

City of Prescott

Prescott Preservation Commission



July 14, 2023 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Prescott Preservation Commission** to be held **July 14, 2023**. 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 May 12, 2023 Prescott Preservation Commission Meeting Minutes.
Recommended Action: MOVE to approve minutes as presented
 - B. Presentation and Discussion for a Study Session Review of Proposed Project HP23-006: Request Review and Input on Proposal for Demolition of an Existing Building & Construction of a 55-Room, 5-Story Boutique Hotel (Prescott Plaza Hotel). Location: 136, 138 & 140 S. Montezuma Street, APN 109-02-014A. Zoning: DTB, Historic Preservation District #1, Courthouse Plaza. Applicant & Owner: Jim Grisett. Architect: Rimas Rudys.
Recommended Action: This item is for discussion only. No formal action will be taken.
4. **STAFF UPDATES**
5. **ADJOURNMENT**

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated

representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));

(7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 7/6/23 at 3:00 p.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

A handwritten signature in cursive script that reads "Sarah M. Siep".

Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: 7.14.23 Prescott Preservation Commission
DATE: July 14, 2023
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of the May 12, 2023 Prescott Preservation Commission Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the May 12, 2023 Prescott Preservation Commission Meeting. Staff recommends approval of the minutes as presented.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

MOVE to approve minutes as presented

ATTACHMENTS

1. May 12, 2023 Prescott Preservation Commission Minutes



PRESCOTT PRESERVATION COMMISSION MINUTES

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, May 12, 2023
9:00 AM**

**Council Chambers
201 N. MONTEZUMA ST.
PRESCOTT, AZ 86303
928-777-1207**

Minutes of the Prescott Preservation Commission on May 12, 2023, in Council Chambers at 201 N. Montezuma St. Prescott, Arizona.

1. CALL TO ORDER

Chairman Mirco called the meeting to order at 9:00 A.M.

2. ROLL CALL

Members:

Michael Mirco, Chairman
Mike King, Vice-Chairman (absent)
Diane Travis
James McCarver
Rob Johnson
Richard Sprain
Mary Ann Suttles

3. REGULAR AGENDA

A. Approval of the minutes from the April 14th, 2023, Preservation Commission meeting.

Commissioner Sprain moved to approve the minutes of the April 14, 2023, Preservation Commission meeting, seconded by Commissioner Johnson: Passed (6-0).

B. **HP23-005**, Colt Grill: New 13-1/2' W x 9' H Steel Canopy Over Outdoor Smoker.

Historic Preservation Specialist Kaylee Nunez presented a historic and current photo of the site, an aerial location map and outlined the request from the applicant which includes a proposal to:

- Construct 13-½' wide x 14' deep x 9' high open canopy structure over existing outdoor smoker.
- Roofing material to be corrugated steel.
- Posts to be square steel tubes, welded to smoker.
- Color to be black.

Ms. Nunez also presented a drawing provided by the applicant, further detailing dimensions and design details of the proposed canopy. She stated that the smoke trespass issue is not within the purview of the

Preservation Commission, but it will be addressed with the building department. She also presented key recommendations from the Historic Preservation Master Plan regarding the Courthouse Plaza, including; using only integral & natural colors, compatible materials (with design theme established in District at turn of the 20th century), importance of details of the façade and a recommendation to use brick construction or a brick façade for the posts of the proposed canopy.

Commissioner Johnson asked what the purpose was of the canopy.

Applicant Bob Clouston stated that when there is weather, the smoker gets wet and will ruin the wood.

Chairman Michael Mirco expressed concerns about trapping smoke.

Mr. Clouston stated that the stacks will go through the canopy and will make it more efficient.

Commissioner Richard Sprain asked about the height and expressed concerns about it being too low.

Mr. Clouston said that the smoker is in a pit so inside the pit area is taller than the 7' that you see from the street.

Commissioner Diane Travis asked if the canopy goes past the block wall on the exterior side of the smoker.

Mr. Clouston replied that it would not.

Commissioner McCarver asked where the water will go when it rains.

Mr. Clouston replied that it will get pumped out to the parking lot.

Commissioner Sprain asked if the applicant had seen the recommendation to use brick. He also asked about roof color.

Mr. Clouston stated that it wasn't practical because the heat would be a problem with brick and that the roof will be black.

Johnson asked if the posts would be square 4 x 4 tubing and what color it will be.

