



PRESCOTT PRESERVATION COMMISSION AGENDA

PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, Aug 10, 2012
8:00 AM

CITY COUNCIL CHAMBERS
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1100

The following agenda will be considered by the **Prescott Preservation Commission** at its **Regular Meeting / Public Hearing** to be held on **Friday, August 10, 2012** in **Council Chambers, 201 S. Cortez Street, Prescott, Arizona** at **8:00 AM**. Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

Members

Mike Todd, Chairman
Lee Vega, Vice Chairman
Russ Buchanan
Elisabeth Ruffner

Christy Hastings
DJ Buttke
Doug Stroh

III. REGULAR AGENDA

1. **Consider approval of the minutes** of the June 8, 2012 meeting.
2. **Consider approval of the minutes** of the July 13, 2012 meeting.
3. **HP12-015**, 160 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-016A & 109-02-017. Request for approval of the architectural design for the infill building on Whiskey Row to replace the building that burned in the fire of May 2012. Applicant is Bill Otwell, Otwell Architects, and building owner is Holiday Ventures LLC. Historic Preservation Specialist, Cat Moody.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

- 1. Reinstallation of previously existing Bird Cage Signage at new location,
160 S Montezuma St.**

V. PRESENTATION OF PREVIOUSLY REVIEWED PROJECTS

VI. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on August 3, 2012 at 4:00 PM in accordance with the statement filed with the City Clerk's Office.


Suzanne Derryberry, Administrative Assistant
Community Development Department

The City of Prescott endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 928-777-1100 (voice) or (TDD) to request an accommodation to participate in the meeting.

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on June 8, 2012 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.

I. CALL TO ORDER

Vice Chairman Vega called the meeting to order at 8:01 a.m.

II. ATTENDANCE

MEMBERS PRESENT	STAFF PRESENT
Lee Vega, Vice Chairman	George Worley, Planning Manager
Russ Buchanan	Cat Moody, Preservation Specialist
DJ Buttke	Suzanne Derryberry, Administrative Specialist
Elisabeth Ruffner	
Doug Stroh	
Christy Hastings	
ABSENT	
Mike Todd, Chairman	

III. REGULAR AGENDA

1. Consider approval of the minutes of the May 11, 2012 meeting.

Ms. Ruffner, **MOTION: to approve the minutes** of the May 11, 2012 meeting.
Mr. Stroh, 2nd. **VOTE: 5-0-1** (abstention, Mr. Buchanan).

2. **HP12-012**, 119 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-016. Request to place a wall mounted sign for a new business, Graceful Living Gallery. Applicant is Morgan Sign Co, and building owner is Annette Williams Revocable Trust. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and displayed a photo of the property on the overhead projector. She noted that there is currently a temporary banner in place. The sign will be centered over the store front and will be made from individual cut letters manufactured using 1" expanded PVC what will be stud mounted to the wall. The words "Graceful Living" will be maroon in color to compliment the building trim color. The word "Gallery" will be painted black. She also noted that the sign will not be illuminated

Ms. Moody completed her staff report and called for any questions.

Mr. Vega called for questions; there were none.

Mr. Stroh, **MOTION: to approve HP12-012** as presented. Mr. Buttke, 2nd. **VOTE 6-0**

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody discussed the upcoming Historic Preservation Conference schedule of events. She continued by noting various presentations that will be given during the conference.

Ms. Ruffner discussed various topics regarding the Historic Preservation Conference.

Mr. Stroh discussed the open house for the Goldwater sign and renovation of the Otis Building.

Ms. Ruffner discussed a photo of the Liberty Bell which was included in a magazine from The National Parks Service and noted the modern structure preserving history.

V. ADJOURNMENT

Vice Chairman Vega adjourned the meeting at 8:30a.m.

Lee Vega, Vice Chairman


Suzanne Derryberry, Administrative Specialist
Community Development Department

DRAFT

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on July 13, 2012 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.

I. CALL TO ORDER

Chairman Todd called the meeting to order at 8:00 a.m.

