 14, 1997).
- E. The City Attorney shall be legal counsel.

ARTICLE VI
Meetings

- A. All meetings and hearings of the Commission shall be subject to the Arizona Open Meeting Law. Roberts Rules of Order Newly Revised will prevail. Meetings of the Prescott Preservation Commission shall be held at least once each month, provided, however, that special meetings

may be called at any time by the chairman or by four (4) members of the said commission. (Ord. 1668, 2-27-1984).

B. *Regular meetings* will be held on the second Friday of every month at 8:00 A.M. The day and time of the meeting may be changed by a majority vote of the Commission.

(Amended March 14, 1997 and December 14, 2003).

C. Special meetings may be called by the chairman or vice-chairman and one (1) other Commission member. (Amended September 14, 2001).

D. A Quorum will consist of four (4) members. (Amended September 14, 2001).

E. Agenda format (Amended March 14, 1997).

- (1) Call to order
- (2) Recording of members present/absent and staff attendance
- (3) Approval of minutes
- (4) Design review applications
- (5) Establishment of districts
- (6) Other agenda items
- (7) Recent communications
- (8) Adjournment

ARTICLE VII Amendments

A. Amendments to these by-laws may be made by a majority vote of the full Commission except that articles of these by-laws which are established by ordinance or resolution may not be changed unless authorized by City Council action.

ARTICLE VIII

A. Prescott Preservation Commission members occupy positions of public trust. Commission members shall strictly adhere to both the letter and the spirit of the laws of the State of Arizona pertaining to conflicts of interest and open meetings.

B. Commission members shall comply with the provisions of Title [38](#), Chapter 3, Article 8 of the Arizona Revised Statutes. (Amended March 14, 1997).

Approved on the 13th day of March, 2026, by a Quorum of the Prescott Preservation Commissioners.

Rick Sprain, Chairman
Prescott Preservation Commission

ATTEST:

APPROVED AS TO FORM:

Chelsea Walton
Community Development Director

Joseph D. Young
City Attorney

Date: _____

Date: _____



Historic Preservation Training 2026

TAMMY DEWITT
COMMUNITY PLANNER

May 8, 2026

Prescott Preservation Commission



Objectives

- A Brief History of Historic Preservation
- Prescott's Historic Districts
- What is a CLG?
- National Register District vs. Local Historic District
- Compare SOIS and Local Guidelines
- Commonly Referenced Guidelines from the Master Plan
- The Secretary of the Interior's Standards
- How the Standards are Applied
- Other Questions and Related Topics

A Brief History of Historic Preservation

In response to the destruction of older buildings and neighborhoods in the immediate post-World War II years, the National Historic Preservation Act of 1966 (NHPA) signaled America's commitment to preserving its heritage.

The NHPA established the framework that focused local, state, and national efforts on a common goal – preserving the historic fabric of our nation.

The NHPA:

- Conceived the national historic preservation partnership involving federal, tribal, state and local governments and the private sector.
- Fostered the system by which federal agencies survey and identify districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture, and use this information to plan projects so that, where possible, historic places are preserved.
- Established the National Register of Historic Places as we know it today. The National Register identifies the significant national patrimony and provides federal recognition to properties of state and local, as well as national, significance.
- Created the Advisory Council on Historic Preservation – charged with advising the President and the Congress on historic preservation matters and working with federal agencies to address historic resources in the fulfillment of their missions.
- Authorized matching grants, now called Historic Preservation Fund grants, to states, **Certified Local Governments**, and Indian tribes for historic preservation surveys, plans, and projects.

1960s–70s: Secretary's Standards

- 1966 NHPA authorized the Secretary of the Interior to "establish professional standards for the preservation of historic properties"
- 1971 Grants-in-Aid program for acquisition & development of National Register-listed properties
- 1973 Historic Preservation Grants-in-Aid: Policies and Procedures. Funds are available for stabilization, restoration, and reconstruction.
- 1976 Preservation Project Standards. Eligible treatments expanded to seven: acquisition, protection, stabilization, preservation, restoration, rehabilitation, and reconstruction.
- 1976 Tax Reform Act
- 1977 Seven sets of standards reduced to four:

Preservation, Restoration, Rehabilitation, Reconstruction

Historic Preservation in Prescott

- In 1974 the Bashford House was doomed to demolition if it was not moved. The owner, Delbert Pierce, donated the building to the Sharlot Hall Museum, and, after three months of hard work and every conceivable type of community fundraising, the house was moved in seven sections to the museum grounds on April 19, 1974. After a two-year rehabilitation and restoration, the house was opened to the public amidst much celebration on May 15, 1976.
- In 1974 Yavapai Heritage Foundation was organized- an outgrowth of the above community action.
- In 1976 the city council, following study and recommendation by an ad hoc committee, created by ordinance the overlay zoning which permitted owners to include eligible properties in a local register as a Townscape Conservation District (now an Historic Preservation District). Also created by ordinance was the Townscape Conservation Commission, now the Prescott Preservation Commission.
- In 1978 YHF received a grant and prepared a Multiple Resource Area nomination that represented the finest Territorial era architecture in Prescott.
- In 1980 Prescott becomes a CLG and passes a new Historic Preservation ordinance.
- In 1990 the City hires a part-time staff person to serve as the Historic Preservation Specialist.
- In 1997 the Historic Preservation Master Plan was adopted by City Council.
- Master Plan update will occur in future

What is a CLG?

A Certified Local Government (CLG) is a unit of local government that has met the requirements of, and has applied for, certification to become a fully participating partner in national and state historic preservation programs.

What Responsibilities does a CLG incur?

- Must enact an ordinance which establishes a historic preservation commission and which includes designation provisions for the identification and registration of historic property and the protection of such property.
- Must enforce the preservation ordinance.
- Must appoint and maintain a qualified historic preservation commission.
- Must abide by the provisions of the certification agreement.
- Must maintain a system for the survey and inventory of historic properties in the local area.
- Must provide for adequate public participation in the local historic preservation program.
- Recommend properties for nomination to the National Register of Historic Places.
- Review National Register of Historic Places nominations that involve properties within the local government's jurisdiction.
- Adhere to all federal requirements for CLG Program.
- If awarded preservation funding, abide by the grant agreement.

What advantages does the community gain by joining the CLG program?

- Gains greater control of local preservation issues
- Gains better access to federal funding for local preservation projects
- Ability to participate directly in the National Register nomination process
- Greater access to expertise, assistance, and guidance in resource management

SERIES OF SNAPSHOTS SHOWING DEMOLITION OF
 HOWEY'S HALL IN MAY 1959 ON THE CORNER OF
 CORTEZ AND GOODWIN STREETS. SITE OF NEW
 CITY HALL BUILDING.

PICTURES NUMBERED IN SEQUENCE OF DEMOLITION
 AND TAKEN BY JO OSTERMAN.



1



2

GHOST LEAVING
 HOWEY'S HALL
 MAY 1959



3



4



5



6



7



8



9



10



11



12

Picture # 6 note on back
 Dudley Combs, Officer

Picture # 11 note on back
 Sid Webb, Contractor
 nearest camera on left

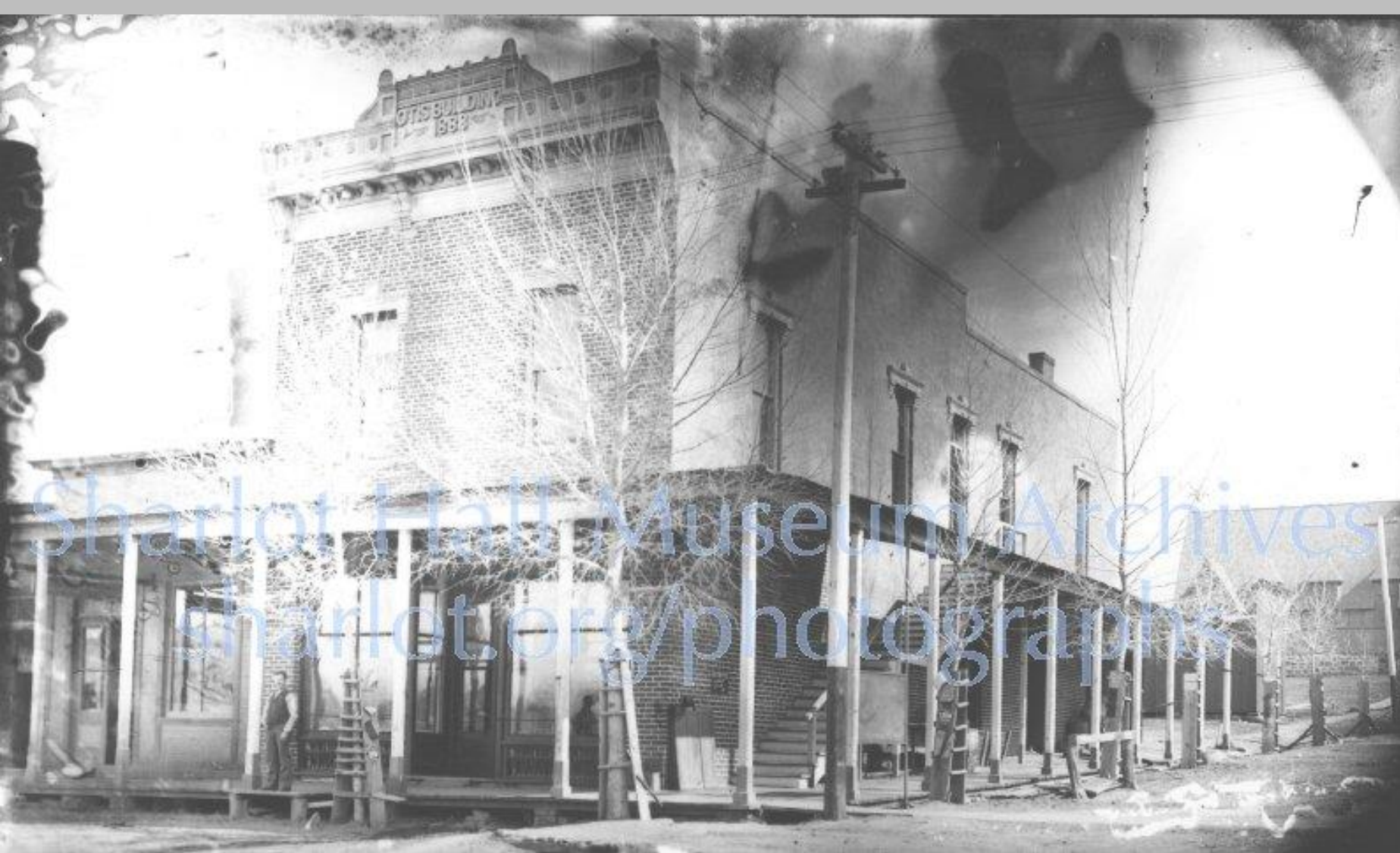


13

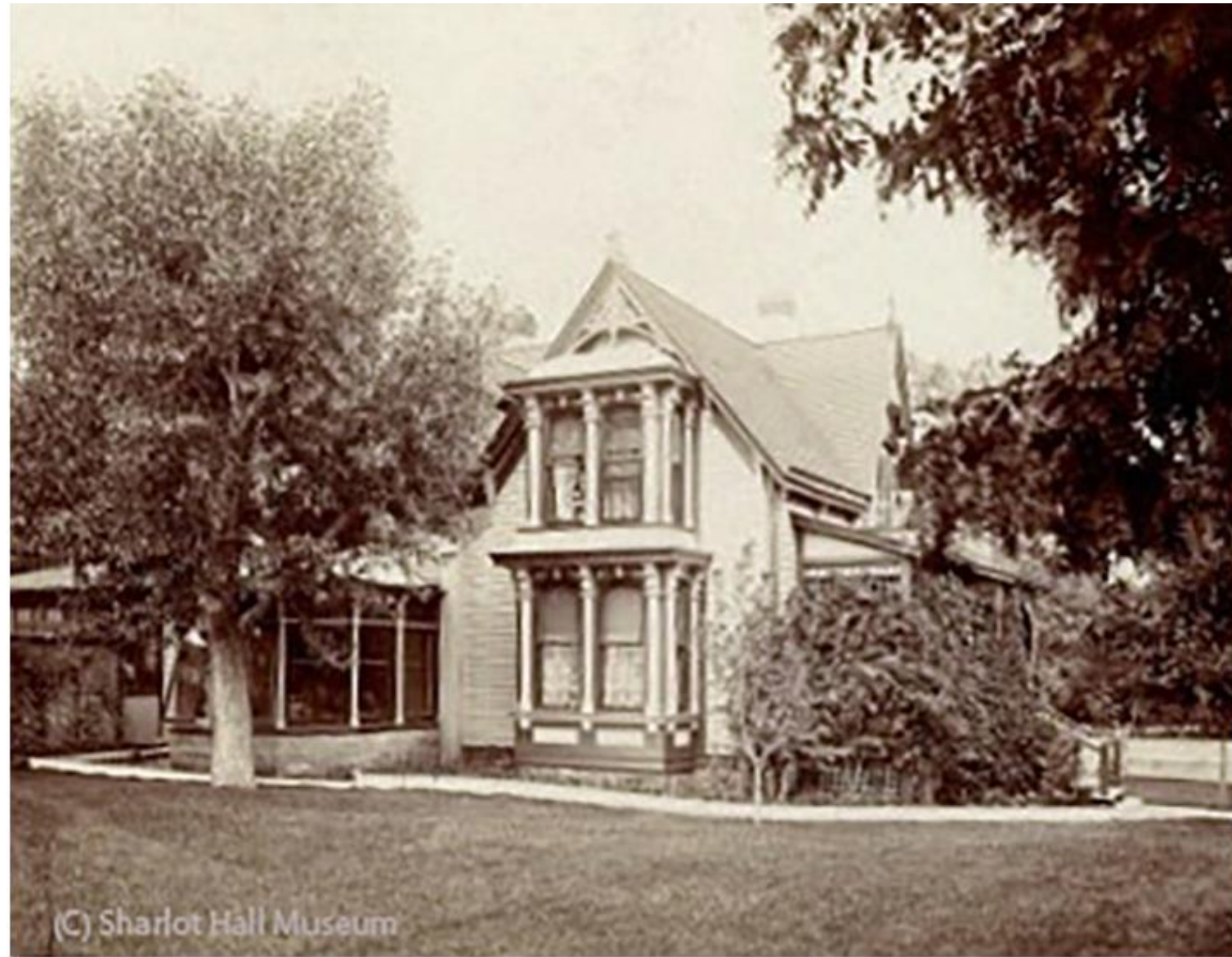












Exterior of Bashford House, 403 East Gurley Street, Prescott. Call number BU-RE-4254PC. (Sharlot Hall Museum)





National Register District

Prescott has 13 National Districts

A National Register Historic District is a historic district that is listed in the National Register of Historic Places. The National Register is our country's official list of historic places worthy of preservation. It includes individual buildings, structures, sites, and objects as well as historic districts that are historically, architecturally, or archaeologically significant.

The National Register is maintained by the U.S. Department of the Interior. In Arizona, the National Register program is administered by the State Historic Preservation Office (SHPO) of the Arizona State Parks Department.

vs

Local Historic District

Prescott has 13 Local Districts

A local historic district is a district designated by local ordinance and falls under the jurisdiction of a local preservation review commission (The Prescott Preservation Commission). A local historic district is generally "overlaid" on existing zoning classifications in a community; therefore, a local district commission deals only with the appearance of the district, not with the uses to which properties in the district are put.

Establishing a Local Historic District-

The Prescott Local Historic Preservation District designation process can be initiated by the property owner(s) in a potential district, provided that a petition is signed by a majority (51% minimum) of the property owners in the potential district.

SOI Standards

- developed by the NPS
- for federal projects
- interpreted by NPS and preservation professionals
- individual properties in limited context
- interior and exterior
- address use
- typically elective
- administrative; no due process
- appealable through NPS

vs.

Local Guidelines

- developed by the local community, based on Secretary's Standards
- for all projects in HPC purview
- used by volunteer board, staff, appeals bodies, property owners
- individual properties in district context
- exterior only
- do not address use
- non-elective
- quasi-judicial; due process
- appealable through courts

National Register Districts

City of Prescott National Register Districts

-  Contributor
-  1978 Multiple Resource Area
-  North Prescott
-  Armory
-  Courthouse Plaza
-  East Prescott
-  Fleury's Addition
-  Individual
-  Joslin and Whipple
-  Mile High
-  Pine Crest
-  South Prescott
-  West Prescott
-  Whipple Heights
-  Historic Homes at Hassayampa



CAUTION

MAP IS BASED ON IMPRECISE SOURCE DATA,
SUBJECT TO CHANGE AND FOR
GENERAL REFERENCE ONLY

0 250 500 1,000 1,500 Feet

Historic Preservation Districts

City of Prescott Historic Preservation Districts

-  Courthouse Plaza # 1
-  Edmund Wells Residence # 3
-  Elks Opera House/Theatre # 2
-  Ft. Necessity # 12
-  Hassayampa Inn # 7
-  Pine Crest # 10
-  Prescott Armory # 11
-  Rev. E. Meany Residence # 9
-  Sam Hill Warehouse # 4
-  Santa Fe Depot # 8
-  Southeast Prescott # 13
-  Union Street # 6
-  Historic Homes at Hassayampa # 15



CAUTION
MAP IS BASED ON IMPRECISE SOURCE DATA,
SUBJECT TO CHANGE AND FOR
GENERAL REFERENCE ONLY

0 500 1,000 1,500 Feet

Commonly Referenced Guidelines from the Master Plan

- Encourage scale consistent with existing structures and styles
- Additions to existing buildings should be to the rear of the property to maintain the front facade
- Locate doors consistent with the historic pattern (see text)
- Encourage porches consistent with the historic style (see text)
- Emphasize vertical orientation on windows, use several vertical windows for a larger opening versus a large horizontal window
- Encourage wood for replacement doors and windows
- Encourage the use of fabric awnings, on both residential and commercial buildings
- Encourage wood siding on residential buildings; brick and stone as secondary materials
- Encourage brick on new commercial buildings
- Encourage historic building proportions as stipulated in the text
- Encourage transoms above doors and windows extending to the bottom of the finished ceiling
- Emphasize vertical orientation on windows
- Do not allow historic materials to be covered or sheathed with stucco, gunite or any other sprayed or applied material; new or existing buildings must not be sheathed in wood, vinyl or metal
- Use only integral and natural colors of a neutral tone, compatible with the building and the district
- Use historically consistent signage; use only flat against the building; no flashing, revolving or roof-mounted signs are permissible
- Use incandescent or neon lighting for signage; box, cabinet or fluorescent signs are not acceptable
- Integrate awnings into the overall design of the building

Secretary of the Interior's
Standards for
The
Treatment of Historic Properties

aka

“Secretary’s Standards”

[NPS.gov](#) > [Home](#) > [What We Do](#) > The Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties

Using the Standards and Guidelines for Preservation, Rehabilitation, Restoration & Reconstruction

The purpose of **The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (2017)** is to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to beginning work. It is always recommended that preservation professionals be consulted early in any project.

- [Introduction, Historical Overview, Preservation Standards & Guidelines, Rehabilitation Standards & Guidelines \(pp.1-162, PDF\)](#)
- [Restoration Standards & Guidelines and Reconstruction Standards & Guidelines \(pp.163-241, PDF\)](#)

The Standards for the Treatment of Historic Properties address four treatments: preservation, rehabilitation, restoration, and reconstruction. As stated in the regulations ([36 CFR Part 68](#)) promulgating the Standards, "one set of standards ...will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project." These Standards apply not only to historic buildings but also to a wide variety of historic resource types eligible to be listed in the National Register of Historic Places. This includes buildings, sites, structures, objects, and districts.

IMPORTANT LINKS

[Standards & Guidelines for Preservation](#) >

[Standards & Guidelines for Rehabilitation](#) >

[Standards & Guidelines for Restoration](#) >

[Standards & Guidelines for Reconstruction](#) >

[Other Guidelines for Applying the Standards](#) >

[History of the Standards](#) >

[Rehabilitation Standards—Tax Credit Projects](#) >

[Planning Successful Rehabilitation Projects](#) >

The Guidelines are intended as an aid to assist in applying the Standards to all types of historic buildings. They are not meant to give case-specific advice or address exceptions or unusual conditions. They address both exterior and interior work on historic buildings. There are four sections, each focusing on one of the four treatment Standards: Preservation, Rehabilitation, Restoration, and Reconstruction. Each section includes one set of Standards with accompanying Guidelines that are to be used throughout the course of a project.

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

Choosing an Appropriate Treatment for the Historic Property

The Guidelines are intended to promote responsible preservation practices that help protect the nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But, once a treatment is selected, the Standards and Guidelines provide a consistent philosophical approach to the work.

Choosing the most appropriate treatment for a building requires careful decision making about a building's historical significance, as well as taking into account a number of other considerations:

- **Level of Significance.** National Historic Landmarks, designated for their "exceptional significance in American history," and other properties important for their interpretive value may be candidates for Preservation or Restoration. Rehabilitation, however, is the most commonly used treatment for the majority of historic buildings. Reconstruction has the most limited application because so few resources that are no longer extant can be documented to the degree necessary to accurately recreate the property in a manner that conveys its appearance at a particular point in history.
- **Physical condition.** Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or a new addition are necessary for a new use, then Rehabilitation is probably the most appropriate treatment.
- **Proposed use.** Many historic buildings can be adapted for a new use or updated for a continuing use without seriously impacting their historic character. However, it may be very difficult or impossible to convert some special-use properties for new uses without major alterations, resulting in loss of historic character and even integrity.
- **Code and other regulations.** Regardless of the treatment, regulatory requirements must be addressed. But without a sensitive design approach such work may damage a building's historic materials and negatively impact its character. Therefore, because the ultimate use of the building determines what requirements will have to be met, some potential uses of a historic building may not be appropriate if the necessary modifications would not preserve the building's historic character. This includes adaptations to address natural hazards as well as sustainability.

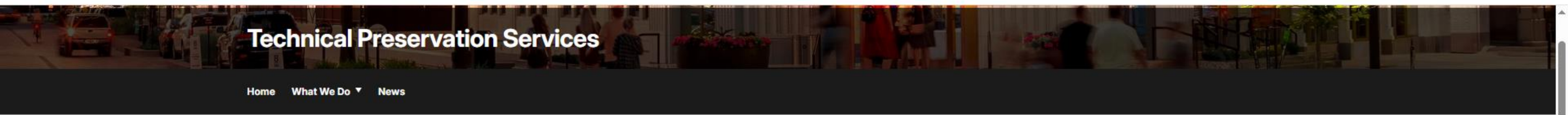
History of the Standards

Read a [History of The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.](#)

“Technically Feasible”

“Consider substitute materials only if the original materials are not technically feasible.”

“Compatible substitute materials shall be permitted only when use of the original material is not feasible.”



[NPS.gov](#) > [Home](#) > [What We Do](#) > Preservation Briefs

Preservation Briefs

Preservation Briefs provide information on preserving, rehabilitating, and restoring historic buildings. These publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to Historic Preservation Tax Incentives Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

Most of the briefs are sold ONLY in sets through the [U.S. Government Bookstore](#) of the Government Printing Office.

- Preservation Briefs #1–14 are sold only as a set—*GPO stock number 024-005-01026-2*
- Preservation Briefs #15–23 are sold only as a set—*GPO stock number 024-005-01256-7*
- Preservation Briefs #24–34 are sold only as a set—*GPO stock number 024-005-01147-1*
- Preservation Briefs #35–42 are sold only as a set—*GPO stock number 024-005-01219-2*

Preservation Briefs #1, 3, 14, 15, 33, 35, 37, 39, 41–50 can be purchased as single copies.

1. [Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings](#). Robert C. Mack, FAIA, and Anne E. Grimmer. Surveys a variety of cleaning methods and materials and provides guidance on selecting the most appropriate method and the gentlest means possible. Discusses water-repellent and waterproof coatings, the purpose of each, the suitability of their application to historic masonry buildings, and possible consequences of their inappropriate use. 2000. *GPO stock number 024-005-01207-9*
2. [Repointing Mortar Joints in Historic Masonry Buildings](#). Robert C. Mack, FAIA, and John P. Speweik. Provides general guidance on appropriate materials and methods for repointing historic masonry buildings. 1998.
3. [Improving Energy Efficiency in Historic Buildings](#). Jo Ellen Hensley and Antonio Aguilar. Discusses the inherent energy efficient features of historic buildings. Recommends actions to increase energy efficiency. Describes alternate energy sources that have been used for historic buildings. 2011. *GPO stock number 024-005-01294-0*

16 PRESERVATION BRIEFS

The Use of Substitute Materials on Historic Building Exteriors

John Sandor, David Trayte, and Amy Elizabeth Uebel



National Park Service
U.S. Department of the Interior

Technical Preservation Services

The *Secretary of the Interior's Standards for Rehabilitation* generally require that deteriorated distinctive architectural features of a historic property be repaired rather than replaced. Standard 6 of the *Standards for Rehabilitation* further states that when replacement of a distinctive feature is necessary, the new feature must “match the old in composition, design, color, texture, and other visual properties, and, *where possible*, materials” (emphasis added). While the use of matching materials to replace historic ones is always preferred under the *Standards for Rehabilitation*, the Standards also purposely recognize that flexibility may sometimes be needed when it comes to new and replacement materials as part of a historic rehabilitation project. Substitute materials that closely

The term *substitute materials* is used to describe building materials that have the potential to match the appearance, physical properties, and related attributes of historic materials well enough to make them alternatives for use in current preservation practice when historic materials require replacement.

Compelling reasons to use a substitute material instead of the historic material include the unavailability or poor performance of the historic material, or environmental pressures or code-driven requirements that necessitate a change in material. When using a substitute material for replacement it is critical that it match the historic material in all of its visual and physical properties to preserve the

Historic Features and Substitute Materials

Potential 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			●		●	●

The above chart lists materials that are sometimes used as substitutes for replacement of historic building features. Even within a given category, all materials may not be equally suitable as a substitute replacement material for the actual historic material or feature. Any substitute material should be selected based on its specific physical and visual characteristics, conditions, and intended application consistent with the Secretary of the Interior's Standards for Rehabilitation.



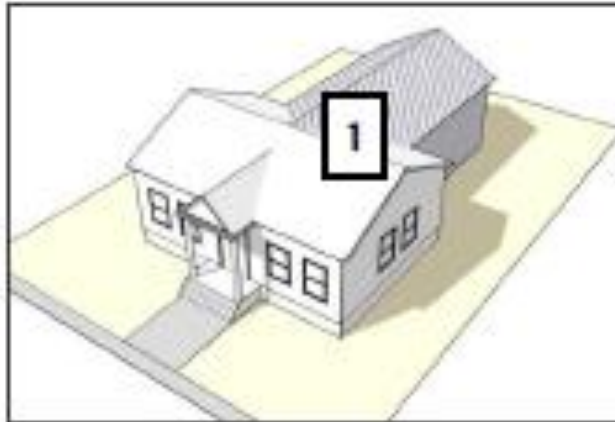
From the National Level
To
Local Level
How the Standards are
Applied

Massing and Form of Residential Additions

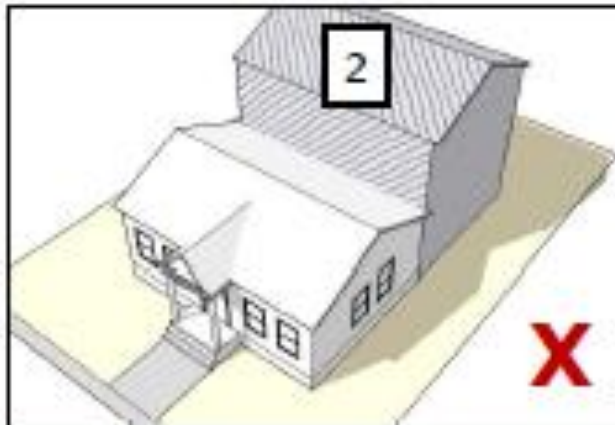
- 1** Site residential additions to the rear of the building whenever possible and provide a clear distinction between old and new building forms using a setback or other visual transition.
- 2** Residential additions that overwhelm or fundamentally change the overall massing of the original structure in terms of their height and building footprint are not appropriate.
- 3** Full-floor second story additions that obscure the form of the original structure or are in contrast with the historic context of the block are not appropriate.



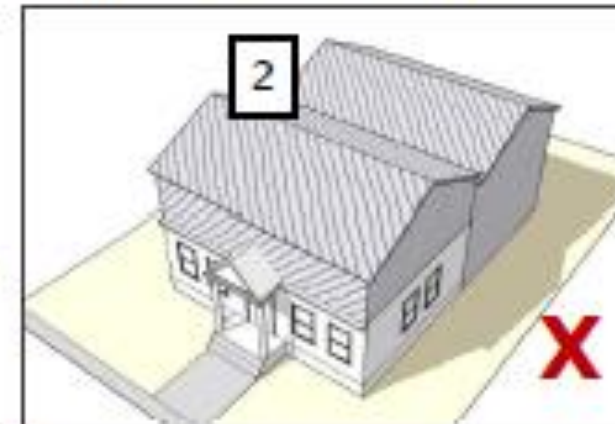
Original one-story historic home characteristic of homes found along the block.



Appropriate one-story addition attached to the rear of the original structure.



Inappropriate two-story addition attached to the rear of the original structure



Inappropriate second-story and rear addition.

Location & Design of a Residential Addition

A number of scenarios for rear and rooftop additions to a historic structure are illustrated below and on the following page. The illustrations demonstrate one condition on an interior (non-corner) lot. The location and design of the additions illustrated on this page are compatible with the historic structure and surrounding context.

1. SUBORDINATE REAR ADDITION

This modestly-scaled rear addition is minimally visible from the public right-of-way to achieve a high level of compatibility with the historic structure and context.



2. SUBORDINATE REAR ADDITION WITH CONNECTING ELEMENT

This rear-addition is clearly differentiated from the original structure with a connecting element that also breaks the wall plane between the original structure and the addition to achieve a high level of compatibility with the historic structure and context.



3. REAR DORMER ADDITION

This new shed dormer provides a compatible small-scale addition because it is located on the rear slope of the existing roof line and is minimally visible from the public right-of-way. See "Dormer Location" on page 35 for more information.



4. SIDE DORMER ADDITION

This new shed dormer provides a compatible small-scale addition because it is subordinate to the roof form and is located substantially to the rear of the front façade.

Note that dormer shapes on street visible sides should match roof forms and dormer shapes seen historically whenever possible, but shed dormers can be appropriate if unobtrusive as illustrated.



Figure 23: Location & Design of a Residential Addition

Location & Design of a Residential Addition (continued)

The location and design of the first two additions illustrated on this page (scenarios 5 & 6) may be acceptable in some contexts or situations, while the remaining additions (scenarios 7-9) illustrate incompatible approaches.

5. TWO-STORY REAR ADDITION WITH CONNECTING ELEMENT

This rear-addition is taller than the original structure but is still clearly differentiated with a connecting element to achieve an acceptable level of compatibility with the historic structure and context in most cases.



6. GABLE-FRONT ROOFTOP ADDITION WITH SETBACKS

This rooftop addition is set back from the front and side façades. The illustrated design may not be appropriate in all cases and would require sensitivity to ensure that the integrity of the historic house is retained.



7. INCOMPATIBLE TWO-STORY REAR ADDITION

This two-story rear addition is not compatible with the historic structure and context because it overpowers the original structure. It is also wider than the original structure, which makes it more visible from the public right-of-way.



8. INCOMPATIBLE ROOFTOP ADDITION WITH SETBACKS

This rooftop addition is set back from the front and side. However, it is not compatible with the historic context because it overpowers the original structure, extends onto the front-facing roof plane, and destroys a significant proportion of the historic roof.



9. INCOMPATIBLE ROOFTOP ADDITION

This rooftop addition is not compatible with the historic structure and context because it overpowers the original structure's mass and scale and adversely affects its integrity. The minimal setback from the front façade makes it highly visible from the public right-of-way.



Figure 23: Location & Design of a Residential Addition (continued)

This



A modest setback combined with compatible, but varied, roof forms distinguishes this rear addition (left) as new without distracting from the character of the original structure.



This addition is sited below the peak of the roof and is scaled so as not to alter the appearance of the home's front façade or otherwise detract from the original structure.



A side dormer addition with similar roof forms and architectural details complements, but doesn't detract from, the character of the original structure.

Not This



A lack of variation in roof form, height, and massing blurs the line between this rear addition (right) and the original structure.



The scale and placement of this inappropriate second story addition overwhelms and obscures the form and character of the original structure.



This dormer addition varies dramatically in form and materials from the original structure and is clearly visible from the public right-of-way.



Materials and Textures for Additions

- 1** Use materials that match the original structure in terms of their type, color, and texture.
- 2** Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. The corrugated metal siding used in this example may not be appropriate for an addition to a historic home with wood siding.



Materials for additions should be compatible with the architectural style and materials of the original structure.



This rear addition complements architectural details found on the primary historic structure.



These additions detract from, rather than complement, the character of the primary historic structures due to the use of incompatible roof forms, massing, and architectural details.

Architectural Details for Additions

- 1 Design additions to reflect their time while respecting the historic context.
- 2 Do not introduce new architectural details, such as this new shed roof addition, that visually compete with architectural details found on the original structure.
- 3 The introduction of sloped roof forms and strong vertical elements in this rooftop addition distracts from the historic character of the original structure.

General Principles for Additions (continued)



68. Design an addition to be recognized as current construction.



69. Differentiate an addition from the original structure with an offset of at least four inches and/or with a change in material or size.

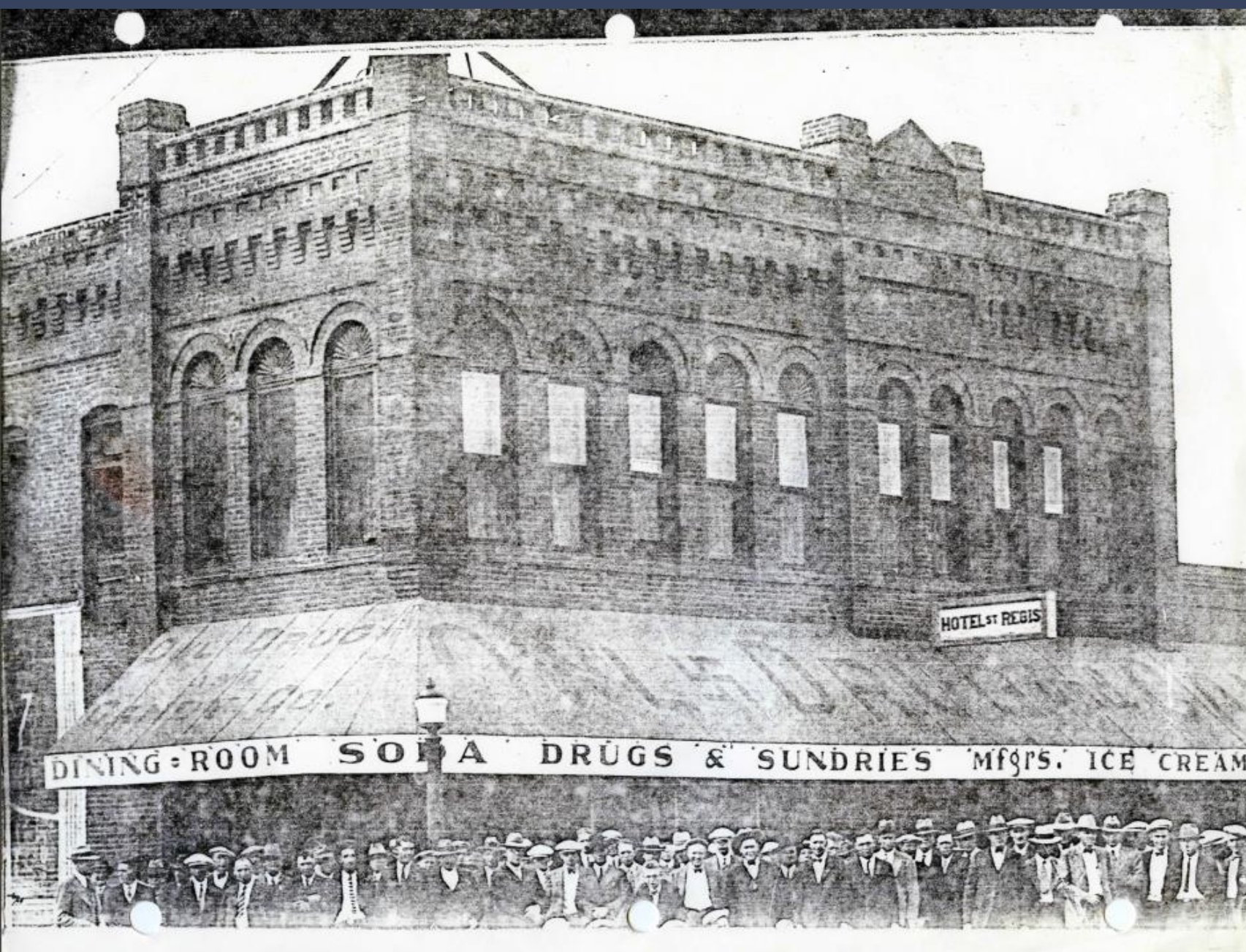
New Residential Additions



72. Place a one-story addition to the rear of the existing structure, if possible. The addition illustrated above is subordinate to the main structure and uses similar materials but is slightly differentiated.



73. Design a rooftop addition to minimize impacts on the residential structure and context of the historic district. The rooftop addition illustrated above is incompatible because it overwhelms the original structure and has a high visual impact.



Other Questions and Related Topics?

PUBLISHED IN THE
PRESCOTT COURIER ON
10/5/94 & 10/12/94



INSTRUMENT # 9463066
OFFICIAL RECORDS OF
YAVAPAI COUNTY
MARGO W. CARSON

REQUEST OF:

CITY OF PRESCOTT

DATE: 10/27/94 TIME: 15:30

FEE: 25.00 SC: PT:

BOOK 2919 PAGE 240 PAGES: 049

ORDINANCE NO. 3272

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, PROVIDING FOR AN OVERLAY ZONE DESIGNATING THE PINE CREST HISTORIC PRESERVATION DISTRICT, REGULATING THE USE OF CERTAIN PROPERTY THEREIN, AND AMENDING THE ZONING MAP OF THE CITY OF PRESCOTT.

WHEREAS, the City of Prescott is empowered to establish districts of historical significance pursuant to ARS Section 9-462.01(A)(10); and

WHEREAS, the City of Prescott Preservation Commission has determined that certain property within the City limits meets the requirements of ARS §9-462.01(A)(10) and Prescott City Code § 3-9-1; and

WHEREAS, the City Council of the City of Prescott has determined that the foregoing property meets the requirements of ARS §9-462.01(A)(10) and Prescott City Code § 3-9-1; and

WHEREAS, the City of Prescott has complied with the provisions of ARS Section 9-462.01 et seq. and PC § 3-9-1.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT, there is hereby established the Pine Crest Historic Preservation District, the boundaries of which are more particularly set forth in the attached Exhibit "A".

SECTION 2. THAT, in addition to those requirements as set forth in Prescott City Code Section 3-9-1, those properties within the Pine Crest Historic Preservation District shall comply with those standards necessary to preserve the historical character of said property, as more particularly set forth in the attached Exhibit "B".

SECTION 3. THAT, at least three (3) copies of the Zoning Map of the City of Prescott as adopted pursuant to Title X, Chapter 1 of the City Code, and as subsequently amended, including the amendments herein, shall be filed immediately in the Office of the City Clerk of the City of Prescott and shall be available for public use and inspection.

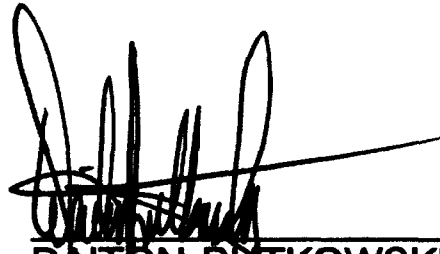
BK	FEE
	25
MAP	\$4
PCL	\$5
	\$1
	25

BOOK 2919 PAGE 240

Ordinance No. 3272 - continued:

PASSED, APPROVED and ADOPTED by the Mayor and Council of the City of Prescott, Arizona, on this 27 day of SEPTEMBER, 1994.