Mr. Clouston replied that can do even 2 x 2 and they would be black.

Chairman Mirco asked about what will stop the rain from wetting the wood. He also asked what the other sites do.

Mr. Clouston stated that they have a wood box that goes in the smoker pit and the roof will shelter the wood from rain. He said that the other locations of Colt BBQ use a similar canopy and that it has worked well.

Commissioner McCarver asked for Ms. Nunez's perspective on how the project will fit in with the area around it.

Ms. Nunez stated that metal is not compatible with the district but that it would not stand out.

Commissioner McCarver stated that most of the awnings in the area are canvas and asked if it would be practical to use.

Mr. Clouston said canvas would be a fire hazard. He said they will use flat paint color and a standing seam or corrugated metal for the roof.

Chairman Mirco asked about rain going into parking lot and the pit and being pumped out.

Mr. Clouston stated they do not want water running where people stand or walk.

Commissioner McCarver expressed concern about the size of the corrugated metal.

Mr. Clouston stated that they would use 3/4" corrugated so it would not stand out.

Ms. Nunez agreed that corrugated metal would blend more.

Commissioner Johnson agreed that corrugated metal is stronger and a good choice.

Commissioner Suttles stated that while the property is in the preservation district, it is not directly facing Whiskey Row. She also expressed concerns about runoff and stated that the commission may want to see the corrugated metal before voting.

Ms. Nunez reminded the board that drainage concerns were not in their purview of this commission and that the applicant would have to get permits so it would be evaluated at that time.

Commissioner McCarver asked how they decided on the height of the cover and asked if it was the same height as the building.

Mr. Clouston replied that they wanted to keep it as low as possible to be attractive. They stressed that they want the grill to be nice to attract visitors. He replied that the height of the canopy will be slightly lower than the crown molding on the building. He said it will be free standing, not touching the building.

Commissioner Sprain asked if there would be lights attached.

Mr. Clouston stated that they don't usually need lights but use a portable one when necessary.

Ms. Clouston that the roof is not a decorative feature, just functional to keep wood dry. They are not trying to add or detract from the look.

Chairman Mirco asked if a wood box would work instead of the canopy.

Mr. Clouston replied that the canopy would also protect the smoker and employees from the weather.

Commissioner Suttles moved to Approve HP23-005, seconded by Commissioner Travis: Passed (5-1) with Chairman Mirco dissenting.

4. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Nunez invited Commission members to her presentation on Historic Preservation that will be held in the council chambers on May 23rd at 1:00 pm.

Commissioner McCarver asked about the demolition of City Hall.

Interim Community Development Director Chelsea Walton stated that the City Council is working with bidders to establish a purchase contract.

Commissioner McCarver asked if it goes through Commission before being signed.

Ms. Walton stated that it does not, but that any new plans would go through the proper process.

Ms. Nunez stated that the Historic Preservation Master Plan update is underway. She will be starting public outreach this summer and will be bringing materials to the board to review. Cat Moody is assisting with the writing of the rough draft.

5. ADJOURNMENT

There being no further business to discuss Chairman Mirco adjourned the meeting at 9:31 A.M.

Michael Mirco, Chairman

ATTEST:

Sarah Hilton, Commission Secretary



TO: MAYOR AND CITY COUNCIL
AGENDA: 7.14.23 Prescott Preservation Commission
DATE: July 14, 2023
DEPT: Community Development
ITEM #: 3.B
SUBJECT: Presentation and Discussion for a Study Session
Review of Proposed Project HP23-006: Request Review
and Input on Proposal for Demolition of an Existing
Building & Construction of a 55-Room, 5-Story Boutique
Hotel (Prescott Plaza Hotel). Location: 136, 138 & 140
S. Montezuma Street, APN 109-02-014A. Zoning: DTB,
Historic Preservation District #1, Courthouse Plaza.
Applicant & Owner: Jim Griset. Architect: Rimas Rudys.

ITEM SUMMARY

This is a request for Preservation Commission to provide direct and substantive feedback on HP23-006, which proposes to demolish the existing building at 136, 138 & 140 S. Montezuma Street and build a new, five story fifty five room boutique hotel in its place. This project was previously brought to Preservation Commission on 3/11/22 and met large opposition from the public and Commission. The applicant made several changes to the design as a result and seeks to have it re-reviewed.