II. ATTENDANCE

MEMBERS PRESENT	STAFF PRESENT
Mike Todd, Chairman	Cat Moody, Preservation Specialist
Lee Vega, Vice Chairman	Suzanne Derryberry, Administrative Specialist
DJ Buttke	
Elisabeth Ruffner	COUNCIL PRESENT
Doug Stroh	Charlie Arnold
Christy Hastings	
Russ Buchanan	

III. REGULAR AGENDA

1. Consider approval of the minutes of the June 8, 2012 meeting. Minutes were postponed to the next meeting.
2. **HP12-013, 156 S Montezuma St.** Historic Preservation District #1, Courthouse Plaza. APN: 109-02-018. Request to recover previously existing steel frame awning with new fabric, and signage on valance for a new business, The Rancher's Wife. Applicant is A Shade Beyond, and building owner is Prescott Historic Properties. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated that the property was listed in the National Register of Historic Places and was within the boundaries of the Courthouse Plaza Historic Preservation overlay district. It is located at 156 S Montezuma St and is one of the businesses in the Sam Hill Hardware building.

The request was to recover a previously existing steel frame awning and cover it with new fabric which would be brown in color. Ms. Moody continued by displayed photos of the current condition of the awning and added that the awning frame had been removed from the building after a storm which causes the awning to be separated from the building. The business owner completely removed the awning and had it stored to be used again in the future.

Ms. Moody indicated that the applicant wished to have signage placed on the valance to identify the business but then the business owner proposed something that would have the business signage imprinted on the awning instead. She stated that their choice of color scheme was unclear at that time.

Ms. Moody concluded her staff report and called for any questions.

Mr. Vega wanted to know if the new awning would be installed in the same manner as the one that failed.

Wolfgang Dieterich, 474 Easy Street, stated that the process would not be duplicated; it would have several improvements. He added that there was already substantial mounting on the side of the verticals and they planned to add additional tiebacks. He indicated that the awning had been cut in half and was currently being stored. The awning had been repaired back to a fully functional condition; it was currently divided into two halves which would allow it to be easier to work with. However, he indicated that it would appear as one continuous unit because the fabric was one continuous sheet. Mr. Dieterich continued to discuss how the awning would be reconstructed.

Mr. Ruffner wanted to know the sign code addressing the signage being on the body of the awning rather than the front. Ms. Moody stated that there was nothing that addressed that concern. If the applicant wished to place the signage on the awning then the commission could place stipulations regarding additional signage.

Mr. Todd wanted to inform the applicant that if they chose to place signage on the awning then it would be very possible that they would not be permitted to place signage on the building. Mr. Dieterich stated that the applicant was aware that it would either be one or the other, but this was based on the issue of cost. Mr. Todd added that if the applicant wanted signage on the front of the valance then they could have both, but not the awning and the building.

Mr. Stroh stated that he believed signage was based on square footage. Ms. Moody indicated that they are allowed 40 square feet of signage and that Mr. Dieterich had stated that they would stay within that allotment. She added that if the commissioners felt strongly then they should stipulate in the motion regarding repetitive signage.

Mr. Todd called for any other comments; there were none.

Mr. Todd, MOTION to approve HP12-013 with following condition:

The addition of eyebrow signage on the building at a later date would be precluded. **Ms. Ruffner, 2nd.**

Mr. Dieterich added that he would like the decision to be left open depending on which option the applicant would chose.

Mr. Todd amended his motion to state that the applicant had the option to locate the signage either on the eyebrow which may also be included on the valance if they so choose; the other alternative would be to have the signage placed on the

angled surface of the awning but that would preclude additional signage to the eyebrow or valance.