SEAL



DAITON RUTKOWSKI, Mayor

ATTEST:


MARIE L. WATSON, City Clerk

APPROVED AS TO FORM:


JOHN R. MOFFITT, City Attorney

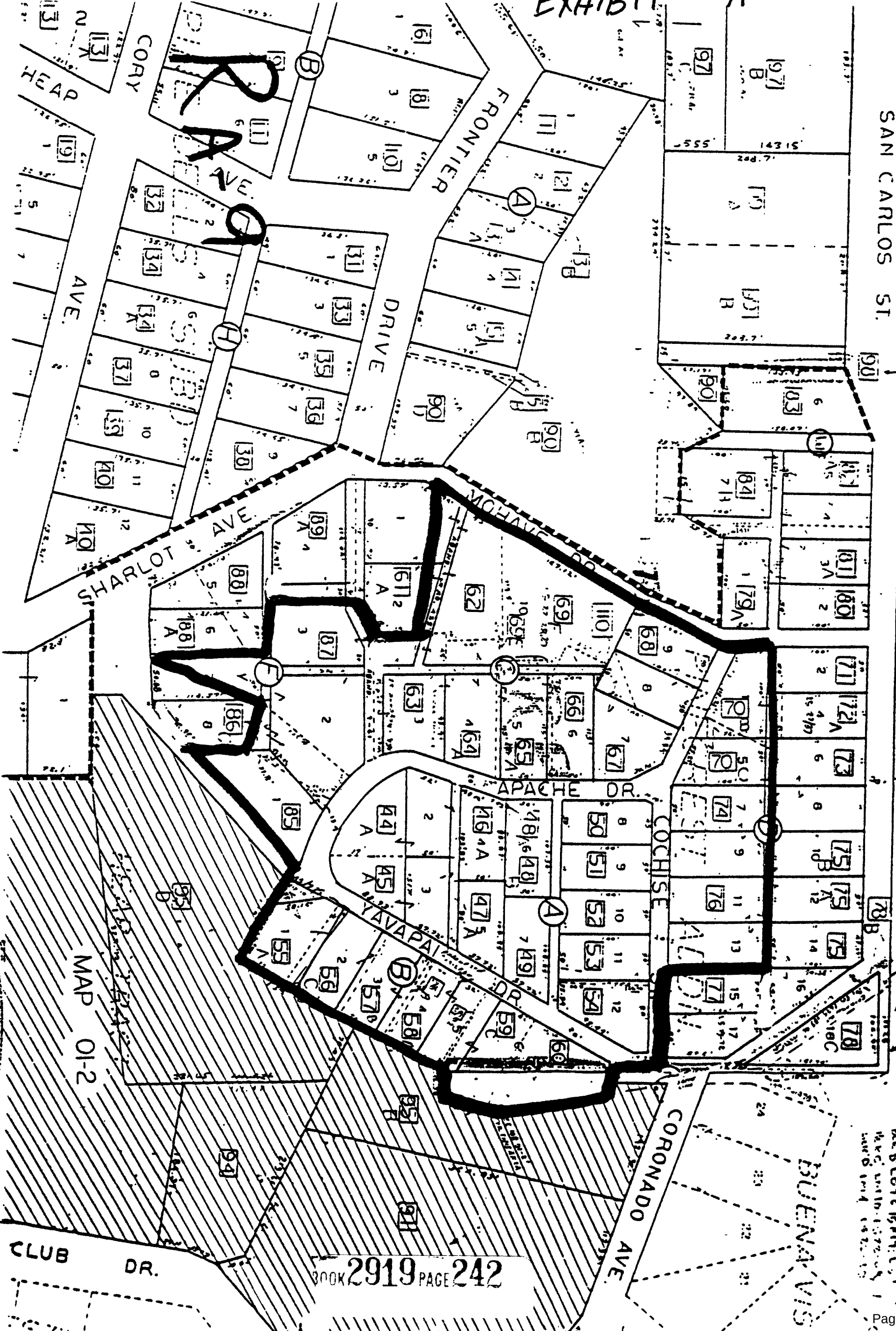
EXHIBIT "A"

SAN CARLOS ST.

MAP 109-06-1 U

PINECREST

PLAT 15111
RECORDED
JAN 14 1970



MAP 01-2

BOOK 2919 PAGE 242

EXHIBIT "A"

Those properties located in Yavapai County, Arizona more particularly identified on the attached Exhibits A-2 through A-36 inclusive.

EXHIBIT "A-2"

Lot Number Three (3) in Block lettered "A" in PINE CREST, an Addition to the City of Prescott, Yavapai County, Arizona, according to the official map or plat of said Pine Crest on file and of record in the office of the County Recorder of Yavapai County, Arizona, and all that portion of Lot numbered One (1) in Block lettered "A" in said PINE CREST, described as follows:

Beginning at the Southeast (SE) corner of said lot numbered One (1); thence Northerly along the East line of said lot numbered One (1) a distance of Seventy-one and fifteen hundredths (71.15) feet to the Northwest (NW) corner of said Lot numbered Three (3); thence Northwesterly, Seventy-seven (77) feet, more or less, at an included angle $110^{\circ}49'$ with the West line of said lot numbered Three (3), to the East line of Apache Drive; thence Southerly along the East line of Apache Drive and the North line of Yavapai Drive to the point of beginning.

EXHIBIT "A-3"

Lot Number Three (3) in Block lettered "A" in PINE CREST, an Addition to the City of Prescott, Yavapai County, Arizona, according to the official map or plat of said PINE CREST on file and of record in the office of the County Recorder of Yavapai County, Arizona, and all that portion of Lot numbered One (1) in Block lettered "A" in said PINE CREST, described as follows:

BEGINNING at the Southeast corner of said lot numbered One (1); thence Northerly along the East line of said lot numbered One (1) a distance of Seventy one and fifteen hundredths (71.15) feet to the Northwest corner of said Lot numbered Three (3); thence Northwesterly, Seventy-seven (77) feet, more or less, at an included angle $110^{\circ}49'$ with the West line of said lot numbered Three (3), to the East line of Apache Drive; thence Southerly along the East line of Apache Drive and the North line of Yavapai Drive to the point of BEGINNING.

EXHIBIT "A-4"

Lot 4, Block "A", PINE CREST, according to the plat of record in Book 2 of Maps, Page 70, records of Yavapai County, Arizona.

EXHIBIT "A-5"

Lot 5, Block "A", PINECREST ADDITION, according to the plat of record on file in the office of the County Recorder, Yavapai County, Arizona, in Book 2 of Maps, page 70.

BOOK 2919 PAGE 247

EXHIBIT "A-6"

All that portion of Lot 6, Block "A", PINECREST, according to the plat of record in Book 2 of Maps, Page 70, records of Yavapai County, Arizona, described as follows:

Beginning at the Northwest corner of said Lot 6;

Thence East (basis of bearing for this description) 5.09 feet along the North line of said Lot 6;

Thence South 04 degrees, 25 minutes, 30 seconds West, 66.00 feet to a point on the West line of said Lot 6;

Thence North 65.80 feet along the West line of said Lot 5 to the POINT OF BEGINNING.

EXHIBIT "A-7"

Lot 6, Block "A", PINE CREST, according to the plat of record in Book 2 of Maps, page 70, records of Yavapai County, Arizona.

EXCEPT beginning at the Northwest corner of said Lot 6; thence East (basis of bearing for this description) 5.09 feet along the North line of said Lot 6; thence South $04^{\circ}25'30''$ West, 66.00 feet to a point on the West line of said Lot 6; thence North 65.80 feet along the West line of said Lot 6 to the POINT OF BEGINNING.

BOOK 2919 PAGE 249

EXHIBIT "A-8"

Lot 7, Block A, PINE CREST, according to the plat of record on file in the office of the County Recorder, Yavapai County, Arizona, in Book 2 of Maps, Page 70.

BOOK 2919 PAGE 250

EXHIBIT "A-9"

Lot 8, Block A, PINE CREST SUBDIVISION, according to the plat of record in Book 2 of Maps, Page 70, records of Yavapai County, Arizona.

BOOK 2919 PAGE 251

EXHIBIT "A-10"

Lot 9, BLOCK A, PINE CREST, according to the plat of record in Book 2 of Maps, Page(s) 30, records of Yavapai County, Arizona.

BOOK 2919 PAGE 252

EXHIBIT "A-11"

Lot 10, Block "A" PINE CREST, according to the plat of record in the office of the Yavapai County Recorder in Book 2 of Maps, page 30.

BOOK 2919 PAGE 253

EXHIBIT "A-12"

Lot 11, Block "A", PINE CREST, according to the plat of record in the office of the County Recorder of Yavapai County, Arizona, recorded in Book 2 of Maps, page 70 and all that portion of Lot 12, BLOCK "A", PINE CREST, according to the plat of record in the office of the County Recorder, Yavapai County, Arizona, recorded in Book 2 of Maps, page 70, described as follows:

BEGINNING at the Northeast corner of said Lot 12;

THENCE South 5.71 feet along the East line of said Lot 12;

THENCE North 87 degrees 04 minutes West, 25.56 feet;

THENCE North, 2.28 feet;

THENCE North 89 degrees 19 minutes West, 21.11 feet;

THENCE South 87 degrees 04 minutes West, 8.58 feet;

THENCE North 87 degrees 30 minutes West, 44.81 feet to a point on the West line of said Lot 12;

THENCE North 1.12 feet along the West line of said Lot 12 to the Northwest corner thereof;

THENCE East, 100.00 feet along the North line of said Lot 12 to the POINT OF BEGINNING.

EXHIBIT "A-13"

LOT 12, BLOCK "A" of PINECREST SUBDIVISION, as recorded in Book 2 of Maps, and Plats, page 70, records of Yavapai County, EXCEPT that portion described as follows:

BEGINNING at the Northeast corner of said Lot 12; thence South 5.71 feet along the East line of said Lot 12, thence North $88^{\circ}46'$ West, 25.56 feet; thence North 2.28 feet; thence North $89^{\circ}19'$ West, 21.11 feet; thence South $87^{\circ}04'$ West 44.81 feet to a point of the West line of said Lot 12; thence North 1.12 feet along the West line of said Lot 12 to the Northwest corner thereof; thence East, 100.00 feet along the North line of said Lot 12 to the POINT OF BEGINNING.

EXHIBIT "A-14"

Lot 1, Block B, Pine Crest, according to the plat of record in the office of the Yavapai County Recorder in book 2 of Maps, page 7 with the addition of the following described portion:

All that portion of Lot One (1) and Lot Two (2), in block lettered "B" in Pine Crest, an addition to the City of Prescott, Yavapai County, Arizona, as delineated on the Official Plat on file in the Office of the County Recorder of Yavapai County, Arizona, described as follows:

BEGINNING at the original Northeast corner of said Lot 1;

Thence Westerly along the North line thereof a distance of 4.0 feet to a chiselled "+" in concrete curb;

Thence Southerly 100.24 feet more or less to a chiselled "+" on a boulder on the South line of said Lot 1, a distance of 13.0 feet Westerly of the Southeast corner thereof;

Thence Easterly along the South line of Lot 1 a distance of 8.5 feet to a 1/2 inch iron stake;

Thence Northerly a distance of 100.29 feet more or less to a nail and shiner in concrete curb on the North line of Lot 2, a distance of 5.0 feet Easterly of original Northwest corner of said Lot 2;

Thence Westerly 5.0 feet along the North line to the Northwest corner of said Lot 2 and the POINT OF BEGINNING.

Containing 874 Square Feet or 0.0201 Acres more or less.

EXHIBIT "A-15"

PARCEL I:

Lot 2, Block B, PINE CREST, according to the plat of record in the office of the Yavapai County Recorder in Book 2 of Maps, Page 70.

PARCEL II:

All that portion of Lot 1, Block B, PINE CREST, according to the plat of record in the office of the Yavapai County Recorder in Book 2 of Maps, page 70, described as follows:

BEGINNING at the Northeast corner of said Lot 1; thence Westerly along the North line thereof a distance of 4 feet to a point; thence Southerly to a point on the South line of said Lot 1 distant 13 feet Westerly of the Southeast corner thereof; thence Easterly along the South line of said Lot 1, a distance of 13 feet to the Southeast corner thereof; thence Northerly along the East line of said Lot 1 to the PLACE OF BEGINNING.

EXCEPTING therefrom any portion lying within a certain piece of property Deeded to IRA G. McCORMICK and JEAN B. McCORMICK, in Book 1605 of Official Records, page 51.

PARCEL III:

All that portion of Lot 3, Block "B", PINECREST, according to the plat of record in the office of the Yavapai County Recorder in Book 2 of Maps, page 70, described as follows:

BEGINNING at a point on the Northerly line of Lot 3, a distance of 7.00 feet Southeasterly of the Northwest corner; thence Northwesterly 7.00 feet to the Northwest corner of Lot 3; thence Southerly along the Westerly line of Lot 3 to the Southwest corner; thence Southeasterly 7.00 feet along the Southerly line of Lot 3; thence Northeasterly parallel to the Westerly line of Lot 3 to the POINT OF BEGINNING.

EXHIBIT "A-16"

All that portion of Lots 3 & 4, Block "B" PINE CREST Subdivision, recorded in Book 2 of Maps and Plats, Page 70, Yavapai County Records Office, described as follows:

BEGINNING at the Southwest corner of Lot 1, Block "B" PINE CREST Subdivision marked with a one-half inch rebar;

Thence South $60^{\circ}31'$ East 126.96 feet along the Southerly line of Lots 1, 2, and 3 to a one-half inch rebar and the TRUE POINT OF BEGINNING;

Thence South $60^{\circ}31'$ East 59.98 feet to a one-half inch rebar;

Thence North $29^{\circ}29'$ East 100.00 feet to nail and brass tag in concrete curb on the Southerly right-of-way of Yavapai Drive;

Thence North $60^{\circ}31'$ West 59.98 feet to a one-half inch rebar;

Thence South $29^{\circ}29'$ West 100.00 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A-17"

All that portion of Lots 4 and 5, Block "B" PINE CREST SUBDIVISION, recorded in Book 2 of Maps and Plats, Page 70, Yavapai County Recorder's Office, Arizona, described as follows:

BEGINNING at the Southwest corner of Lot 1, Block "B", PINE CREST SUBDIVISION, marked with a one-half inch rebar;

Thence South $60^{\circ}31'$ East, 186.94 feet along the Southerly line of Lots 1-4 to a one-half inch rebar and THE TRUE POINT OF BEGINNING;

Thence South $60^{\circ}31'$ East, 66.46 feet to a one-half inch rebar;

Thence North $89^{\circ}30'22''$ East, 1.04 feet to a one-half inch rebar;

Thence North $28^{\circ}35'30''$ East, 99.49 feet to a cross in the curb on the Southerly right-of-way of Yavapai Drive;

Thence North $60^{\circ}31'$ West, 65.81 feet to a nail and brass tag in the concrete curb;

Thence South $29^{\circ}29'$ West, 100.00 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A-18"

PARCEL 1:

The West Forty-two (42) feet of Lot Six (6) and the East Eighteen (18) feet of Lot Five (5), Block B, PINE CREST ADDITION, in the City of Prescott, Arizona, according to the official map and plat thereof, on file and of record in the office of the Yavapai County Recorder.

PARCEL II:

Lots Two (2) and Three (3), MANZANITA MESA, a subdivision in Yavapai County, Arizona, according to the official map and plat thereof, on file and of record in the office of the Yavapai County Recorder.

PARCEL III:

A portion of Lot Six, Block "B", PINE CREST, an Addition to the City of Prescott, a Subdivision in Yavapai County, Arizona, according to the plat of record in the office of the Yavapai County Recorder in Book 2 of maps, page 30, described as follows:

BEGINNING at an iron pin, the Southeast corner of Pine Crest; thence South $89^{\circ}09'$ West, 249.68 feet to an X in the concrete pavement; thence North $0^{\circ}30'$ West, 3.55 feet to an iron pin; the intersection of Yavapai Drive and Second Street; thence north $71^{\circ}14'20''$ West, 52.93 feet to the ACTUAL POINT OF BEGINNING, the Northeast corner of Lot Six, Block "B", Pine Crest; thence North $60^{\circ}31'$ West, along the South line of Yavapai Drive, 86.68 feet; thence South $29^{\circ}29'$ West, 62.3 feet to a point on the South line of said Lot Six, Block "B"; thence North $89^{\circ}09'$ East, 106.27 feet to the Southeast corner of Lot Six; thence North $0^{\circ}51'$ West, 10.0 feet to the ACTUAL POINT OF BEGINNING.

PARCEL IV:

A portion of the Southeast Quarter of the Northeast Quarter of Section Five, Township Thirteen North, Range Two West of the Gila and Salt River Base and Meridian, described as follows:

BEGINNING at an iron pin, the Southeast corner of Pine Crest; thence South $89^{\circ}09'$ West, 259.68 feet to a point opposite the West line of Second Street, the ACTUAL POINT OF BEGINNING; thence South $0^{\circ}30'$ East, 10.0 feet; thence South $80^{\circ}36'40''$ West, 175.75 feet to the Southeast corner of Tract Number 2; thence North $29^{\circ}29'$ East, 41.81 feet to the Northeast corner of Tract Number 2, a point on the South line of Pine Crest; thence North $89^{\circ}09'$ East, 152.75 feet to the ACTUAL POINT OF BEGINNING.

EXHIBIT "A-18" (continued)

PARCEL V:

That portion of alley in Pinecrest Subdivision, lying adjacent and immediately south of the easterly portion of Lot Six, Block "B" of said subdivision, and lying adjacent to those lands conveyed under deed recorded in Book 113, Page 221, of Official Records, Yavapai County, Arizona.

PARCEL VI:

All that portion of the Northeast quarter of Section Five (5), Township Thirteen (13) North, Range Two (2) West, Gila and Salt River Base and Meridian, described as follows:

BEGINNING at the Southeast corner of the Pine Crest Subdivision; thence South $89^{\circ}09'$ West, 236.01 feet; thence South $18^{\circ}30'30''$ West, 156.33 feet to the Northeast corner of the Kieckhefer Parcel, as recorded in Book 194, page 252 of Deeds, Yavapai County Recorder's Office, and the TRUE POINT OF BEGINNING; thence North $76^{\circ}05'$ West, 364.83 feet; thence North $24^{\circ}23'30''$ West to a point on the Southerly line of Lot 3, Block B, Pine Crest Subdivision; thence Southerly and Easterly, along the Southerly line of said Block B and the alley South of said Block B, to the Northwest corner of the Sands Parcel, as recorded in Book 49, page 263 Official Records; thence South $0^{\circ}51'$ East, 16.58 feet; thence South $67^{\circ}26'$ East, 49.09 feet; thence North $80^{\circ}36'40''$ East, 175.75 feet; thence South $10^{\circ}41'40''$ West, 140.33 feet to the TRUE POINT OF BEGINNING.

PARCEL VIII:

See Exhibit "A" attached hereto and made a part hereof by reference.

EXHIBIT "A-18"

Exhibit "A"

PARCEL 1:

A portion of the Southeast quarter of the Northeast quarter of Section 5, Township 13 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, bounded and described as follows:

BEGINNING at an iron pin, the Southeast corner of Pine Crest; thence South $89^{\circ}09'$ West, 412.43 feet to the actual point of beginning, the Northeast corner of this Lot; thence South $29^{\circ}29'$ West, 41.81 feet to the Southeast corner; thence North $67^{\circ}26'$ West, 49.09 feet to an iron pin, the Southwest corner; thence North $0^{\circ}51'$ West, 16.58 feet to an iron pin on the South line of Pine Crest; thence North $89^{\circ}09'$ East, 66.16 feet to the POINT OF BEGINNING.

PARCEL 2:

That portion of alley in Pinecrest subdivision lying adjacent and immediately South of the Westerly portion of Lot 6 and the Easterly portion of Lot 5, Block "B" of said subdivision, and lying adjacent to those lands conveyed under Deeds Recorded in Book 102, page 323, and Book 49, page 263, of Official Records, Yavapai County, Arizona.

EXCEPTING from the above described parcels of land the following described tract, to wit:

All that portion of the Northeast quarter of Section 5, Township 13 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, and a portion of an abandoned alley in Pine Crest Subdivision, as shown on the plat of record in the office of the Yavapai County Recorder in Book 10 of Maps page 21, described as follows:

BEGINNING at an iron pin, the Southeast corner of Pine Crest Subdivision, as recorded in Book 2 of Maps, page 70, Yavapai County Recorder's office; thence South $89^{\circ}09'$ West, 259.68 feet to a point opposite the West line of Second Street; thence South $0^{\circ}30'$ East, 10.00 feet; thence South $80^{\circ}36'40''$ West, 175.75 feet; thence North $29^{\circ}29'$ East, 1727 feet to the TRUE POINT OF BEGINNING; thence North $01^{\circ}45'$ East, 29.50 feet; thence South $88^{\circ}15'$ East, 15.51 feet; thence South $29^{\circ}29'$ West, 33.33 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A-19"

PARCEL I:

Lot Ten (10), Block C, PINECREST SUBDIVISION, Yavapai County, Arizona:

EXCEPT those portions conveyed by deeds of record in the records of the County Recorder of Yavapai County, Arizona, as follows: Book 182 of Deeds, at pages 323-324; Book 9 of Official Records, at pages 58-59; Book 187 of Official Records, at page 163.

TOGETHER WITH ALL improvements thereon situate. EXCLUDING EXHIBIT "A".

PARCEL II:

A portion of Block "C", PINECREST, in the City of Prescott, according to the plat of record in the office of the Yavapai County Recorder in Book 2 of Maps, page 70, more particularly described as follows:

Beginning at the Northeast corner of Lot Ten, Block "C" PINECREST; thence North $59^{\circ}38'$ West along the Southerly right of way of Mohave Drive, 167.12 feet to the True Point of Beginning of this description; thence North $59^{\circ}38'$ West, 98.92 feet to an iron pin; thence South $89^{\circ}16'$ West, 63.57 feet to an iron pin and the Northwest corner of Lot One, Block "C"; thence South $0^{\circ}26'$ East, 129.60 feet to an iron pin; thence South $27^{\circ}06'30''$ East, 32.56 feet to an iron pin; thence North $89^{\circ}34'$ East, 74.10 feet to an iron pin; thence South $0^{\circ}26'$ East, 10 feet to an iron pin; thence North $89^{\circ}34'$ East, 60.0 feet to a cross on the top concrete step; thence North $0^{\circ}26'$ West, 118.21 feet to the Point of Beginning.

Said tract being all of Lot One, and Portion of Lots Two and Ten, said Block "C", together with a portion of an alley abandoned by Ordinance recorded July 6, 1958, in Book 130 of Official Records, page 482.

Less the following described lot.

Beginning at the Northeast corner of Lot Ten, Block "C", PINECREST; thence North $59^{\circ}38'$ West along the Southerly right of way line of Mohave Drive, 250.04 feet to the True Point of Beginning of this description; thence North $59^{\circ}38'$ West, 16 feet to an iron pin; thence South $89^{\circ}16'$ West, 63.57 feet to an iron pin and the Northwest corner of Lot One, Block "C"; thence South $0^{\circ}26'$ East, 129.60 feet to an iron pin; thence South $27^{\circ}06'30''$ East, 32.56 feet to an iron pin; thence North $89^{\circ}34'$ East, 49 feet to a pin; thence Northerly in a straight line to the Point of Beginning.

EXHIBIT "A-19"

Exhibit "A"

All that portion of Lot 10, Block "C", Pine Crest Subdivision, originally recorded in Book 2 of Maps, Page 30 and in Book 2 of Maps, Page 70, on file at the Yavapai County Recorder's Office, Yavapai County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of Lot 4 of said Pine Crest Subdivision;

Thence North (basis of bearings assumed for this description), along a prolongation of the West line of said Lot 4, a distance of 23.25 feet and the TRUE POINT OF BEGINNING;

Thence, continuing North, 11.75 feet, to a one-half inch iron pin;

Thence, South $89^{\circ}58'16''$ East, as measured, 54.66 feet to a point on the prolongation of the West line of the Exception to said Lot 4 described in Book 1650 of Official Records, Page 797, Records of Yavapai County, said point being a one-half inch iron pin;

Thence, South $00^{\circ}45'33''$ East, as measured, along the said prolongation of the exception, 11.75 feet;

Thence, North $89^{\circ}58'16''$ West, 54.83 feet more or less to the TRUE POINT OF BEGINNING.

EXHIBIT "A-20"

PARCEL 1:

That portion of Lots 2 and 3 and 10, and the abandoned alleys in Block "C", in PINE CREST, according to the plat of record in the office of the Yavapai County Recorder in Book 2 of Maps, page 70, described as follows:

BEGINNING at the Southeast corner of Lot 3 of said Block "C"; thence Northerly along the East line of said Lot 3 and the Northerly extension thereof, to a point 45 feet North of the Northeast corner of said Lot 3; thence Westerly along a line parallel with the North line of said Lot 3 a distance of 75.25 feet, more or less to a point on the Westerly line of Lot 2 of said Block "C"; thence Southerly along the Westerly line of said Lot 2 and 3 to the Southwesterly corner of said Lot 3, being also a point on the Northwesternly line of Apache Drive; thence along said Apache Drive to the POINT OF BEGINNING.

PARCEL 2:

The East half of Third Street, also known as Cheyenne Street, adjoining and lying contiguous to Lot 3 and a portion of Lot 2, Block "C" PINE CREST, according to the plat of record in the office of the Yavapai County Recorder in Book 2 of Maps, page 70, more particularly described in Book 93 of Official Records, Page 591, and including the East half of Cheyenne Street, adjoining and lying contiguous to the abandoned alleyway lying between the aforescribed Lot 3 and a portion of Lot 2.

EXHIBIT "A-21"

Parcel I:

Lot 4, Block C, PINE CREST, according to the plat of record in the office of the Yavapai County Recorder in Book 2 of Maps, page 30, except any portion of said Lot 4, lying within the following described parcel:

A portion of Lots 4 and 10, Block C, PINE CREST SUBDIVISION, as recorded in Book 2, page 30, Yavapai County Recorder's Office, described as follows:

BEGINNING at the Southeast corner of Lot 4; thence North along the East line of Lot 4 to a point 35 feet North of the Northeast corner of Lot 4;

Thence West 5.33 feet parallel to the North line of Lot 4;

Thence Southerly to a point on the South line of Lot 4, said point being 3.54 feet Northwest of the Southeast corner of Lot 4;

Thence Southeast along the South line of Lot 4, 3.54 feet to the POINT OF BEGINNING.

Parcel II:

All that portion of the Abandoned Alley in Block "C", PINE CREST SUBDIVISION, recorded in Book 2 of Maps, page 30 on file at the Yavapai County Recorder's Office, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of Lot 4 of said PINE CREST SUBDIVISION, being the TRUE POINT OF BEGINNING;

Thence North (basis of bearings assumed for this description) 10.00 feet to a point on the North line of said Alley;

Thence South $89^{\circ}58'16''$ East along said North line, 55.00 feet to a point on the Northerly prolongation of the Westerly line of the exception to said Lot 4 as recorded in Book 1650 of Official Records, page 797, Records of Yavapai County;

Thence South $00^{\circ}45'33''$ East, as measured along said Northerly prolongation of the said West line, 10.00 feet to a point on the South line of said Alley.

Thence North $89^{\circ}58'16''$ West along said Southerly line of said Alley, 55.13 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A-21" (continued)

Parcel III:

All that portion of Lot 10, Block "C", PINE CREST SUBDIVISION, recorded in Book 2 of Maps, page 30, on file at the Yavapai County Recorder's Office, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of Lot 4 of said PINE CREST SUBDIVISION;

Thence North (Basis of bearings assumed for this description) along a prolongation of the West line of said Lot 4, a distance of 10.00 feet to a point on the North line of the Alley in said Block "C", and the TRUE POINT OF BEGINNING;

Thence continuing North, 25.00 feet to a one-half inch iron pin;

Thence South $89^{\circ}58'16''$ East, as measured, 54.67 feet to a point on the prolongation of the West line of the Exception to said Lot 4 described in Book 1650 of Official Records, page 797, records of Yavapai County, said point being a one-half inch iron pin;

Thence South $00^{\circ}45'33''$ East, as measured, along the said prolongation of the exception 25.00 feet to a point on the said North line of the Alley; thence North $89^{\circ}58'16''$ West, 55.00 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A-22"

An easement for an existing retaining wall lying along the westerly line of Lot 4, Block C, PINE CREST, according to the plat recorded in Book 2 of Maps, page 30, records of Yavapai County, Arizona, with the right to repair and maintain said wall, and more particularly described as follows:

Beginning at a found "X" in the concrete driveway on the common lot line between Lots 3 and 4, Block C, of said PINE CREST; thence Northerly along said common lot line, 18.45 feet, more or less, to the face of said retaining wall and the TRUE POINT OF BEGINNING of this easement, thence along the face of said retaining wall Easterly, 1.5 feet, more or less, and Northerly 52 feet, more or less, to the intersection of the Easterly face of said retaining wall with the common line of said Lots 3 and 4, thence Southerly along said common lot line to the TRUE POINT OF BEGINNING of this easement.

EXHIBIT "A-23"

Parcel I:

All that portion of Lots 4, 5, 6 and 10, Block "C", and the abandoned alley between Lots 4 and 5, and Lot 10, in PINE CREST SUBDIVISION, in the City of Prescott, according to the plat of record in Book 2 of Maps, Page 70, records of Yavapai County, Arizona, described as follows:

BEGINNING at the Northeast corner of Lot 5;

Thence Northerly along the easterly line of said Lot 5, extended, 16.22 feet;

Thence Westerly parallel with the Northerly line of Lots 5 and 4, 55.08 feet, more or less, to a point 5.08 feet West of the Easterly line of Lot 4 extended;

Thence Southerly 130.05 feet, more or less, to a point on the Southwesterly line of Lot 4, which is 3.54 feet Northwest of the Southeast corner of Lot 4;

Thence Southeasterly along the Southwest line of Lot 4, 3.54 feet to the Southeast corner of Lot 4 and the Southwest corner of Lot 5;

Thence Easterly along the South line of Lot 5, 50.00 feet, more or less, to the Southeast corner of Lot 5;

Thence Northerly along the East line of Lot 5, 115.0 feet, more or less, to the POINT OF BEGINNING, also the West 4 feet of the South 74 feet and the West 4 feet of the North 20 feet of Lot 6, Block "C", PINE CREST SUBDIVISION.

PARCEL II:

A portion of Lot 10, Block "C", PINE CREST SUBDIVISION, in the City of Prescott, according to the plat of record in Book 2 of Maps, Page 70, records of Yavapai County, Arizona, described as follows:

BEGINNING at the Northwest corner of Lot 5 of said Block "C";

Thence North 0 degrees, 26 minutes, West, 16.22 feet to a point that bears South 0 degrees, 26 minutes East, 18.78 feet from a cross chiseled on the top of a concrete step;

Thence South 89 degrees, 34 minutes West, 5.08 feet to the TRUE POINT OF BEGINNING;

Thence North 0 degrees, 26 minutes West, 0.88 feet;

Thence North 79 degrees, 31 minutes East, 13.08 feet along the Northerly side of a concrete wall with a board fence on top;

EXHIBIT "A-23" (continued)

PARCEL II: (continued)

Thence North 89 degrees, 19 minutes East, 22.60 feet along the Northerly side of a concrete wall with a board fence on top;

Thence South 85 degrees, 37 minutes East, 721 feet along the Northerly side of a concrete wall with a board fence on top;

Thence South 71 degrees, 14 minutes East, 8.09 feet along the Northerly side of a concrete wall with a board fence on top;

Thence South 89 degrees, 34 minutes West, 50.31 feet along a line that runs 16.22 feet North of and parallel with the North line of said Lot 5 to the TRUE POINT OF BEGINNING;

EXCEPTING from Parcel I and II, any portion lying within the legal description contained in instrument recorded November 10, 1988 in Book 2096 of Official Records, Pages 114-116, records of Yavapai County, Arizona.

EXHIBIT "A-24"

PARCEL I:

The East 40 feet of Lot 6, Block "C", PINE CREST, according to the plat of record in the office of the County Recorder of Yavapai County, Arizona, recorded in Book 2 of Maps, page 30.

PARCEL II:

Those portions of Lots 6 and 10 and that part of the abandoned alley in Block "C", PINE CREST, according to the plat of record in the office of the County Recorder of Yavapai County, Arizona, recorded in Book 2 of Maps, page 30, described as follows:

BEGINNING at a point on the South line of Lot 6 of said Block "C", 4.0 feet East of the Southwest corner; thence North and parallel to the West line of said Lot 6, 74.0 feet; thence 90 degrees 00 minutes to the left a distance of 4.0 feet to a point on the West line of said Lot 6; thence North along the West line of Lot 6, 21.0 feet; thence 90 degrees 00 minutes to the right, a distance of 4.0 feet; thence 90 degrees 00 minutes to the left, a distance of 13.47 feet; thence 25 degrees 16 minutes to the right, a distance of 44.65 feet; thence 90 degrees 00 minutes to the right, a distance of 48.72 feet to a point on the Westerly line of Lot 8; thence Southerly along the West line of Lot 8, 14.46 feet; thence 64 degrees 44 minutes to the right and along the South line of the abandoned alley and the North line of Lot 6, a distance of 50.9 feet; thence 90 degrees 00 minutes to the left, being 10.0 feet East and running parallel to the West line of said Lot 6, a distance of 115.0 feet to a point on the South line of Lot 6; thence 90 degrees 00 minutes to the right, a distance of 6.0 feet to the POINT OF BEGINNING.

EXHIBIT "A-25"

All of lot 7 and that part of lot 8, Block "C", Pine Crest, according to the plat of record in the office of Records of Yavapai County, Arizona, book 2 of maps, page 70, described as follows:

Beginning at the N.W. corner of said lot No. 8 and running along the west line of said lot in a southernly (sic) direction 50 feet to the S.W. corner thereof thence east along the south line of said lot, diagonally to the place of beginning.

EXHIBIT "A-26"

All of Lots 8 and 9, Pine Crest, according to the plat of record in Book 2 of Maps, page 70, records of Yavapai County, Arizona;

Beginning at the Northwest corner of said Lot 8: Thence along the West line in a Southerly direction 50 feet to the Southwest corner Thence along the South line of said Lot 50 feet; Thence across said Lot diagonally to the Place of Beginning, All in Block lettered "C", Pine Crest, in the City of Prescott, Arizona.

EXHIBIT "A-27"

PARCEL I:

Lot Ten (10), Block C, PINECREST SUBDIVISION, Yavapai County, Arizona:

EXCEPT those portions conveyed by deeds of record in the records of the County Recorder of Yavapai County, Arizona, as follows: Book 182 of Deeds, at pages 323-324; Book 9 of Official Records, at pages 58-59; Book 187 of Official Records, at page 163.

TOGETHER WITH ALL improvements thereon situate. EXCLUDING EXHIBIT "A".

PARCEL II:

A portion of Block "C", PINECREST, in the City of Prescott, according to the plat of record in the office of the Yavapai County Recorder in Book 2 of Maps, page 70, more particularly described as follows:

Beginning at the Northeast corner of Lot Ten, Block "C" PINECREST; thence North $59^{\circ}38'$ West along the Southerly right of way of Mohave Drive, 167.12 feet to the True Point of Beginning of this description; thence North $59^{\circ}38'$ West, 98.92 feet to an iron pin; thence South $89^{\circ}16'$ West, 63.57 feet to an iron pin and the Northwest corner of Lot One, Block "C"; thence South $0^{\circ}26'$ East, 129.60 feet to an iron pin; thence South $27^{\circ}08'30"$ East, 32.56 feet to an iron pin; thence North $89^{\circ}34'$ East, 74.10 feet to an iron pin; thence South $0^{\circ}26'$ East, 10 feet to an iron pin; thence North $89^{\circ}34'$ East, 60.0 feet to a cross on the top concrete step; thence North $0^{\circ}26'$ West, 118.21 feet to the Point of Beginning.

Said tract being all of Lot One, and Portion of Lots Two and Ten, said Block "C", together with a portion of an alley abandoned by Ordinance recorded July 6, 1958, in Book 130 of Official Records, page 482.

Less the following described lot.

Beginning at the Northeast corner of Lot Ten, Block "C", PINECREST; thence North $59^{\circ}38'$ West along the Southerly right of way line of Mohave Drive, 250.04 feet to the True Point of Beginning of this description; thence North $59^{\circ}38'$ West, 16 feet to an iron pin; thence South $89^{\circ}16'$ West, 63.57 feet to an iron pin and the Northwest corner of Lot One, Block "C"; thence South $0^{\circ}26'$ East, 129.60 feet to an iron pin; thence South $27^{\circ}06'30"$ East, 32.56 feet to an iron pin; thence North $89^{\circ}34'$ East, 49 feet to a pin; thence Northerly in a straight line to the Point of Beginning.

EXHIBIT "A-27"

Exhibit "A"

All that portion of Lot 10, Block "C", Pine Crest Subdivision, originally recorded in Book 2 of Maps, Page 30 and in Book 2 of Maps, Page 70, on file at the Yavapai County Recorder's Office, Yavapai County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of Lot 4 of said Pine Crest Subdivision;

Thence North (basis of bearings assumed for this description), along a prolongation of the West line of said Lot 4, a distance of 23.25 feet and the TRUE POINT OF BEGINNING;

Thence, continuing North, 11.75 feet, to a one-half inch iron pin;

Thence, South $89^{\circ}58'16''$ East, as measured, 54.66 feet to a point on the prolongation of the West line of the Exception to said Lot 4 described in Book 1650 of Official Records, Page 797, Records of Yavapai County, said point being a one-half inch iron pin;

Thence, South $00^{\circ}45'33''$ East, as measured, along the said prolongation of the exception, 11.75 feet;

Thence, North $89^{\circ}58'16''$ West, 54.83 feet more or less to the TRUE POINT OF BEGINNING.

EXHIBIT "A-28"

All that portion of Lot 10, Block "C", Pinecrest Subdivision, as recorded in Book 2 of Maps, page 70, on file at the Yavapai County Recorder's Office, Yavapai County, Arizona, more particularly described as follows:

BEGINNING in the Northeast corner of Lot 4, Block "C", of said Pinecrest Subdivision;

Thence North (basis of bearings assumed for this description), along the extension of the East line of Lot 4, a distance of 10.00 feet to a point on the North line of the Alley in said Block "C" and the TRUE POINT OF BEGINNING;

Thence, continuing North, a distance of 25.00 feet to a cross on a concrete step;

Thence Westerly along a line parallel to the North boundary line of said Lot 4, Block "C" of said Pinecrest Subdivision, a distance of 10.00 feet;

Thence Southerly, along a line parallel to the East boundary line of said Lot 4 extended, a distance of 25 feet to intersect the North line of the Alley;

Thence Easterly along the North line of the Alley to the TRUE POINT OF BEGINNING.

EXHIBIT "A-29"

Part of Lot One and part of Lot Five, the West eight feet of Lot Four, Block "D", PINECREST, according to the plat of record in the office of the Yavapai County Recorder in Book 12 of Maps, Page 70, together with that portion of that certain abandoned alley as shown abandoned by City of Prescott, Arizona Ordinance No. 384 and as recorded in Book 130, Official Records, Page 481, records of Yavapai County, Arizona said abandoned alley adjoining the East lot lines of said Lots One and Five, and the West lot lines of Lot Two, said Pinecrest, and said Lot Four, all as one parcel more particularly described as follows:

COMMENCING at the Southwest corner of said Lot One and the Northwest corner of said Lot Five, thence along the West lot line of said Lot One (North 25 degrees 15 minutes 58 seconds East) distant 26.10 feet to the POINT OF BEGINNING; thence continuing along the said West lot line of Lot One (North 25 degrees 15 minutes 58 seconds East) distant 84.11 feet to the Northwest lot corner of said Lot One; thence along the North lot line of said Lot One (South 89 degrees 55 minutes 02 seconds East) and the North line of said abandoned alley distant 39.57 feet to the Northwest lot corner of Lot Two, Pinecrest; thence South along the West lot line of said Lot Two distant 50.00 feet (measure 49.93 feet); thence along the South lot line of said Lot Two and the North lot line of said Lot Four (South 89 degrees 55 minutes 02 seconds East) distant 8.00 feet (measure 7.99 feet); thence South parallel to the West lot line of said Lot Four distant 50.00 feet (measure 49.93 feet) to a point in the South lot line of said Lot Four; thence along the South lot line of said Lot Four and a prologation (sic) Westward of said South lot line of Lot Four (North 89 degrees 50 minutes 14 seconds West) distant 13.00 feet to the center line of said abandoned alley; thence South parallel to the East lot line of said Lot Five and along the center line of said abandoned alley distant 10.47 feet; thence North 64 degrees 02 minutes 32 seconds West along a straight line crossing the said East lot line of said Lot Five distant 24.05 feet to a point in the North lot line of said Lot Five, from which said point the said Northwest lot corner of said Lot Five and the Southwest lot corner of said Lot One bears North 89 degrees 50 minutes 14 seconds West, measured along the said South lot line of Lot One, distant 59.97 feet; thence continuing North 64 degrees 02 minutes 32 seconds West along said straight line crossing through a portion of said Lot One distant 54.31 feet to the POINT OF BEGINNING.