BACKGROUND

PRESCOTT PRESERVATION COMMISSION

COMMUNITY DEVELOPMENT DEPARTMENT

Staff Report

June 30, 2023

AGENDA ITEM: HP23-006 Request review and input on proposal for demolition of existing building and construction of 55-room, 5-story boutique hotel (Prescott Plaza Hotel)

Planning Manager: George Worley GW

Director: Chelsea Walton CW
Historic Preservation Specialist: Kaylee Nunez
Report Date: June 30, 2023

Historic Preservation District: #1 Courthouse Plaza

APN: 109-02-014A **Zoning:** DTB

Location: 136, 138 & 140 S. Montezuma St.

Owner/Applicant: Jim Griset, 444 Old Newport Blvd Ste A, Newport Beach CA 92663

Architect: Rimas Rudys, 1977 Sycamore Dr., Prescott AZ 86301

Existing Conditions

National Register Status: The existing building is not listed in the National Register of Historic Places due to significant alterations & reconstruction of the front façade after the “great snow of December 1967”. There are remaining fragments (windows and side walls) of the original structure to the rear of the building.

The Historic Inventory form completed for this property for the State Historic Preservation Office (SHPO) in 1987 ascribes it as “an integral part of the Montezuma Street ‘Whiskey Row’ Streetscape”.

The reconstructed front façade from the late 1960s is comprised of three storefronts set into a traditional red brick façade with simple horizontal brick banding relief above varied storefront window and door systems. The businesses occupying these storefronts (south to north) are: Mountain Spirit Gallery, Harley-Davidson, and Wild at Heart.

Previous Actions

An introduction & study session was previously held for this project at the March 11, 2022 Prescott Preservation Commission meeting. At that meeting the Commission and public principally expressed opposition. Key concerns were as follows, in order of prevalence:

- Failure to adhere to local and national preservation guidelines (i.e., City of Prescott’s Historic Preservation Master Plan & The Secretary of the Interior’s Standards).
- Negative impacts on the character and culture of the Courthouse Plaza.
- Too large- scale & massing issues.
- Negative impacts on nearby business owners (particularly during construction).
- Parking issues.
- Negative impacts on citizens’ quality of life.
- Negative impacts on alley (during construction).
- Public safety concerns.
- Importance of preservation for future generations.

The applicant chose not to proceed to a voting session and has made modifications to the design as a result.

Current Request

The applicant proposes to:

- Demolish the existing building located at 136, 138, and 140 S. Montezuma St. to allow for construction of a new structure.

The proposed, Prescott Plaza Hotel building can be described as follows:

- A five-story hotel building housing 55 rooms including 4 king suites with private balconies facing the courthouse plaza, 45 king guest rooms, 4 ADA compliant guest rooms, 3 private meeting rooms and 1 rooftop terrace on the 3rd floor that will host a wine bar overlooking the Plaza. The hotel will also feature a spacious lobby with a stone fireplace and a presentation balcony featuring a Steinway concert grand piano.

- The rear of the hotel (facing Whiskey Row Alley) will feature a hotel mercantile shop, as well as a secondary entrance for guests and an elevator for guests, catering and deliveries.

The front of the hotel extends three stories high at the back-of-sidewalk. That height is maintained 20ft back from the front façade, beyond that the hotel reaches its full five story height, with the full height at 48' ft at the top floor. There will be an elevator overrun on top of the fifth floor that will extend to 53', which will house mechanical equipment only.

The finishes proposed for the exterior are:

- At the front street level, a granite wainscot (not locally sourced).
- Above the granite, a locally (Seligman) quarried buckskin sandstone veneer which will extend to just below the 3rd floor terrace as well as cover the front façade elements flanking the terrace.
- Above the front entrance and windows, a series of four frieze panels displaying historic, Prescott imagery.
- The third, fourth and fifth floors will feature a brick veneer in color compatible with surrounding structures (Preservation Commission can specify color to be used).
- First floor, Plaza facing windows have canvas awnings in a burgundy shade.

See attached plans sketches, and renderings for additional design details as well as relative elevations for other, significant structures in the Courthouse Plaza District.