Ms. Ruffner accepted the amended motion. Mr. Todd noted that if at a later date the applicant wished to have any additional signage added, that they could go back to the commission at that time. **VOTE 7-0**

3. **HP12-014**, 126 S Montezuma St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-012. Request to revise approved paint color for front façade of The Devil's Pantry. Applicant and business owners are David & Amy Seigler. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated some concerns regarding the previously approved paint color which was applied to the business. She noted that the paint was white in color, rather than the approved tan color. The applicant requested to leave the color as it was currently. She indicated that in that particular district, the only language regarding color choice stated to: Use only integral and natural colors of a neutral tone, compatible with the building and the district.

Ms. Moody concluded her staff report and called for any questions.

Mr. Vega discussed the color of the white paint and requested to hear the applicant's perspective as to why the commission would approve the request.

David Seigler, 3015 Pine Drive, indicated that during the first meeting the proposed color was described as being "parchment" and noted that it had been described further as being a white color with a very light tan base. He stated that the color ended up being much whiter in color than had been anticipated but to have to repaint the business would be a financial burden.

Ms. Moody displayed photos of the outside of the business on the overhead projector. Mr. Stroh stated that it would blend better with the overall look and streetscape if the business had been painted the same color as the top portion of the building. Mr. Seigler noted that the original intent was to have the bottom half, from the awning down, to be a different color from the top half. Ms. Moody interjected that the committee had previously approved for the bottom portion of the business to be painted a lighter color than the rest of the building.

Ms. Ruffner stated that she did not have a problem with the current state of the façade.

Mr. Todd stated that when an item is presented to the commission, the decision is based on the information which is provided. He felt that the request was evaluated based on the light tan color, and subsequently approved under the impression that it would in fact be painted the light tan color. He indicated that he did not think the white was an appropriate color for that district and suggested to the commission that they have the applicant repaint the business to match the described light tan color. He noted that he was basing his decision on the information that was received by the commission at the previous meeting.

Ms. Moody concurred with Mr. Todd that it had originally been presented as a light tan color and she suggested providing guidance to the applicant by use of a color palate. Mr. Todd indicated that she could meet with the applicant to choose a specific color from the palate.

Various members of the committee discussed the paint line break between the bottom and top portion of the business. Ms. Moody stated that in the previous meeting the applicant indicated that the paint color for the bottom portion of the business would be a lighter color than the top and added that if the commission would require the applicant to paint the top portion of the business, that it would undermine the original approval.

Mr. Stroh, MOTION to approve HP12-014 with the following stipulations:

1. The white paint must be changed to a tan color to be agreed upon between the applicant and Ms. Moody.
2. The original color on the upper portion of the building would be brought back down to the bottom of the awning. Then from below the bottom of the awning, all the existing bright white must be changed to a tan color which was previously agreed to.

Mr. Buttke, 2nd. VOTE 6-1 (Ms. Ruffner opposed)

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody discussed the Birdcage, Prescott Food Store and Barebones Barbecue. She stated that the business owners were removing any remaining personal effects from the buildings in preparation for the demolition. She indicated that a wooden sidewalk canopy would be placed for safety purposes during that time. Various members of the commission discussed concerns of the structure that would be placed throughout the duration of the demolition and rebuild.

Mr. Todd noted that during the next Preservation Meeting, they would be doing a visual update on projects that took place over the past two years.

V. ADJOURNMENT

Chairman Todd adjourned the meeting at 8:58 a.m.

Michael Todd, Chairman


Suzanne Derryberry, Administrative Specialist
Community Development Department

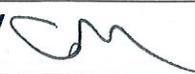
**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Staff Report
August 10, 2012**

AGENDA ITEM: HP12-015 Request for approval of the architectural design for the infill building on Whiskey Row to replace the building that burned in the fire of May 2012.

Planning Manager: George Worley 

Director: Tom Guice

Historic Preservation Specialist: Cat Moody 

Report Date: August 2, 2012

Historic Preservation District: #1 Courthouse Plaza

APN: 109-02-016A & 109-02-017

Zoning: DTB

Location: 160 S Montezuma St

Agent/Applicant: Bill Otwell, Otwell Architects, 121 E Goodwin St, Prescott AZ 86303

Building Owner: Holiday Ventures, LLC, 813 Black Dr, Prescott AZ 86301

Existing Conditions

This property contained a building that burned in a fire on May 8th, 2012. The building contained three storefronts- Bare Bones BBQ, The Bird Cage Saloon, and The Food Store. What remains of the building is in the process of being demolished and removed from the site. A covered pedestrian walkway will be in place during the demolition phase and remain for the construction phase for the infill building.