EXHIBIT "A-30"

Part of Lot One and Part of Lot Five, Block "D", PINECREST, according to the plat of record in the office of the Yavapai County Recorder in Book 2 of Maps and Plats, page 70, together with a part of the West 5 feet of that certain abandoned alley shown abandoned by City of Prescott, Arizona, pursuant to Ordinance No. 384 and as recorded in Book 130, Official Records, page 481, records of Yavapai County, Arizona, said abandoned alley adjoining the East lot line of said Lot Five, all as one parcel more particularly described as follows:

BEGINNING at the Southwest corner of said Lot Five, thence along the West lot line of said Lot Five (North $25^{\circ}15'58''$ East) distant 55.29 feet to the Southwest corner of said lot One; thence continuing along the West lot line of said Lot One (North $25^{\circ}15'58''$ East) distant 26.10 feet; thence South $64^{\circ}02'32''$ East along a straight line distant 54.31 feet to a point in the South lot line of said Lot One, from which said point the said Southwest corner of Lot One bears North $89^{\circ}50'14''$ West, measured along the said South lot line of Lot One, distant 59.97 feet; thence continuing South $64^{\circ}02'32''$ East along said straight line crossing the East lot line of said Lot Five distant 24.05 feet to a point in the center line of said abandoned alley; thence South parallel to the East lot line of said Lot Five and along the center line of said abandoned alley distant 39.56 feet; thence along the South lot line of said Lot Five and a prologation (sic) eastward of said South lot line of Lot Five to the center line of said abandoned alley (North $89^{\circ}51'20''$ West) distant 105.19 feet to the said Southwest corner of Lot Five and being also the Point of Beginning.

EXHIBIT "A-31"

Lots Seven and Nine, Block "D", PINE CREST, according to the plat of record in the office of the Yavapai County Recorder in Book 2 of Maps, page 70.

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EXHIBIT "A-32"

Lots Eleven (11) and Thirteen (13), Block "D" PINE CREST, according to the plat of record in the office of the Yavapai County Recorder in Book 2 of Maps, page 70.

EXHIBIT "A-33"

PARCEL I:

Lot One (1) in Block lettered "F" in PINE CREST, an addition to the City of Prescott, Arizona, according to the map and plat in Book 2 of Maps, at page 70, in the office of the Yavapai County Recorder, except a tract in the Northeast corner of said lot described as follows:

Beginning at a cross on rock marking the Southeast corner of Lot Eight (8), Block lettered "F", PINE CREST, an addition to the City of Prescott, Arizona; thence West along the South line of said Lot 8, Block "F", 26.8 feet to a one-half inch round reinforced bar; thence South $60^{\circ}19'$ East, 65.16 feet to a point on the Southwest line of Lot 2, Block "F"; thence North $42^{\circ}44'$ West, 43.93 feet along the Southwest line of Lot 2 to the place of beginning.

PARCEL 2:

That portion of Lot Two (2), Block lettered "F", PINE CREST, an addition to the City of Prescott, Arizona, according to the map and plat in Book 2 of Maps, page 70, in the office of the Yavapai County Recorder, described as follows:

Beginning at a cross on the curb on the West line of Lot numbered Two (2) in Block lettered "F", PINE CREST, an addition to the City of Prescott, Yavapai County, Arizona, thence North $42^{\circ}44'$ West, 44.39 feet along the Southwest line of said Lot Two (2), Block "F"; thence South $60^{\circ}19'$ East, 42.04 feet to a cross on the curb on the West line of Apache Drive; thence Southwesterly along the West line of Apache Drive, 13.4 feet to the point of beginning.

EXHIBIT "A-34"

Parcel A, as shown on the Resurvey of Lots 1, 2, 7 and 8, Block "F", PINE CREST SUBDIVISION as shown in Book 2 of Maps, page 70, as recorded in Book 4 of Land Surveys, page 55 in the office of the County Recorder, Yavapai County, Arizona.

Together with that certain easement as set forth in Declaration For Easement recorded 2-4-85, 1985 in Book 1696 of Official Records, page 952.

EXHIBIT "A-35"

Parcel No. 1

Lots numbered 2, 2A, 3, 6, 7 and 8 in Block F, PINE CREST, an addition to the City of Prescott, Arizona, excepting the following described tract:

Beginning at a point on the Southeast line of said Lot 2, said point being 13.4 feet Northeasterly from the South Corner of Lot 2; thence Northwesterly 107.2 feet to a point on the North line of Lot 1, said point being 26.8 feet west of the Northeast Corner of Lot 1; thence Westerly 51.0 feet to the Northwest Corner of said Lot 1, which identical with the Southwest corner of Lot 8, thence Northwesterly 74.86 feet along the West line of said Lot 8 to the Northwest corner of Lot 8, identical with the Southwest corner of said Lot 7; thence northerly 50.08 feet along the west line of Lot 7 to the Northwest Corner of Lot 7, identical with the Southwest corner of Lot 6; thence Southeasterly 131.35 feet to the Southeast corner of Lot 7; thence Southeasterly 126.7 feet to a point Northeasterly direction from the most Southerly corner of Lot 2 and on the Northwest line of Apache Drive; thence Southwesterly along the Southeast line of Lot 2, 37.6 feet to the place of beginning.

Parcel No. 2

The west half (W 1/2) of Third Street, also known as Cheyenne Street, adjoining and lying contiguous of Lot Two (2) and Lot Three (3), Block "F", PINECREST SUBDIVISION, a subdivision of the City of Prescott, Yavapai County, Arizona, according to the official maps and plats of record in the office of the Yavapai County Recorder, Yavapai County, Arizona.

Excepting the North 20 feet of Lot 3, Block F, PINECREST SUBDIVISION, and

Excepting the North 20 feet of Parcel No. 2, described above.

EXHIBIT "A-36"

All that portion of Block C, Pinecrest Subdivision as recorded in Book 2 of Maps Page 70, in the records of Yavapai County, Arizona, described as follows:

Beginning at the Northwest corner of Lot 6, Block C;

Thence North 89 degrees 34 minutes East, 11.16 feet;

Thence South 25 degrees, 33 minutes 45 seconds West, 25.47 feet to a point on the East line of Lot 6;

Thence North 0 degrees 26 minutes East, 22.9 feet to the POINT OF BEGINNING.

Containing 127.80 Square Feet.

EXHIBIT "B"

Pine Crest Historic Preservation District

DESIGN GUIDELINES

SUMMARY:

The Pine Crest Historic District comprises a succinct group of Bungalow style buildings constructed between 1911 and 1935 in west Prescott. The Pine Crest Addition was developed by the Prescott Chamber of Commerce who promoted it as a health and vacation area. Close to town, it benefitted from clean air, ideal climate and a healthful environment. The district is entirely residential in character. It is comprised largely of one-story buildings with Bungalow being the dominant style.

SETTING AND APPEARANCE:

Pine Crest Historic Preservation District is an irregularly shaped residential tract nestled in the hills of west Prescott, Yavapai County, Arizona. Lots are small, typically 5,000 square feet in size. The district comprises much of the Pine Crest Addition as it was developed between 1911 and 1935. It is bounded by the alley east of Cochise Street on the east and by the rear property lines of the parcels fronting on Coronado Avenue, Yavapai and Apache Drives. It also includes four parcels north of Mohave Drive between Cochise and San Carlos Streets. The district encompasses two complete blocks and portions of four other blocks for a total of 37 properties. A portion of the Pine Crest Addition was annexed by the City of Prescott in 1918. See map, Exhibit "A-1".

Pine Crest Historic Preservation District is set in an area of gently sloping hills vegetated by native trees and shrubs. Soils are decomposed granite. Granite rock outcroppings remain throughout the district as natural landscaping features with homes sited in among the boulders. Stone walls are common edgings at property lines. Native evergreen trees predominate, but oak and other semi-deciduous and deciduous trees are common. The profusion of natural trees and shrubs serves to shield and shelter the homes, resulting in a sense of seclusion. The district exhibits a consistent scale and massing through the use of similar materials, color, craftsmanship and architectural style.

ARCHITECTURAL DESCRIPTION:

The Pine Crest Addition was developed by the Prescott Chamber of Commerce to promote Prescott's healthy environment. Residences in the district reflect that concept through the use of indigenous materials and an emphasis on outdoor living. Homes are generally

ARCHITECTURAL DESCRIPTION: (continued)

simple one story buildings well-integrated into the site. The architecture of the district represents a period of continued growth and development for Prescott between the years 1911 and 1935. The building style consistently exhibits Craftsman influences. Houses in the district are typically asymmetrical in massing and irregular in plan. Roofs are almost exclusively gabled with interest created through the use of varied ridge heights and shed and hip projections used over porches and additions. Wood clapboard, shiplap and board and batten are most commonly used as exterior siding over frame construction. Shingled gables are found in the district and stucco and shingles are occasionally used as the exterior material. Foundations are stone or concrete. Porches are either open, screened or enclosed. The few two story buildings are boxy and ample, but add interest and variety to the neighborhood. The neighborhood is further enhanced by the frequent use of picket fences and decorative trellises. Original outbuildings are common throughout the district.

One of the unique features of the district is the use of stone and concrete retaining walls. These walls are primarily of stone and mortar, but stone set in concrete, coursed concrete rubble masonry and plain concrete are also used. Stone is frequently used as a building material for pillars, walls, steps and porches. Stone pillars are frequently used at corners and at the ends of retaining walls, such as at entrances to driveways. These rectilinear pillars are sturdy yet decorative and can reach six feet in height. The use of native rock for these walls provides an additional unifying element in Pine Crest, blending with the natural rock outcroppings.

EARLY TWENTIETH CENTURY MOVEMENTS: The Bungalow Style

The Bungalow style was the dominant style for smaller houses built throughout the country during the period from about 1905 until the 1920s. The vogue for Bungalows was characteristic of the age. These low, spreading houses, with their affected lack of pretension, epitomized the desire for a basic, primitive simplicity - though actually, they were neither primitive nor simple. Their character was often determined by the articulation and nature of their materials, so that the stick-and-board-like quality of the beams, planks and shakes and the massive ruggedness of brick and stone were emphasized. An openness, freedom of plan and unassuming scale were also typical; the restriction to one story, while common, was not universal.

Regional variations of the Bungalow were pronounced. Henry H. Saylor, an authority on the subject, was able to discern ten types of American Bungalows in 1911. One of these he called the "Chicago

EARLY TWENTIETH CENTURY MOVEMENTS: The Bungalow Style (continued)

type Bungalow" in which he related the work of the Prairie School to the American Bungalow. The regional Bungalow type which developed in California enjoyed the greatest popularity, and numerous examples were built throughout the nation. Charles and Henry Greene evolved a highly personal and sophisticated Bungalow type, and it was in their work that the local Bungalow achieved its finest form.

The Bungalow style was built throughout Arizona from the turn of the century through the 1930s. The Bungalow was intended to be a forthright, direct and functional dwelling. It was a modest, comfortable-looking, low profile house which communicated a sense of shelter. Lacking the busy three-dimensional ornamentation popular during the Victorian Era, the Bungalow was typified by use of materials left as close as possible to their original state. Ornamentation was reserved, and was characterized by exposed beams and rafters, natural stain of wooden surfaces and the use of stone, brick, concrete and concrete block. French doors leading to porches and terraces were common, as were pergolas. A brick or stone fireplace was a major element. The Bungalow became the basic middle-class house, replacing the Victorian cottage of the earlier period.

The modest nature of the Bungalows evident in Pine Crest results from the developmental history of the subdivision. The lots in Pine Crest were initially given away free to newcomers to Prescott. Although the original Pine Crest homes were required to cost only \$300 or \$350 (the minimum figure was changed after the project began), many were constructed at a higher cost (\$2,000 and \$7,500 as reported in Yavapai magazine in 1915 and in 1918 respectively). These houses were primarily owner-built as temporary or vacation homes using readily available building materials, e.g., locally milled lumber and native stone. The building forms were simple, rectangular or ell shaped plans, usually only one story in height with a low pitched gable or hipped roof. These are typical elements of the Bungalow/Craftsman style, which dominated American houses built during the first two decades of this century. Many Pine Crest structures, originally intended to be temporary, were soon converted to year-around homes by enclosing open spaces, adding more living space and using more substantial building materials. These types of improvements are readily seen throughout Pine Crest.

Examples of the Bungalow style in Pine Crest Historic District include the one story residence at 923 Yavapai Drive. It is a low profile, rectangular form covered by a hip roof, sided in shiplap and with banded Craftsman style windows. The residence at 939 Yavapai Drive is an ell shaped form covered by a hip roof with

EARLY TWENTIETH CENTURY MOVEMENTS: The Bungalow Style (continued)

exposed rafter tails and a characteristic brick fireplace. Windows are banded and trimmed in wide molding. The foundation is stone and the building is sided with shingles. Both of these residences feature a low native stone wall at the front property line. These characteristics are typical of the Bungalow/Craftsman style. Other notable examples include the residences at 930 and 939 Apache Drive, 313 Cochise Street and 272 San Carlos Street.

INTEGRITY:

The residences in the Pine Crest Historic Preservation District are, with few exceptions, intact examples of their styles. Unlike earlier development in Prescott, the Pine Crest Addition was platted in accordance with the terrain and natural environment, resulting in a unique setting for the small Bungalows of the neighborhood. Alterations frequently consist of additions to the rear and/or the enclosure of front porches. These changes are seldom obtrusive nor do they detract from the historic character of the structures. Many of these homes are in exemplary condition, reflecting a pride of ownership which has been evident in the Pine Crest Addition since its inception.

The land use pattern and general streetscape character of Pine Crest have remained virtually unchanged since the Addition was platted in 1911, with the neighborhood continuing to provide middle-class housing in a forested setting. Yavapai, Apache and Cochise Streets were paved in 1938 using WPA labor and funds. The narrow, residential nature of the original street configuration was unchanged by the paving. San Carlos Street was never paved. Natural landscaping was incorporated in the site plan in most instances, and has frequently been enhanced by the use of rock gardens, rock lined terraces, trellises and pergolas.

Design Components and Criteria

A physical description of each house appears in The Pine Crest Historic District National Register Nomination. These descriptions will serve as the design components and criteria for the district. It will be apparent that the descriptions are general in nature and do not refer to exact dimensions, colors and setbacks. It is the intent of these design criteria that the owners of the houses be encouraged to preserve and restore their houses in harmony with the original intent of the builder if changes are to be made. The Prescott Preservation Commission will then use its judgment to determine if the changes are in keeping with the architectural styles represented.



INSTRUMENT # 9564792
OFFICIAL RECORDS OF
YAVAPAI COUNTY
MARGO W. CARSON
REQUEST OF:

CITY OF PRESCOTT

DATE: 12/14/95 TIME: 14:00

FEE: 4.50 SC: 4.00 PT:

BOOK 3125 PAGE 153 PAGES: 008

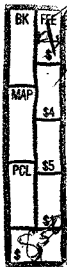
INDEXED &
MICROFILMED

Caption:

Ordinance No. 3434

DO NOT REMOVE

THIS IS PART OF THE OFFICIAL DOCUMENT



PUBLISHED IN THE
PRESCOTT COURIER ON
11/24/95 & 11/30/95

ORDINANCE NO.3434

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, PROVIDING FOR AN OVERLAY ZONE DESIGNATING THE FT. NECESSITY SITE HISTORIC PRESERVATION DISTRICT, REGULATING THE USE OF CERTAIN PROPERTY THEREIN, AND AMENDING THE ZONING MAP OF THE CITY OF PRESCOTT.

WHEREAS, the City of Prescott is empowered to establish districts of historical significance pursuant to ARS Section 9-462.01 (A) (10); and

WHEREAS, the City of Prescott Preservation Commission has determined that certain property within the City limits meets the requirements of ARS Section 9-462.01 (A) (10) and Prescott City Code Section 3-9-1; and

WHEREAS, the City Council of the City of Prescott has determined that the foregoing property meets the requirements of ARS Section 9-462.01 (A) (10) and Prescott City Code Section 3-9-1; and

WHEREAS, the City of Prescott has complied with the provisions of ARS Section 9-462.01 et seq. and Prescott City Code Section 3-9-1.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

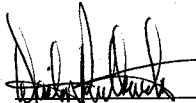
SECTION 1. THAT, there is hereby established the Ft. Necessity Site Historic Preservation District, the boundaries of which are more particularly set forth in the attached Exhibits "A-1 and A-2".

SECTION 2. THAT, in addition to those requirements as set forth in Prescott City Code Section 3-9-1, those properties within the Ft. Necessity Site Historic Preservation District shall comply with those standards necessary to preserve the archaeological character of said property, as more particularly set forth in the attached Exhibit "B".

SECTION 3. THAT, at least three (3) copies of the Zoning Map of the City of Prescott as adopted pursuant to Title X, Chapter 1 of the City Code, and as subsequently amended, including the amendments herein, shall be filed immediately in the Office of the City Clerk of the City of Prescott and shall be available for public use and inspection.

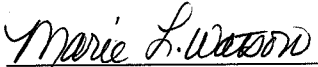
Ordinance No. 3434 - continued:

PASSED, APPROVED and ADOPTED by the Mayor and Council of
the City of Prescott, Arizona, on this 14th day of NOV., 1995.



DAITON RUTKOWSKI, Mayor

ATTEST:



MARIE L. WATSON, City Clerk

APPROVED AS TO FORM:



JOHN R. MOFFITT, City Attorney

EXHIBIT "A-1"

All that portion of the Southwest Quarter of the Northeast Quarter of Section 5, Township 13 North, Range 2 West, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

Beginning at the Northeast corner of Lot 22 of the Amended Plat of Country Club Heights, Book 7 of Maps and Plats, Page 2, Yavapai County Recorder's Office; Courses and Distance are per Unrecorded Record of Survey by Yavapai Surveying on November 14, 1992.

**Thence S43°33'30"W; 249.98 feet; to the Southeast corner of Lot 22
Thence N76°37'10"W; 49.73 feet; to the Southerly corner common to Lots 22 and 21
Thence N77°14'34"W; 136.41 feet; to the Southerly corner common to Lots 21 and 20
Thence N74°55'48"W; 122.78 feet; to the Southerly corner common to Lots 20 and 19
Thence S76°41'02"W; 53.75 feet; to the Easterly corner common to Lots 19 and 18
Thence S48°44'56"W; 109.56 feet; to the Easterly corner common to Lots 18 and 17
Thence S46°22'15"W; 118.04 feet; to the Easterly corner common to Lots 17, 16 and 15
Thence S00°12'26"W; 119.85 feet; to the Easterly corner common to Lots 15 and 14
Thence S26°47'57"W; 133.91 feet; to the Easterly corner common to Lots 14 and 13
Thence S00°12'26"W; 119.50 feet; to the Easterly corner common to Lots 13 and 12
Thence S11°55'00"E; 246.38 feet; to the Easterly corner common to Lots 11, 10 and 9
Thence S68°41'54"E; 65.80 feet; to the Northerly corner common to Lots 9 and 8
Thence S83°35'54"E; 77.81 feet; to the Northerly corner common to Lots 8 and 7
Thence N86°26'47"E; 84.76 feet; to the Northerly corner common to Lots 7 and 6
Thence N76°28'00"E; 84.97 feet; to the Northerly corner common to Lots 6 and 5
Thence N73°14'31"E; 89.96 feet; to the Northerly corner common to Lots 5 and 4
Thence N67°31'51"E; 100.12 feet; to the Northerly corner common to Lots 4 and 3**

Thence N55°39'59"E; 60.97 feet; to the Northwestern corner common to Lots 3 and 2
Thence N43°32'40"E; 68.24 feet; to the Westerly corner common to Lots 2 and 1
Thence N35°34'01"E; 87.59 feet; to the Westerly angle point, Lot 1
Thence N27°12'54"E; 68.05 feet; to the Northwestern corner, Lot 1, also being common to Lot 5 of Country Club Heights Second Subdivision, Book 13 of Maps and Plats, Page 51, Yavapai County Recorder's Office
Thence N12°43'00"E; 135.42 feet; to the Westerly corner common to Lots 5 and 4 of said subdivision
Thence N02°19'50"E; 94.41 feet; to the Westerly corner common to Lots 4 and 3
Thence N07°18'43"W; 109.20 feet; to the Westerly corner common to Lots 3 and 2
Thence N07°23'33"W; 120.73 feet; to the Westerly corner common to Lots 2 and 1
Thence N05°55'01"W; 6.02 feet; to the Westerly angle point, Lot 1
Thence N33°02'14"W; 161.72 feet; to the Northwestern corner, Lot 1
Thence Westerly back to the point of beginning.

EXHIBIT "B"

BACKGROUND INFORMATION

The Study Area encompasses portions of the City of Prescott, Ft. Necessity property, a historic parcel of private land in portions of Section 5, Township 13N, Range 2W in Yavapai County, Arizona, hereafter known as the PROPERTY.

Vegetation within the boundaries of the Study Area consists of mixed age communities of grasses, oak, pinion pine, juniper, cacti and various hackberry species that grow on the ridges.

Topographic relief within the PROPERTY is approximately 200 feet with the areas on the basalt-capped butte in the center of the PROPERTY rising 180-200 feet from adjacent areas that formed moderate slopes down the margins of the PROPERTY. A series of flat-lying basalt flows cap a series of granite outcrops and provide excellent vistas of the entire area.

Geologically, the bulk of the PROPERTY can be characterized by a series of Precambrian granitic-granodiorite intrusives that are cut by numerous quartz-carbonate veins that locally contain base and precious metal-bearing sulphides. These vertically dipping units are capped by relatively thin, flat-lying Tertiary volcanic flows of basaltic to andesitic composition.

The PROPERTY has been used in the historic past as a water storage facility for the City of Prescott since the 1940s. It is reported that the PROPERTY may have been a part of the Murphy holdings prior to the 1940s.

Portions of the PROPERTY were probably located as claims for placer gold mining activities in the 1860s. These placer claims appear to have been abandoned by the turn-of-the-century.

CLASS I SURVEY RESULTS AND RECOMMENDATIONS

The Ft. Necessity Site was probably first noted by the early residents in the area as early as the 1860s. The site was encountered and described in 1912 by Fewkes as "...a fort similar in construction to the forts overlooking Walnut Creek." (Fewkes, J.W., 1912, p. 215) The site was again visited and described in 1926 by Mr. Jack Ogg. The site was again visited and described by Ken Austin in the 1974-1978 period as "...a lookout, and was called a fort by old residents of the area." Austin further states that the construction activity on the site in 1955 and 1971 had obliterated various portions of the perimeter walls. (Austin, K., 1978)

EXHIBIT "B" (continued)

The site was visited and a Sketch Map made 1993 by R.J. Lundin in connection with a regional survey of pre-Historic Era "Hilltop Forts" of the Prescott Region. This visit confirmed the observations of previous investigators. (Lundin, R.J., 1993)

The Ft. Necessity Site was again noted by Dr. Andrew Christensen in his survey of 1992 of cultural resources within the boundaries of the City of Prescott. (Christensen, A., 1992)

Following the Class I Survey of the published or available file data material, a field inspection of the PROPERTY was completed on June 29, 1995. All reported features of the Ft. Necessity Site that were either reported in the literature or from local informants were visited. Most of the features were found to exist, to be relatively well located and to be relatively undisturbed.

Recent activities at the site include destruction and modification of the various rock wall features to construct campsites, fire rings and "play" structures. These activities have not seriously affected the existing structures but may, eventually, affect the stability of these features. The site area appears to be moderately used by hikers and there is some evidence of localized, short-term, pot hunting activities.

INTEGRITY

The site appears to have considerable potential for further scientific research and interpretation to the general public.

On the basis of the Class I research efforts and the field inspections, it is concluded that there is a significant remaining research and interpretive potential for the Ft. Necessity Site and that it is eligible to be nominated for the National Register of Historic Places under the provisions of Criterion D of the National Historical Preservation Act of 1966, as amended (36 CFR Part 60).

DESIGN COMPONENTS AND CRITERIA

A physical description of the features of the property appears in The Class I Survey of the Ft. Necessity Site. These descriptions will serve as the design components and criteria for the district. It will be apparent that the descriptions are general in nature . ~~and do not refer to exact dimensions, colors and setbacks.~~ It is the intent of these design criteria that the City of Prescott be encouraged to preserve and retain the cultural resources on the property. The Prescott Preservation Commission will use its judgment to determine if proposed changes are harmful to the interpretive potential of the site and if so to consider various proposals to mitigate the potentially harmful changes.

BK	FEE
	12.50
MAP	\$4
PCL	\$5
	\$1
\$	12.50

3041582 BK 3572 PG 483
Yavapai County
Patsy Jenney-Colon, Recorder
05/21/1998 01:58P PAGE 1 OF 24
CITY OF PRESCOTT
RECORDING FEE 12.50
SURCHARGE 0.00
POSTAGE 0.00

ORDINANCE NO. 3744

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, PROVIDING FOR AN OVERLAY ZONE DESIGNATING THE COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT, AND REGULATING THE USE OF CERTAIN PROPERTY THEREIN.

WHEREAS, the City of Prescott is empowered to establish districts of historical significance pursuant to ARS Section 9-462.01 (A) (10); and

WHEREAS, the City of Prescott Preservation Commission has determined that certain property within the City limits meets the requirements of ARS § 9-462.01 (A) (10) and Prescott City Code § 3-9-1; and

WHEREAS, the City Council of the City of Prescott has determined that the foregoing property meets the requirements of ARS § 9-462.01 (A) (10) and Prescott City Code § 3-9-1; and

WHEREAS, the City of Prescott has complied with the provisions of ARS §9-462.01 et seq., and PCC § 3-9-1.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT, there is hereby established the Courthouse Plaza Historic Preservation District, the boundaries of which are more particularly set forth in the attached Exhibit "A".

SECTION 2. THAT, in addition to those requirements as set forth in Prescott City Code § 3-9-1, those properties within the Courthouse Plaza Historic Preservation District shall comply with those standards necessary to preserve the historical character of said property, as more particularly set forth in the attached Exhibit "B", more particularly identified as the Courthouse Plaza Historic Preservation District Design Guidelines, prepared June, 1997.

Ordinance No. 3744 – continued:

PASSED, APPROVED and ADOPTED by the Mayor and Council of the City of
Prescott, Arizona, this 14th day of APRIL, 1998.

SEAL

ATTEST:

Marie L. Watson
MARIE L. WATSON, City Clerk

Paul S. Daly
PAUL S. DALY, Mayor

APPROVED AS TO FORM:

John R. Moffitt
JOHN R. MOFFITT, City Attorney

COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT BOUNDARIES

All of the following:

Prescott Townsite,

Block 7, Lot 23 and the south 30 feet of Lot 21

Block 8, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13

Block 9, Lots 22 and 24

Block 13, Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29,
30, 31, 32, 33, 34, 35, 36 and 37

Block 14

Block 15, Lots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 51, 52, 53, 54,
55, 56, 57, 58, 59 and 60

Block 19, Lots 1 and 3 and the north 18.25 feet of Lot 5

Block 20, Lots 38, 39, 40, 41, 42, 43, 44, 45 plus east 3.875 feet of 46, 47,
48, 49 and 50

Block 21, Lots 2, 4 and 6 and the north 25 feet of Lot 8

Exhibit "A"

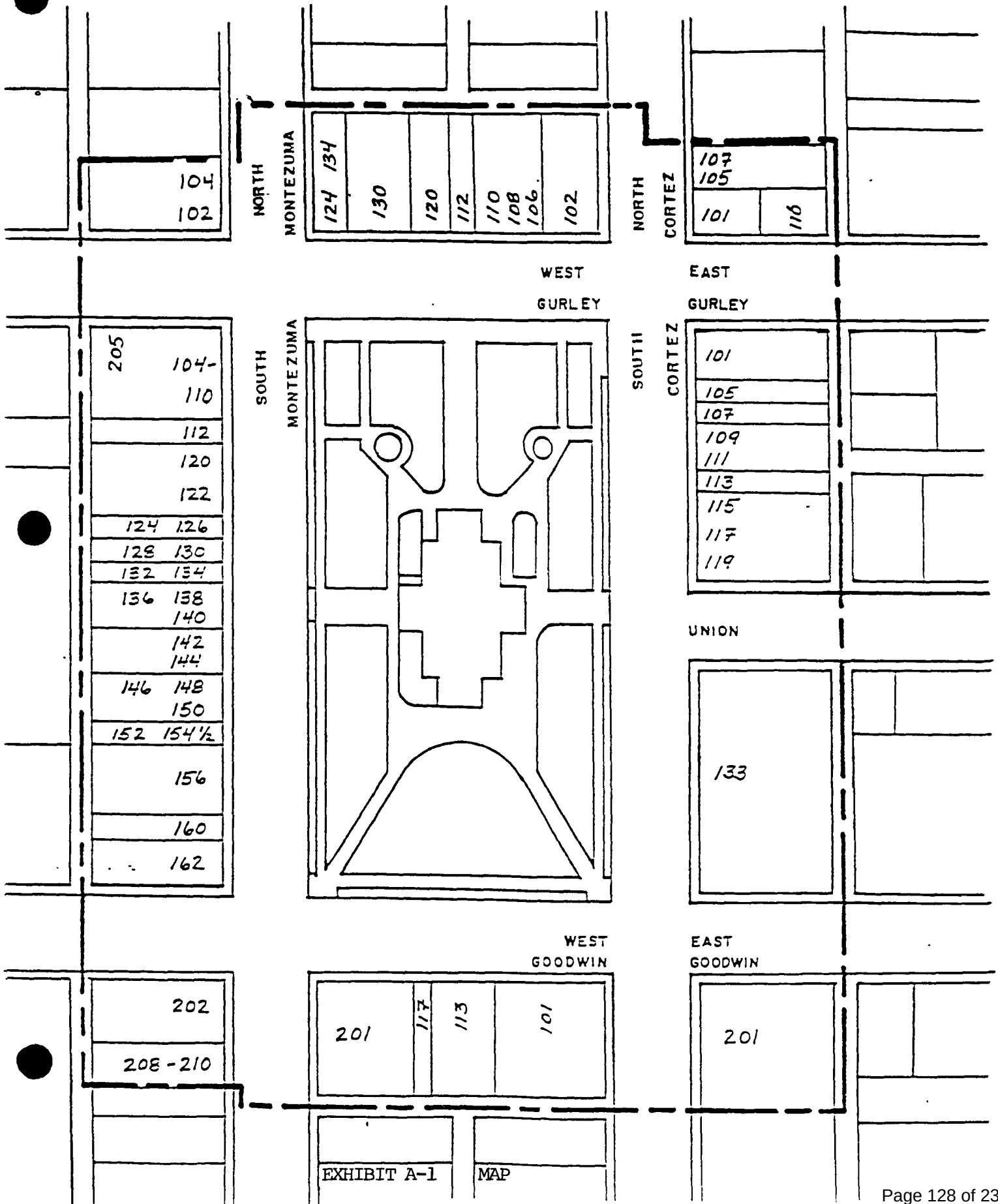
COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT BOUNDARIES

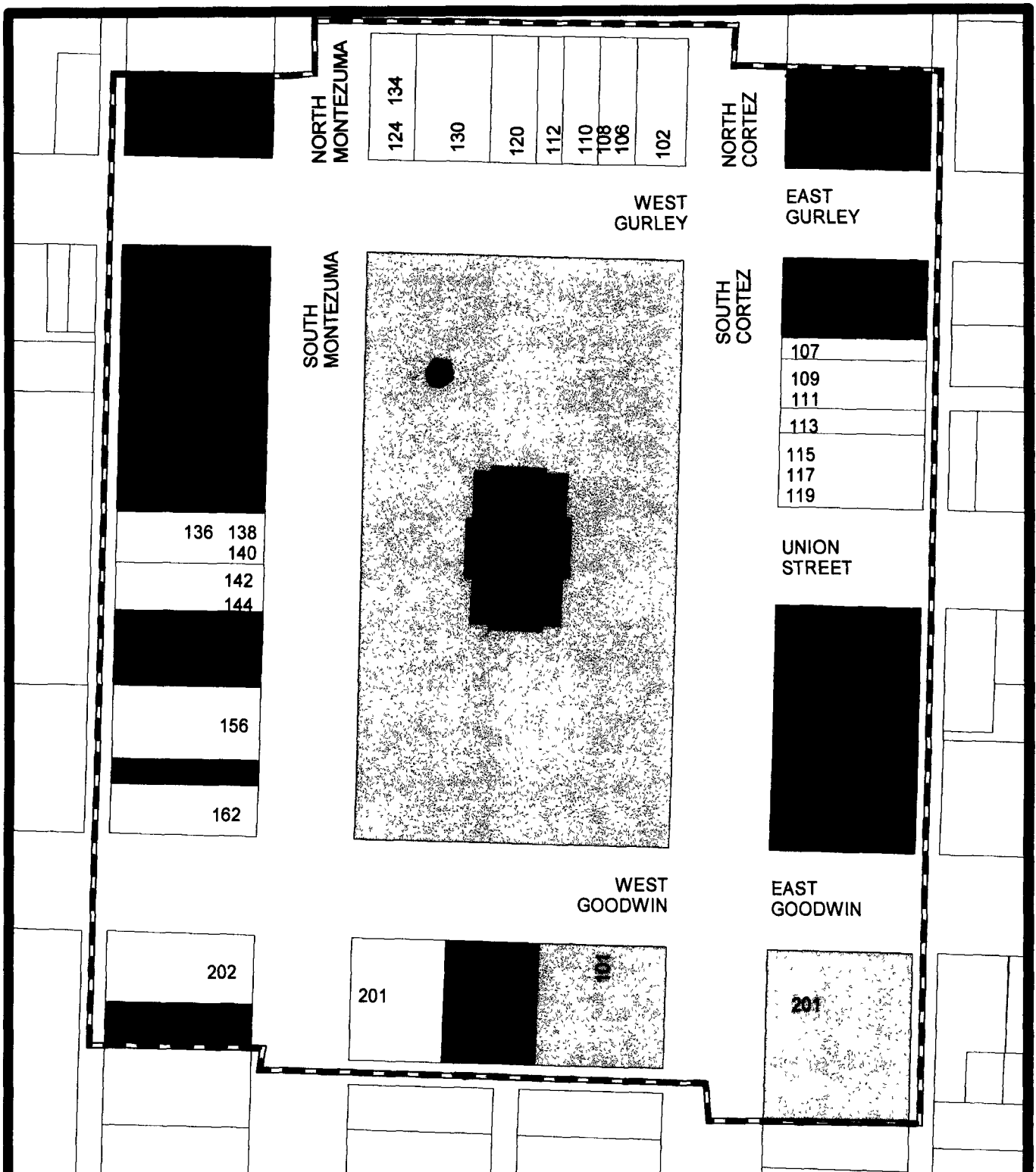
PAGE 4

OF 24

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CK372





City of Prescott

Proposed Courthouse Plaza Historic District



Proposed District
Boundary



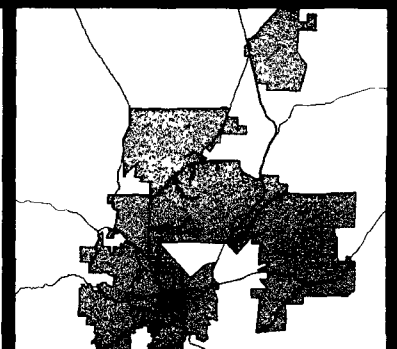
Publically Owned
Parcels



Properties for which
Petitions have been
received

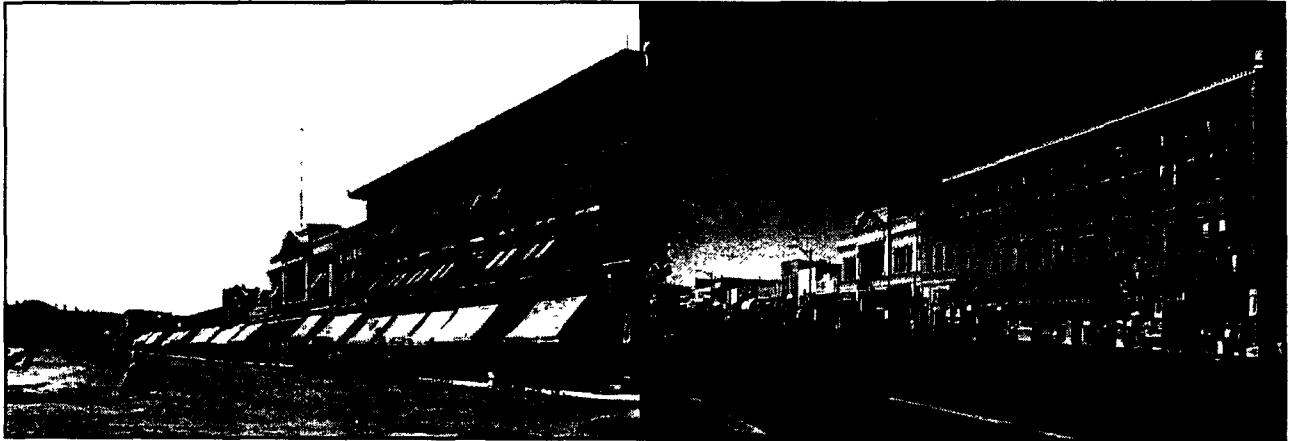
Product of Community Development Geographic Information System
Reference Arc View Project GIS0308 apr 3-25-1998

N
Scale: 1 in = 150 ft



VICINITY MAP

C i t y o f P r e s c o t t • A r i z o n a



South Montezuma Street (Whiskey Row) 1905 and 1997

COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT DESIGN GUIDELINES

JUNE 1997

P r e s c o t t P r e s e r v a t i o n C o m m i s s i o n

EXHIBIT B

Prepared by:

Steven C. Adams, AIA
Adams Architecture & Planning, Inc.
118 S. Pleasant Street
Suite 201
Prescott, Arizona 86303

City of Prescott Project Manager:

Nancy Burgess, Preservation Specialist

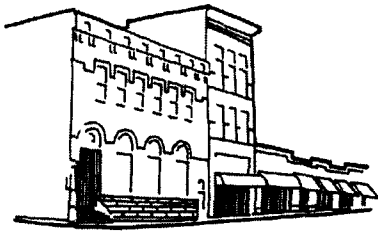
DESIGN GUIDELINES

COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT

PAGE 8 OF 24
BK 3572 PG 483 FEE#3041582

INTRODUCTION

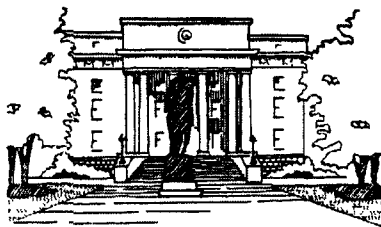
History and Importance of the Courthouse Plaza



*Southeast Corner of Gurley and
Cortez Street*

When people across Arizona think of Prescott, the image that most often comes to mind is the Courthouse Plaza. As the historic heart of the city that twice served as Territorial Capital, it is literally where Arizona was born, thrived and is still remembered in the layout, architecture and ambiance of the area. Nearly every publication dealing with Prescott shows and prominently displays the Courthouse Plaza, and it is usually the first (and often the only) stopping place for visitors. To Prescottonians, the Plaza *is* the downtown; the focal point of their community. It is no exaggeration to state that the Courthouse Plaza is Prescott; and that Prescott is the Courthouse Plaza.

