



City of Prescott

City Council - Study Session

May 23, 2023 | 1:00 PM
201 N Montezuma Street
City Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Mayor Goode called the meeting to order at 1:09 p.m.

2. ROLL CALL

Phil Goode - Mayor
Brandon Montoya - Mayor Pro Tem
Connie Cantelme - Councilwoman
Eric Moore - Councilman
Cathey Rusing - Councilmember
Steve Sischka - Councilman
Clark Tenney - Councilman

3. DISCUSSION

- A. Presentation & Discussion Regarding Historic Preservation in Prescott Including History, Processes, Preservation Commission & Opportunities.
Historic Preservation Specialist/Assistant Planner Kaylee Nunez provided a presentation to the Council regarding Historic Preservation in the City of Prescott.

Background of Areas Where Preservation Would have Been Beneficial to Maintaining Historical Properties:

- * Howie's Hall - Southeast corner of Goodwin and Cortez Street
- * Original Prescott High School - East Gurley
- * AJ Head Hotel - North Cortez Street
- * JW Wilson/Balentine Building - Northwest corner of Montezuma and Gurley Street
- * Original Bashford House - East Gurley

Timeline of Preservation in Prescott:

- * 1974 - Bashford House was doomed to demolition at its original location on East Gurley Street, and community fundraising helped to relocate it to the Sharlot Hall Museum grounds where it remains to this day
- * 1976 - Council created what is now the Prescott Preservation Commission (PPC)
- * 1978 - Yavapai Heritage Foundation received a grant and prepared a Multiple Resource Area nomination that represented the finest Territorial era architecture in Prescott
- * 1980 - Prescott became a Certified Local Government (CLG) and passed a new Historic Preservation Ordinance
- * 1990 - City hired part-time staff to serve as the Historic Preservation Specialist

- * 1998 - City's first (and current) Historic Preservation Master Plan was adopted by Council
- * 2023 -Historic Preservation Master Plan update underway with planned completion by 2025

National Register Districts vs. Local Historic Districts:

- * Prescott has 13 national districts - historic districts listed on the national register of historic places and includes individual buildings, structures, sites and objects as well as historic districts which are significant
- * Prescott has 13 local districts - designated by a local ordinance and falls under the jurisdiction of the PPC, local historic districts are "overlaid" on existing zoning classifications in the community; PPC deals only with the appearance of the district and not the uses to which properties in the district are put
- * Local districts give jurisdictions greater control

Historic Preservation Master Plan:

- * Leading guidelines for Historic Preservation
- * 18 sections encompassing both local and national districts
- * Rewrite of Master Plan is currently underway and staff will be adding two (2) more districts and an archeology section
- * Planning for public outreach in summer and fall in conjunction with the General Plan updates

Secretary of the Interior Standards:

- * Preservation
- * Rehabilitation
- * Restoration
- * Reconstruction

Guidelines and Standards:

- * The PPC is quasi-judicial in their reviews
- * There are financial incentives & support for historic properties - all programs are applied through State Historic Preservation Office where we have dedicated contacts
- * Incentives - tax credit programs, preservation easements, tax benefits, grants for projects open or benefitting the public
- * Arizona does not have a state historic property tax program (additional benefits for property owners), but there is legislation in place to lobby for that but it is slow going

CLG:

- * 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
- * Advantages - gains greater control of local preservation issues, better access to federal funding for local preservation projects, ability to participate directly in the National Register process, greater access to expertise, assistance and guidance in resource management
- * Key responsibilities - establish/maintain Historic Preservation Commission, maintain a system for the survey and inventory of historic properties, provide for

adequate public participation in the local historic preservation program, recommend properties for nomination to the national register of historic places, if awarded preservation funding, abide by grant agreements

PPC:

- * To be stewards of preserving significant and special qualities of historic districts and properties while allowing them to progress into the future
- * Seven member committee
- * Tools to utilize - guidance from Historic Preservation Specialist, HPMP guidelines, SOI guidelines, State Historic Preservation Office and public input

Mini Preservation District - Rodeo Grounds District National Register Nomination:

- * Paperwork previously submitted and approved by the State Historic Preservation Office in 2009
- * Recently met with key stakeholders to gauge feasibility and garner support
- * Following Council approval - staff will submit paperwork to State and then National Preservation Society for determination
- * District will encompass Doc Pardee & Freeman buildings, Fish Pond shrine and open space to the south

Councilwoman Cantelme stated that there is a great deal of tax dollars left on the table over the years with regard to preservation, so she wants to make sure that staff is working on that for the future.

Mayor Pro Tem Montoya commented that the Rodeo did not discuss the preservation portion during their Master Plan presentation to Council several weeks ago and asked Ms. Nunez if she knows whether they plan to preserve the areas she discussed.

Ms. Nunez stated that these areas are not part of the proposed Master Plan, they do plan to keep the area preserved though it is not part of the new vision.

Councilmember Rusing stated that a home in a historic district increases property values and asked how a neighborhood could form that.

Ms. Nunez responded that 51% of the neighborhood would need to sign a petition to begin the process.

Councilwoman Cantelme asked what the timeframe is on a qualifier for a historical district.

Ms. Nunez responded that it is 50 years for a structure but she is not sure about the district itself, but staff will look into that.

PPC Commissioner MaryAnn Suttles addressed Council regarding historic preservation and the Rodeo Grounds. There is such historical value in it and having it preserved/registered on a fast track would be a huge plus. Working on an archives hall of fame building, fish pond, etc.

PPC Commissioner Michael King addressed the Council as the oldest member of

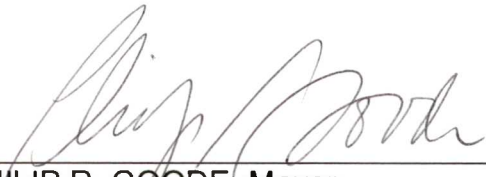
the commission who is very interested in the history of our community. They have evolved from residential properties in the community that wanted to be upgraded and change their uses in a way that didn't fit guidelines which are followed. There are always challenges that come forward for the PPC to review because people have strong opinions about what our town should be. Organizes tours on Fridays and Saturdays.

Mayor Goode commented that anyone who has attended a PPC Meeting will know there is always a presentation regarding the historical components of what is being considered, so it is a great way to get information regarding that. Understanding the guidelines and expectations gives us confidence that the history of the community is being preserved.

This item was for discussion only, no formal action was taken.

4. ADJOURNMENT

There being no further business to discuss, Mayor Goode adjourned the meeting at 1:36 p.m.



PHILIP R. GOODE, Mayor

ATTEST:



SARAH M. SIEP, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Voting Meeting of the City Council Study Session Meeting of the City of Prescott, Arizona held on May 23, 2023. I further certify the meeting was duly called and held and that a quorum was present.



Sarah M. Siep, City Clerk