Request

Applicant proposes to construct a new infill building on the site of the burned building and make improvements to the adjacent building as required by code.

The proposed building is depicted with retail space on the first floor that is anchored on the north and south boundaries of the lot. This leaves a 12' wide walkway through the lower level that would connect Whiskey Row with the parking garage on Granite St. The opening is angled out to 18' wide at the sidewalk on Montezuma. The second floor of the building is limited to above the north retail space, and along the front façade. The second floor over the walkway on the first floor is primarily an open air patio. This space is depicted as a restaurant use. An elevator and stairwell occupy the southeast corner of the building, and provide street level access to both the restaurant and the existing hotel to the south.

That hotel, which sits above Jenny Longhorns, is proposed to receive code improvements and to be remodeled into a "boutique hotel" that will provide modern rooms with private baths.

The front façade is proposed to be faced with slab granite with sandstone accents, and cement plaster on the areas recessed from the facade and second story wall surface. See plans for more details on floorplan and façade renderings.

Analysis

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

- Replace demolished buildings with building of massing and scale similar to contributing buildings in the district
- Adhere to historic height ranges for one, two and three story buildings
- Encourage historic building proportions as found in the district
- Individually, buildings may be either horizontal in proportion (e.g., Sam Hill Hardware, 156 South Montezuma Street) or vertical (e.g., Knights of Pythias Building, 105 South Cortez Street).
- Require zero setbacks at the front property line for at least 50 percent of the front facade. Require zero setbacks for the entire second and third floor elevations.
- Allow up to one-half of the first floor to be "inset" from the front property line
- Require zero setbacks for side yards for the entire height and length of the building
- Do not allow doors to swing into the public right-of-way
- Locate doors consistent with the historic pattern
- Encourage continued alley use for service to take the burden off of the front of the property; encourage and coordinate safer alley use by pedestrians
- Keep all existing alleys open and usable
- Require the use of parapets for all buildings; no part of the roof or any mechanical equipment on the roof should be visible from the public right-of-way
- Allow only double-or single-hung windows or casements, with pane design of "one-over-one" or "two-over-two"
- Allow and encourage "storefront" openings only at the first floor; storefronts should have opaque panels at the bottom and should have a vertical orientation; allow up to 75 percent of the first floor to be "open"
- Emphasize vertical orientation on windows; encourage locating windows singularly; use up to two vertical windows for a larger opening versus a large horizontal window

Agenda Item: HP12-015, 160 S Montezuma St

- Require window spacing (vertical and horizontal) consistent with the historic pattern
- Require a minimum of three feet from the edge of an opening to the edge of the building
- Allow storefronts up to 19 feet wide on 25 foot wide parcels and up to 25 feet on wider parcels
- Require brick or stone as the major exterior material
- Do not use wood except as an accent material
- Use only integral and natural colors of a neutral tone, compatible with the building and the district
- Encourage detailing in the design; details must be historically consistent with the district and generally constructed of materials already on the building
- Encourage the use of fabric awnings throughout the district
- Integrate awnings into the overall design of the building
- Promote continued use of the Courthouse Plaza Historic District as a cornerstone commercial and business area with historically consistent and compatible development