This arrangement, of course, did not happen accidentally. Since Prescott was first surveyed by Robert Groom in 1863, the Plaza was deliberately set aside as a governmental, commercial and public gathering place. Although Prescott is not unique in these origins, it is unique in the degree to which the area has been maintained and the original layout and architecture respected. While countless other cities and towns across America have long since lost their historic core, Prescott's remains. This has been the result of good planning as well as a bit of good luck.



Yavapai County Courthouse

The Courthouse Plaza Historic Preservation District contributes more to the understanding of the heritage of Prescott than any other group of buildings. The buildings which comprise the district, generally built of natural stone or brick masonry, form the edge of the Courthouse Plaza itself and reflect a high standard of craftsmanship and design sensitivity. Most events and persons associated with Prescott's history are related to the Plaza. These include the events surrounding the founding and layout of the town in the early 1860s, the fire of 1900, the construction of the Courthouse, and the many individuals whose businesses were located on the Plaza and whose homes are in neighboring historic districts.

It is the intent of these Design Guidelines to preserve the historic character of the Courthouse Plaza Historic District without dictating specific design solutions or styles. Development pressures today are more intense than in the past, thus the need to protect the integrity of the Plaza District is more acute. The result will be a protection of the investment of individual property owners, enhancement of the economic base, and retention of the central character of what is known as "everybody's hometown."

DESIGN GUIDELINES

Why Preserve the Courthouse Plaza?

Many of the historic assets of the Courthouse Plaza District are important not only to the heritage of the city, but also to the history, architecture, development and growth of Arizona and the American Southwest. Individually and collectively, these historic resources tell how our town has grown and changed, and how Prescottians before us worked, played, worshipped, traversed, reacted to their environment, overcame obstacles, conducted their daily lives, and planned for their future. These resources give Prescott its unique character, unlike any other town in the state, creating civic pride about our past as well as our future.

Historic preservation, however, is much more than protecting individual buildings; preservation means maintaining the character of whole communities. Our community is a tangible manifestation of who we are and the role our predecessors had in shaping the region.

The many resources we have in our possession are not confined to a museum; they are a living history of the past handed down to us by previous generations. It is a record written not with ink, but with brick, stone, wood, landscape and space. To lose this record would be the same as losing the pages out of our history books. The Courthouse Plaza District is a vital part of that record, representing a major chapter in our history.



Whiskey Row

During the past three decades, local governments across the nation have realized that preserving historic resources also contributes to the quality of life of their communities. Preservation of the Courthouse Plaza also contributes to the economic development and vitality of Prescott by encouraging restoration work, adaptively reusing buildings to improve their viability and economic contribution and promoting tourism related to historic resources.

A Prescott Historic Preservation District is designated by local ordinance and falls under the jurisdiction of the Prescott Preservation Commission. A Local Preservation District is an overlay on existing zoning classifications; therefore, a local district deals only with the appearance of the district, not with the uses to which properties in the district are put. Simply stated, the overlay zoning does not affect the underlying zoning designation.

The designation of a Local Preservation District protects the significant properties and historic character of the district. It provides the community with the means to make sure that growth, development, and change takes place in a manner that respects important architectural, historical and environmental characteristics. Local designation encourages sensitive development in the district and discourages unsympathetic changes from occurring.

For more information on historic preservation in Prescott, including history, architectural styles, Prescott's Preservation Program, incentives for preser-

COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT

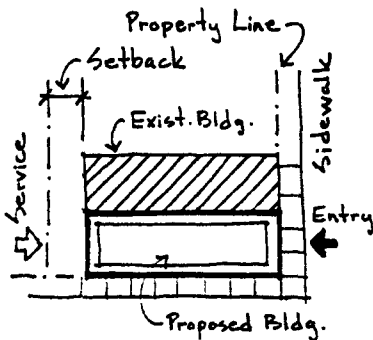
vation and benefits and obstacles to preservation, see the City of Prescott Historic Preservation Master Plan, Chapters 1 and 8.

The Image of the Courthouse Plaza

Standing on the lawn of the 1916 Yavapai County Courthouse, one can look around and find the surrounding area a challenge to describe. Here are represented different architectural styles, materials, building heights and construction dates. Yet, somehow, the space known as the Courthouse Plaza District *works*. It feels comfortable. It exudes a warmth not known in a modern shopping mall or public park. This "feeling" and character is easy to recognize, but can be difficult to define.

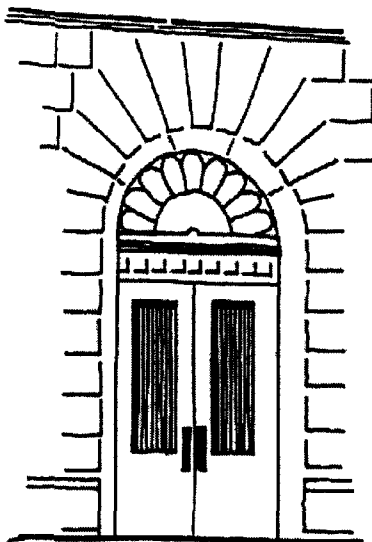
These Guidelines outline the basic elements that make the Courthouse Plaza District "work." These elements can be utilized and respected and still provide creative freedom, just in the way the existing buildings respect these elements yet provide the varied and interesting palette of architecture seen today. These elements can be combined into three groupings: *siting*, *design* and *materials*.

Siting deals with how the building is located and oriented on the property on which it rests, as well as to properties surrounding it. Siting issues are usually expressed in a two-dimensional plan, which illustrates such things as how close the building is to the property line and how one approaches and enters the building.



Siting Issues

Design deals with how the building appears from the public right-of-way. On the Courthouse Plaza, this will usually focus on the front elevation. Design issues include massing (the apparent bulk of the building), openings (doors and windows), the relationship of openings to the rest of the building, roofs, and to a certain extent, details.



Materials Play an Important Role in Historic Preservation

Materials are the components of which a building is constructed. By themselves, brick, stone and wood are nothing. But, when brought together in a compatible and creative manner, they can evoke stateliness, permanence and great beauty. Some materials are better suited to historic applications than others. For example, glass curtain-wall buildings did not exist 100 years ago and would be clearly out-of-place in the Courthouse Plaza District. On the other hand, the Plaza District also has two buildings constructed as recently as 1970, but, through creative design and the use of appropriate materials, fit well within the historic fabric while serving a modern purpose (the buildings are 142 and 144 South Montezuma Street).

Since most people are not architects, designers or even historians, designing a building to fit within the historic context of a setting such as the Courthouse Plaza District can be a difficult task. For this reason, these Guidelines are intended to be a "how-to" primer on these basic elements which define the Plaza District and to which new design should be focused.

DESIGN GUIDELINES

What These Guidelines Do Not Address

It is important to note that these Design Guidelines for the Courthouse Plaza Historic District address only the exterior appearance of the building, particularly the front facades (the elevations or faces of the structures). As an overlay district, the underlying zoning and use of each property is not affected. Nearly all uses permitted in the zoning code are permitted in the Historic District, unless otherwise restricted by the City Council in separate ordinances unrelated to the district.

These guidelines also do not address specific historic styles. It is inappropriate for new construction and major remodeling efforts to attempt to copy a historic style. For example, nowhere in these guidelines is a requirement to make a building "look like," "copy," or otherwise replicate historic styles that may be found on buildings such as the Courthouse or the St. Michael's Hotel. Rather, it is the purpose of these guidelines to set the general design themes within which creative design solutions can take place. These themes identify those elements which are common to all or most of the contributing buildings in the district, regardless of age or architectural style.

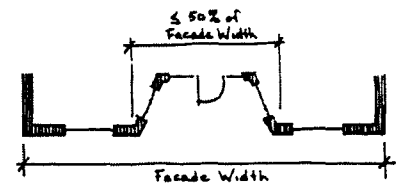
SITING OF THE BUILDING

Setbacks

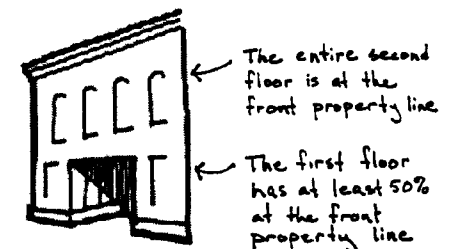
A setback is the distance a building is placed from the property line. Zoning codes typically apply separate setbacks to the front, sides and rear of a property. For buildings surrounding the Courthouse Plaza, the front property line abuts the public right-of-way at or very close to the sidewalk.

Required

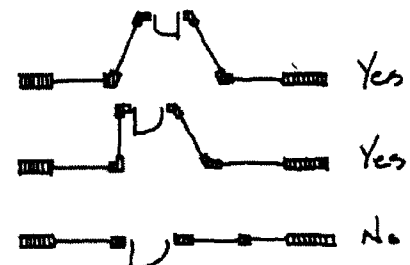
- All setbacks shall be zero for at least 50 percent of the first floor facade and 100 percent of the second and third floor facade, including the roof line. This allows up to one-half of the first floor facade to be "inset" under the second floor facade, providing shelter, public safety and additional commercial display space.
- All setbacks shall be zero for all side yards for the entire height and length of the building.
- Rear yard setbacks shall be in conformance with the current zoning code.
- No door shall swing into the public right-of-way (the sidewalk).



Zero Setback at Ground Floor at Least 50 Percent of Facade Width



Ground Floor and Upper Floor Setbacks



Insets - Plan View

Optional

- There is no requirement regarding the depth, angle or shape of the inset.

Examples

- The Palace, 116-122 South Montezuma Street
- Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street
- Bashford Courts (Bashford-Burmister Building), 130 West Gurley Street
- Bucky's Sandwich Emporium & Cattleman's Arizona Mercantile, 124 & 126 South Montezuma Street

Use of the First Floor Space

Although the zoning code allows a number of uses within the district, some uses should be discouraged as they endanger the pedestrian use of the sidewalk and are incompatible with the character of the district

Required

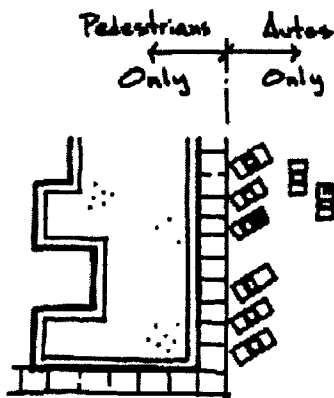
- The first floor facing the Plaza shall be pedestrian oriented and used for functions that are accessible only by foot (stores, offices, entertainment, banking, etc.).
- No uses shall be permitted that allow or encourage automobiles to traverse the property or cross the public sidewalk. This includes parking lots, garages, facilities with drive-throughs or drive-up windows, etc.

Optional

- Automobile access is allowed at the back of the property for service to the building. Parking, however, should be discouraged anywhere on the property.

Examples

- Bashford Courts (Bashford-Burmister Building), 130 West Gurley Street
- The Palace, 116-122 South Montezuma Street
- County Bank (Bashford Block), 102 West Gurley Street



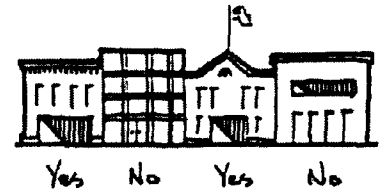
DESIGN GUIDELINES

DESIGN OF THE BUILDING

The rapid reconstruction of the Courthouse Plaza after the fire of 1900 is part of Prescott lore. However, when the buildings were built, it wasn't in the quick, inexpensive manner of construction that often preceded the fire. The structures were intended to be not only fire-resistant, but also to convey a grace and solidity that reflected the optimism and outlook of the times, as well as a sense of triumph over adversity and of overcoming the frontier. It is from this era that Prescott has received most of its rich architectural heritage, particularly in and around the Plaza. It is this basic idea of stability and a sense of permanence that these design guidelines encourage.

Massing

Massing refers to the apparent size or bulk of a building. It also refers to the arrangement of materials to give the impression of strength, durability and appropriateness. For example, one-story buildings should not be 25 feet tall. Likewise, 3-story buildings must not appear too "massive" thereby neglecting the grace of the existing buildings in the district. This section deals with the relationship of building width to height; the following section addresses the arrangement of doors and windows within the building "mass" to achieve the balance between elegance and endurance.



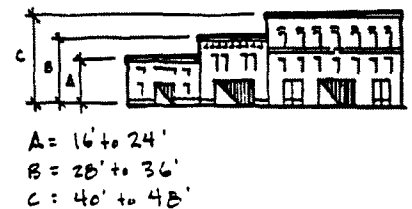
Compatible Infill Development

Parapets (a vertical extension of the facade above the roof) are an important part of a the massing of a building in the Courthouse Plaza Historic District. All buildings, regardless of width or height, are required to have a parapet at least four feet above the roof. The guidelines below assume an average story height of 12 feet (which includes space for structural elements and mechanical equipment), plus the minimum four foot parapet. An extra four feet is allowed to accommodate taller ceiling heights or taller parapets. For example, a one story building at 12 feet per story, plus the parapet and the optional four additional feet would range from 16 to 24 feet in total height.

Although the width of most of the buildings facing the Courthouse Plaza are in multiples of 25 feet (25, 50 and 75 foot widths, with a few at 100 feet or greater), the following guidelines apply regardless of building width.

Required

- 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.
- The maximum height of any building shall be 48 feet.



Height Allowances

COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT

Optional

- 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.

Examples

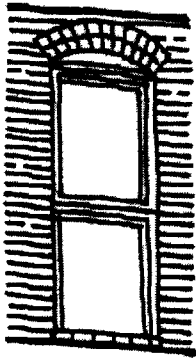
- Moctezuma & Buffalo Montana, 142 & 144 South Montezuma Street
- Heilig-Meyers Furniture (Sam Hill Hardware), 156 South Montezuma Street
- Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street
- Union Block, 104-110 East Gurley Street
- US Post Office, 101 East Goodwin Street

Fenestration (Doors and Windows)

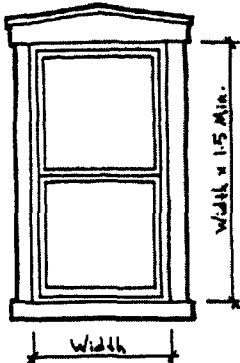
"Fenestration" is an architectural term that refers to openings in a solid surface through which people see, walk or obtain ventilation. The most obvious elements are doors and windows, which play an important role in the historic architecture of the Courthouse Plaza. The overall mass of the buildings is balanced by an open and accessible first floor and doors and windows with a strong vertical orientation. This design was also partly in response to climatic conditions before the advent of air conditioning. For example, doors with transoms (operable openings above the doors) coupled with double hung windows allowed breezes to travel across the tops of rooms to dissipate warm air. This combination of style and practicality should be respected in historic areas.

Required

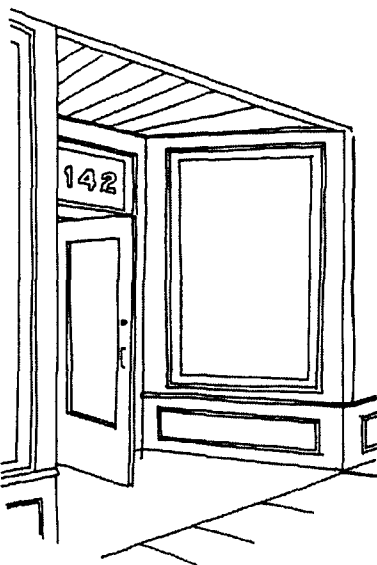
- The first floor only may include "storefront" openings (see first bullet under "Optional" below). Storefronts, when used, may extend into and include all of the inset areas defined under "Setbacks." The storefronts should have opaque (solid) bottom panels approximately one and one-half to three feet high. The individual glass panes should have a vertical orientation as defined below. Fixed transom panels above the doors and windows up to the bottom of the interior finished ceiling are encouraged. Transoms do not need to be operable.



Vertical Orientation for Windows



Vertical Orientation Standards



Typical Storefront @ Inset

DESIGN GUIDELINES

- All non-storefront doors and windows should have a vertical orientation in design. That is, the height of each opening shall be at least one and one-half times the width (i.e., a 3 foot wide window must be at least 4-1/2 feet tall).
- All windows in the second and third stories should be between two and four feet in width. No single opening in the second and third floor shall exceed four feet in width.
- Windows should be single or double hung in design. Casement windows are also acceptable if they meet the vertical orientation criteria. Sliding, awning, hopper and jalousie windows are not acceptable.

Optional

- Large, continuous openings on the first floor are encouraged, but are not mandatory. The combination of doors and windows may be up to 75 percent of the front elevation, not including insets.

Examples

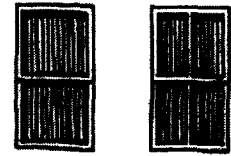
- Heilig-Meyers Furniture (Sam Hill Hardware), 156 South Montezuma Street
- Hotel St. Michael (Hotel Burke), 102-110 South Montezuma Street
- Rocky's Pizzeria, Lifeways Books and Kendall's Famous Burgers, 107-113 South Cortez Street

Relationship of Walls to Openings

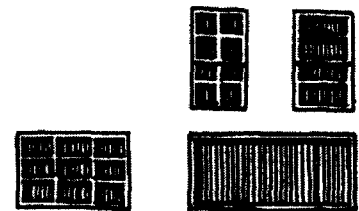
The way in which openings (doors and windows) are set in an elevation has a great deal to do with the mass, style and gracefulness of a building. A building may be correct in the height-to-width ratios given above, but the improper organization of walls and openings can give the appearance of either being "fragile" on the one hand or too imposing on the other. The arrangement of doors and windows was a very important element in the original design of the historic buildings in the district.

Required

- The maximum separation between openings is 10 feet.
- Non-storefront windows should be located singularly whenever possible, however, groupings of not more than two windows is acceptable but should be set into the facade a minimum of 2 to 4 inches. For example, see the groupings of windows at the upper floors of the Hotel St. Michael (102-110 South Montezuma Street) and the Union Block (104-110 West Gurley Street).

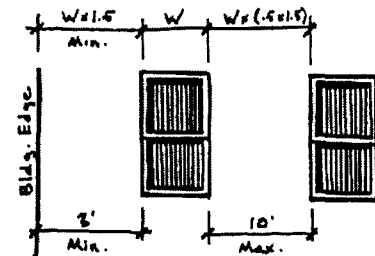


YES

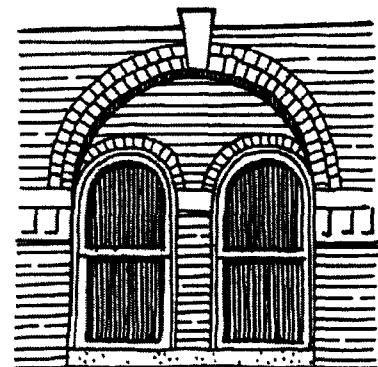


NO

Window Pane Design

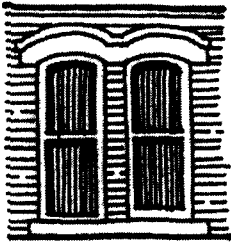


Minimum Window Separations

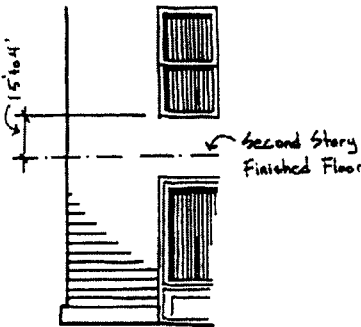


Grouped Windows in a Recessed Panel

COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT



Grouped Windows



Window Separation Above Floor Lines

- The space between windows should be between one-half and one and one-half the width of the opening. For example, if a window opening is four feet wide (one four-foot window or two, two-foot windows) then the wall surface to the next opening shall be between 2 and 6 feet wide.
- The distance from the edge of a window to the corner of a building shall be a minimum of one and one-half the width of the opening. For example, a three foot wide window requires a minimum separation of at least 4-1/2 feet to the edge of the building. In no case shall the distance from an opening to the edge of a building be less than 3 feet wide.
- On the second and third floors, the maximum opening or glazed area shall be 50 percent as measured horizontally or vertically. Horizontal measurements shall be from edge to edge of the building. Vertical measurements shall be from the finished floor of the second story to the roof line.
- The bottom of windows shall be a minimum of 1-1/2 feet and a maximum of 4 feet above the finished floor at all stories.
- On first floor storefronts, the width of the storefront may not exceed 19 feet on 25 foot parcels and 25 feet on all other parcels.

Optional

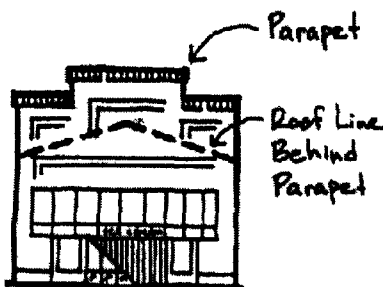
- A wide variety of combinations is possible under the above criteria. The object is to provide a pattern of openings in the facade wall that maintains the overall rhythm and order of the historic buildings.
- Contributing buildings to the district which vary from the above guidelines are exempt. However, all new construction and major renovation to front facades that seek to alter the existing window pattern must comply.

Examples

- Wells Fargo Bank (Bank of Arizona), 101 East Gurley Street
- Masonic Building, 105-107 North Cortez Street
- US Post Office, 101 West Goodwin Street

Roofs

Despite the variation in architectural styles, no roofs or roof materials are visible on any building in the district from the front elevation. This practice of accentuating the architecture of the front facade over the roof is typical of the period during which most of the district was built.



Parapets Hide the Roof

DESIGN GUIDELINES

Required

- All roofs shall be "flat" with a low pitch, draining to the back of the building.
- Parapets at the front elevation shall "hide" the roof. No roof, roof material or mechanical equipment mounted on the roof shall be visible from the front elevation.
- The color of the roof material should be an earth tone or match the color of the building to reduce glare to taller neighboring buildings.

Optional

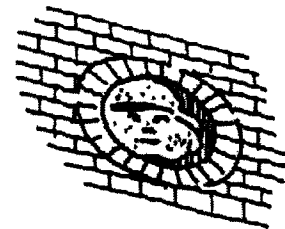
- The shape and design of the front parapet is not stipulated. It may be flat, triangulated or even rounded as long as it is sufficiently tall to conceal the roof behind it.

Examples

- Steward's Shoes (Knights of Pythias Building), 105 South Cortez Street
- Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street
- Little Bit O' Everythin' (Prescott National Bank), 103 North Cortez Street

Details

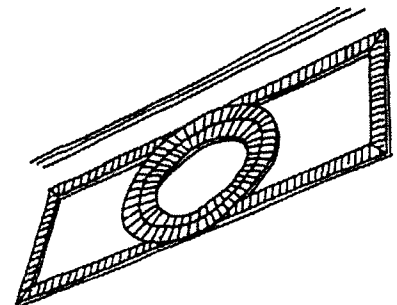
The details of a facade can add character, vitality and even humor to the building design. When carefully done, details provide a sense of craftsmanship that can be appreciated from almost any distance. Details need not be elaborate nor ornate to be effective. They can range from simple brick patterns at the roof line or window openings, to the whimsical faces cast into medallions near the top of the St. Michael's Hotel.



Medallion Detail - Hotel St. Michael

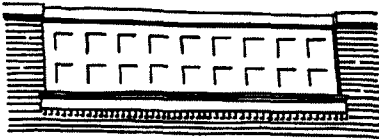
Required

- The use of details is encouraged, insofar as the design is compatible and consistent with the character of the building and the district as a whole.
- Details should generally be constructed of materials already present in the building. For example, if the building facade is primarily brick, then different patterns of the brick may be considered. If different materials are used, they should be complementary to the primary material.

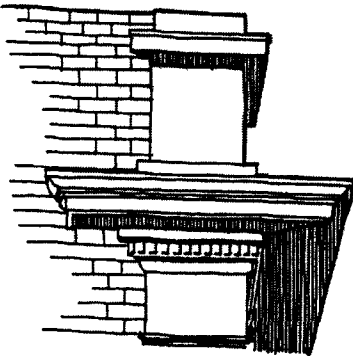


Brick Detail

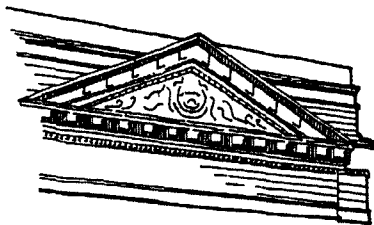
COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT



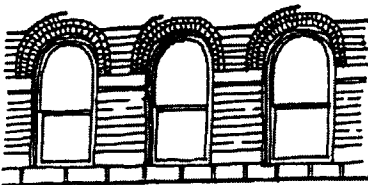
Brick Detail - Union Block



Cornice and Frieze



Pediment



Arched Openings

- Existing details in or near the public right-of-way must be respected. These include such items as the tiled pattern in the sidewalk identifying "Sam Hill's" in front of 156 South Montezuma Street and the glass blocks cast into the sidewalk in front of The Palace (116-122 South Montezuma Street).

- The use of details should be part of the overall rhythm of the design. They should add, and not detract, from the overall visual interest of the building.

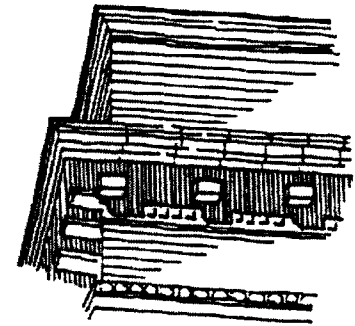
Optional

- Details may include, but are not limited to, the following: cornices (a projection at the top of a wall); friezes (areas below the cornice which may contain additional detailing); pediments (a triangular element resembling a gable at the building crown); accentuated lintels (the area above an opening) or sills (the area below an opening); columns; parapet copings (caps at the top of the wall); arches above openings, brackets (a projection from a wall used to support a cornice); and corbeling (outward stepping at the top of a wall to form a ledge).
- Classical, Classical Revival and other historic details are permitted if done in the correct historic stylistic proportions and in a manner consistent with the character of the district. Victorian details and elements, however, are not acceptable as they represent a time period prior to when most of the buildings in the district were constructed.

Examples

- Cornice: Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street; Hotel St. Michael (Hotel Burke), 102-110 South Montezuma Street
- Frieze: Steward's Shoes (Knights of Pythias Building), 105 South Cortez Street
- Pediment: The Palace, 116-122 South Montezuma Street; Masonic Building, 105-107 North Cortez Street; Yavapai County Courthouse
- Accentuated Lintels: US Post Office, 101 East Goodwin Street
- Accentuated Sills (and Lintels): County Bank (Bashford Block), 102 West Gurley Street
- Columns: The Palace, 116-122 South Montezuma Street; US Post Office (Pilasters), 101 East Goodwin Street; Yavapai County Courthouse
- Copings: Wells Fargo Bank (Bank of Arizona), 101 East Gurley Street

- Arches: Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street; The Palace, 116-122 South Montezuma Street; Matt's Saloon (Levy Building), 112-114 South Montezuma Street
- Brackets: Wells Fargo Bank (Bank of Arizona), 101 East Gurley Street; Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street
- Corbelling: Buffalo Montana, 142 South Montezuma Street; Bashford Courts (Bashford-Burmister Building), 130 West Gurley Street
- Brick Detailing: Matt's Saloon (Levy Building), 112-114 South Montezuma Street



Brackets Supporting a Cornice

BUILDING MATERIALS

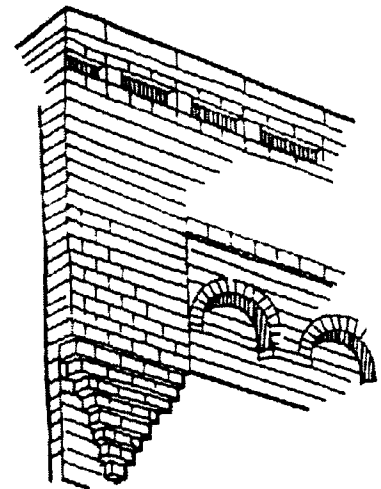
The materials of any structure contribute significantly to its character and is often the first identifying element of a building. Much of the character of the buildings in the Courthouse Plaza Preservation District has as much to do with the use of materials as it does with siting and massing. Thus,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

Wall Materials

Wall materials are the major component of the facade design. They may be used in a variety of combinations to provide interest and variety to the design. The focus in the Guidelines is on using materials that provide the same sense of stability and permanence that has been a part of the Courthouse Plaza District since the turn of the century.

Required

- The use of brick or stone masonry is required. Masonry may be either structural or veneer. Smooth-faced concrete masonry units and "slump" block is not acceptable. "Split-face" block is acceptable if used with an integral color.
- Stucco is not acceptable except for existing buildings where the material has become historic in its own right. Stucco shall not be used on new construction or major remodels except as an accent material.
- New or existing facades shall not be covered in stucco, gunite or any other sprayed or applied material. New or existing facades shall not be sheathed in wood, metal or vinyl.



Brick Detailing - Matt's Saloon (Levy Building)



Historic Use of Stucco - Bashford Courts (Bashford-Burmister Building)

- Wood is not acceptable except as an accent material (trim, cornices, etc.).
- The facade material shall be left in a natural condition with no glazing, paint or other applied finish. Use integral or natural color for masonry materials. Wood may be stained or painted. Stucco accents may be painted. All colors should be of neutral tones, compatible with the building design and the entire district.

Optional

- The composition of the various materials is not specified, as long as the design is compatible with the general character of the district.

Examples

- Little Bit O' Everythin' (Prescott National Bank), 103 North Cortez Street
- Wells Fargo Bank (Bank of Arizona), 101 East Gurley Street
- Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street
- Bashford Courts (Bashford-Burmister Building), 130 West Gurley Street
- Moctezuma & Buffalo Montana, 142 & 144 South Montezuma Street
- US Post Office, 101 East Goodwin Street

Fenestration Materials

Required

- The use of wood for doors, windows and storefronts is strongly encouraged. Vinyl-clad wood is acceptable only if the material gives the appearance of wood. Aluminum or bare metal is not acceptable for any application.

Optional

- Steel may be used in new construction for doors and windows if painted a compatible color with the rest of the building. Steel may be used for restoration if the same size, style and type of door or window is used.

Examples

- US Post Office, 101 East Goodwin Street
- Rocky's Pizzeria, 107 South Cortez Street

DESIGN GUIDELINES

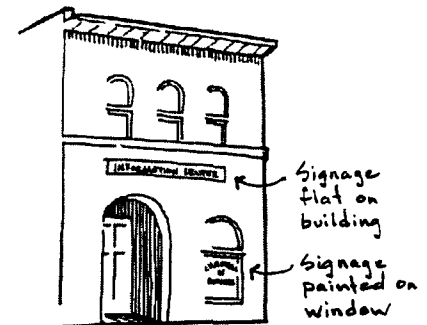
- Steward's Shoes (Knights of Pythias Building), 105 South Cortez Street
- Balentine Building (Wilson Block), 102-104 North Montezuma Street

OTHER CONSIDERATIONS

Signage

Signage, when properly applied, can be an important design element that adds to the overall design. Too often, however, signage is applied to historic buildings without consideration of the architecture of the building or character of the district.

- Signage in all cases should complement, and not distract, from the building. Signage shall be used for identification only, and not for advertising.
- All signage should be placed flat against the facade. One suspended perpendicular sign per building is permitted if it complies with the rest of the requirements of these Guidelines.
- One perpendicular sign per business activity is permitted under the awning or first floor inset. The sign shall not extend more than 30 inches from the building.
- Signage painted directly on the facade is permitted if done in a historically compatible style.
- Signage painted on window glazing is acceptable and encouraged.
- All signage, except signage painted on window glazing, whether painted, flat or suspended on the building, shall be counted in the total allowable area under the current signage code.
- No flashing, revolving or roof-mounted signs are permitted. No sign shall extend above the top of any part of the roof line.
- Many historic buildings include insets or other areas within the facade design specifically for signage. Where this condition exists, the signage shall be constrained within this area and shall not extend beyond the provided borders.
- The use of neon is acceptable if used in the lettering or as an accent. The area used by the neon shall count in the total sign area calculation.
- Lighting for applied signage shall be by incandescent fixtures only. Lettering may be painted or individually cut figures. Neon may be used for



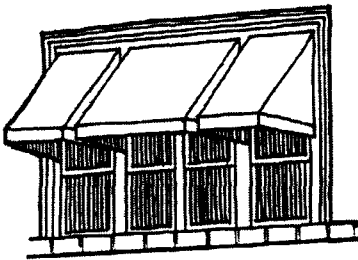
Appropriate Signage Applications

lettering if set into individually cut channel-type figures. Box-type or cabinet signs are not acceptable. Translucent panels shall not be used. Fluorescent lighting is not acceptable in any application, either exposed or as a back light.

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Examples

- Bashford Courts (Bashford-Burmister Building), 130 West Gurley Street
- Hotel St. Michael (Hotel Burke), 102-110 South Montezuma Street
- Moctezuma & Buffalo Montana, 142 & 144 South Montezuma Street (incorporation of signage insets into new construction)
- Yavapai County Courthouse (name of building cast into the structure)

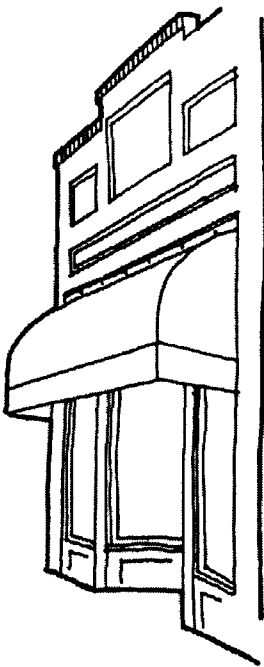


Awnings Over Multiple Windows

Awnings

Awnings provide several functions for commercial areas such as the Courthouse Plaza District. First, they provide shade during warm weather and cover during rain; second, they provide an inviting, human scale to the front of a building that looks sheltering and inviting; third, awnings provide an opportunity for color and variety to the building elevation; and fourth, they provide a place for appropriate business identification at the street level. The use of awnings in the district has been widespread over the years, as evidenced by historic photographs. Most original designs, in fact, assumed their use and incorporated the configuration into the building.

- The use of canvas or fabric awnings is encouraged at all locations in the district. Metal awnings, including aluminum, are not acceptable.
- First floor awnings may extend over the public right-of-way (sidewalk). The width of first floor awnings may be up to the width of the storefront and/or inset. The color should match or be complementary to the primary color of the facade; the color must not distract from the facade.
- Second and third floor awnings are also encouraged. One awning should be used for each window, although one awning may cover not more than two windows at a time.
- Awnings should be flat with an angle of approximately 45 degrees from the sidewalk to the facade. Curved awnings are permitted but are not encouraged.
- Some historic buildings include awning bands set into the front facade, usually just above the storefront. These should be used whenever possible to provide a historically correct configuration. New construction should also include awning bands into the design.



Round Awnings

Examples

- Hotel St. Michael (Hotel Burke), 102-110 South Montezuma Street
- Moctezuma & Buffalo Montana, 142 & 144 South Montezuma Street (incorporation of awnings into new construction)
- County Bank (Bashford Block), 102 West Gurley Street
- Balentine Building (Wilson Block), 102-104 North Montezuma Street
- Vacant Space, Lifeways Books, Kendall's Famous Burgers, 109-113 South Cortez Street

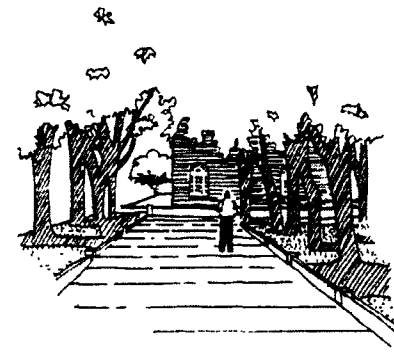


Awnings - Whiskey Row

Landscape

Landscaping provides shade, visual relief, scale, color, and, in the case of deciduous trees, a changing appearance throughout the year. However, since buildings are required to have a zero setback, landscaping on private property is not possible in the district.

- Landscaping, including trees, shrubs and ornamentals, are not allowed at the front of the building within the front property line.
- Hanging plants suspended from the structure are permitted and encouraged.
- Landscaping shall be limited to the public right-of-way and the entire block surrounding the Yavapai County Courthouse.



Landscaped Avenue on the Courthouse Plaza

Mid-Block Access on Montezuma Street

The possibility of a mid-block crossing along Montezuma Street has been suggested to provide access to existing public parking or a potential parking garage on the east side of Granite Street. If done carefully and correctly, this can provide safer and more convenient pedestrian access to the Plaza District while retaining the historic facade of Whiskey Row.

- As mentioned earlier in the Guidelines, any public access point must provide the appearance of a compatible building. No "holes" or breaks in the architectural continuity of the west side of Montezuma Street are acceptable.
- No demolition of historic buildings to accommodate the passage is allowed.
- The inclusion of small shops or vendors inside the accessway is acceptable and encouraged.

- Signage identifying the passageway as an access point is permissible if it is done in accordance with the signage requirements in these Guidelines.

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Demolition

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



Clear Conditions for Demolition of Buildings in the District Apply

- 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.

The deliberate neglect of a building to allow it to meet any of the above criteria ("deterioration by neglect") shall void the application of the criteria in allowing demolition.

No buildings within the district shall be demolished for a parking lot, park (public or private) or any other type of open space. If a building(s) is demolished for public access to public parking on Granite Street, the access shall be enclosed on the Montezuma Street elevation to give the impression that a building still occupies the property.

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.

7/3/01 & 7/10/01

ORDINANCE NO. 4119

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AMENDING ORDINANCE NUMBER 3744 BY AMENDING THE DESIGN GUIDELINES ADOPTED THEREIN FOR THE COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT.

WHEREAS, the City of Prescott approved the formation of the Courthouse Plaza Historic Preservation District pursuant to Ordinance Number 3744; and

WHEREAS, the City Council does now wish to revise certain Design Guidelines for the foregoing District as they relate to signage.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT, the Courthouse Plaza Historic Preservation District Design Guidelines, as set forth in Exhibit "B" to Ordinance Number 3744, is hereby amended as follows:

(A) Page 14, "OTHER CONSIDERATIONS", Signage: Add the following bullet:

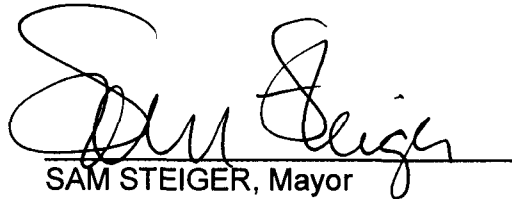
The appearance, color, size, location, position and method of attachment of signs, as well as the materials used, and the design, shall be complimentary to and in keeping with the characteristics of the building and be visually compatible with the historic character of the district.

(B) Page 14, 'OTHER CONSIDERATIONS', Signage, last bullet - reword as follows:

Lighting for applied signage shall be by incandescent fixtures only. Lettering may be painted or individually cut figures. Neon may be used for lettering if set into individually cut channel-type figures.

SECTION 2. THAT the Mayor and Staff are hereby authorized to execute any and all documents on behalf of the City of Prescott, and to take any and all steps deemed necessary to accomplish the foregoing.

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Prescott, Arizona, this 26th day of JUNE, 2001.


SAM STEIGER, Mayor

ATTEST:


MARIE L. WATSON, City Clerk

APPROVED AS TO FORM:


JOHN R. MOFFITT, City Attorney

ORDINANCE NO. 3433

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, PROVIDING FOR AN OVERLAY ZONE DESIGNATING THE SOUTHEAST PRESCOTT HISTORIC PRESERVATION DISTRICT, REGULATING THE USE OF CERTAIN PROPERTY THEREIN, AND AMENDING THE ZONING MAP OF THE CITY OF PRESCOTT.

WHEREAS, the City of Prescott is empowered to establish districts of historical significance pursuant to ARS Section 9-462.01 (A) (10); and

WHEREAS, the City of Prescott Preservation Commission has determined that certain property within the City limits meets the requirements of ARS Section 9-462.01 (A) (10) and Prescott City Code Section 3-9-1; and

WHEREAS, the City Council of the City of Prescott has determined that the foregoing property meets the requirements of ARS Section 9-462.01 (A) (10) and Prescott City Code Section 3-9-1; and

WHEREAS, the City of Prescott has complied with the provisions of ARS Section 9-462.01 et seq. and Prescott City Code Section 3-9-1.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT, there is hereby established the Southeast Prescott Historic Preservation District, the boundaries of which are more particularly set forth in the attached Exhibits "A-1 and A-2".