Analysis

Conformance with the Prescott Historic Preservation Master Plan (HPMP): In part, the HPMP chapter for the Courthouse Plaza Historic District (Chapter 8) states:

- Adhere to key Architectural characteristics for District (see text quoted further below for additional height and width requirements):
- Buildings in District generally rectangular in plan and symmetrical in massing. ***Design is rectangular and mostly symmetrical.***
- Commercial blocks distinguished by brick or a combination of two masonry materials. ***Meets criteria.***
- Each building occupies the entire width of its parcel up to the front property line. ***Meets criteria.***
- Require zero setbacks at the front property line for at least 50 percent of the front facade. ***Meets criteria.***
- Require zero setbacks for side yards for the entire height and length of the building. ***Meets criteria.***
- First floor facing the plaza shall be pedestrian oriented. ***Meets criteria.***
- 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. ***Meets criteria, however, note prior public input & concerns regarding alley & parking impacts during construction.***

- Locate doors consistent with the historic pattern. ***Does not meet criteria, reference wood frame front doors on similar structures in District.***
- Allow only double- or single-hung windows or casements, with pane design of "one-over-one" or "two-over-two". ***Meets criteria. Guest windows mimic a one-over-one window pattern, common area windows appear to be fixed pane. Applicant is proposing wood frame windows (Kolbe Heritage series) on sidewalk level façade facing the Plaza and in alley and wood frame with aluminum cladding (Kolbe Ultra series) for all other windows.***
- Emphasize vertical orientation on windows; encourage locating windows singularly; use up to two vertical windows for a larger opening versus a large horizontal window (see text quoted further below for additional orientation, size and spacing criteria). ***Does not meet criteria. Vertical orientation of pairs of windows is not reflected in the design on the fourth & fifth floors of front façade.***
- Encourage transoms above doors and windows extending to the bottom of the finished ceiling. ***Partially meets criteria.***
- Allow and encourage "storefront" openings only at the first floor; storefronts should have opaque panels at the bottom and should have a vertical orientation. ***Meets criteria for orientation and opacity; however, openings span 1-1/2- 2 stories.***
- Require brick or stone as the major exterior material. ***Meets criteria.***
- Use only integral and natural colors of a neutral tone, compatible with the building and the district. ***Meets criteria.***
- Use wood for doors, windows and storefronts. ***Meets criteria for windows, not for doors.***
- Encourage detailing in the design; details must be historically consistent with the district. ***Meets criteria.***
- Do not allow demolition in the district unless certain conditions are met (see text quoted further below for additional criteria on demolition). ***Meets criteria.***
- Replace demolished building(s) with building of massing and scale to contributing buildings in the district. ***Does not meet criteria.***
- Keep all existing alleys open and usable. ***Meets criteria once completed, however, substantial, negative impact during construction.***
- Encourage the use of fabric awnings throughout the district. ***Partially meets criteria (fabric awning not depicted over main entrance).***

Master Plan Text on Demolition

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

- *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.

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.

Partially meets criteria. The current building is not a contributor to the NRHP (National Register of Historic Places); however, it is architecturally compatible with Whiskey Row streetscape. The proposed building is larger in massing and scale than adjacent & similar, contributing buildings in District.

Master Plan Text on Scale, Massing, and Building Size

A significant characteristic of the Courthouse Plaza Historic District is the relationship of building width to height to attempt to achieve the balance between elegance and endurance.

- One-story buildings shall be between 16 and 24 feet in height (as measured from the front sidewalk to the uppermost part of the roof line)
- Two-story buildings shall be between 28 and 36 feet in height
- Three-story buildings shall be between 40 and 48 feet in height. ***No guidelines beyond three stories. Does not meet criteria.***
- No building shall be greater than 48 feet in height. ***Partially meets criteria. Principle structure meets criteria (48), elevator overrun (53' tall) does not.***

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.

The subject parcel is 50' wide and would therefore warrant a building less than 48' in overall height in order to be in scale and massing with similar, contributing buildings in District. Buildings of similar or same height are generally substantially wider.

Master Plan Text on Siting

The building setbacks surrounding the Courthouse Plaza are one of the district's most distinguishing features....all setbacks should be zero for at least 50 percent of the first-floor façade and 100 percent of the second and third floor facades, including the roofline. ***Meets criteria.***

Master Plan Text on Windows and Doors

All non-storefront doors and windows should have a vertical orientation in design. That is, the height of each opening should be at least one and one-half times the width (ie., 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 should exceed four feet in width. ***Does not meet criteria. Vertical orientation of pairs of windows is not reflected in the design on the fourth & fifth floors of front façade.***

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. ***Meets criteria.***

Master Plan Text on Materials and Details

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.