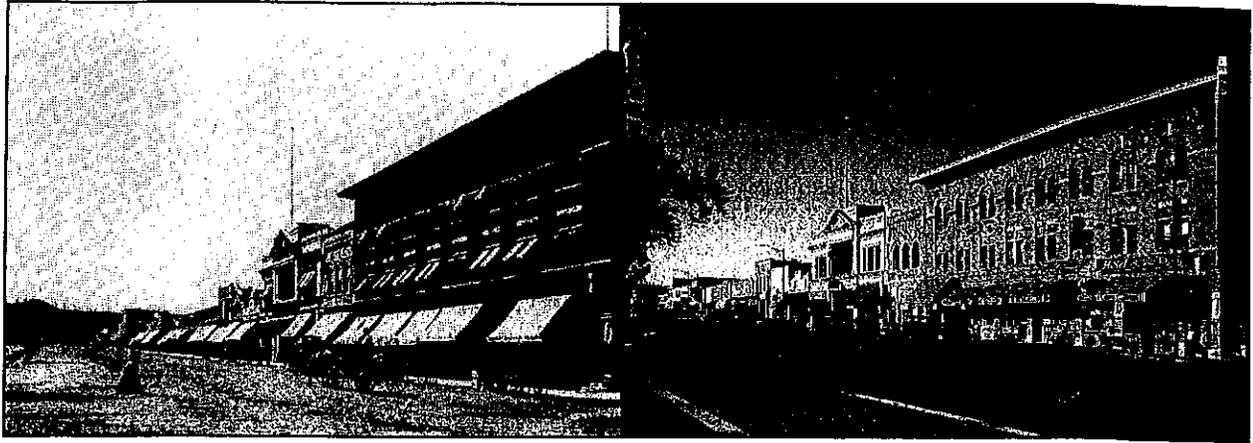
The Secretary of the Interior's Standards for Rehabilitation, #9, states:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Site Visit: Recommended

Recommended Action: Approve or Approve with Modifications or Deny HP12-015. Request for approval of the architectural design for the infill building on Whiskey Row to replace the building that burned in the fire of May 2012.

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

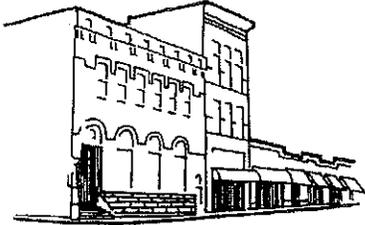
COURTHOUSE PLAZA
HISTORIC PRESERVATION DISTRICT
DESIGN GUIDELINES

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

INTRODUCTION

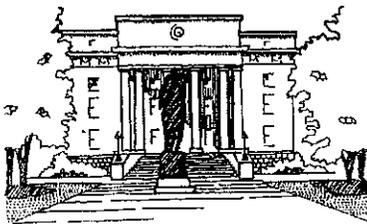
History and Importance of the Courthouse Plaza



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.

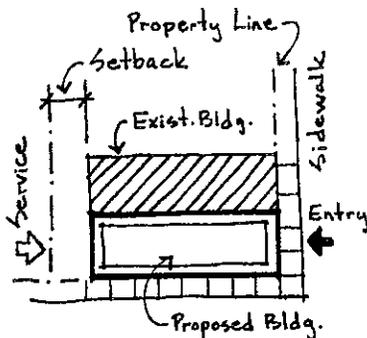
It is the intent of these Design Guidelines to preserve the historic character of the Courthouse Plaza Historic District without dictating specific design solutions or styles. Development pressures today are more intense than in the past, thus the need to protect the integrity of the Plaza District is 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."

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.

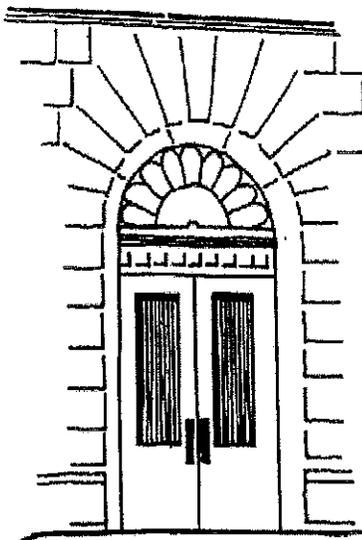
These Guidelines outline the basic elements that make the Courthouse Plaza District "work." These elements can be utilized and respected and still provide creative freedom, just in the way the existing buildings respect these elements yet provide the varied and interesting palette of architecture seen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



Siting Issues

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.