SECTION 2. THAT, in addition to those requirements as set forth in Prescott City Code Section 3-9-1, those properties within the Southeast Prescott Historic Preservation District shall comply with those standards necessary to preserve the historical character of said property, as more particularly set forth in the attached Exhibit "B".

SECTION 3. THAT, at least three (3) copies of the Zoning Map of the City of Prescott as adopted pursuant to Title X, Chapter 1 of the City Code, and as subsequently amended, including the amendments herein, shall be filed immediately in the Office of the City Clerk of the City of Prescott and shall be available for public use and inspection.

Ordinance No. 3433 - continued:

PASSED, APPROVED and ADOPTED by the Mayor and Council of the City of Prescott, Arizona, on this 14th day of NOV., 1995.



DAITON RUTKOWSKI, Mayor

SEAL

ATTEST:



MARIE L. WATSON, City Clerk

APPROVED AS TO FORM:



JOHN R. MOFFITT, City Attorney

EXHIBIT "A-1"

BASHFORD TRACT	Block 1	Lots 1, 4, 6, 8, 10, 12, 13, 15, 17, 19, 21, 23, 25
BASHFORD TRACT	Block 2	Lots 2, 4, 6, 8, 10, 12
EAST PRESCOTT	Block 3	Lots 2, 4, 6, 8, 10, 12, 14
EAST PRESCOTT	Block 3	Lots 1-24 inclusive
EAST PRESCOTT	Block 8	Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24
EAST PRESCOTT	Block 4	Lots 1-24 inclusive
EAST PRESCOTT	Block 7	Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24
PRESCOTT TOWNSITE	Block 17	Lots A, B, C, D, E, F, G, H, I
PRESCOTT TOWNSITE	Block 17	Lots 1, 3, 5, 7, 9, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45
PRESCOTT TOWNSITE	Block 23	Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23

EXHIBIT "A-2"

SOUTHEAST PRESCOTT HISTORIC PRESERVATION DISTRICT

BOUNDARY DESCRIPTION

NORTH BOUNDARY - East Gurley Street between South Alarcon Street and the alley east of South Mt. Vernon Street

EAST BOUNDARY - the alley between South Mt. Vernon Street and South Virginia Street from Gurley Street to Aubrey Street

SOUTH BOUNDARY - the north side of East Aubrey Street from the alley between South Pleasant Street and South Mt. Vernon Street to the alley between South Mt. Vernon Street and South Virginia Street; East Carleton Street from the alley between South Alarcon Street and South Pleasant Street to the alley between South Pleasant Street and South Mt. Vernon Street

WEST BOUNDARY - east side of South Alarcon Street from Gurley Street to Goodwin Street; alley between South Alarcon Street and South Pleasant Street from Goodwin Street to East Carleton Street; alley between South Pleasant Street and South Mt. Vernon Street from East Carleton Street to East Aubrey Street

EXHIBIT "B"

SOUTHEAST PRESCOTT HISTORIC PRESERVATION DISTRICT

DESIGN GUIDELINES

SUMMARY

The Southeast Prescott Historic Preservation District (district) comprises a portion of the East Prescott Historic District, one of the largest concentrations of historic properties in Prescott. Primarily residential in character, the preservation district contains contributing and noncontributing resources. The district includes the 300 block of South Mt. Vernon Avenue which was not included in the East Prescott National Register Historic District. These properties were documented on Arizona State Historic Property Inventory forms in 1982 and most are eligible for the National Register. These properties represent Victorian, Bungalow and Revival styles, and the timeline and context of this block of South Mt. Vernon are consistent with the East Prescott National Register Historic District. Dating from the late 19th and early 20th centuries, these buildings constitute one of the oldest and best preserved collections of American architectural styles built in Arizona during that period. The district is notable for being an outstanding collection of Victorian-era residences. The district is comprised largely of one- and two-story buildings, with Queen Anne Victorian architecture being the dominant style. Slightly later Revival style residences and Bungalows are interspersed in the district, especially on the eastern edge.

SETTING AND APPEARANCE

The City of Prescott is located on the northwest slope of the Bradshaw Mountains of central Arizona at an elevation of 5,354 feet. Much of the surrounding area is heavily forested. The climate is mild and semi-arid, with distinct seasons.

While the district is primarily residential, it is bounded on the north by Gurley Street, Prescott's main commercial avenue, which is characterized by commercial development and contains the heaviest concentration of noncontributing properties. These commercial and residential mixed use areas are an integral part of the setting, streetscape and historical development of the district.

SETTING AND APPEARANCE (continued)

The area was originally laid out in rectangular, residential lots, with development following an orderly pattern extending eastward and southward from the commercial center and from Courthouse Plaza, which was reserved as a central focus of the town. Residences were for the most part consistently set back from the street 15 to 25 feet with small side yards. Many properties had or currently have small agricultural outbuildings built close to or on the rear property line. Many of these structures have been converted to or replaced by garages.

Mature landscaping characterizes the district with streets being uniformly lined by an assortment of deciduous and evergreen vegetation. American and European elms dominate the length of the streets, interspersed with Arizona ash, cottonwood, box elder, and silver leaf poplars, providing a verdant setting for the stately, historic residences. Large evergreens are equally common. Yards and hedges are well-maintained, with each residence set in its own frame of grass and trees; a necessary condition for the picturesque ideal which dominated 19th century design concepts. While there is an assortment of fencing materials (wood picket, cast iron, stone, concrete and chain link), they conform to a uniform setback and are generally in keeping with house style. Original street lamps from the 1920s line the streets of the district.

HISTORICAL AND ARCHITECTURAL BACKGROUND

The district encompasses a portion of the original townsite (Prescott Townsite, platted in 1864) and includes many early properties along with evidence of later continuing growth. The town's boundaries were expanded eastward by the East Prescott Addition (1872) and the Bashford Tract (1887). Significant early residences include the J. J. Hawkins residence (122 South Mt. Vernon), home of a territorial judge and the Burmister/Storey residence (109 South Pleasant), home of the son of a pioneer Prescott businessman and, later, the superintendent of the Santa Fe Railroad. These residences were constructed in 1895 and 1901, respectively, and are Queen Anne with elements of the Shingle Style. This early construction in the eastern portion of the townsite relates to the location of Fort Whipple east of the City and the streetcar line which went from downtown to Fort Whipple in the 1910s. Granite Creek formed a natural boundary on the west side of the townsite, resulting in the major residential development occurring in the district until the western area was subdivided in the late 1920s.

ARCHITECTURAL CONTEXT AND PREVALENT STYLES

The architecture of the district represents the period of Prescott's greatest growth and prosperity, from the 1880s to the 1930s. A significant number of homes built during this period are multi-storied, well-constructed and elegantly detailed. Massing is typically asymmetrical, although floor plans include both irregular and rectangular shapes. Roofs are most often gabled with a variety of ridge heights resulting in varied silhouettes. Hip roofs and gambrel roofs are occasionally found. Residences are often highly sculpted and ornate, with details frequently supplemented with turned ornament in the carpenter built tradition. Bay windows, turrets, Palladian windows, dormers, "L"-shaped verandas, fish scale shingles, and bracketed columns are major design elements.

The late 19th century structures in the district are traced to the popular Queen Anne Style. Many of the house designs from this period are best considered as eclectic compositions using a Queen Anne base. At the turn-of-the-century, Revival style residences were constructed, some incorporating Queen Anne characteristics. These residences are characterized by large and more accurately rendered classical details, symmetrical facades, and hipped or gabled roofs. Occurring side-by-side with the Revival homes and late Victorian-era residences are examples of early 20th century styles, primarily Craftsman Bungalow. Buildings of this style generally lack elaborate ornamentation, are one or one-and-a-half stories, rectangular in plan, and feature moderately pitched, broad gabled roofs with offset porch gables, tapered porch piers, shingle siding, and exposed rafters.

The primary building materials are wood, brick, concrete, stone and stucco for walls; stone, concrete, and brick for foundations; and wood, slate, asbestos and asphalt for roofs. Many of the district's wood frame residences are sheathed in horizontal siding of shiplap or clapboard.

ARCHITECTURAL STYLES REPRESENTED IN THE DISTRICT

The architecture of properties constructed in the district follows a stylistic progression from Queen Anne to Bungalow forms, with late 19th and early 20th century Revival styles bridging the two.

Late Victorian - The Queen Anne Style

The Queen Anne style, influenced by 19th century English architects, was one of the most popular and best-known styles of the Victorian period. Residential examples are characterized by their asymmetrical facades, irregular plans, and varied silhouettes resulting from dormers, gables, and towers. A variety of forms, textures, materials and colors contribute to an exuberant visual display. The designer's conscious effort to achieve visual complexity was not usually achieved by the use of one style; instead, forms and elements from a number of stylistic sources were often combined into highly eclectic residences. In the Southeast Prescott Historic Preservation District, a number of residences combine Queen Anne features with those of the Eastlake, High Victorian Gothic, or Shingle styles.

Revival Styles

At the turn-of-the-century, architecture in Prescott shifted to reflect the growing national prevalence of the Colonial Revival and Neo-Classical Revival styles. On the national scene, the Colonial Revival movement was partially a reaction to the flamboyance of the Victorian period as well as a growing spirit of nationalism which grew from the Centennial. In Arizona, these forces combined with a desire of new residents to identify with their predominantly eastern and midwestern origins and a desire to conform to the national identity as a way to dispel the frontier image. Architecture of this period tends to include both Neo-Classical and Colonial Revival motifs, with residential architecture being primarily in the Colonial Revival style. The distinctions between the styles and forms visible in Prescott are suggested by the following:

Neo-Classical styles used Greek and Roman classical motifs, especially the orders. Buildings are symmetrical, monumental forms with facades highlighted by colonnades or large pedimented porticos that are an integral design of the building.

Colonial Revival styles can be traced to English and Dutch vernacular architecture of the colonial period. Common characteristics of the style include gambrel roofs, and high-style architectural elements borrowed from Georgian homes, such as Palladian windows and fan lights. Early 20th century plan books contained numerous Colonial Revival designs.

Early Twentieth-Century American Movements - The Bungalow Style

The typical bungalow is a one-story house with gently pitched broad gables. This style traces its origins to a dwelling noted for its verandas that existed in India. The Bungalow Style was built throughout Arizona from the turn-of-the-century through the 1930s. Its popularity was due partly to the American Arts and Crafts movement, and partly to the availability of numerous pattern books published in California, where it was one of the most popular residential styles. The bungalow was intended to be a comfortable-looking, low profile house that communicated a sense of shelter. These homes lacked the busy three-dimensional ornamentation that was popular in the Victorian period. Ornamentation was more reserved, characterized by exposed beams, rafters, shingles, bricks, cobblestones, and other structural features. Plans were advertised as open, informal, and economical. The bungalow became the basic middle-class house, replacing the Victorian cottage of the earlier period.

INTEGRITY

The buildings in the district, with few exceptions, are substantially intact examples of their styles. The land use pattern and general streetscape character of the neighborhood have remained virtually unchanged. Alterations on some of the contributing buildings are minor and do not detract from their historic character. Many of the homes are in exemplary condition. The noncontributing structures are evenly dispersed throughout the area and thus do not constitute a notable intrusion in the district. The district possesses integrity of location, design, setting, materials, workmanship, feeling and association.

DESIGN COMPONENTS AND CRITERIA

A physical description of each property appears in The East Prescott Historic District National Register Nomination. The properties located in the 300 block of South Mt. Vernon Street were documented in 1982 and Arizona State Historic Property Inventory forms are available at the City of Prescott for those properties. These descriptions will serve as the design components and criteria for the district. It will be apparent that the descriptions are general in nature and do not refer to exact dimensions, colors and setbacks. It is the intent of these design criteria that the owners of the houses be encouraged to preserve and restore their houses in harmony with the original intent of the builder if changes are to be made. The Prescott Preservation Commission will then use its judgment to determine if the changes are in keeping with the architectural styles represented.

*City
Holder*

INDEXED &
MICROFILMED



INSTRUMENT # 9564791
OFFICIAL RECORDS OF
YAVAPAI COUNTY
MARGO W. CARSON
REQUEST OF:

CITY OF PRESCOTT
DATE: 12/14/95 TIME: 14:00
FEE: 5.50 SC. 4.00 PT:
BOOK 3125 PAGE 143 PAGES: 010

BK	FE
MAP	\$4
PCL	\$5
	\$1
950	

Caption: Ordinance No. 3433

DO NOT REMOVE
THIS IS PART OF THE OFFICIAL DOCUMENT

PUBLISHED IN THE
PRESCOTT COURIER ON

11/16/94 & 11/23/94

**INDEXED &
MICROFILMED**



INSTRUMENT # 9470838
OFFICIAL RECORDS OF
YAVAPAI COUNTY
MARGO W. CARSON

REQUEST OF:

CITY OF PRESCOTT

DATE: 12/08/94 TIME: 10:15

FEE: 7.50 SC: PT:

BOOK 2939 PAGE 363 PAGES: 013

BK	FEE
	7.50
MAP	\$4
PCL	\$5
	\$1
\$7.50	

ORDINANCE NO. 3279

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, PROVIDING FOR AN OVERLAY ZONE DESIGNATING THE PRESCOTT ARMORY HISTORIC PRESERVATION DISTRICT, REGULATING THE USE OF CERTAIN PROPERTY THEREIN, AND AMENDING THE ZONING MAP OF THE CITY OF PRESCOTT.

WHEREAS, the City of Prescott is empowered to establish districts of historical significance pursuant to ARS Section 9-462.01(A)(10); and

WHEREAS, the City of Prescott Preservation Commission has determined that certain property within the City limits meets the requirements of ARS Section 9-462.01 (A)(10) and Prescott City Code Section 3-9-1; and

WHEREAS, the City Council of the City of Prescott has determined that the foregoing property meets the requirements of ARS Section 9-462.01(A)(10) and Prescott City Code Section 3-9-1; and

WHEREAS, the City of Prescott has complied with the provisions of ARS Section 9-462.01 et seq. and Prescott City Code Section 3-9-1.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT, there is hereby established the Prescott Armory Historic Preservation District, the boundaries of which are more particularly set forth in the attached Exhibit "A".

SECTION 2. THAT, in addition to those requirements as set forth in Prescott City Code Section 3-9-1, those properties within the Prescott Armory Historic Preservation District shall comply with those standards necessary to preserve the historical character of said property, as more particularly set forth in the attached Exhibit "B".

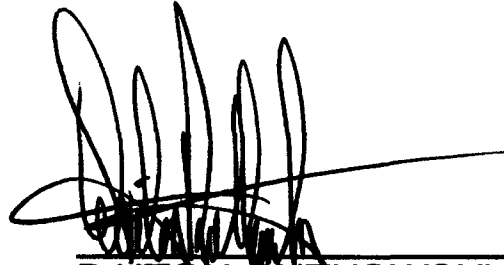
SECTION 3. THAT, at least three (3) copies of the Zoning Map of the City of Prescott as adopted pursuant to Title X, Chapter 1 of the City Code, and as subsequently amended, including the amendments herein, shall be filed immediately in the Office of the City Clerk of the City of Prescott and shall be available for public use and inspection.

BOOK 2939 PAGE 363

Ordinance No. 3279 - continued:

PASSED, APPROVED and ADOPTED by the Mayor and Council of the City of Prescott, Arizona, on this 8th day of NOVEMBER, 1994.

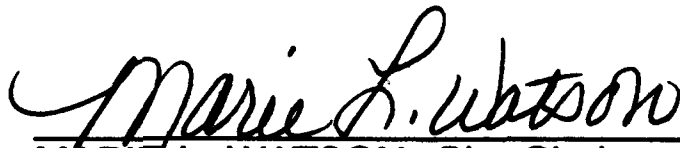
SEAL



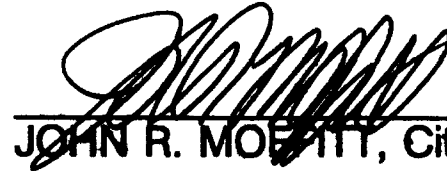
DAITON RUTKOWSKI, Mayor

ATTEST:

APPROVED AS TO FORM:

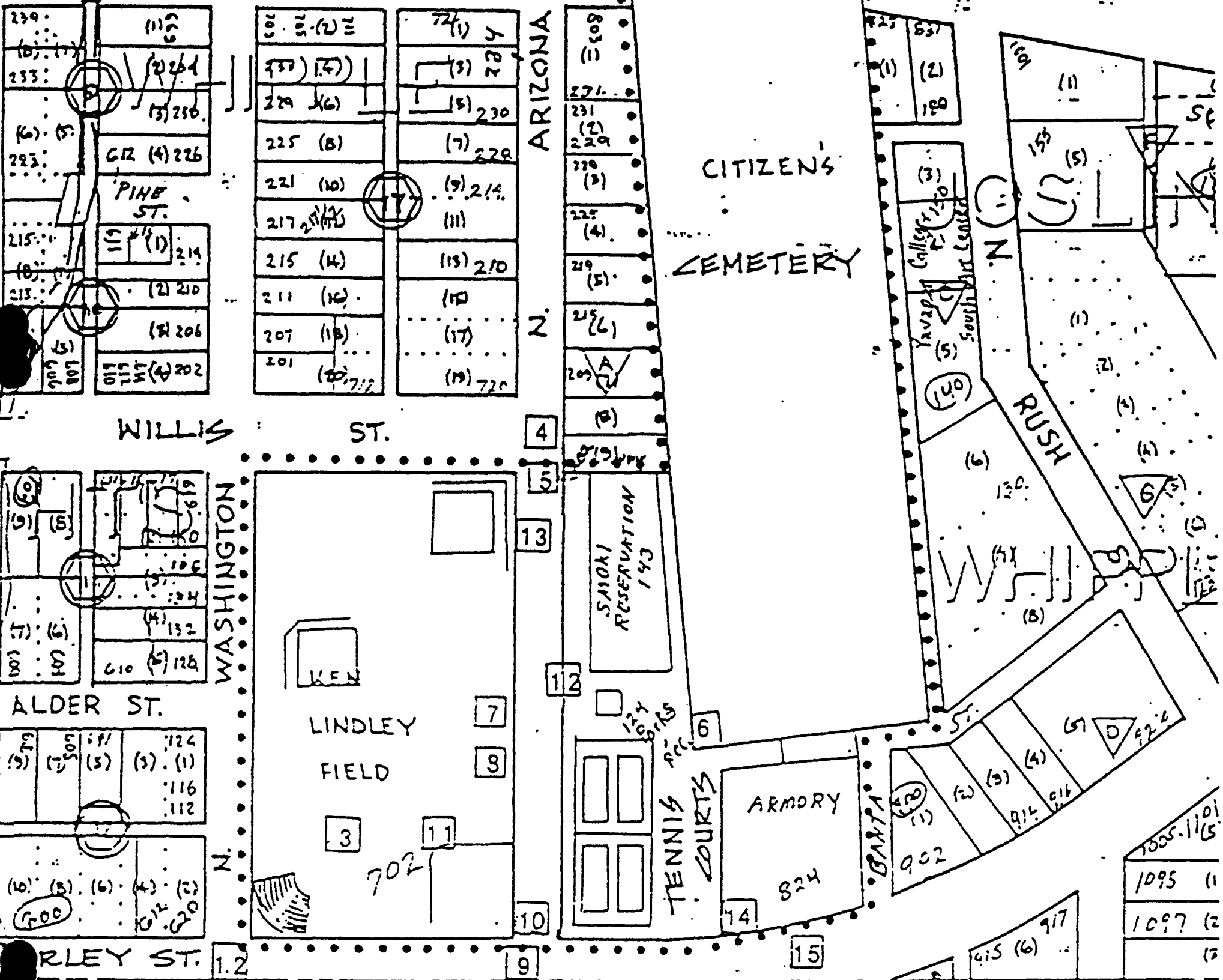
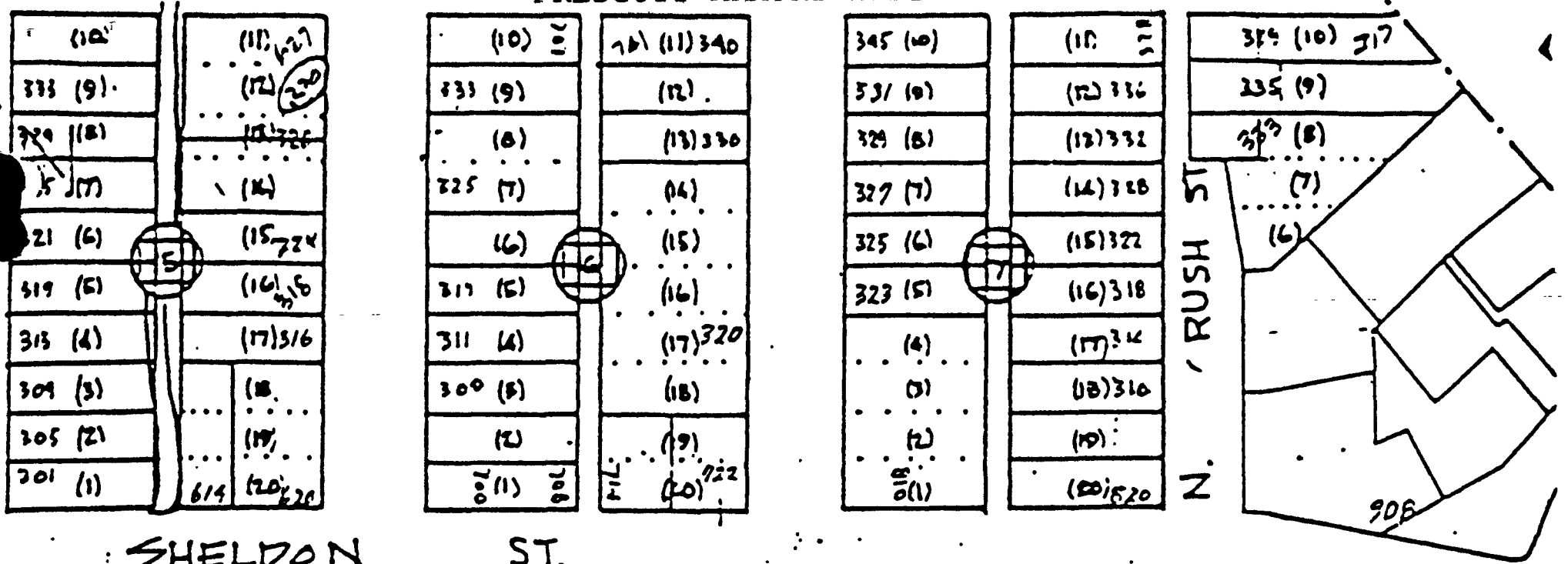


MARIE L. WATSON, City Clerk



JOHN R. MOFFITT, City Attorney

PRESCOTT ARMORY HISTORIC DISTRICT



District Boundary
 Photo Sketch Map Key ☐

EXHIBIT A-2

A part of Lots Ten and Eleven, Block A, Joslin subdivision to the City of Prescott according to the official map or plat of record in the office of the County Recorder, Yavapai County, Arizona, and particularly described as follows, to-wit:

BEGINNING at the Northeast corner of Lot Ten, Block A, Joslin subdivision, thence Southerly 75.03 feet along the West line of alley in said Block A, thence in a Westerly direction through the center of said Lot Eleven, Block A for a distance of 98.21 feet, thence in a Northerly direction parallel to and 26.35 feet distant from the West line of said Block A for a distance of 75.0 feet, thence in an Easterly direction for a distance of 91.15 feet to the point of beginning.

TOGETHER with the improvements thereon, which said improvements are a part and a part only of the public archaeological, anthropological and ethnological museum now maintained by the parties of the second part on said premises, and the premises adjacent thereto.

EXHIBIT A-3

That certain tract of land located within the amended Plat of the Joslin Subdivision of Whipple Heights Addition to the City of Prescott, as recorded in the official records of the County of Yavapai, State of Arizona, said tract being described as follows:

Beginning at a point, N. $39^{\circ}50'$ E. a distance of 9.50 feet, and S $5^{\circ}39'$ E a distance of 20.40 feet, from the point of intersection of the centerline of Arizona Avenue to the north and the centerline of Sheldon Street, said beginning point being the Northwest corner of the Citizens Cemetery; thence S $5^{\circ}39'$ E along the West line of the Citizens Cemetery for a distance of 19.78 feet, being a point 40 feet distant at right angles from the established center line of Sheldon Street, thence N $89^{\circ}50'$ E 40 feet distant and parallel to the established center line of Sheldon Street, for a distance of 303.30 feet, to a point on the East line of the Citizens Cemetery; thence N $5^{\circ}50'$ W. a distance of 19.58 feet to the Northeast corner of the Citizens Cemetery, thence S $89^{\circ}52'$ W for a distance of 303.23 feet to the point of beginning.

Except the following:

Beginning at a point, N. $89^{\circ}50'$ E. a distance of 9.50 feet, and S. $5^{\circ}39'$ E. a distance of 20.40 feet, from the point of intersection of the centerline of Arizona Avenue to the north and the centerline of Sheldon Street, said beginning point being the Northwest corner of the Citizens Cemetery; thence S. $5^{\circ}39'$ E. along the West line of the Citizens Cemetery for a distance of 19.78 feet, being a point 40 feet distance at right angles from the established center line of Sheldon Street, thence N. $89^{\circ}50'$ E. 40 foot distance and parallel to the established center line of Sheldon Street, for a distance of 303.30 feet, to a point on the East line of the Citizens Cemetery, thence N. $5^{\circ}50'$ W. a distance of 19.58 feet to the North East corner of the Citizens Cemetery, thence S. $89^{\circ}52'$ W. for a distance of 303.23 feet to the point of beginning.

EXHIBIT A-4

Lots Nos. 1 to 21 inclusive in Block 18, in Whipple Heights, Yavapai County, Arizona, according to the map or plat thereof now on record in the Office of the County Recorder of Yavapai County, Arizona.

EXHIBIT A-5

The East one-half (E½) of Lot Four (4), and Lot Five (5), Block B, Joslin's subdivision of Whipple Heights addition to the City of Prescott, as shown on the map or plat thereof in Book 3 of Plats, Page 11, official records in the office of the County Recorder of said County and State, including that portion of said premises closed for street purposes by Ordinance No. 273 of the City of Prescott; and Lots Six (6) and Seven (7), Block B, Joslin's Amended Subdivision of Whipple Heights Addition to the City of Prescott, as shown on the map or plat thereof in Book 3 of Plats, page 88, official records in the said office of said County Recorder.

EXHIBIT A-6

Beginning at a point on the North line of Lot (6), Block (B), Joslin Subdivision, 11.0 feet East of the Northwest corner of said Lot (6); thence Northerly at right angles for thirty (30.0) feet to the North line of the Alley; thence Easterly along the North line of the Alley for ninety-eight (98.0) feet; thence Southerly at right angles for thirty (30.0) feet to a point on the South line of said Alley; thence Westerly along the North line of Lots (6) and (7) of said Block (B) for ninety-eight (98.0) feet to the place of beginning.

EXHIBIT "B"

PRESCOTT ARMORY HISTORIC DISTRICT

DESIGN GUIDELINES

SUMMARY:

The Prescott Armory Historic District comprises a group of adjacent properties which are all associated with Depression Era construction between 1929 and 1939. The property with the oldest context in the community is the Citizen's Cemetery, which began in 1864 but was enclosed by a stone perimeter wall in 1934. The City Park and Ball Field in its present form dates from 1931, the Smoki Pueblo and Museum from 1931 and 1935 respectively and the Prescott National Guard Armory from 1939. All properties include Depression Era stone structures. There are four contributing buildings, two contributing structures and three non-contributing buildings.

SETTING AND APPEARANCE:

The Prescott Armory Historic District is an "L" shaped tract of land which was part of a tract of patented land totaling 163.72 acres granted to Virginia Koch in 1876. Lying approximately one-quarter mile east of the original townsite, it was originally a fairly flat area at the foot of rolling hills which rise to the east and north. The District includes five Assessor's parcels totaling approximately 12 acres and is bounded on the south by Gurley Street, on the west by Washington Street and Arizona Avenue, on the north by Sheldon Street and on the east by privately owned property.

Citizen's Cemetery was in use as a cemetery beginning in 1864 and was deeded to Yavapai County in 1884. The remainder of the land which is now included in the District became part of the Whipple Heights Addition in 1908, then the Joslin Subdivision in 1924, the Amended Joslin Subdivision in 1926 and the Joslin-Whipple Subdivision in 1935. The land was annexed into the City of Prescott in September 1925. Charles T. and Ada M. Joslin deeded property including the City Park and Athletic Field (now known as Ken Lindley Field) to the City of Prescott in 1922. On January 5, 1931, after Mrs. Joslin's death, the City carried out her request to deed a portion of that land to the Smoki People for the purposes of building "a home thereon where they can preserve their literature, relics and traditions and pursue their work". In 1936 the City of Prescott also donated a portion of the land received from Mrs. Joslin for the construction of the Arizona National Guard Armory. Construction of the Armory was started March 5, 1936 and completed November 4, 1939. See Map, Exhibit "A-1".

The Prescott Armory Historic District is located on land which has, for the most part, been leveled and landscaped for various public uses. A few native type trees remain around the Smoki Pueblo and Museum, and there are native trees and shrubs within the boundaries of the cemetery. Native grasses and flowers are also common in the cemetery. Soils are native decomposed granite plus fill. The use of native stone for the wall around the cemetery, the bleachers and tennis courts, the Smoki buildings and the Armory gives the District a consistent appearance through the use of similar materials, color, craftsmanship and architectural style.

ARCHITECTURAL DESCRIPTION:

Citizen's Cemetery

The cemetery dates to 1864 and contains the graves of many of Prescott's pioneer settlers. There are no freestanding structures within the boundaries of the cemetery. The cemetery includes a variety of gravestones and monuments. Some areas are fenced with wooden or iron fences. The cemetery is poorly kept and many of the stones are missing, misplaced or in need of repair and resetting. A combined project was proposed to the Civil Works Administration (C.W.A.) which would result in the construction of bleachers for the athletic field, tennis courts and a wall completely encircling the cemetery. The entrance to the cemetery was to be on Sheldon Street, on the north end of the cemetery, and a cattle guard was to be installed to keep cattle from grazing in the cemetery. Curbs and gutters were to be installed along Gurley Street and Arizona Avenue. East Willis Street was to be extended and improved.

This C.W.A. project resulted in the construction in late 1933 and early 1934 of an uncoursed fieldstone and concrete rubble masonry wall laid in a mosaic or polygonal pattern three to five feet high and approximately 18 inches thick around the perimeter of the Citizen's Cemetery (originally approximately 2,400 feet in total length). Stone pillars with pyramidal caps are located at the corners and at varying intervals along the length of the wall. On the east side, the wall tapers down and ends; for approximately 50 feet there is a drainage swale and then the wall resumes, tapering back up to a height of approximately three feet. The stones for the wall were brought from Pine Dells, Granite Creek and the foothills nearby. The construction of this wall clearly defined the perimeter of the cemetery, setting the cemetery apart from the other properties in the area and yet tying it to them by the use of the native stone for the wall. It provided much needed protection for the cemetery, created a new location for the entrance, which now led into the already existing U-shaped driveway running most of the length of the cemetery from north to south, and evidenced a community interest in protecting, enhancing and preserving this very important pioneer cemetery.

Around 1960 Sheldon Street was widened and improved by the Arizona Department of Transportation, resulting in the removal of the north section of the wall and the loss of approximately 15 feet of the cemetery for use as right-of-way. The stone wall was demolished and replaced by a chain link fence with chain link gates at the entrance. There was no longer a need for the cattle guard and so it was removed and not replaced. The remainder of the wall on the east, south and north remains intact (a total of approximately 2,100 lineal feet), though there are several areas which have been damaged and are in need of repair.

City of Prescott Park and Athletic Field

This park was originally a fairly flat area of land used for various outdoor activities starting in approximately 1908. Due to its use for the very popular sport of baseball, the City constructed a small (approximately 50 X 110 feet overall) grandstand on the northeast corner of East Gurley Street and North Washington Street. Begun in November 1930, it was completed in 1931. This structure is of a vernacular style and is based on a regular plan. It is constructed of reinforced concrete; however, it does exhibit a slight Art Deco influence in the decorative features, including a smooth wall surface, vertical projections and stylized geometric motifs. It is constructed on a curve, with the outside of the curve facing the outside of the corner of Gurley and Washington Streets. It has a central entrance corridor with doors on each end for entrance and egress. The grandstand has a stepped parapet wall on the outer facade which is 14 feet high at its highest point over the entrance. There are pairs of square openings without windows along the outer facade. They are currently covered with wire mesh screening but are original. The grandstand has rows of bleachers on the inside curve which originally faced home plate (it has since been moved for safety reasons).

In 1934 the area surrounding the baseball field was defined for the construction of bleachers and a portion of land to the east of the ball field was set aside for tennis courts. The bleachers and tennis courts, along with a small residence, were constructed as a C.W.A./Works Progress Administration (W.P.A.) project in conjunction with the construction of the Smoki Museum and the wall around the Citizen's Cemetery. Native stone was brought from Granite Creek and other areas nearby for the construction of the retaining walls, perimeter walls, bleachers, tennis courts and residence. The tennis courts were completed first, then the retaining walls and bleachers for the athletic field and last, the residence. All were constructed of native fieldstone rubble masonry. The bleachers and retaining walls around the ball field are laid in a mosaic or polygonal type, both coursed and uncoursed.

The tennis courts are laid in an uncoursed, rubble style except for the steps, which are mosaic type coursed rubble. The tennis courts were fenced with chain link.

Smoki Pueblo

Immediately after acquiring land from the City of Prescott in January 1931, the Smoki People began construction of a "pueblo" designed by Prescott architect Chris Totten, who was a member of the Smoki People. It was patterned on an irregular plan after early Native American pueblo structures and was to be used as a gathering place and artifact repository for the Smoki People. Completed by April 1931, old logs from an early Prescott building were used as window frames. Logs from the surrounding forest were cut and peeled for beams. Very soon thereafter, a 23 foot wide wing was added for the storage of "archaeological relics". This building is definitely a vernacular style featuring elements taken from prehistoric and historic Native American structures common in the Southwest. With its flat roof, parapet walls, vigas, small windows surrounded by log framing and covered by wooden shutters, rough, uncoursed rubble stone construction with hidden mortar joints, massive chimney and compound plan, this building does indeed "give the appearance of great age from a short distance", one of the goals of the design and construction techniques of the Smoki Pueblo.

Smoki Public Museum

Begun in 1934 by the C.W.A., the Smoki Museum was completed by the Emergency Relief Administration (E.R.A.) of Arizona and dedicated on May 29, 1935. The museum building is an irregular plan constructed of uncoursed native fieldstone and flagstone rubble masonry with hidden mortar. There is a band of coursed stone above the top of the window level. Stones above the windows are set on edge to form a flat arch lintel. Many of the windows are fixed pane wood frame, some with a single pane of glass and others multi-paned. Many of the windows have been replaced with steel awning and casement windows. The fenestration has not been changed. The exterior walls end in a parapet, and the roof is essentially flat and is built up.

The Prescott National Guard Armory

Prescott was one of the first towns in Arizona to have a National Guard unit. The land upon which a new Armory was to be constructed was donated to the State of Arizona by the City of Prescott in January 1936. The new Armory was to be located due south of the Citizen's Cemetery and adjacent to the City Park, facing Gurley Street. Construction was started on March 5, 1936. The Armory was completed and dedicated on November 4, 1939.

The Prescott National Guard Armory is a vernacular structure with elements of Richardsonian Romanesque style apparent in the decorative detailing. It was constructed with reinforced concrete footings and foundation and concrete walls with coursed, cut native granite stone facing. The structure consists of a three-story main drill hall with two-story wings on each side. It has 29,188 square feet of usable floor space. A lamella truss system over the drill hall supports the main roof of the structure. The building, described as "fortress-like" is regular in plan, ample in size and substantial in appearance with a masterful handling of oversized and heavily scaled stone masonry. Lower windows are small and deeply set, with sandstone lintels and sills. Windows on the upper level of the main structure are multi-paned rectangular units set in Romanesque arches. All windows are steel framed and most are multi-paned casement type. The centrally located oversized entry is topped by a huge sandstone flat arch with double wooden doors. These doors are topped by a decorative metal gate which is reminiscent of the portcullis of a Medieval castle and appears as if it would drop down over the doors to bar entry. Above the main entrance is the seal of the State of Arizona set into a stone circle. The original carved doors are no longer in place and have been replaced. The main structure has gabled parapet walls on the south (front) and north (rear) flanked by stone piers which wrap around the corners of the main structure. The rear of the structure and the sides of the second story of the main structure are not faced with stone, exposing the concrete structural wall. The two-story wings each have buttresses topped with triangular sandstone caps. The broad front stairs are concrete with stone retaining walls capped with sandstone on each side. The rear of the Armory has three large garage type doors which provide access to the basement, which originally contained a pistol and rifle range, heating and ventilating systems and a truck garage. A concrete block building has been constructed to the rear and east side of the Armory which provides extra garage and storage space.

INTEGRITY:

The buildings within the boundaries of the Prescott Armory Historic District represent the combined efforts of many agencies and individuals in Prescott to provide community relief from the hardships imposed by the Great Depression. Using concrete and native materials in a variety of styles and techniques, the men of Prescott, both skilled and unskilled, constructed an impressive complex of public buildings which provided them with a means to earn a salary and provided the community with a sense of pride and accomplishment. These buildings and structures remain essentially unchanged, considering the development pressures exerted in the community in the last fifty years. The District possesses integrity of location, design, setting, materials, workmanship, feeling and association.

Design Components and Criteria

A physical description of each structure appears in The Prescott Armory Historic District National Register Nomination. These descriptions will serve as the design components and criteria for the district. It will be apparent that the descriptions are general in nature and do not refer to exact dimensions, colors and setbacks. It is the intent of these design criteria that the owners of the structures be encouraged to preserve and restore their structures in harmony with the original intent of the builder if changes are to be made. The Prescott Preservation Commission will then use its judgment to determine if the changes are in keeping with the architectural styles represented.

#8 S7P+P000000

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Effective 4/21/88

ORDINANCE NO. 1986

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AMENDING THE ZONING CODE OF THE CITY OF PRESCOTT, ARIZONA, ADOPTED PURSUANT TO CHAPTER 1, TITLE X OF THE CITY CODE OF THE CITY OF PRESCOTT SO AS TO CHANGE CERTAIN DISTRICT BOUNDARIES AND CLASSIFICATIONS THEREOF AND AMENDING THE ZONING MAP OF THE CITY OF PRESCOTT.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT, the following described parcel of land, generally located north of Sheldon Street at the end of North Cortez Street, consisting of 1.0204 acre, in the City of Prescott, Yavapai County, Arizona, shall be and is hereby reclassified from the Industrial A to the Industrial A with a Prescott Preservation District Overlay zoning district, to wit:

All that portion of Section 33, Township 14 North, Range 2 West, Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at a brass cap marking the east one-quarter corner of said Section 33 (the basis of bearings for this description is South $88^{\circ} 47' 25''$ West, along the east-west midsection line of said Section 33 from said brass cap to an aluminum cap set in Granite Creek Park); Thence, South $41^{\circ} 31' 31''$ West, 1935.88 feet to a point on the Northerly right of way of Sheldon Street, being the TRUE POINT OF BEGINNING;

Thence North $12^{\circ} 28' 21''$ West, 185.71 feet to a point on a non-tangent curve; Thence, along said curve concave to the left with a central angle of $01^{\circ} 27' 42''$, a radius of 1850.08 feet, a length of 47.20 feet and a long chord bearing North $83^{\circ} 17' 29''$ East; Thence, North $77^{\circ} 16' 08''$ East, 230.00 feet; Thence, South $12^{\circ} 28' 21''$ East, 140.00 feet to a point on the said Northerly right of way of Sheldon Street; Thence, South $69^{\circ} 53' 37''$ west along said right of way, 84.69 feet; Thence, South $67^{\circ} 47' 27''$ West along said right of way, 108.53 feet; Thence, South $69^{\circ} 19' 15''$ West along said right of way, 86.93 feet to the TRUE POINT OF BEGINNING.

Containing approximately .7976 acre.

EXCEPTING THEREFROM a strip of land being 35 feet in width adjoining and parallel with the Northerly boundary of the herein described parcel.