The use of brick or stone masonry is required. Masonry may be either structural or veneer. Smooth-faced concrete masonry units and "slump" blocks are not acceptable. "Split-face" block is acceptable if used with an integral color. ***Meets criteria. However, sandstone not present on surrounding buildings.***

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; 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). ***Meets criteria.***

Staff Summary

Based on Preservation Commission & public's input during the first public review of this project, the following recommendation was made by Prescott's previous Historic Preservation Specialist:

- *The existing building should be maintained, and a compatible addition in the rear of no-more-than 3 stories should be designed if the applicant decides to pursue more development on this property.*

Applicant made the following design revisions:

- Height of principle structure reduced from 66' to 48'.
- Concerns with façade materials addressed by incorporating more brick & stone into the design.
- Sixth floor roof top terrace eliminated.
- Glass railing for wine bar terrace replaced with black, wrought iron railing.

Staff response to revised design:

The proposed project has improved from prior submittal, yet still does not wholly conform with the Courthouse Plaza Historic District guidelines as well as the Secretary of Interior's Standards (SOIS) for the Treatment of Historic Properties.

- Use and placement are appropriate for District.
- The architectural style, window patterns (except fourth & fifth floor front façade), and façade materials are largely compatible with the District. However, sidewalk level front façade materials are differentiated (sandstone and granite versus brick) to a degree that will create a significant contrast to adjacent buildings.
- Scale and massing are not in conformance. This bears particular importance, being referenced in the [local] District guidelines several times as well as Standard 9 of the SOIS for Rehabilitation which includes: *"...the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment".*

Staff recommends that the existing façade be maintained or rebuilt in a manner that compliments the scale & style of surrounding buildings as well as keeping overall building height within the more intimate scale of Whiskey Row (three story maximum).

Site Visit: Recommended

This item should be at the bottom of the last page. If the item is only one page long then put it at the bottom of the first page.

Recommended Action: Provide direct and substantive feedback on HP23-006, Request review and input on proposal for demolition of existing building and construction of five-story hotel.

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

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

ATTACHMENTS

1. HP23-006 Letter from State Historic Preservation Office
2. HP23-006 Submittal Package
3. HP23-006 WhiskeyRow HeighttoWidthRatioMarkups
4. HP23-006 Applicant Presentation



Katie Hobbs
Governor

ARIZONA STATE PARKS & TRAILS

Bob Broscheid
Executive Director



June 26, 2023

Ms. Kaylee Nunez, Historic Preservation Specialist and Assistant Planner
City of Prescott Community Development Department
201 S. Cortez Street
Prescott, AZ 86303

RE: Prescott, Yavapai County; Prescott Plaza Hotel; Non-Mandated Review; City of Prescott; SHPO-2023-0787 (169967)

Dear Ms. Nunez:

Thank you for consulting with our office for the review of plans, elevations, and renderings of the proposed Prescott Plaza Hotel in Prescott, Arizona. Located in the National Register of Historic Places (NRHP)-listed Courthouse Plaza Historic District (hereafter, the District), the hotel will replace a non-contributing structure at 138 S. Montezuma Street. As this project has no known State nor Federal nexus (i.e., funding), this is a non-mandated, voluntary review. On June 8, 2023 our office received a request from the City of Prescott to evaluate the new design for conformance with the Secretary of the Interior's Standards for Rehabilitation. Limiting the review to new construction, the applicable Standards for Rehabilitation include numbers 3, 9, and 10.

Standard 3 reads: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.* In this case, the "property" is the Prescott Plaza Hotel.

Standard 9 reads: *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.* In this case, the "property" is considered to be the District.

Standard 10 reads: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.* In this case, the "property" is considered to be the District.

It is the opinion of the SHPO that the hotel design meets Standards 3 and 10 in their entirety. Where the proposed design does not meet Standard 9, our comments have been provided below.

1. It is possible to add new construction within the boundaries of historic properties if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site. Related new construction must not alter the historic character of a property. The insertion of a newly constructed hotel into the District is not a problem. Its placement and use are appropriate. The challenges are related to design (compatible but differentiated), density (appropriately scaled), and respectfulness of the character of the District (appropriate materials).