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.

Optional

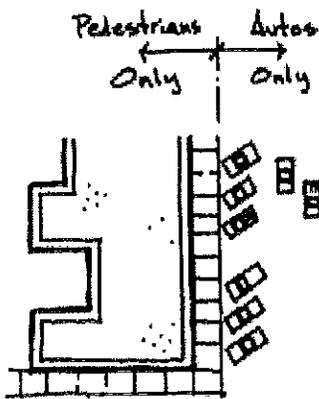
- There is no requirement regarding the depth, angle or shape of the inset.

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



Do Not Allow Autos to Cross the Public Right-of-Way

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

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

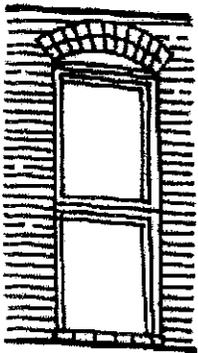
- Moctezuma & Buffalo Montana, 142 & 144 South Montezuma Street
- Heilig-Meyers Furniture (Sam Hill Hardware), 156 South Montezuma Street
- Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street
- Union Block, 104-110 East Gurley Street
- US Post Office, 101 East Goodwin Street

Fenestration (Doors and Windows)

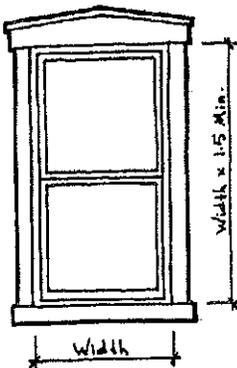
“Fenestration” is an architectural term that refers to openings in a solid surface through which people see, walk or obtain ventilation. The most obvious elements are doors and windows, which play an important role in the historic architecture of the Courthouse Plaza. The overall mass of the buildings 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

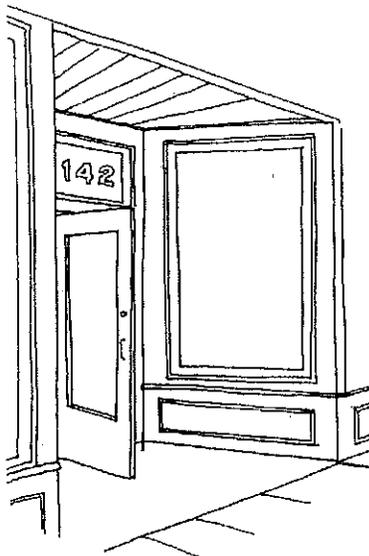
- The first floor only may include “storefront” openings (see first bullet under “Optional” below). Storefronts, when used, may extend into and include all of the inset areas defined under “Setbacks.” The storefronts should have opaque (solid) bottom panels approximately one and one-half to three feet 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



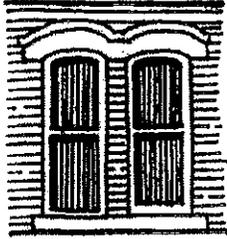
Vertical Orientation Standards



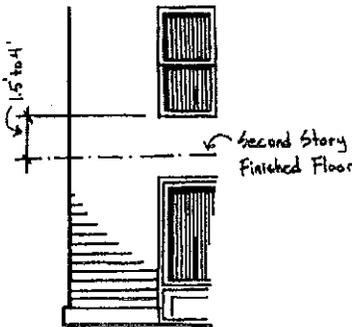
Typical Storefront @ Inset

COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT

- 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.