SECTION 2. THAT, the rezoning of the parcels described above is subject to the following conditions:

1. That the guidelines to be used in evaluating future requests for changes to the exterior of the building are to be those outlined in Attachment D of the application entitled "Design Components of the Santa Fe, Prescott and Phoenix Railroad Depot." (Copy attached hereto)

SECTION 3. THAT, at least three (3) copies of the zoning map of the City of Prescott adopted pursuant to Chapter 1, Title X of the City Code of the City of Prescott and as subsequently amended, including the amendments herein, shall be filed immediately in the Office of the City Clerk of the City of Prescott and shall be available for public use and inspection.

PASSED, APPROVED, and ADOPTED by the Mayor and Council of the City of Prescott, Arizona, on this 23rd day of MARCH, 1988.

Ken W. Shafer Mayor Pro Tem
KEN SHAFER
Mayor of the City of Prescott

ATTEST:

Marie L. Watson
MARIE L. WATSON
City Clerk

APPROVED AS TO FORM:

K. Kane Graves
K. KANE GRAVES
City Attorney

ORDINANCE NO. 3432

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, PROVIDING FOR AN OVERLAY ZONE DESIGNATING THE REV. E. MEANY HOUSE HISTORIC PRESERVATION DISTRICT, REGULATING THE USE OF CERTAIN PROPERTY THEREIN, AND AMENDING THE ZONING MAP OF THE CITY OF PRESCOTT.

WHEREAS, the City of Prescott is empowered to establish districts of historical significance pursuant to ARS Section 9-462.01 (A) (10); and

WHEREAS, the City of Prescott Preservation Commission has determined that certain property within the City limits meets the requirements of ARS Section 9-462.01 (A) (10) and Prescott City Code Section 3-9-1; and

WHEREAS, the City Council of the City of Prescott has determined that the foregoing property meets the requirements of ARS Section 9-462.01 (A) (10) and Prescott City Code Section 3-9-1; and

WHEREAS, the City of Prescott has complied with the provisions of ARS Section 9-462.01 et seq. and Prescott City Code Section 3-9-1.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT, there is hereby established the Rev. E. Meany House Historic Preservation District, the boundaries of which are more particularly set forth in the attached Exhibits "A-1 and A-2".

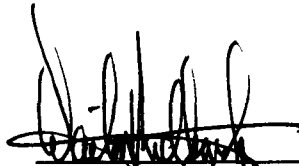
SECTION 2. THAT, in addition to those requirements as set forth in Prescott City Code Section 3-9-1, those properties within the Rev. E. Meany House Historic Preservation District shall comply with those standards necessary to preserve the archaeological character of said property, as more particularly set forth in the attached Exhibit "B".

SECTION 3. THAT, at least three (3) copies of the Zoning Map of the City of Prescott as adopted pursuant to Title X, Chapter 1 of the City Code, and as subsequently amended, including the amendments herein, shall be filed immediately in the Office of the City Clerk of the City of Prescott and shall be available for public use and inspection.

Ordinance No. 3432 - continued:

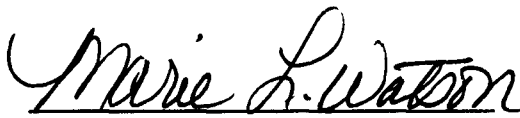
PASSED, APPROVED and ADOPTED by the Mayor and Council of the City of Prescott, Arizona, on this 14th day of NOV., 1995.

SEAL



DAITON RUTKOWSKI, Mayor

ATTEST:



MARIE L. WATSON, City Clerk

APPROVED AS TO FORM:



JOHN R. MOFFITT, City Attorney

EXHIBIT "A-1"

East 75 feet of Lot G, Block 17, Original Townsite.

EXHIBIT "B-1"

REV. E. MEANY HOUSE HISTORIC PRESERVATION DISTRICT DESIGN GUIDELINES

This single building district consists of the east 75' of Lot G, Block 17, Original Townsite. The Rev. E. Meany House was constructed in 1893 by Frank M. Murphy on land purchased from Governor Tritle in July 1892. Once completed, the house was occupied by Rev. Meany and his family.

SETTING AND APPEARANCE

The Meany House is located on the northwest corner of South Pleasant Street and East Union Street. The house faces South Pleasant Street (east). It is placed close to the street and presents its broad face to the street.

ARCHITECTURAL CONTEXT AND STYLE

The house is a two-story wood frame structure. Architectural style is Vernacular with Victorian elements. The main part of the house is about 35' wide and 25' deep. A 10' deep wing extends off the back. The major design features of the house are concentrated on the front which is dominated by a full-length porch with an upper deck for the second story. Fish scale shingles cover the upper wall between the eave lines and the deck. Elaborate jigsaw work was originally used in the railing of the deck and porch. Curved brackets decorate the porch columns. The house is irregular in plan and symmetrical in massing. The central entry is flanked by two discrete 1/1 double-hung windows. The main roof is a side gable with an offset gable extension to the rear. Within the continuous dormer above the front porch are symmetrically located 1/1, double-hung windows. The porch is flat roofed with six large, chamfered wood columns rising from the porch floor to the frieze. Jigsaw work brackets and spindles decorate the front facade. There are bays at the north and south sides with hipped roofs.

EXHIBIT "B-1" - continued:

INTEGRITY

This structure was originally built as a single-family residence but has been used as multi-family flats since 1924. The current restoration/remodeling is to four office suites under a conditional use permit. The structure has historic integrity and is in excellent condition. It was listed in the National Register as a contributor to the East Prescott Historic District in October 1989.

DESIGN COMPONENTS AND CRITERIA

A physical description of this property appears in The East Prescott Historic District National Register Nomination. This description will serve as the design components and criteria for the district. It will be apparent that the description is general in nature and does not refer to exact dimensions, colors and setbacks. It is the intent of the design criteria that the owner of the house be encouraged to preserve and restore the house in harmony with the original intent of the builder if changes are to be made. The Prescott Preservation Commission will then use its judgment to determine if the changes are in keeping with the architectural style represented.

PRESCOTT
TOWNSITE

NE4 NE

The Assessor's plats
the Assessor's Depart-
ment from informa-
tion and records
reflect conditions
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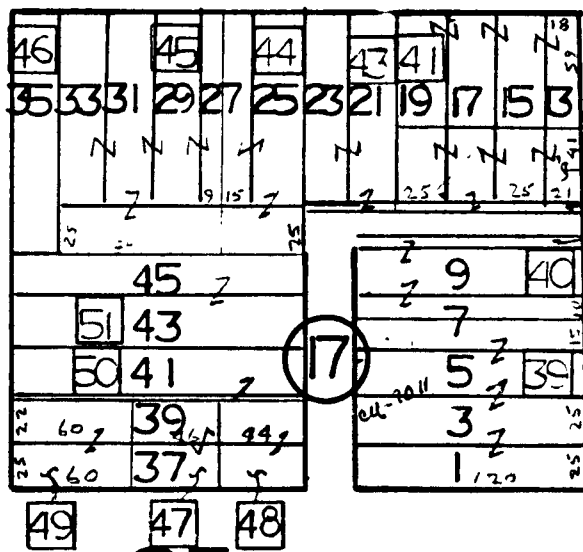
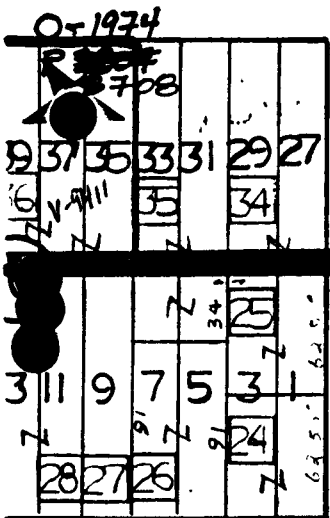

B-A

ABAND (6-6)

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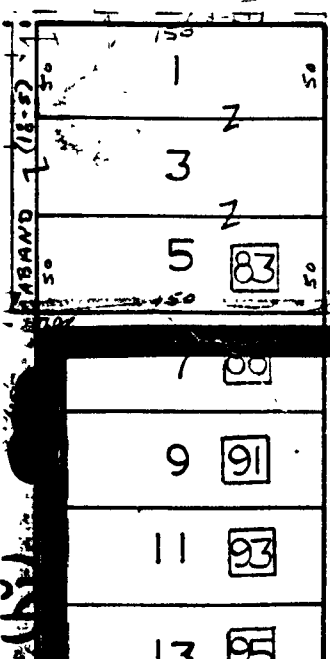
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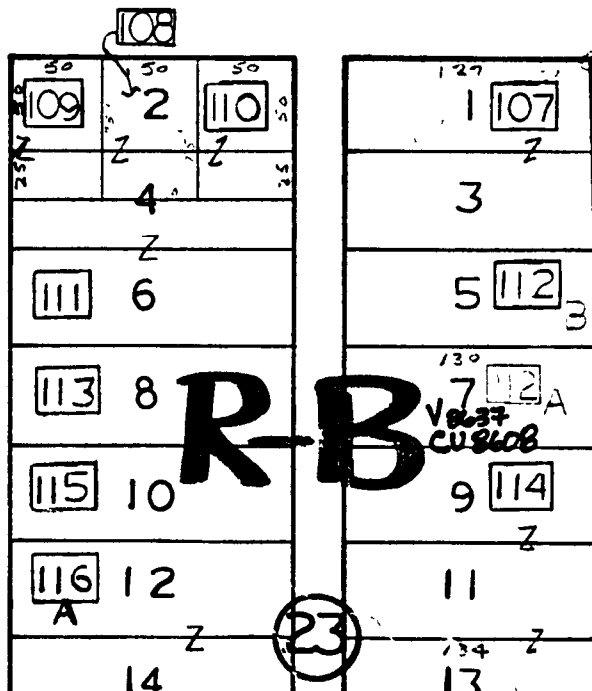


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PLEASANT

BOOK 110-1

BOOK 3125 PAGE 141



1893

*City
Holder*

INDEXED &
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INSTRUMENT # 9564790
OFFICIAL RECORDS OF
YAVAPAI COUNTY
MARGO W. CARSON
REQUEST OF:

CITY OF PRESCOTT
DATE: 12/14/95 TIME: 14:00
FEE: 4.00 SC: 4.00 PT:
BOOK 3125 PAGE 136 PAGES 007

Caption: Ordinance No. 3432

DO NOT REMOVE
THIS IS PART OF THE OFFICIAL DOCUMENT

BOOK	FEE
MAP	\$4
PCL	\$5
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PUBLISHED IN THE
DAILY COURIER ON
4/29/03 & 5/6/03

ORDINANCE NO. 4308

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, PROVIDING FOR AN OVERLAY ZONE DESIGNATING THE HISTORIC HOMES AT HASSAYAMPA HISTORIC PRESERVATION OVERLAY DISTRICT #15, AND REGULATING THE USE OF CERTAIN PROPERTY THEREIN.

WHEREAS, the City of Prescott is empowered to establish districts of historical significance pursuant to ARS Section 9-462.01(A)(10); and

WHEREAS, the City of Prescott Preservation Commission has determined that certain property within the City limits meets the requirements of ARS § 9-462.01(A)(10) and Prescott City Code § 3-9-1; and

WHEREAS, the City Council of the City of Prescott has determined that the foregoing property meets the requirements of ARS § 9-462.01(A)(10) and Prescott City Code § 3-9-1; and

WHEREAS, the City of Prescott has complied with the provisions of ARS Section 9-462.01 et seq. and PCC § 3-9-1.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT, there is hereby established The Historic Homes At Hassayampa Historic Preservation Overlay District #15, the boundaries of which shall be the Historic Homes at Hassayampa, a subdivision as set forth in Book 45 of Maps and Plats at Pages 55 through 57, Records of the Yavapai County Recorder.

SECTION 2. THAT, in addition to those requirements as set forth in Prescott City Code Section 3-9-1, those properties within The Historic Homes At Hassayampa Historic Preservation Overlay District #15 shall comply with those standards necessary to preserve the historical character of said property, as more particularly set forth in the attached Exhibit "A", more particularly identified as the Historic Homes At Hassayampa Historic Preservation Overlay District Design Guidelines, prepared January, 2003.

ORDINANCE NO. 4308 – continued:

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Prescott, Arizona, on this 22nd day of APRIL, 2003.



ROWLE P. SIMMONS, Mayor

ATTEST:



MARIE L. WATSON
City Clerk

APPROVED AS TO FORM:



JOHN R. MOFFITT
City Attorney

DESIGN GUIDELINES

The Historic Homes at Hassayampa Historic Preservation Overlay District (January 2003)

INTRODUCTION

District Overview

The Hassayampa Historic Preservation Overlay District comprises a small residential neighborhood located at the western base of Indian Hill approximately 1-1/2 miles west of Prescott's historic Courthouse Plaza. It consists of fourteen homes, historically numbered one (#1) through fourteen (#14) from north to south. They were constructed upon a 7.71 acre site that during its period of significance was the eastern most portion of the Old Hassayampa Country Club. The boundaries of the District are exactly the same as the boundaries for the Historic Homes at Hassayampa Country Club subdivision. These boundaries were recorded on August 6, 2002 in the Office of the Yavapai County Recorder as the official Plat of the Historic Homes at Hassayampa Country Club subdivision.

The District consists of primarily one-story residential masonry homes and their associated outbuildings that were built between 1939 and 1945. They represent a transition of vernacular architectural styles that were vying for popularity during the latter years of the Great Depression and World War II. Simple granite field stone cottages in the Bungalow tradition can be found along with Modern Minimal Traditional and Spanish Eclectic styles constructed with granite field stone foundations and poured concrete exterior walls with a stucco finish. All the homes contain elements derived from the Arts and Crafts tradition. In general all the residences within the district are in good physical condition. Eight residences still have their original detached garages, which vary in condition from poor to good. Five residences have their original attached single car garages. One residence has a very small (10' x 14') guest cottage located to its rear. Only one building within the District, a recreational vehicle garage, was constructed after the period of significance for the District. It should be noted that within the Preservation Overlay District there is a very high proportion (86%) of contributing residences to the National Register Historic District.

Landscape/Streetscape

The topography of the district varies from steep to gently sloping to the west as the base of Indian Hill is reached. Although now surrounded by increased development, the scenic beauty and native vegetation is still a defining feature and contributes to the overall sense of place within the District. Ponderosa pines, alligator junipers, pinyon pine, and various species of live oaks can be found in abundance throughout the District. Mature Arizona cypress and Deodora cedar, two species not native to this site, are also significant landscaping features. Ten of the homes retain their historic views to the west across a golf course to Thumb Butte and Granite Mountain. However the views of four of the homes have been compromised by a condominium development that has been built directly to the west. The sloping nature of the site has created the need for many retaining walls of varying heights. These beautifully crafted walls of uncut

granite field stone are a significant feature of the District. They alter the landscape creating the home sites and defining the roadways, while tying the entire District to a general Arts and Crafts theme that celebrates the use of native materials and fine craftsmanship.

The streetscape of the District is not the typical grid pattern that one encounters in most historic neighborhoods. Within the interior of the District two narrow lanes with a north to south orientation access thirteen of the homes. Home number fourteen is accessed from Country Club Drive. There are no side walks and the setbacks of the homes from the street vary greatly. The setbacks between homes also vary. Lots are irregular in shape and sizes also vary greatly from 1.28 acres for lot 8/9 to .20 acres for lot 14. Lot 8/9 can be subdivided once and is the only lot within the subdivision which is permitted to be subdivided. In general there has been no regular pattern imposed upon the site with topography and views often defining the orientation of the homes to the street and to one another. The streets and driveways accessing all the homes are paved as they were during the period of significance for the District. All the streets within District are private and are maintained by the Historic Homes at Hassayampa Country Club Homeowners Association. They are restricted to local automobile traffic and pedestrians.

Brief History of the District

The fourteen homes and surrounding landscaping of the District are associated with the old Hassayampa Country Club which at one time was considered to be the center of social life in Prescott. Contextually the district relates to a time when Prescott was in transition. The Depression years and World War II made many small western towns that previously relied on resource based income such as timber, mining, and ranching actively seek other avenues of reliable income production. The scenic beauty and moderate climate of Prescott made recreation and tourism a natural choice for the town. Business leaders as early as 1919 had sought to enhance the beautiful natural amenities of Prescott with quality recreational facilities by building the Hassayampa Country Club. The course had fallen on hard times during the depression and in 1939 Harvey E. Cory, president of the Glass Brewing Company of Chicago purchased the property and began significant improvements to the course which also included building the fourteen residences found in the District. Historically, two of the homes were used as residences for the Cory family and the remaining twelve homes were used as rentals to provide income which contributed funds to maintain and improve the country club.

What These Guidelines Do and Do Not Address

It is very important to note that these Design Guidelines for the Hassayampa Historic Preservation Overlay District address **only the exterior appearance of the buildings**. In particular it is the front facades of the residences that are considered to be most important. Front facades can be defined as the elevation of the building that faces the street. As an overlay district, the underlying zoning and use of each property is not affected unless otherwise restricted by the City Council. In this instance, although the District lies within the boundaries of Recreational Community District (RCD) zoning, which allows many uses, these homes have been restricted to single family residential use only. This restriction was part of the final City Council approval of the plat for the Historic Homes at Hassayampa Country Club subdivision.

These guidelines also do not address specific historic styles. It is inappropriate for new construction and major remodeling efforts to attempt to copy historic style. For example, nowhere in these guidelines is there a requirement to make a building "look like," "copy," or otherwise replicate historic styles that might be found on the contributing historic buildings within the District. Rather, it is the purpose of these guidelines to set the general design themes within which creative design solutions can take place. These themes identify those design elements that are common to all or most of the contributing buildings in the District regardless of architectural style.

How These Guidelines Are to Be Used

The Prescott Historic Preservation Code provides that design guidelines for a Historic Preservation Overlay District are applied only when an owner or agent comes to the City of Prescott for a building or demolition permit. Thus, no work is required to bring a building into compliance with these guidelines until the property owner proposes to do work which requires a building permit.

For example, if a property owner wishes to replace a roof, then these guidelines would apply since a permit is required for roof replacement. However, a permit is not required to repaint a property, so these guidelines would not apply in that situation. In either case, however, City staff and members of the Prescott Preservation Commission would be available to work with the property owner should the owner choose to take advantage of that process. Projects requiring a permit would then be taken before the Preservation Commission for approval, approval with modification, or denial (and subsequent resubmission) before a permit is issued. Upon completion, the project would be in compliance with the guidelines set forth in this document.

In seeking a permit, the property owner will not be required to do work beyond the scope of the project that is actually proposed. For example, an owner seeking a permit for a new roof will not be required to replace non-historic windows. However, they may be required to take a different approach that would bring the proposed work into compliance with the guidelines and the District as a whole. It should be noted one more time that the main focus of this process is to preserve or improve the historic integrity of the buildings. Although it is the front façade of a building that is of greatest concern, all changes to a building requiring a building or demolition permit must go before the Prescott Preservation Commission for review. Changes requiring a permit that do not affect the historic integrity of a building are to be reviewed to assure that the structural integrity of a building is not compromised.

The Secretary of the Interior's Standards

The Secretary of the Interior (SOI) is responsible for advising federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. In partial fulfillment of the responsibility, the SOI Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings have been developed to guide work undertaken on historic buildings. These guidelines are basic yardsticks against which

restoration and rehabilitation procedures are judged. Since the SOI is responsible for administering the National Register of Historic Places (a federal program) the comprehensive Standards are used nationwide as a consistent framework under which preservation efforts are managed and maintained. Comprehensive in scope, the Standards address a variety of treatments of historic properties, including preservation, rehabilitation, restoration and reconstruction.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The full Standards pertain to historic buildings of all materials, construction types, sizes, and occupancies and encompass related landscape features and the buildings site and environment.

Of particular note for these guidelines are the Standards recommendations for attached, adjacent, or related new construction. An attached exterior addition to a historic building expands its "outer limits" to create a new profile which has the capability to radically change the historic appearance of the structure. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process. New construction should always be clearly differentiated so the addition does not appear to be part of the historic resource or obscure the historic resource. As previously noted within the context of a Historic District it is the front façade that is most critical, however scale and massing of a new addition are also a critical element. It is possible to think of this concept this way: Upon completion of an addition or alteration would someone standing in front of the historic building recognize it as the same building with all its contributing attributes as one standing before the building during its period of significance. The following recommendations are taken from the SOI Standards.

Recommended

1. Placing functions required for the new use in non-character defining interior spaces rather than constructing a new addition.
2. Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
3. Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building and limiting its size and scale in relationship to the historic building.
4. Designing new additions in a manner that makes clear what is historic and what is new
5. Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass materials, relationship of solids to voids, and color.
6. Placing new additions on non-character defining elevations and limiting the size and scale in relationship to the historic building.

7. Designing additional stories, when required for the new use, which are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character defining interior spaces.
2. Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
3. Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.
4. Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
5. Imitating a historic style or period of architecture in new additions, especially for contemporary uses.
6. Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
7. Using the same wall plane, roof line cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.
8. Constructing additional stories so that the historic appearance of the building is radically changed.

DISTRICT QUALITIES & DESIGN ELEMENTS

Architectural Overview

The Hassayampa Preservation Overlay District possesses a significant continuity of buildings and structures (retaining walls) united by historical events and aesthetics. They have a strong temporal connection as the residences were all constructed during a six year period beginning in July of 1939. The site plan and infrastructure improvements, plus construction of the first eight residences, were conceptualized by Harvey E. Cory the owner of the old Hassayampa Country Club from 1939 until his death in 1949. Mr. Cory's daughter, Elizabeth Born, was instrumental in the design of the last six residences constructed. The historic uses of the residences as single family homes have been continuous since their completion and Mr. Cory's heirs owned the entire property until October of 2002. It is significant to note that the creation of the District was the vision of one family and how they believed this neighborhood should present itself and function. There was a philosophy placed upon the neighborhood that respected the natural beauty of the area in relationship to the Country Club located to the west. This philosophy drove the planning from street layout to building sites, to the design of individual homes.

The individual residences found within the District fall into three architectural categories, Cottages (#3, 4, 5, 6, 7, & 11), Modern Minimal Traditional Homes (#1, 2, 8, & 9), and Spanish Eclectic (#10, 12, 13, & 14). All can be considered vernacular interpretations of these three styles. During their time of construction it would not be uncommon for Cottages and Spanish Eclectic homes, considered to be waning in popularity, to be built alongside a more modern Minimal Traditional building. One could say that these residences looked to the past and to the future for their inspiration.

The Cottages are either constructed of granite field stone or formed and poured concrete. They are small to moderate in size ranging from 935 square feet to 1,682 square feet. The massing is generally irregular and roof structures are gabled. If porches are present they are generally uncovered or have a small bracketed roof over the entry door. Original operable windows were casement, some with Prairie style influences. Throughout the entire District all window openings remain original, however, many of the windows have been replaced with aluminum sliders. Garages, if detached, are either frame with clapboard or stucco finish, or of granite field stone (#6).

The Modern Minimal Traditional homes can best be visualized as a Tudor style with the roof pitch dramatically lowered and all detailing removed. They are a precursor to the ranch house, and reflected the times when they were constructed when materials and money were in short supply. All of these homes have exterior walls constructed of formed and poured concrete with a stucco finish, some have granite fieldstone foundations. Within the District they range in size from 1,375 square feet to 5,000 (includes contributing additions) square feet. The massing is irregular, entry porches are uncovered and roof structures are gabled. The original operable windows were double hung with some having been replaced. Garages, if detached, are frame with a stucco finish.

The Spanish Eclectic homes found within the District should be considered to be vernacular interpretations of this style, however the influence of Spanish architectural heritage is the dominate theme defining all four homes. All these homes are constructed of formed and poured concrete with a stucco finish, and some also have granite field stone foundations. They range in size from 1,288 square feet to 1,564 square feet. The massing is irregular, and entry porches are covered. Two have porches with multiple archway entrys. Roof structures are either gabled or hipped. The original operable windows were predominately casement with Prairie style details. Again, many have been replaced. Only one home has a detached garage which is constructed of formed concrete walls with a stucco finish.

DISTRICT RECOMMENDATIONS

Siting of the Building(s)

The current zoning for the District is Recreational Community District (RCD), however as previously stated, the buildings within this Preservation Overlay District are restricted to single family residential only. Setbacks for existing buildings vary greatly depending on topography, view, and orientation to other buildings within the District. Some existing residences relate intimately with each other, while others are quite private. The orientation of each home is to

the existing street, however the front façade of many of the homes is not always parallel to the street. Because a typical grid pattern of lot design has not been imposed on this site setbacks for additions and the additions themselves should be considered carefully. The relation of each home to one another is also very important to consider.

Because there is no formal siting of buildings within this District, the siting of any new construction, additions, or alterations should be compatible with neighboring structures, including those not immediately adjacent to the lot. Compatibility with both the streetscape and the historic siting should be followed at all times. For any new addition to be successful within this district careful thought and detailed planning will be essential. The District is very small and the impact of a poorly conceived project could have serious negative effects on upon the historic integrity of the entire neighborhood.

Landscape/Streetscape

Landscaping features, natural and constructed, are very important to the overall integrity of the District. The abundance of native vegetation plus the historic plantings of mature Arizona Cypress and Deodora cedars are important to the fabric of the neighborhood. They provide both shade and privacy. Removal of any mature trees should be discouraged. The granite field stone retaining walls found throughout the District are also an important unifying feature. They are used for many purposes such as creating level terraces to defining roadways and driveways. Every effort should be made to preserve these contributing structures. Fencing in the front yards of all the homes but #8/9 is nonexistent and should continue to be discouraged. The wrought iron fencing found in the front yards of #8/9 should be preserved. Fencing to the rear of the homes according to current building codes should not exceed six feet. Construction of fences and walls that enclose the entire perimeter of a lot should be discouraged along with the use of chain link fencing.

All the homes in the District must maintain at least two off street parking sites. The existing roads are narrow (20') and are designated as fire lanes with no parking permitted. There are no alleys within the district, so parking must take place in garages, driveways, or designated parking areas to the front or rear of the homes. Existing driveways and parking areas are consistent with driveway and parking area configurations during the District's period of significance and their preservation should be encouraged. All homes at the moment meet or exceed the required parking allotment, therefore additional driveways or parking areas should be discouraged as they would most likely encroach upon significant landscaping features.

Building Scale & Massing

All the homes within the District were originally designed to be one story. Some homes sited on steeper terrain have lower level garages and an early addition to house #8 has created a two story wing on its north façade. Almost all the homes within the District are intact examples of their architectural style virtually unaltered since their date of construction. Proper scale and massing of any new construction contemplated within the District is critical to maintaining the correct relationship of the proportion of a building to itself and to neighboring buildings. At the moment there is no inappropriate or incompatible development found within the District.

Therefore, proposed new buildings, additions, and rehabilitation projects should continue to emphasize the existing scale and massing of the neighborhood. In particular second story additions which alter the roof lines of a home are prohibited. Additions that dramatically alter the scale of a residence are also prohibited.

Roofs

The roof structures found within the District are primarily gable and hip. The roof pitches are for the most part moderate (6/12). Overhangs are generally short (16' or less) and rafter tails are exposed except for the two homes with hip roofs which are soffited. Verge boards have a similar exposure, except on the Modern Minimal homes which have decorative molding applied directly to the gable end. Fireplace chimneys are of stone, brick or brick with a stucco finish. The stone chimneys display fine craftsmanship and their preservation should be encouraged. There are no skylights presently installed within the District and their use should be discouraged, and are prohibited on roof planes that face the street. Roofing materials vary from original asbestos shingles on two homes to replacement asphalt on the remaining homes. Some garages still have original cedar shingles giving evidence that some of the homes probably used this material. Reroofing with "architectural style" shingles that mimic the texture of cedar shingles is cost effective and should be encouraged.

Doors & Windows

Entryways to almost all the homes are simple and straightforward. Porches and entry stairs are of concrete or flagstone. Roof coverings if present are simple bracketed gables except for the Spanish Eclectic styles which are more elaborate. Walkways leading to entrances are also concrete or flagstone. Alterations of the entry designs should be discouraged as they are an important feature to the front facades of all the homes.

As mentioned before the main operable window types found within the District are either casement or double hung. Many of the window openings which face viewscapes have a fixed center light with operable windows as sidelights. Throughout the District no window opening has been altered as to its size and no new window openings have been created, however many of the original windows have been replaced with inappropriate aluminum sliders. Replacement of the aluminum sliders should be encouraged with styles of casement and double hung windows appropriate to the homes. This is especially true for the front facades of the homes. If exterior shading of windows is desired encourage the use of fabric awnings. Such treatments were historically used within the district.

Materials

Most of the homes found within Prescott's historic districts are constructed of wood frame or brick. There is a small scattering of homes constructed of stone and only a few of poured concrete, however there is no known site in Prescott that contains fourteen contiguous masonry buildings older than fifty years of such high quality as is found in the Hassayampa Preservation Overlay District. The construction materials used in this District are a defining feature. Granite

field stone and poured concrete with a stucco finish are the basic construction materials used within the District. Gable ends on the stone cottages and some of the detached garages are sided in lap siding of various exposures. New construction and additions should seek to use materials of a type and manner consistent with the historic materials used within the District. The use of exposed block, including “slump” block should be discouraged. Careful preservation and protection of all granite fieldstone used as a building material throughout the District is essential. It should not be painted, stuccoed, or covered with any other material which would cover or obscure the fieldstone. Masonry construction, although very durable, is susceptible to severe structural damage due to poor drainage. Therefore all new construction should be evaluated as to how drainage will be affected. Projects should be evaluated as to how the subject property will be affected and also as to how neighboring buildings and structures will be impacted. Proper guttering that removes water from foundations is essential.

Other Miscellaneous Elements

The entry sign structure located at the northeast corner of Deodora Lane and Country Club Drive should be preserved. It is noted as a contributing structure in the Hassayampa Historic District National Register Nomination.

Utilities such as air conditioning units should not be installed in roofs visible from the private streets or in windows on the front façade.

THREATS TO DISTRICT INTEGRITY

Sense of Neighborhood

As one walks through the Hassayampa Preservation Overlay District one gets the sense of being transported back in time. Every home and out building is essentially the same as during the period of significance for the District. Significant landscaping features such as the retaining walls and native vegetation also evoke the same feelings. Increased development in the form of a condominium development directly to the west of the property has altered the views for a few of the homes and will increase the population density of the neighborhood, however this small neighborhood still maintains its sense of place and time. In order to maintain the historic character of the District, the following recommendations are made:

- Encourage the maintenance of native and historic landscaping both natural and man made.
- Discourage the creation of more parking areas by encouraging the use of the historic design for parking.
- Encourage pedestrian traffic to enter the District and enjoy the neighborhood.
- Discourage automobile traffic except for residents and their visitors.
- Maintain the historic design philosophy when contemplating new additions to the historic buildings. Pay close attention to the impact the addition will have on views, landscaping, and neighboring buildings.
- Preserve and maintain the historic identity and character of existing buildings
- Preserve the residential character of the neighborhood.

SPECIFIC DISTRICT RECOMMENDATIONS

The following represents a brief summary of the recommendations discussed.

Item

Observation/Recommendation

Siting

- *Maintain historic design theme by evaluating the impact of a project on the entire district.*
- *Maintain historic orientation of all front doorways and walkways.*
- *Maintain the concept of "local auto traffic only "*
- *Encourage pedestrian use with proper signage.*
- *Discourage alterations to historic parking patterns and design*

Landscape/Streetscape

- *Maintain native and historic plantings*
- *Remove underbrush that is a fire hazard and also competes with significant vegetation.*
- *Maintain and preserve historic granite field stone retaining walls*
- *Discourage new driveways on main streets*
- *Preserve and maintain historic entry sign structure*
- *Prohibit new fencing in front yards of homes and discourage perimeter fencing and walls to the sides and rear of lots*
- *Use new landscaping features to enhance (not cover) historic resources*

Building Scale & Massing

- *Encourage scale consistent with existing structures and styles.*
- *Use gables and hip roofs consistent with historic patterns.*
- *Additions to existing buildings should be to the rear of the property to maintain the historic integrity of the front facades.*
- *Prohibit second story additions*

Doors & Windows

- *Maintain historic entry patterns*
- *Encourage porches consistent with the historic styles.*
- *Encourage the use of historic pane design of windows used in the three different architectural styles (see text) of homes.*
- *Encourage wood for replacement doors and windows*
- *Require double hung or casement style windows for replacement that match the type used in the various architectural styles (see text) within the District Discourage altering or adding openings to the front facades of the residences.*
- *Exterior trim of windows should match historic patterns.*
- *Encourage the use of fabric awnings for exterior shading of windows. Decorative shutters are inappropriate*

Materials

- *Encourage the maintenance and preservation of all masonry surfaces. Painting or covering of any exposed granite field stone is inappropriate.*
- *Always consider proper drainage when evaluating a project*
- *Do not allow exposed concrete masonry or metal or vinyl siding*
- *Encourage "architectural style" asphalt roofing materials*
- *Discourage skylights, and prohibit them on rooflines facing the front façade of a building*
- *Discourage the placement of utilities and mechanical devices on rooflines visible from public right-of-ways.*

Future Projects

- *Discourage projects that would increase density within the District.*
- *Discourage any project that would alter the historic integrity of District*
- *Do not allow demolition of any historic residences within the District*

PUBLISHED IN THE
PRESCOTT COURIER ON
10/1/96 & 10/8/96

ORDINANCE NO. 3535

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, PROVIDING FOR ADDITIONAL GUIDELINES AND STANDARDS FOR CERTAIN OVERLAY DISTRICTS.

WHEREAS, the City of Prescott is empowered to establish districts of historical significance pursuant to ARS Section 9-462.01 (A)(10); and

WHEREAS, the City of Prescott has previously established by ordinance the Elks Building and Theater Townscape Conservation Overlay District (#2), Ruffner Funeral Home Townscape Conservation District (#3), Sam Hill Warehouse Townscape Conservation District (#4) and Hassayampa Preservation District (#7); and

WHEREAS, the City of Prescott has complied with the provisions of ARS Section 9-462.01 et seq. and Prescott Historic Preservation Code and City Code Section 3-9-1.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT, in addition to those requirements as set forth in Title III, Chapter 9 of the Prescott City Code, any alterations, restoration, remodeling, renovations or other work within the Elks Building and Theater Townscape Conservation Overlay District (#2) shall be of such a nature as to be compatible with the historic character of that District, as more particularly described in the attached Exhibit "A".

SECTION 2. THAT, in addition to those requirements as set forth in Title III, Chapter 9 of the Prescott City Code, any alterations, restoration, remodeling, renovations or other work within the Ruffner Funeral Home Townscape Conservation District (#3) shall be of such a nature as to be compatible with the historic character of that District, as more particularly described in the attached Exhibit "B".

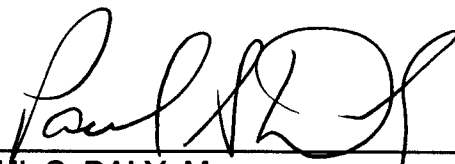
SECTION 3. THAT, in addition to those requirements as set forth in Title III, Chapter 9 of the Prescott City Code, any alterations, restoration, remodeling, renovations or other work within the Sam Hill Warehouse Townscape Conservation District (#4) shall be of such a nature as to be compatible with the historic character of that District, as more particularly described in the attached Exhibit "C".

Ordinance No. 3535 - continued:

SECTION 4. THAT, in addition to those requirements as set forth in Title III, Chapter 9 of the Prescott City Code, any alterations, restoration, remodeling, renovations or other work within the Hassayampa Preservation District (#7) shall be of such a nature as to be compatible with the historic character of that District, as more particularly described in the attached Exhibit "D".

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Prescott, Arizona, this 24th day of SEPTEMBER, 1996.

SEAL



PAUL S. DALY, Mayor

ATTEST:

APPROVED AS TO FORM:



MARIE L. WATSON, City Clerk



JOHN R. MOFFITT, City Attorney

EXHIBIT "A"

GUIDELINES FOR ELKS BUILDING AND THEATER TOWNSCAPE CONSERVATION OVERLAY DISTRICT (#2)

Present Use:	Commercial/Theater
Historic Use:	Theater/Offices
Style of Cultural Period:	Commercial Territorial
Significant Date:	Built 1904/1905

Physical Description:

The Elks Building is a three-story masonry structure of symmetrical massing. Measuring about 95' in width by 125' in depth, the floor plan has been divided, since its construction, into two sections of approximately equal volume. The front portion is divided into rental spaces of various sizes; the rear portion is a theater. On the exterior, few eclectic features were employed. Instead, paired windows and colossal-order pilasters were juxtaposed to create a stark, structural effect. Banks of contrasting masonry above and below the windows accentuate the horizontal thrust.

Statement of Significance:

Since its completion in 1905, the Elks Building has been a positive contribution to the community of Prescott. As a commercial structure, the building has complemented the adjacent commercial district; architecturally, it stands as a forerunner of 20th century commercial styles; and socially, the structure has provided a setting for one of the town's most active fraternal organizations. Yet it is principally for its theater that the Elks Building is recognized to be of historic value. Through the first quarter of this century the theater was used for a wide variety of events: minstrel shows, balls, high school plays, graduation ceremonies, and serious theater. As movies became popular, they were also presented. The structure is in good condition and, although some remodeling has occurred both to the interior and the exterior, the original integrity of the design is intact and could be recovered.

Legal Description:

West 100 feet of Lots 2, 4, 6, 8, 10, Block 15, Original Townsite.

EXHIBIT 'B' continued:

Variants and Details:

The principal areas of elaboration in Italianate houses are windows, cornices, porches (including porch-support columns), and doorways. Most American examples show a free intermixing of details derived from both informal rural models as well as formal Renaissance townhouses.

Windows: Italianate window sashes most commonly have one- or two-pane glazing. For the first time, arched and curved (segmentally arched) window tops became common, along with the traditional rectangular top. Window enframements show exuberant variation: "U"-shaped crowns, often with brackets, are most common; simple or pedimented crowns and complete decorated surrounds also occur. Paired and triple windows are frequent.

Porches and Porch-Support Columns:

Porches, although almost universally present, are relatively restrained in elaboration and are of single-story height. Small entry porches are most common; full-width porches are also frequent, although many of those seen today are later expansions or additions. The most common type of porch support is a square post with the corners beveled.

Doorways: Paired as well as single doors are common. Large-pane glazing in the door itself, rather than small panes in a frame surrounding the door, first became common in Italianate houses. Doors occur in the same shapes as windows (rectangular, arched, segmentally arched); elaborate enframements above doors are similar to those over windows.

Legal Description:

Lots 2, 4 & 6, Block 27, Original Townsite.

EXHIBIT "B"

GUIDELINES FOR RUFFNER FUNERAL HOME (EDMUND WELLS HOUSE) TOWNSCAPE CONSERVATION DISTRICT (#3)

Present Use:	Funeral Home
Historic Use:	Residence
Style or Cultural Period:	Victorian Italianate Influence
Significant Dates:	Built 1878-79; porch modified circa 1890

Physical Description:

The Wells Residence is essentially symmetrical in plan and front elevation. It is two stories in height and of wood frame construction. Clapboard is used on both upper and lower exterior wall surfaces; shingles cover the roof. The roof itself is pitched with intersecting ridge lines. Gables are not articulated but have decorative tie beams in the upper section. Windows and the central mass of the main facade both accentuate the vertical dimension. A pair of elaborately corbeled chimneys surmount the house. Modifications have been numerous but the basic form and character are unchanged.

Statement of Significance:

Edmund Wells settled in Prescott in 1864 and lived there until his death in the 1930s. He had a distinguished career as a lawyer, legislator, and financier. His house, designed and built by Frank G. Parker and Malcolm D. Campbell, is one of the few pre-1880 residences still standing in Prescott. The style of the Wells Residence is principally derived from Victorian Italianate. Building features which are associated with the Italianate include the use of window moldings to approximate flat-topped arches, symmetrical massing, and a low roof profile. This contrasts significantly with the later styles which influenced Prescott's residential development during the 1880s and 1890s.

EXHIBIT "C"

GUIDELINES FOR SAM HILL WAREHOUSE TOWNSCAPE CONSERVATION DISTRICT (#4)

Present Use:	School
Historic Use:	Warehouse
Style or Cultural Period:	Turn-of-the-Century Commercial-Vernacular
Significant Date:	1903

General Description:

The Samuel Hill Hardware Co. Warehouse is a single-story brick masonry structure with a partial basement. Constructed over a random ashlar granite foundation, the building is rectangular in plan with a pitched roof and stepped parapets at the gables. The warehouse is oriented with its longitudinal axis in an east-west direction on a moderately sloping (west to east) site.