2. The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. The hotel facade is sited appropriately,

in the same plane as other building entrances along S. Montezuma Street (also known as Whiskey Row). Building out the entire width and length of the site is acceptable in urban settings. The new building does not obscure, damage or destroy character-defining features of its neighbors. The upper story setbacks are appropriate, and needed, in this context. However, it is unclear if their setback distance is sufficient to minimize visibility. The visibility of the upper stories from Whiskey Row or from the Courthouse may not be accurately depicted in the two-point perspective drawings if these drawings were not executed with consideration given to average human eye height. Additional drawings from the human eye height perspective would provide clarification if not already provided.

3. In properties with multiple historic buildings, the historic relationship between buildings must also be protected. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. The rhythm of the NRHP-listed buildings is interrupted by the height of the new hotel. A 5-story building both on Whiskey Row and within the District is unprecedented in this neighborhood of 1-3 story buildings. The low floor to ceiling heights do offset some concern and the building does remain well below the height of the Courthouse. However, at 52-feet tall this building remains 1.5-2.5 times taller than its Whiskey Row neighboring structures. Deference should be shown to the historic character of the District which has lower height buildings and a more intimate scale.

4. Contributing buildings must not be isolated from one another by the insertion of new construction. Material choices at sidewalk level are creating a sense of isolation between the NRHP-listed, contributing buildings to either side of the hotel. Whereas most extant structures are brick, the hotel entrance facade is granite and sandstone which have significant visual contrast to its neighbors. Rather than reading as one row of buildings, the new hotel would visually divide Whiskey Row into two smaller sets of rows, with a highly contrasting hotel sitting in between them. The SHPO recommends that materiality be revisited, particularly at sidewalk level. Using similar (but not identical) materials and/or color ranges, the building can better bridge the two sections of Whiskey Row.

5. Massing, size, scale, and architectural features of new construction on the site of a historic property must be compatible with those of the historic property. While differentiation of new construction has been achieved, it has not been balanced with the building's overall compatibility with the District. In addition to material changes noted above, better design connectivity to the adjacent District buildings could occur by incorporating new modern design components that match the heights of extant adjacent horizontal features (historic trim, panels, parapets, coping etc.). Another way of achieving compatibility with differentiation includes using windows and doors that take their cues from historic fenestration in size or style, but using modern materials. To summarize, the new hotel façade can be broken up into smaller elements that are consistent with the scale of the surrounding historic buildings without replicating features and creating a false sense of history.

SHPO recommends that the Prescott Plaza Hotel design should be reconsidered to meet Standard 9 of the Secretary of the Interior's Standards for Rehabilitation to maintain the integrity of the District, in particular the aspects of design, scale, and materials. We would be happy to conduct additional voluntary review if design changes. Please contact me by email at slawson@azstateparks.gov or by telephone at (602) 542-6943 if you have any questions or concerns.

Sincerely, 

Susan Lawson, Architect
Arizona State Historic Preservation Office

The Prescott Plaza Hotel features 55 guest rooms, including 51 king and four ADA compliant rooms.

Four of the king guest rooms will have private balconies and spectacular views of the Yavapai County Courthouse Plaza and its events.

The welcoming and elegantly designed lobby will feature a stone fireplace and presentation balcony with a Steinway concert grand piano. It will be an exciting gathering place for hotel guests and a focal point for Christmas, Acker Night, private hotel musical performances, weddings and other special events throughout the year.

The second floor will offer two private dining and meeting rooms, available for the hosting of corporate and community events.

With its spectacular view overlooking the plaza, the third floor wine bar and sky view exterior terrace will be a popular destination for hotel guests, locals and tourists. In the mornings it will host the continental breakfast room for guests transitioning later into the wine bar. It will also be a very desirable venue for weddings and other special events.

The lower level of the hotel offers a spacious banquet room available for weddings, corporate and other special events, along with catering facilities and other “back of the house” hotel necessities.

With access from the famous Whiskey Row Alley, the hotel shop will offer Prescott Plaza Hotel amenities along with ADA access, a rear entrance for hotel guests and an elevator for catering and delivery usage.