Grouped Windows



Window Separation Above Floor Lines

Optional

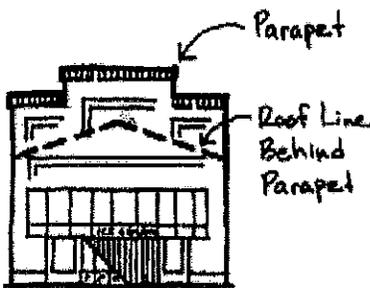
- A wide variety of combinations is possible under the above criteria. The object is to provide a pattern of openings in the facade wall that maintains the overall rhythm and order of the historic buildings.
- Contributing buildings to the district which vary from the above guidelines are exempt. However, 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

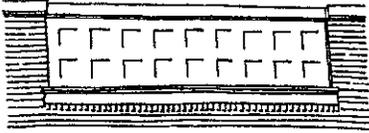
Roofs

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.

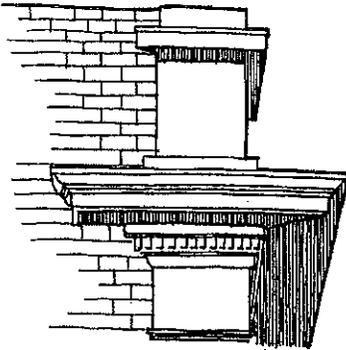


Parapets Hide the Roof

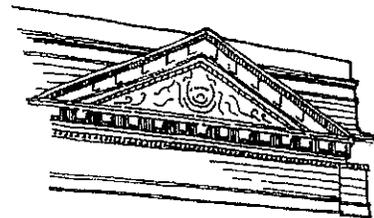
COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT



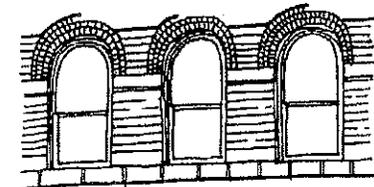
Brick Detail - Union Block



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.

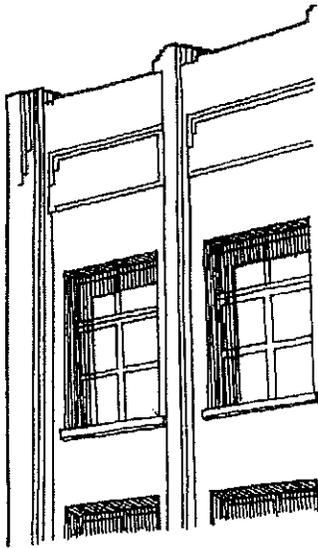
Optional

- 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



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.

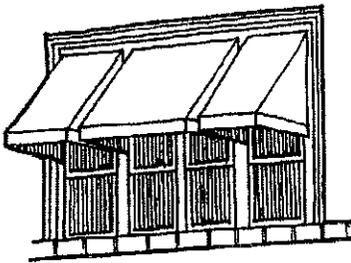
Examples

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

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.

Examples

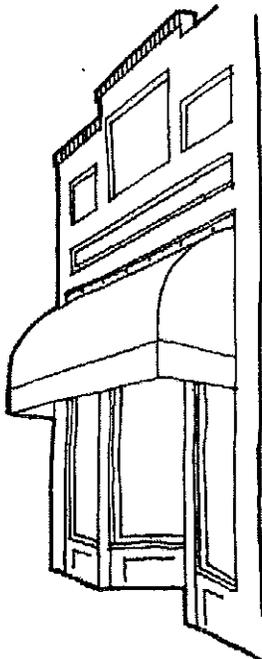
- Bashford Courts (Bashford-Burmister Building), 130 West Gurley Street
- Hotel St. Michael (Hotel Burke), 102-110 South Montezuma Street
- Moctezuma & Buffalo Montana, 142 & 144 South Montezuma Street (incorporation of sign insets into new construction)
- Yavapai County Courthouse (name of building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



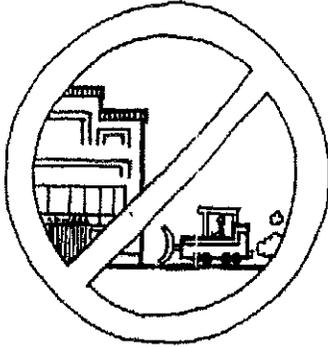
Round Awnings

- 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.

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

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.