Three freight entrances give access to the warehouse, one centrally located on the west gable wall, and two on the south facade. Each feature sliding door panels hung to the inside face of the wall. Two one-over-one sash windows occur at the southwest corner of the building, one each on the south and west walls. A brick chimney stack built to the outside of the south end of the west wall was added after 1924. Access to the basement is from the north side of the building through three symmetrically located segmental arched openings. All contain a pair of hinged doors.

The interior of the warehouse is a single volume separated only by a nonbearing brick wall located approximately at the center of the space. The roof, approximately 22' high at the ridge, is supported by a heavy timber post and truss structural system. The floor is finished in hardwood tongue and groove strips over a 2 x subfloor.

The basement is partially finished with concrete floors, unplastered brick walls, and open floor joists above. A series of granite piers support the posts and warehouse floor superstructure.

Almost all original architectural features and details remain intact, although with varying degrees of physical and structural integrity. These features contribute to the overall architectural significance of the Warehouse, and should be preserved wherever possible. Rehabilitation treatments necessary to return the building to a state of utility should be designed with the greatest sensitivity to those elements.

Exhibit "C" continued:

Roof Covering and Structure:

The roof structural system consists of 2 x 6 rafters over 4 x 6 purlins resting on modified Howe trusses. The trusses span the width of the building at 12' centers, and bear on double 2 x 6 plates on the north and south walls. The 2 x 6 rafters extend over those walls forming an open eave and are finished with a 1 x 6 fascia.

Corrugated steel roofing over 1 x 6 spaced sheathing covers the roof framing and appears to be original to the date of construction. Six skylight openings exist uniformly on the roof, three on each slope. The original skylight framing and glazing has been removed and the openings are covered with translucent corrugated fiberglass sheets.

Legal Description:

All that portion of the southeast Quarter of Section Thirty-three, Township Fourteen North, Range Two West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the West side of Granite Street in the City of Prescott, Arizona, where the same intersects the North line of Sheldon Street; thence North 130.00 feet along the West line prolongation of said Granite Street; thence West at right angles a distance of 190.00 feet; thence South at right angles, to the Old Fort Whipple Reservation Line as it existed in 1871, 1872, and 1873, as shown by the Official Plat of Township 14 North of Range Two West, Gila and Salt River Base and Meridian, now on file in the United States Land Office of Arizona; thence Easterly along said Reservation Line to the Northwest corner of Lot No. 22 on said Reservation Line; thence South along the West line of said Lot No. 22 to the North line of Sheldon Street; thence East along the North Line of Sheldon Street to the POINT OF BEGINNING.

EXCEPTING therefrom any portion lying within the following described parcel:

BEGINNING at a point from which the East Quarter corner of said Section 33 bears North 60°11' East, 2,571.65 feet and North 0°46'43" East, 94.785 feet; thence North 56°37'23" East, 62.724 feet; thence North 89°13'17" West, 51.905 feet; thence South 0°46'43" West, 35.215 feet to the POINT OF BEGINNING.

EXHIBIT "D"

GUIDELINES FOR HASSAYAMPA PRESERVATION DISTRICT (#7)

1. Hassayampa Inn (122 East Gurley Street)

Present Use:	Inn
Historic Use:	Inn
Style or Cultural Period:	Mission Revival and Italian Renaissance Revival
Significant Date:	1927

The Hassayampa Inn is a three-story brick structure, with irregular massing, over an "L"-shaped plan. Located at the northwest corner of Gurley and Marina Streets, the building is situated on the site with the legs of the "L" extending along the rear lot lines creating a garden entry court southeast of the building.

A site for the hotel was selected and purchased at the northwest corner of Gurley and Marina Streets, one block from the Courthouse Plaza. Final architectural plans were approved, and the Ramey Brothers of El Paso were awarded the construction contract. Construction on the hotel was begun in February 1927 and completed ten months later, in November, at a cost of \$140,900.

The main body of the structure is flat roofed with sloping mission tiled roof on the parapets. A moulded cornice occurs below the tiles at the top of the wall.

The main (east) facade, set back from Marina Street by the entry court, is accentuated by an offset, four-story tower. The tower projects from the face of the wall and raises above the main roof line. It is topped with a mission tiled pyramidal roof set on four brick columns.

A one-story, flat roofed extension runs along a portion of this facade below the tower. Rising above the roof of this extension and adjacent to the tower is a two-story brick balcony with curvilinear parapet on the east wall.

Access to the building from Marina Street is approached through a brick porte cochere which extends along the south wall of the north wing. The entry itself is a round arched double door located in the west wing. The Gurley Street elevation, which slopes dramatically to the west, is set flush with the front lot line. A series of glazed storefront bays compose the first level of this facade, interrupted only by the south entrance to the hotel. The entrance is offset toward the east end of the facade and is entered through a round arched double doorway set in a small pedimented frontispiece. A plain circular medallion within a decorative brick frame occurs centrally above each storefront bay.

The second- and third-story windows (3 over 3 double hung) are discrete and uniformly located in the wall planes on all facades.

Three projecting band courses separate the second- and third-story windows from the first level storefronts and the parapet. Uniformly located plaster medallions occur on both major facades near the top of the walls above the openings.

No major alterations have occurred to the exterior of the building and it retains almost all of its original architectural integrity.

The Hassayampa Inn, constructed in 1927, is significant for its historic association with the development of Prescott as an emergent tourist and resort attraction. Entirely financed through public subscription, it is noteworthy as a symbol of cooperation and commitment among the citizens of Prescott. Architecturally, the building is the best preserved and largest example of the Mission Revival and Italian Renaissance Revival Styles in Prescott, and is significant as having been designed by noted southwestern architects Trost and Trost of El Paso.

Characteristic of much of their work, the design of the hotel is executed as a relatively large, simple mass, with ornamentation and stylistic features applied to the facades. The building incorporated elements of the Mission Revival and Italian Renaissance Revival Styles, but without committing its classification to either stylistic mode. The interior of the lobby is notable for the excellence of its craftsmanship and detailing which includes ceramic tiled wainscots and ornate designs painted on the beamed ceilings.

The Hassayampa Inn is also a noteworthy contribution to the architectural heritage of Prescott. Its stylistic treatment, degree of craftsmanship, and location as a focal point in the community, lend to its architectural significance.

The Hassayampa Inn is one of the few buildings of its stylistic period to have been built in Prescott. Construction of the hotel in 1927 introduced a new style of architecture to Prescott, one of which was considered modern and fashionable. Today the Hassayampa Inn remains relatively unchanged and is the best preserved and largest local example of its style in the community.

Legal Description:

Lots 19, 21 & 23, Block 9, Original Townsite.

2. J.P. Dillon House (127 North Marina Street)

Present Use:	Residential (single-family residence)
Historic Use:	Single-Family Residence
Style or Cultural Period:	Victorian Frame Cottage
Significant Date:	Built 1896

Physical Description:

The Dillon Residence is a one-story wood frame structure. It is asymmetrical in plan and massing. The outside dimensions measure approximately 30' by 50'. Exterior wall surfaces are of horizontal clapboard; corners are articulated with vertical trim. A hip roof covers the body of the structure; a gabled element extends from the southwest corner. The gable is shingled. A bay window the full width of the gable is located below it; other bay windows are on the north and south sides of the house. The porch features small fan cutouts at the top of the posts and a railing ornamented with rectangular stick work.

Statement of Significance:

J.P. Dillon was a shopkeeper and deputy sheriff. He built his home on North Marina in 1896. The house is a well preserved example of the single-story frame cottage as it looked during the last decade of the 19th century; the plan is deeper than it is wide, the roof shape is composed of several elements without a common ridgeline, the front bay window fills the space under the front gable, and the porch has receded into the overall massing. Ornament is restricted to the detailing of the porch and surfacing of the gable.

Victorian Frame Cottages

Identifying Features:

Porches with spindlework detailing (turned spindles and lace-like spandrels) or flat, jigsaw cut trim (post-railroad) house forms, symmetrical facade (except gable-front-and-wing subtype); cornice-line brackets are common.

Variants and Details:

The style is defined by the presence of Victorian decorative detailing on simple house forms, which are generally much less elaborated than the Victorian styles that they attempt to mimic. The details are usually of either Italianate or Queen Anne inspiration; occasionally, the Gothic Revival provides a source. The primary areas for the application of this detailing are the porch and cornice line. Porch supports are commonly either Queen Anne-type turned spindles, or square posts with the corners beveled (chamfered) as in many Italianate porches. In addition, lace-like spandrels are frequent and turned balusters may be used both in porch railing and in friezes suspended from the porch ceiling. The roof-wall junction may be either boxed or open. When boxed, brackets are commonly found along the cornice. Centered gables are often added to side-gabled and pyramidal examples. Window surrounds are generally simple or may have a simple pediment above. Most Victorian Cottage houses have some Queen Anne spindlework detailing but are easily differentiated from true Queen Anne examples by the presence of symmetrical facades and by their lack of the textured and varied wall surfaces characteristic of the Queen Anne.

Comments:

Like that of the National Folk forms on which they are based, the spread of Victorian Cottage houses was made possible by the railroads. The growth of the railroad system made heavy woodworking machinery widely accessible at local trade centers, where they produced inexpensive Victorian detailing. The railroads also provided local lumber yards with abundant supplies of pre-cut detailing from distant mills. Many builders simply grafted pieces of this newly available trim onto the traditional house forms familiar to local carpenters. Fashion-conscious homeowners also updated their older houses with new Victorian porches.

Legal Description:

Lot 12 and North 13 feet of Lot 14, Block 10, Original Townsite.

3. Nathan Levy House (147 North Marina Street)

Present Use:	Residential/Retail
Historic Use:	Residential
Style or Cultural Period:	Victorian Queen Anne Influence
Significant Date:	Built 1895

Physical Description:

The Levy Residence is a two-story frame structure of asymmetrical massing of an irregular plan. The overall dimensions of the house are approximately 35' by 70'. Roofs are both hipped and gabled. Horizontal clapboard is used on the exterior wall surfaces; shingles are employed in the gables and around the upper portion of the circular corner turret. The turret is capped with a conical roof. A bay window is featured on the west facade. Tree stumps were reputedly used as the foundation for the house. The structure appears to have been remodeled and several additions made.

State of Significance:

Nathan Levy was a prominent Prescott merchant at the turn-of-the-century. (His mercantile on South Montezuma still stands between the Palace Hotel and the St. Michael Hotel; see YHF 179.) The home he built on North Marina is one of many constructed late in the 19th century which manifests Queen Anne influence. However, pairs of windows, the "boxy" quality of the massing, and a paucity of surface treatments mark this building as characteristic of the Queen Anne in its late, degenerated form rather than its opulent zenith.

Queen Anne

Identifying Features:

Steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical facade with partial or full-width porch which is usually one-story high and extended along one or both side walls.

Principal Subtypes:

Queen Anne houses are most conveniently subdivided into two sets of overlapping subtypes. The first is based on characteristic variations in shape; the second on distinctive patterns of decorative detailing.

Shape Subtypes:

Hipped Roof with Lower Cross Gables - Over half of all Queen Anne houses have a steeply hipped roof with one or more lower cross gables. Most commonly there are two cross gables, one front-facing and one side-facing, both asymmetrically placed on their respective facades. Unlike most hipped roofs, in which the ridge runs parallel to the front facade, Queen Anne hipped ridges sometimes run front-to-back, parallel to the side of the house. Others have pyramidal roofs with no ridge or merely a small flat deck crowing the hip. The hipped portion of the roof may have a gable-on-hip added; dormers and additional gables are common. A tower, when present, is most commonly placed at one corner of the front facade. The roof form of this subtype is among the most distinctive Queen Anne characteristics and occurs in examples ranging from modest cottages to high-style landmarks.

Decorative Detailing Subtypes:

Spindlework - About 50 percent of Queen Anne houses have delicate turned porch supports and spindlework ornamentation, which most commonly occurs in porch balustrades or as a frieze suspended from the porch ceiling. Spindlework detailing is also used in gables and under the wall overhangs left by cutaway bay windows. Lacy, decorative spandrels and knob-like beads are also common ornamental elements in this subtype. Spindlework detailing is sometimes referred to as gingerbread ornamentation.

Variants and Details:

The Queen Anne, like the Stick style, uses wall surfaces as primary decorative elements. This is accomplished in two ways: (1) by avoiding plain flat walls through such devices as bays, towers, overhangs, and wall projections: and (2) by using several wall materials of differing textures wherever expanses of planar wall do occur.

Devices for Avoiding Flat Wall Surfaces - Irregularities in ground plan were facilitated by the widespread adoption of balloon framing techniques in the late 19th century. Queen Anne houses make full use of this freedom by incorporating frequent bay windows and towers, as well as through the use of wall insets or projections which provide random changes in the horizontal continuity of the wall plane. Other devices are used to avoid planar walls in elevation - that is, to provide a similar discontinuity of the wall plane vertically; these devices usually mimic the Medieval use of overhanging gables and upper stories. Particularly characteristic features are roof gables that overhang bay windows shaped into the wall below (cutaway bay windows). These occur in over half of all Queen Anne houses.

Wall Texture Variations - Differing wall textures are a hallmark of Queen Anne houses. These are most commonly achieved with patterned wood shingles shaped into varying designs (note that this original shinglework patterning has been replaced by other materials on many surviving examples). A variety of materials are also commonly used on the different stories of Queen Anne houses (shingle over clapboard or over brick is most common).

Porches - Extensive one-story porches are common and accentuate the asymmetry of the facade. These always include the front entrance area and cover part or all of the front facade; they also commonly extend along one or both sides of the house. Second-story porches may be present; recessed porches sometimes occur in gables, second stories, or towers.

Towers - Towers are a common Queen Anne feature and may be round, square, or polygonal (the square form is the least common). These are of varying height and may rise from ground level, be cantilevered out at the second floor, or show other variations in position. In later examples the tower may appear to be less a separate design element than a mere bulge growing from the main mass of the house. Round or polygonal wooden towers are particularly characteristic of the Queen Anne. Towers placed at a front facade corner are most often Queen Anne, whereas those embraced within an "L" or centered on the front facade are equally common in several other styles.

Other Details - Door and window surrounds tend to be simple in Queen Anne houses. Window sashes usually have only a single pane of glass; a frequent elaboration has a single large pane surrounded by additional small or rectangular panes on one or more sides. Some later examples have curved glass in tower windows. Doors commonly have delicate incised decorative detailing and a single large pane of glass set into the upper portion. Gables are commonly decorated with patterned shingles or more elaborate motifs.

Comments:

The style was named and popularized by a group of 19th century English architects led by Richard Norman Shaw. The name is rather inappropriate, for the historical precedents used by Shaw and his followers had little to do with Queen Anne or the formal Renaissance architecture that was dominant during her reign (1702-14). Instead, they borrowed most heavily from late Medieval models of the preceding Elizabethan and Jacobean eras.

Legal Description:

Lot 2, Block 10, Original Townsite.

BOOK 3299 PAGE 891

When Recorded Mail To:

INDEXED &
MICROFILMED



INSTRUMENT # 9660950
OFFICIAL RECORDS OF
YAVAPAI COUNTY
MARGO W. CARSON
REQUEST OF
CITY OF PRESCOTT
DATE: 10/24/96 TIME: 08:30
FEE 8.50 SC 4.00 PT
BOOK 3299 PAGE 876 PAGES: 016

BK	FEE
	8.50
MAP	
	4.00
PCL	SS
	81
12.50	

CAPTION: Ordinance No. 3535

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BOOK 3299 PAGE 876



TO: MAYOR AND CITY COUNCIL
AGENDA: May 8 Prescott Preservation Commission
DATE: May 8, 2026
DEPT: Community Development
ITEM #: 3.D
SUBJECT: **HP26-004:** A Request for Approval of Signage for a New Business, AC Prescott Hotel. Location: 201 S. Cortez Street. Owner: Viel Gluck LLC (UI) & Ben Fatto LLC (UI). Applicant: Territory Holdings, LLC.

ITEM SUMMARY

This item is for review of HP26-004 for signage for a new business. The applicant proposes to install signage that includes:

- Two sets of face-lit channel letters, one double-faced illuminated blade sign, and one non-illuminated dimensional entrance plaque sign.
- The proposed signs measure a total of 99.42 square feet.
- All proposed lettering will be white and all backgrounds to be gray with white LED lights not to exceed 3000K color temperature for dark sky.

The Land Development Code (LDC) allows up to 204 square feet of signage on the building.

BACKGROUND

Existing Conditions

National Register Status: The property is within the Courthouse Plaza National Historic District and is Not Contributing. The property is also within the Courthouse Plaza Local Historic Preservation District.

The property was originally constructed in 1876 and was home to Howey's Hall which was used as a mercantile store and an opera house. Howey's Hall was demolished in 1959 for the construction of the Old City Hall Building. The property received a permit for demolition of the Old City Hall Building on September 12th, 2025, to construct a new four-story mixed-use hotel, restaurant and retail building (AC Hotel Prescott). This was approved by the Prescott Preservation Commission (PPC) on September 13th, 2024. Although the property is not considered to be a contributor to the Courthouse Plaza National Register it is subject to historic preservation standards since it is located within the Courthouse Plaza Local Historic Preservation District per Ordinance No. 3744 that was adopted on April 14, 1998 and amended by Ordinance No. 4119 on June 26, 2001.

Analysis

In part, the Prescott Historic Preservation Master Plan chapter for the Courthouse Plaza Historic District states:

- Promote continued use of the Courthouse Plaza Historic District as a cornerstone commercial and business area with historically consistent and compatible development.
- Use historically consistent signage; use only flat against the building; no flashing, revolving or roof-mounted signs are permissible.
- Use incandescent or neon lighting for signage.

A more formal analysis has been completed by a third-party reviewer and included in your packet.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve or deny HP26-004

ATTACHMENTS

1. HP26-004 - NARRATIVE
2. HP26-004 - UPDATED SIGN PLANS
3. Broadbent Review_Prescott Hotel Signage
4. HP26-004 - Presentation

Project: Exterior Signage Package – AC Hotel Prescott **Location:** 201 S Cortez, Prescott, AZ 86303 **Applicant:** Territory Holdings, LLC **Prepared For:** City of Prescott – Preservation Commission **Date:** 3-9-2026. **Record#** HP26-004

1. Purpose of Request

This narrative accompanies the proposed exterior signage package for the AC Hotel Prescott, located within the Downtown Prescott area

The intent of the signage program is to provide clear identification for hotel guests and pedestrians while maintaining a restrained aesthetic consistent with both the design expectations of the downtown environment and the AC Hotels brand.

2. Overview of Proposed Signage

The complete sign package includes:

- **Two (2) sets of face-lit channel letters** (West & East elevations)
- **One (1) double-faced illuminated blade sign** (North elevation)
- **One (1) non-illuminated dimensional entrance plaque**

All sign sizes were calculated directly from the architectural elevations included in the submittal.

3. Description of Each Sign Type

A. Face-Lit Channel Letters (E01 & E03)

- **Area:** 19.5 sq. ft. each
- **Materials:**
 - 3/16" white acrylic faces (#7328)
 - 1" silver trimcap
 - 5" deep bright clear anodized aluminum returns
 - Polished aluminum backs
- **Illumination:** GE Tetra white LEDs housed in raceway
- **Installation:** Thru-bolted into owner-provided blocking
- **Purpose:** Primary building identification on the east and west façades

These signs are modest in scale relative to the building massing and utilize a neutral color palette that complements the brick and EIFS materials on the elevations.

B. Double-Faced Illuminated Blade Sign (E02)

- **Area:** 56.4 sq. ft.
- **Materials:**
 - 8" deep fabricated aluminum cabinet (gray finish)
 - Routed aluminum faces with ¾" clear acrylic
 - Translucent white vinyl with diffuser
- **Illumination:** Internal white LEDs
- **Installation:** Aluminum tube supports, thru-bolted into blocking
- **Purpose:** Pedestrian-oriented visibility along the north elevation

The blade sign is designed to be architecturally integrated and uses subdued gray tones to avoid visual dominance on the streetscape.

C. Non-Illuminated Entrance Plaque (E04)

- **Area:** 3.88 sq. ft.
- **Materials:**
 - 1" deep fabricated aluminum backer panel (Pantone 425 Gray)
 - ¼" stainless steel graphics, mirror-polished faces with matte sides
- **Installation:** Stud-mounted flush to wall with concealed fasteners
- **Purpose:** Elegant, non-illuminated identification at the primary entrance

This plaque provides a refined, low-impact identification element appropriate for a pedestrian-scale entry.

4. Compliance With Preservation Standards

The signage package has been designed to align with the City of Prescott's preservation goals:

A. Compatibility with Building Architecture

- The materials—anodized aluminum, stainless steel, and dark gray finishes—are consistent with the building's design and do not detract from the surrounding historic context.
- Illumination is internal and shielded, minimizing glare and light spill.

B. Respect for Historic Streetscape

- Signage is proportionate to the building elevations and avoids excessive scale.
- The blade sign enhances pedestrian wayfinding without overwhelming the façade.
- The color palette is intentionally restrained to maintain visual harmony with adjacent structures.

C. Electrical & Installation Standards

Per the sign package:

- All signs comply with **UL 48** and **NEC Article 600**.
- Disconnect switch placement will comply with **NEC 600.6(A)(1)**.
- Owner will provide required primary circuits, access panels, and plywood blocking to ensure safe and code-compliant installation.

5. Conclusion

The proposed signage package is thoughtfully designed to meet wayfinding and branding needs while respecting the architectural and historic character of downtown Prescott. The materials, scale, illumination, and placement have been selected to ensure compatibility with the surrounding environment and adherence to the City's preservation standards.

We respectfully request **Preservation Commission approval** of the signage package as submitted.

Stratus

onestratus.com
888.503.1569

SITE ADDRESS:

CORTEZ AND GOODWIN STREET
PRESCOTT, AZ 86303

Stratus Project Manager:
Stratus Sales: James Cantu

[View in Google Maps](#)

OWNER'S SCOPE OF WORK:

- Owner to provide (1) primary circuit (120v) for EACH sign location.
- Sign contractor is responsible for all secondary wiring. If primary is not present at time of install, the owner is responsible for making the final connection.
- Owner is to provide unrestricted access to the area behind where each sign is located.
- The access panel is to be approx. 24" x 36".
- 5/8" plywood blocking is to be provided behind where each sign and lighting is to be installed.

SIGN PACKAGE:

- (2) TWO CHANNEL LETTERS SETS REQUIRED
- (1) ONE D/F ILLUM. BLADE SIGN REQUIRED
- (1) ONE NON ILLUM. ENTRANCE PLAQUE

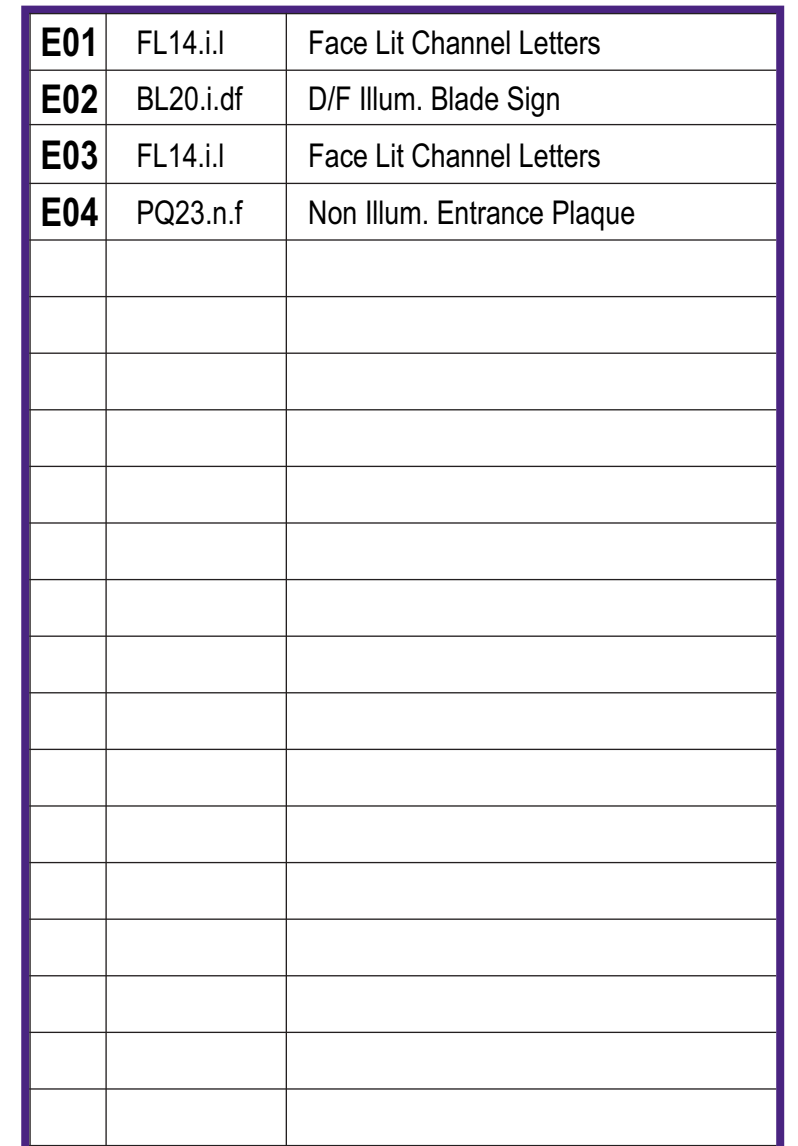
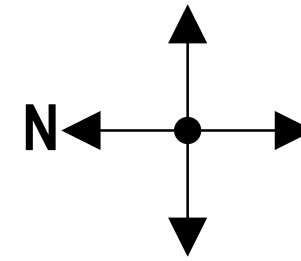
CUSTOMER APPROVAL / SIGNATURE:

SIGNATURE: _____ DATE: _____

Marriott



NTS - Not to Scale



Page 218 of 237

PROPOSED WEST ELEVATION

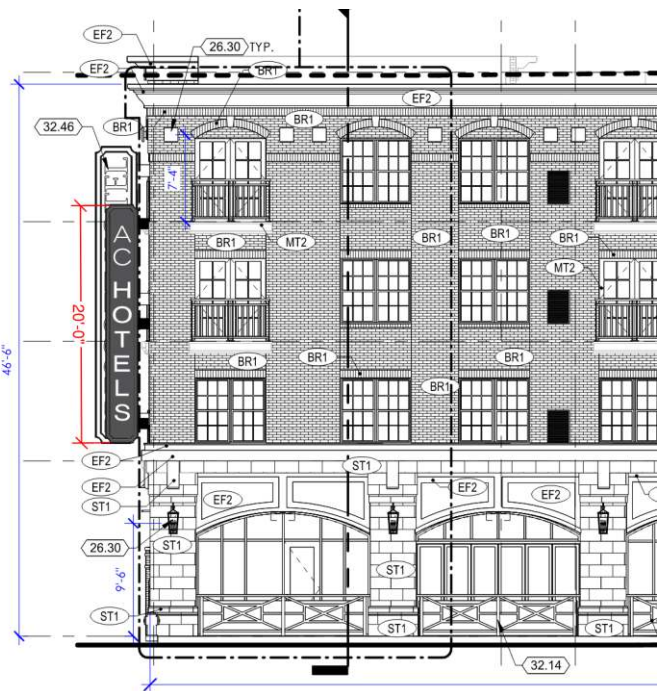
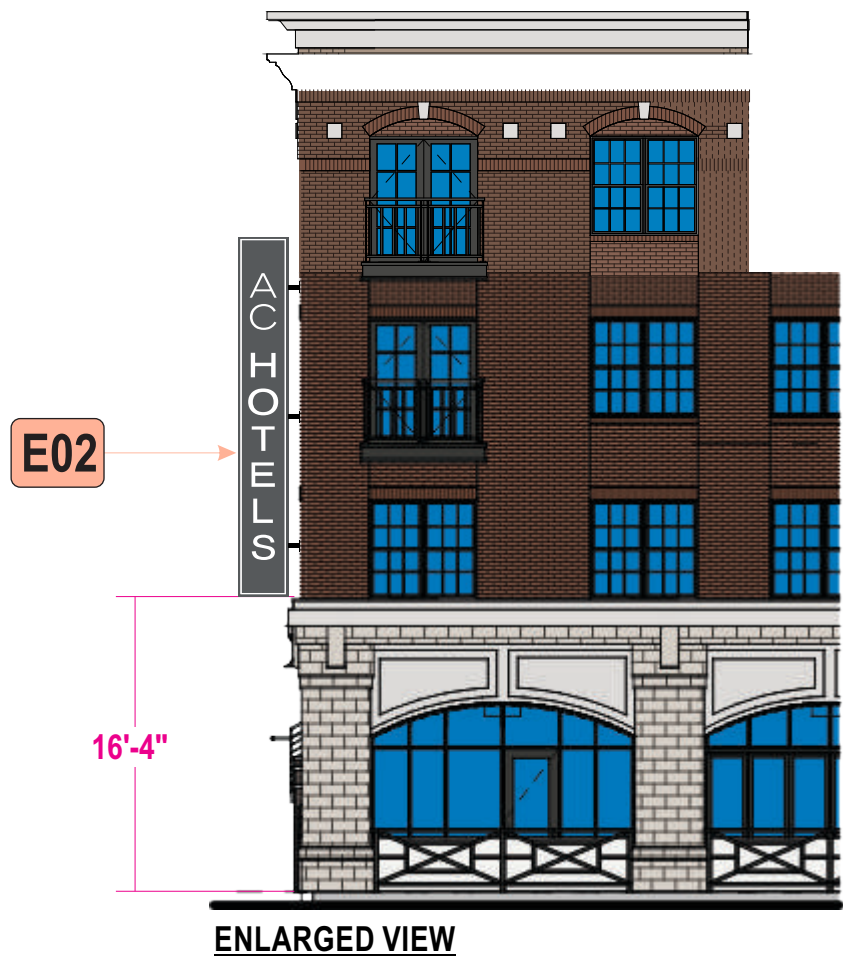
Scale: 3/32"=1'-0"

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	19.5



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN

- Scope of Work:**
- 1. Install new channel letters
 - 2. Wall material: Not provided at this time.

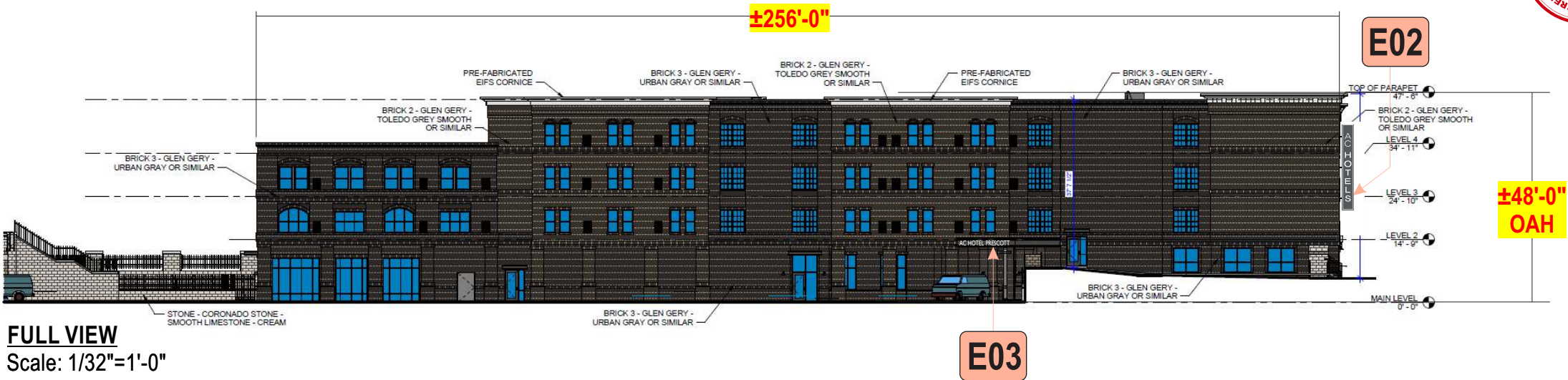


Updated
Revised blade sign size

PROPOSED EAST ELEVATION

Scale: 3/32"=1'-0"

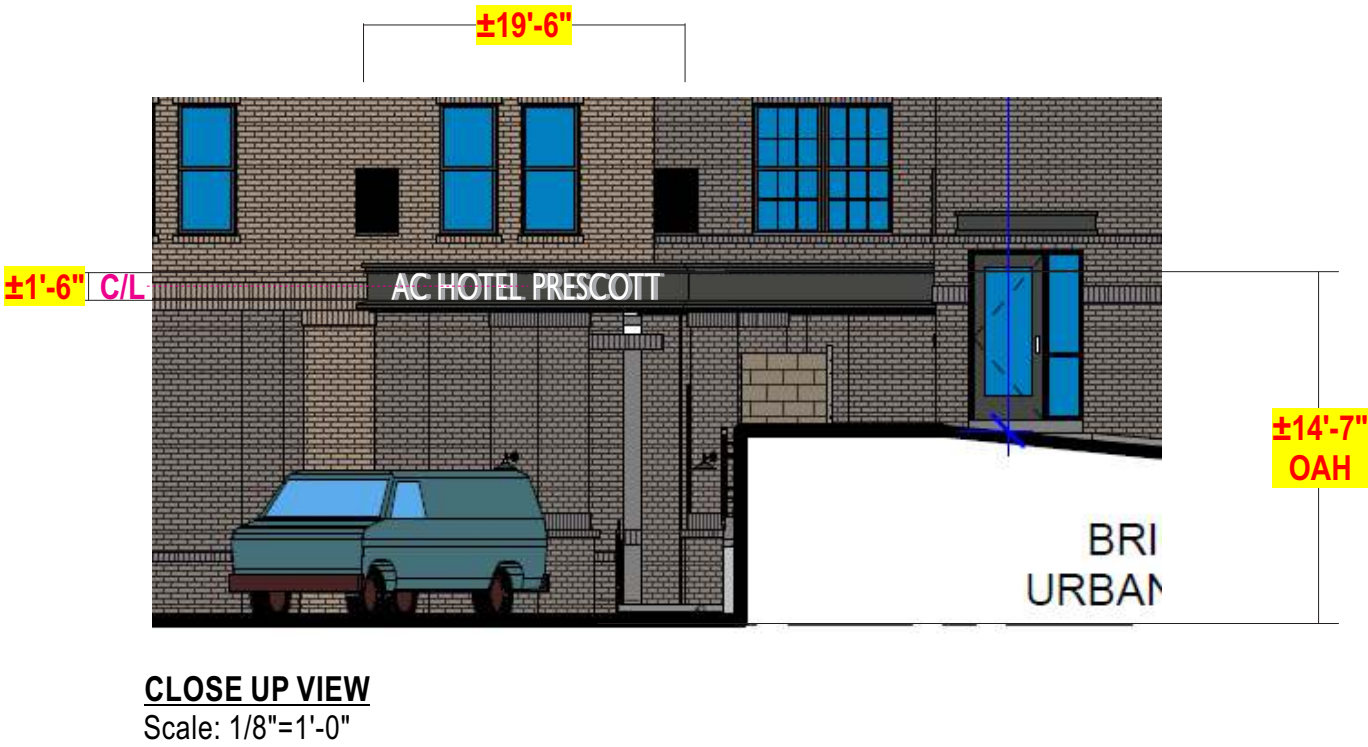
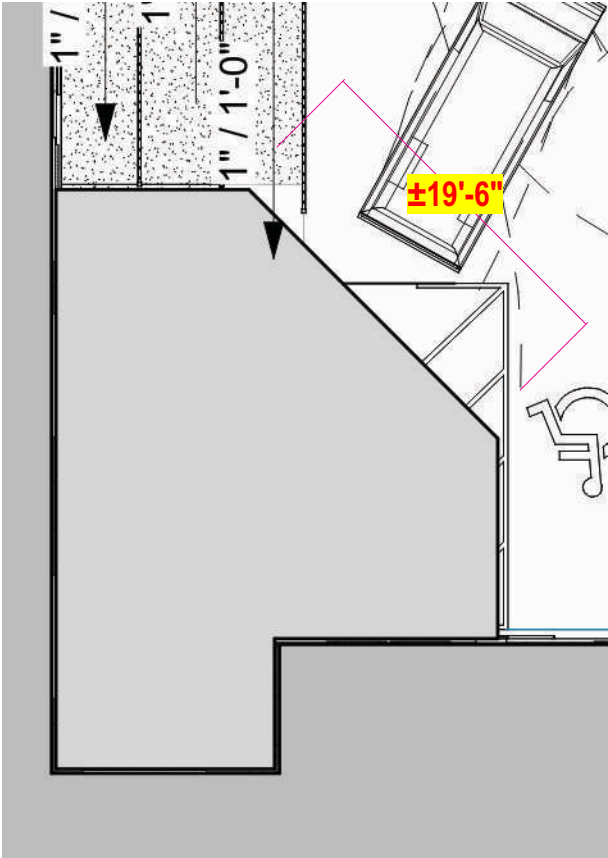
EXISTING SIGN SF:	-
PROPOSED SIGN SF:	19.5



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN

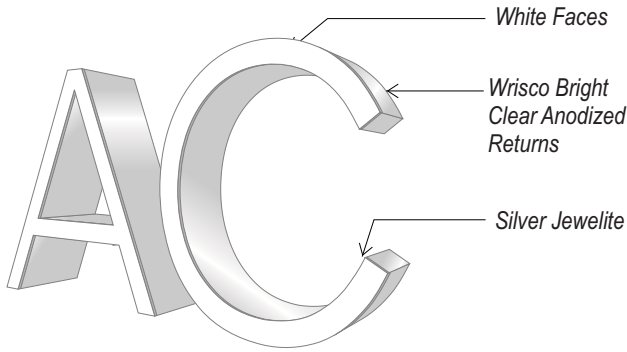
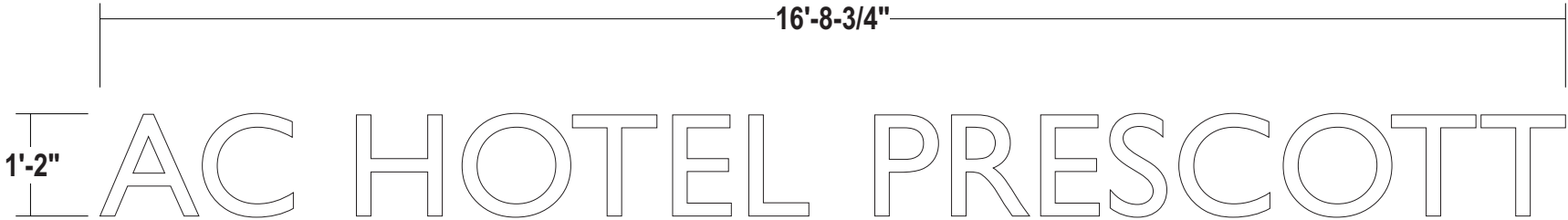
- Scope of Work:**
- 1. Install new channel letters
 - 2. Wall material: Not provided at this time.

WALL WIDTH VIEW Scale: 3/32"=1'-0"



Add page

Revised blade sign size



CHANNEL LETTER ISOMETRIC VIEW

- FACES:

3/16" #7328 White acrylic
- TRIMCAP:

1" Silver jewelite
- RETURNS:

5" deep .040 Wisco Bright Clear Anodized Alum.
White L.E.P. insides
- BACKS:

.063 alum. backs - insides pre finished White;
Outside to have Polished Aluminum finish
- ILLUM.:

3000K GE Tetra White LED's;
Power supplies to be housed within raceway
- INSTALL:

Thru bolted using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:

(1) ONE CHANNEL LETTERS SET REQUIRED FOR WEST ELEVATION
(1) ONE CHANNEL LETTERS SET REQUIRED FOR EAST ELEVATION

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

COLOR PALETTE

#7328 White Acrylic

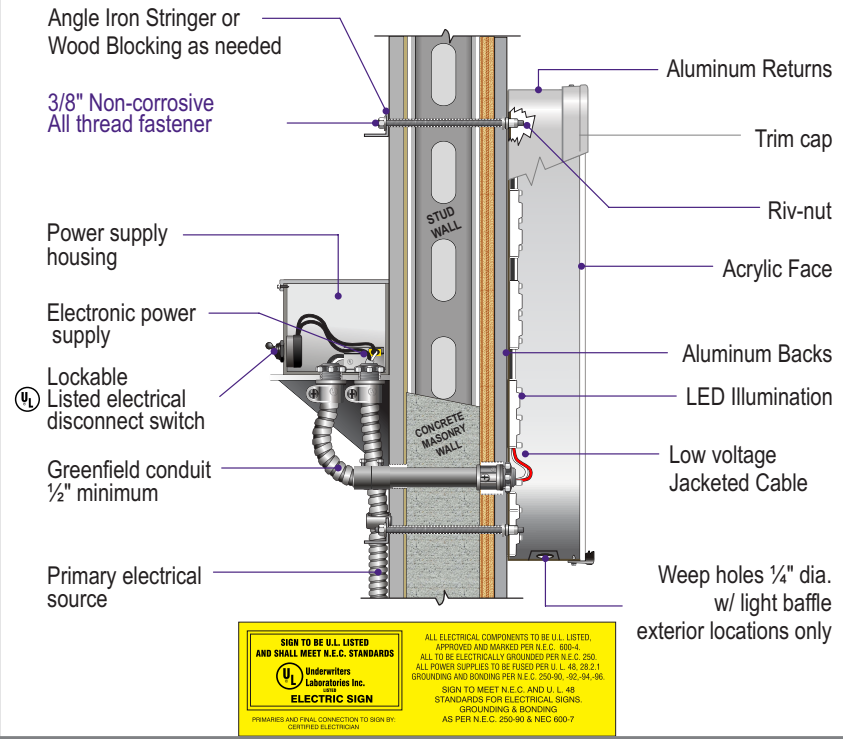
Wisco brite clear anodized aluminum

Paint finish to be satin unless otherwise specified

SIMULATED NIGHT VIEW

AC HOTEL PRESCOTT

FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



Add E03

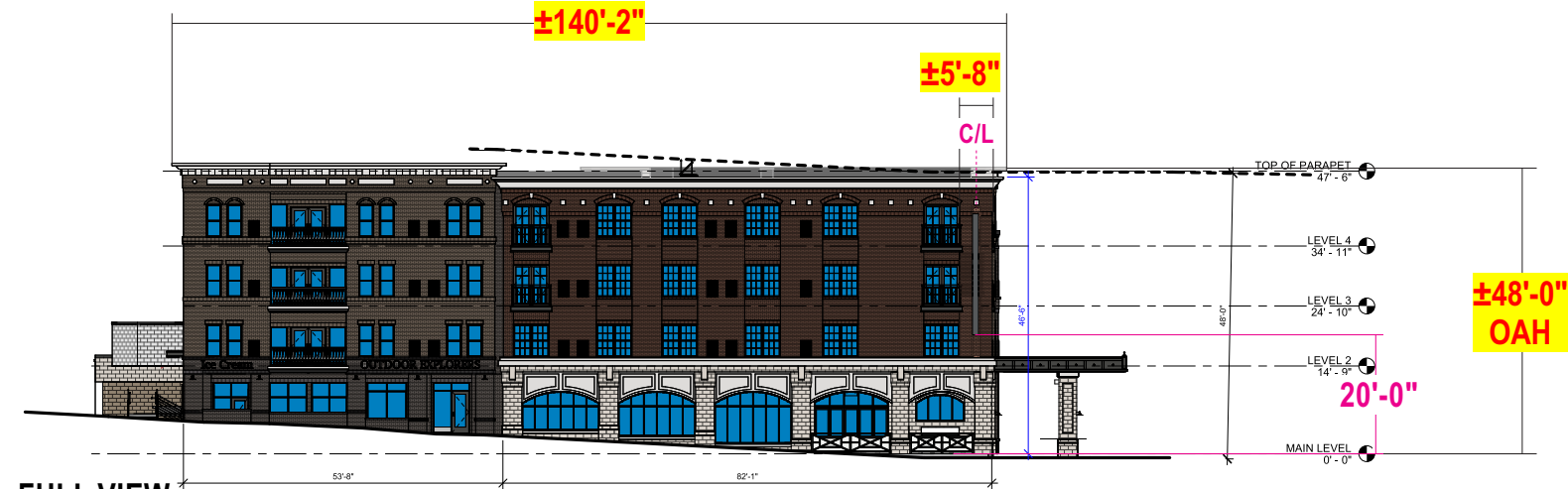
LED temp. clarified

Scale: 3/32"=1'-0"

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	20



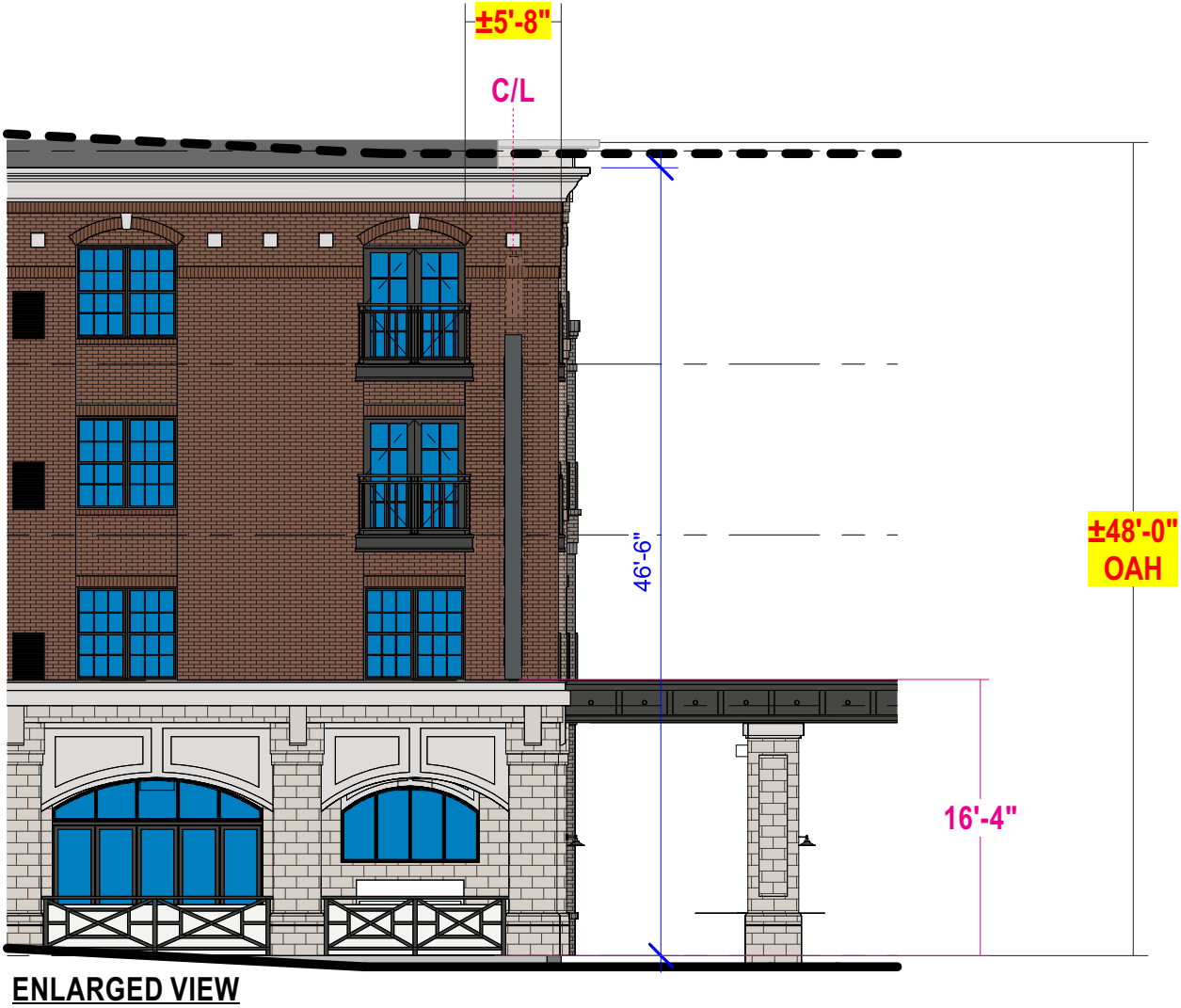
ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



FULL VIEW
Scale: 1/32"=1'-0"

Scope of Work:

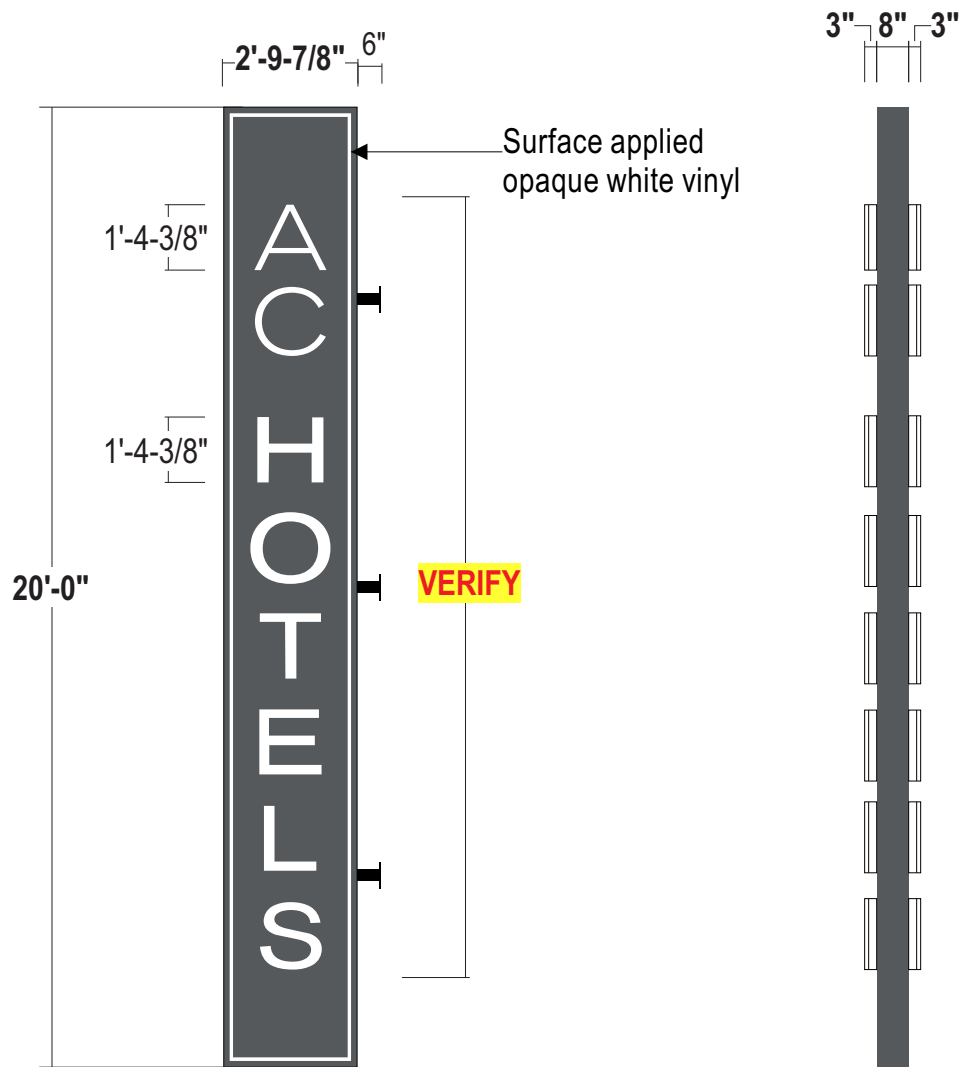
- 1. Install new blade sign
- 2. Wall material: Not provided at this time.



Revised blade sign size



ARTWORK TO BE PROVIDED BY CLIENT



SIDE A & B ARE THE SAME LAYOUT

- ACHOTELS
- CHANNEL LETTERS

FACES: .177" #7328 white acrylic

TRIMCAP: 1" white jewelite trimcap

RETURNS: 3" Deep .040 alum. returns pre-finished white interior / exterior

BACKS: .063 alum. insides painted Reflective white

ILLUM.: 3000k White LEDs as required by manufacturer;
Power supplies housed in cabinet

INSTALL: Channel letters mechanically fastened flush to cabinet w/ 3/8" dia. bolts
- CABINET:

BORDER GRAPHICS:

INSTALL:

QUANTITY:

NOTE:
- 8" deep .090 fab'd aluminum cabinet painted Gray

White vinyl applied first surface to cabinet

Mounted with aluminum tubes and mounting plates painted light gray;
Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent

(1) ONE D/F ILLUMINATED BLADE SIGN REQUIRED

ALL SPECS TO BE CONFIRMED

COLOR PALETTE

3M 3630-20 White

Pantone 425 Gray

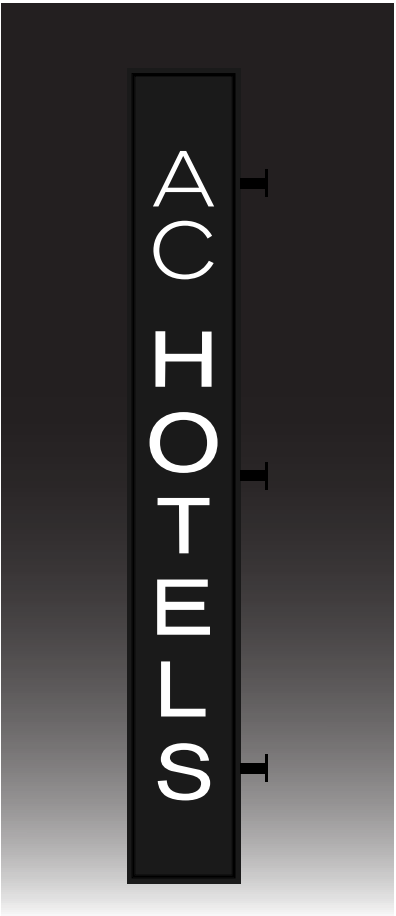
Plates:
TBV

Paint finish to be satin unless otherwise specified

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

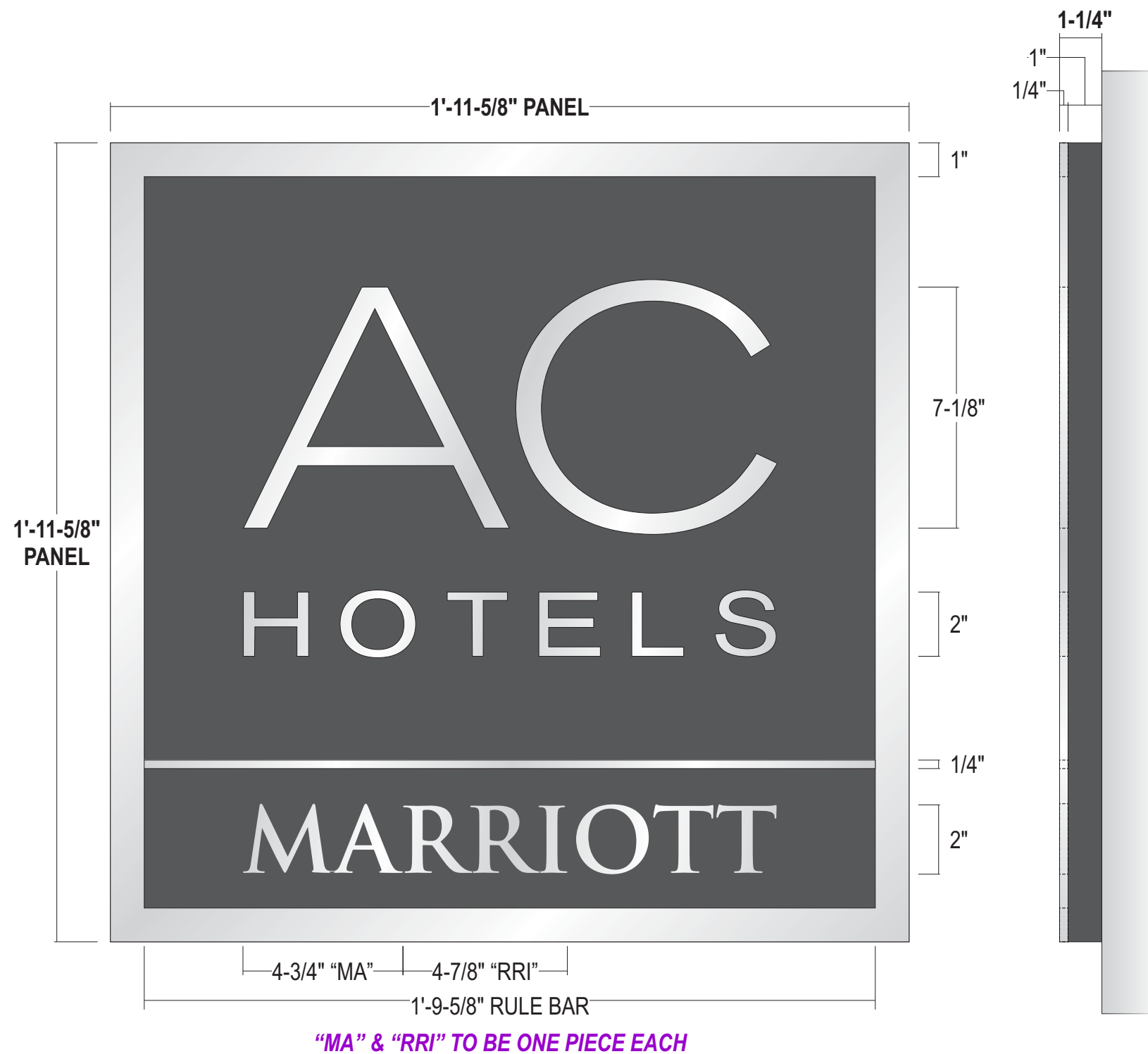
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.



SIMULATED NIGHT VIEW

Revised size and layout
Revised blade sign size
channel letters w/ 3000k LED



BACKGROUND: 1" deep fab'd alum. backer panel - Painted Gray

GRAPHICS: 1/4" flat cut out stainless steel graphics; Faces to have a mirror polished finish - sides to have a matte finish

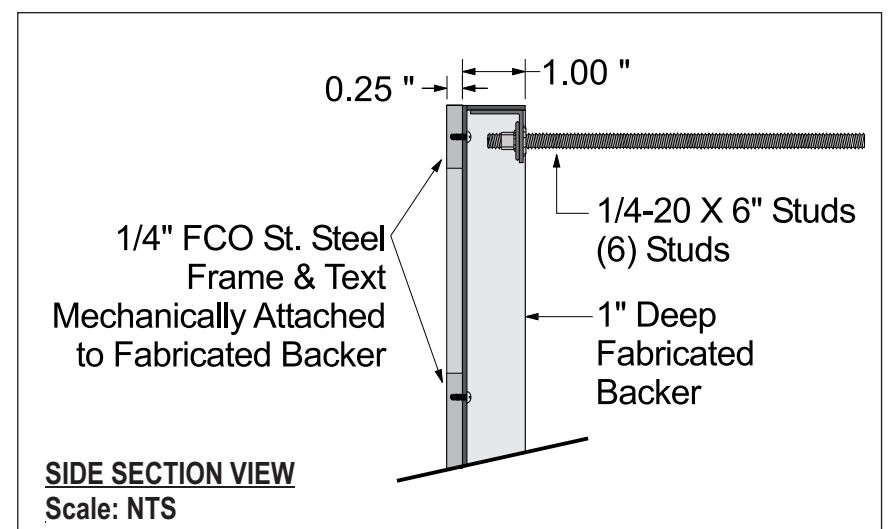
WALL MAT.: Not provided at this time

INSTALL: Graphics mechanically fastened to face as required
(No Visible Fasteners);
Background stud mounted flush to wall;
All penetrations filled with silicone

QUANTITY: (1) ONE PLAQUE REQUIRED



Paint finish to be satin unless otherwise specified



ISOMETRIC VIEW

Added page



April 17, 2026

Broadbent Project No. 26-17-115.417

Re: Design Review of proposed AC Hotel Prescott Signage at 201 S Cortez Street (APN 109-01-068), Prescott, Yavapai County, Arizona.

PPC Record# HP26-004

BACKGROUND INFORMATION

The property located at 201 S Cortez Street is currently in construction. A request to demolish an existing building at 201 S Cortez Street, and construct a four-story, mixed-use hotel, restaurant and retail building (AC Hotel Prescott) was approved by the PPC on September 13, 2024 (HP24-007). The property is located within the Courthouse Plaza Preservation District (District), which is listed in the National Register of Historic Places (National Register) (NRIS: 75609355) at the local level of significance. The property is considered a non-contributing resource within the District; however, it is subject to historic preservation standards as provided in the Courthouse Plaza Historic Preservation Ordinance ("Ordinance" No. 3744, adopted April 14, 1998, and as amended on June 26th, 2001 [Ordinance No. 4119]). The property is located on the southeast corner of E Goodwin Street and S Cortez Street.

DESCRIPTION OF PROPOSED DESIGN

Per the documentation submitted by the applicant, the proposed work includes exterior signage for the AC Hotel Prescott, including A, B, and C listed below. Detailed descriptions of each sign are attached to the staff report for HP26-004.

- (A) Two (2) sets of face-lit channel letters (See E01 and E03 at west and east elevations).
- (B) One (1) double-faced illuminated blade sign with LED channel letters (See E02 at north elevation).
- (C) One (1) non-illuminated dimensional entrance plaque (See E04 at west elevation).

SUMMARY OF FINDINGS

Broadbent and Associates, Inc. (Broadbent) reviewed the proposed project for compliance with the applicable Ordinance guidelines. As the Courthouse Plaza Historic Preservation Ordinance addresses signage, a review of the application using the Secretary of the Interior's Standards for Rehabilitation do not apply.

Courthouse Plaza Historic Preservation Ordinance

Broadbent finds that the proposed project meets all applicable Ordinance guidelines under OTHER CONSIDERATIONS. Below is a table outlining Broadbent's findings with notes.

Evaluation of Compliance with Ordinance: OTHER CONSIDERATIONS		
Ordinance Requirement	Complies Y/N	Notes
Signage		



Evaluation of Compliance with Ordinance: OTHER CONSIDERATIONS		
Ordinance Requirement	Complies Y/N	Notes
1. Signage in all cases should complement, and not distract, from the building. Signage shall be used for identification only, and not for advertising.	Y	Proposed signage is minimalist in design, complements the modern building, and does not distract from the historic architecture of the District.
2. The appearance, color, size, location, position and method of attachment of signs, as well as the materials used, and the design, shall be complimentary to and in keeping with the characteristics of the building and be visually compatible with the historic character of the district.	Y	Proposed signage is minimalist in design, complements the modern building, and is visually compatible with the historic architecture of the District.
3. All signage should be placed flat against the facade. One suspended, perpendicular sign per building is permitted if it complies with the rest of the requirements of these Guidelines.	Y	One perpendicular “blade” sign is proposed for the northwest corner of the building. The sign complies with all other guidelines in this section.
4. Lighting for applied signage shall be by incandescent fixtures only. Lettering may be painted or individually cut figures. Neon may be used for lettering if set into individually cut channel-type figures.	Y	Proposed lighting for signs E01, E02, and E03 is light-emitting diode (LED) 3000K.



HP26-004 AC Hotel Prescott Signage

JACOB LUND
COMMUNITY PLANNER

May 8, 2026
Prescott Preservation Commission





OLD CITY HALL – PRE-DEMOLITION



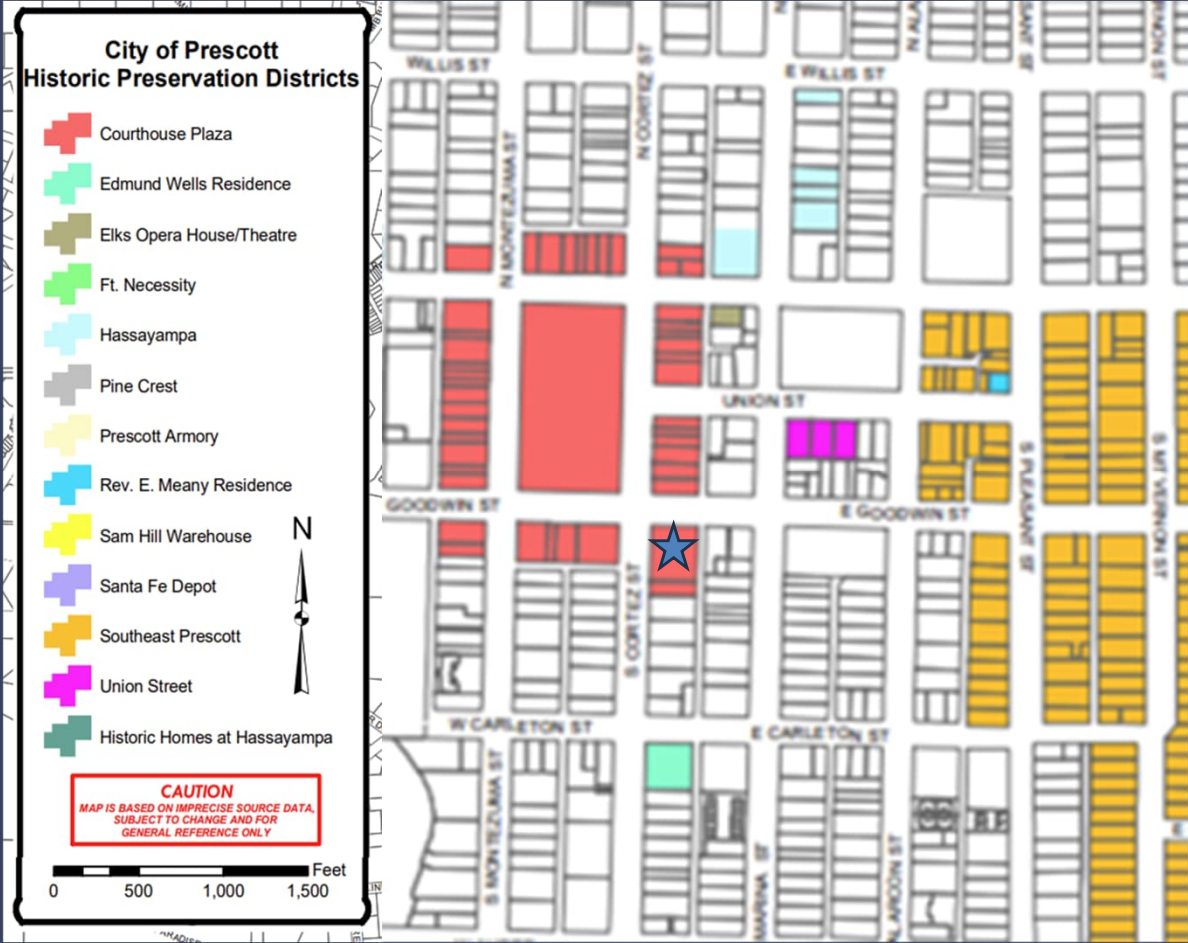
Howey's Hall Constructed in 1876

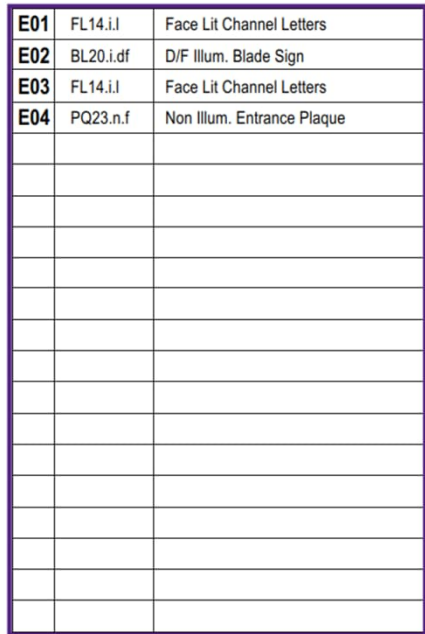


NEW PROPOSED HOTEL

Zoning/Historic District Information

- Property is located within the Courthouse Plaza Local and National Historic District and is not contributing.
- The property is zoned Downtown Business (DTB).
- Subject to Prescott Preservation Commission approval per Ordinance #3744 adopted April 14th, 1998.
- Ordinance Amended June 26, 2001 by Ordinance #4119.





OVERVIEW



BULIDING ENTRANCE – SOUTH CORTEZ STREET

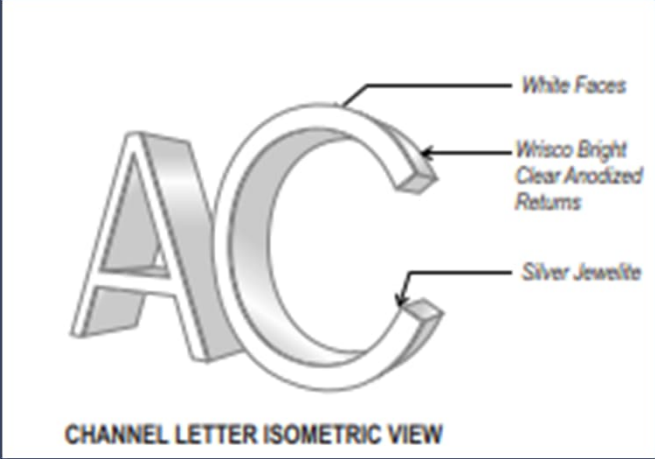


REAR PARKING LOT ENTRANCE – ALONG ALLEY WAY

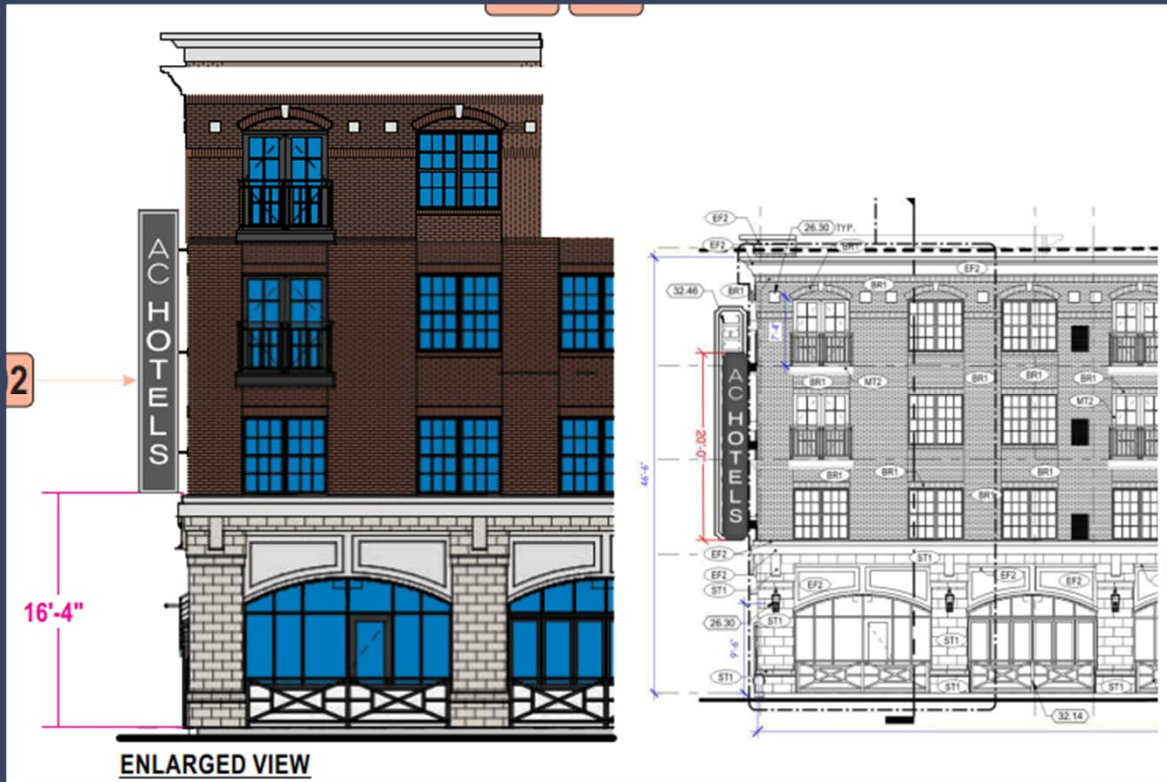
Applicant proposes to install signage that includes:

- Two (2) Channel Letter Signs approximately 19.57sf each.
- One (1) Double-Faced Illuminated Blade Sign approximately 56.4sf.
- One (1) Non-Illuminated Entrance Plaque Sign approximately 3.88sf.
- The proposed Channel Letter Signs will be White Acrylic Lettering with Wrisco Brite Clear Anodized Aluminum. LED Lights to be (3,000K) GE Tetra White LED Lights.
- The proposed Double-Faced Illuminated Blade Sign will be a gray cabinet with $\frac{3}{4}$ " clear acrylic surface with white vinyl lettering with (3,000K) White LED lights.
- The proposed Wall Plaque Sign will be a gray background with $\frac{1}{4}$ " stainless steel graphics.
- The total for the four proposed signs is 99.42sf.

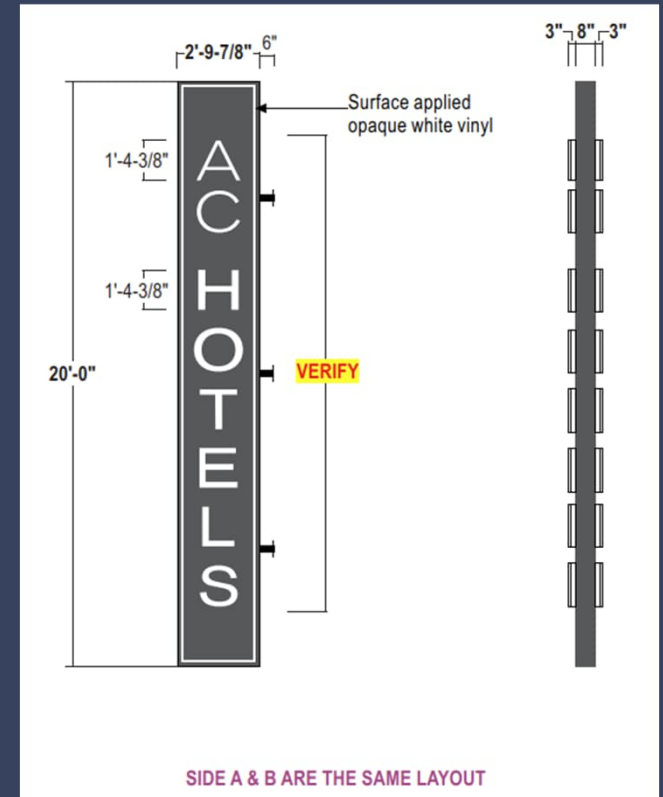
CHANNEL LETTER SIGNS



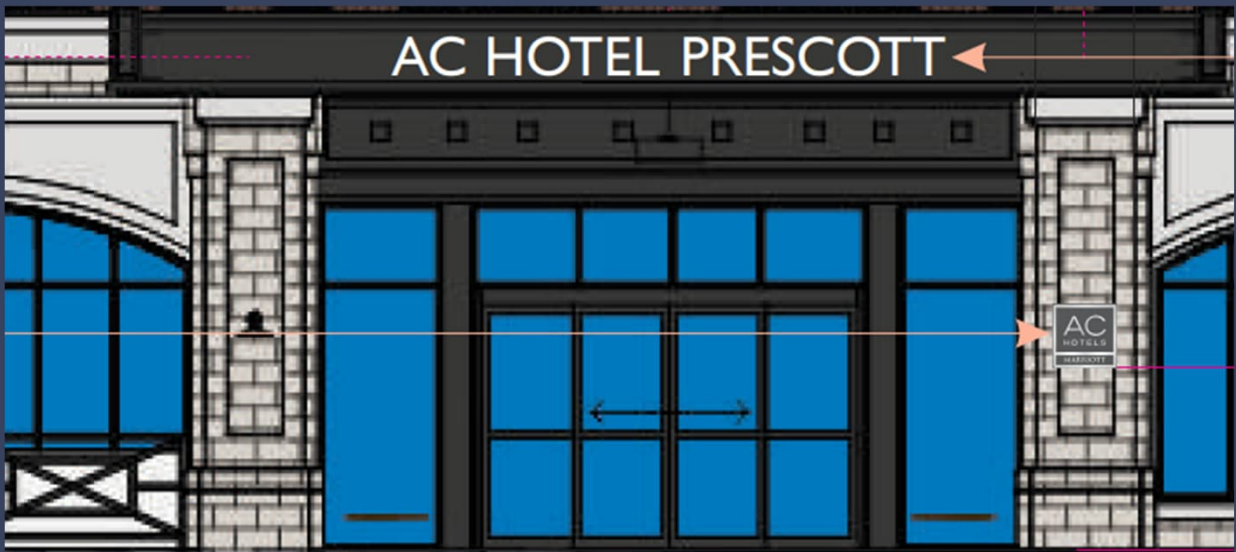
BLADE SIGN RENDERING



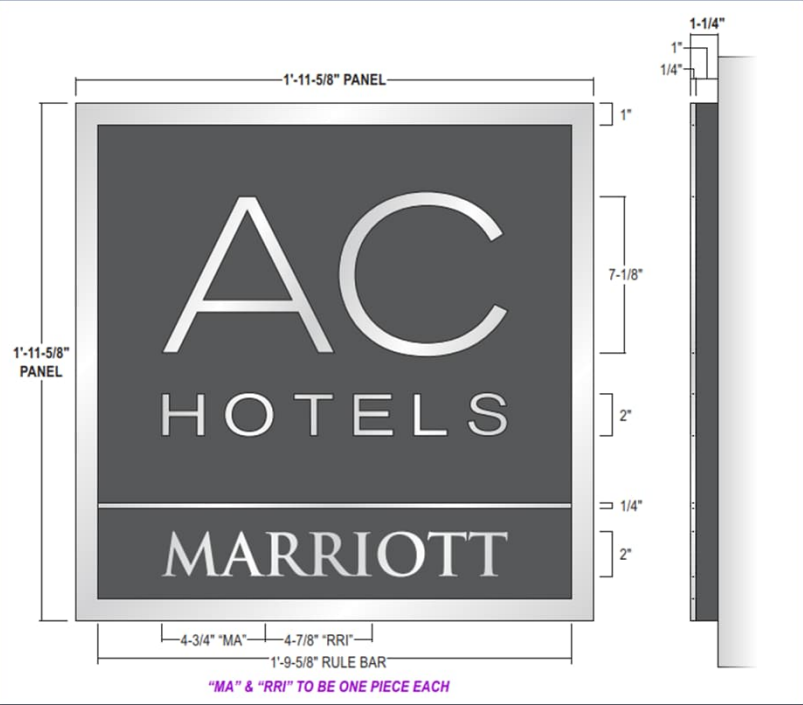
NORTH CORNER GOODWIN ST & CORTEZ ST



WALL PLAQUE SIGN



LOCATED AT BUILDING ENTRANCE – SOUTH CORTEZ STREET



BROADBENT ANALYSIS

COMPLIANCE NOTES (COURTHOUSE PLAZA DISTRICT)

1. The proposed signage is minimalist in design, complements the modern building, and does not distract from the historic architecture of the district.
2. Proposed signage is minimalist in design, complements the modern building, and is visually compatible with the historic architecture of the district.
3. One perpendicular sign is proposed for the northwest corner of the building. The sign complies with all other guidelines in this section.
4. Proposed lighting for signs E01, E02, and E03 is light-emitting diode (LED) 3000K.



LDC 4.9.4.F (DTB SIGNAGE)

- One suspended perpendicular sign per building shall be permitted not to exceed 4 linear feet in overhang.
- All signs shall count towards the maximum aggregated allowable total signage specified by LDC 6.12.5 (Permitted Signs).
- LDC 6.12.5.A.2 (Wall Signs) – One wall mounted sign is permitted per business on each exterior wall of the building facing a street or containing a customer entrance.
- LDC does not specifically allow or disallow LED Light Fixtures, however if LED Lights are provided, staff verifies lighting color temperatures do not exceed 3,000 for Dark Sky





Recommended Action

MOVE to Approve or Deny HP26-004 for signage for a new business, AC Hotel Prescott.