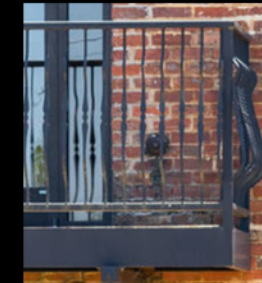
Brick Veneer



Sandstone Veneer

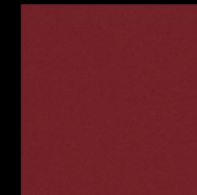


Cornices, Mouldings and Lintils

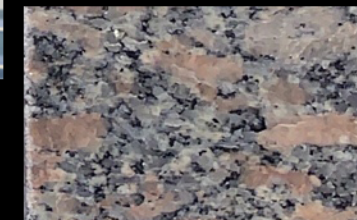


Metal Balcony Railings

Prescott Historic
Image Friezes (x4)



Canvas Awnings



Granite Wainscot



Prescott Plaza Hotel Exterior Finishes



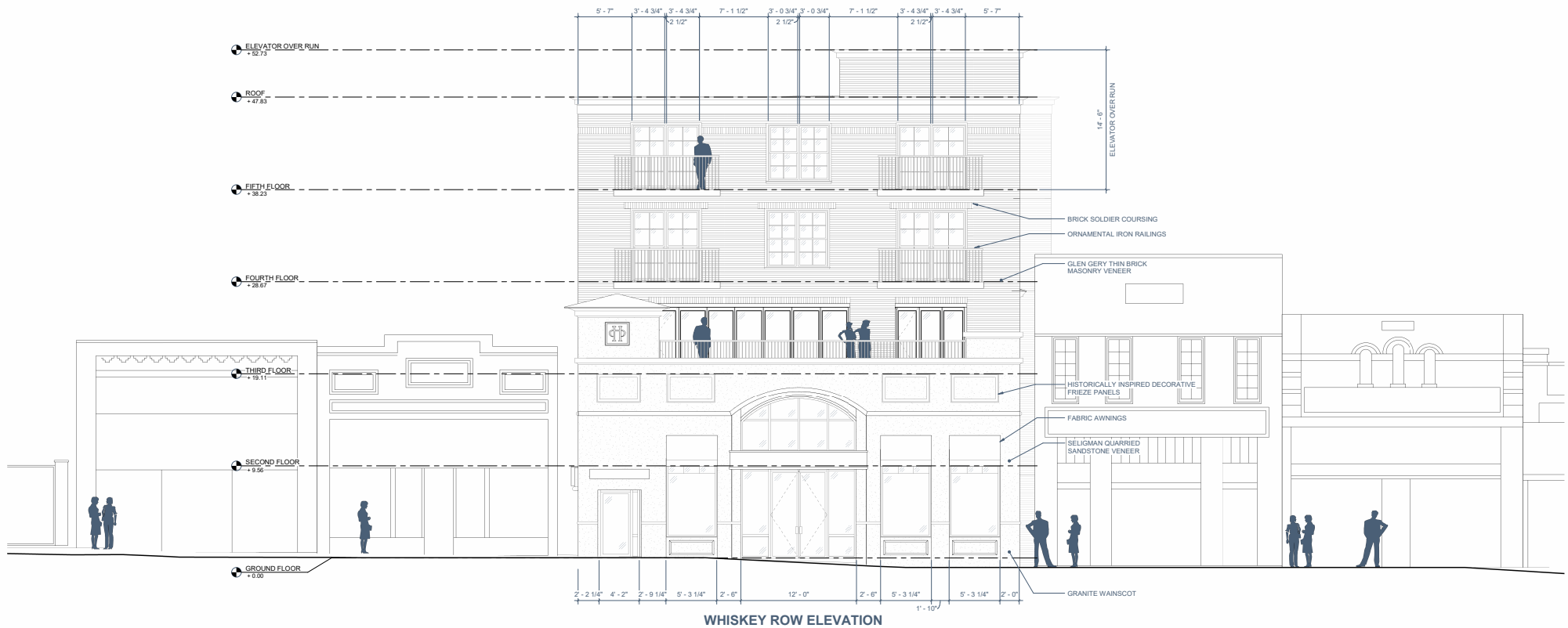
WHISKEY ROW ELEVATION

ARCHITECT
RIMAS RUDYS, NCARB
AZ #71626
1977 SYCAMORE DRIVE
PRESCOTT, AZ 86301
RIMAS@RIMASRUDYS.NET
(804) 437 2135

OWNER AND DEVELOPER
JAMES GRISET
444 OLD NEWPORT BLVD, SUITE A
NEWPORT BEACH, CA 92663-4240
JAMESGRISET@YAHOO.COM
(928) 273 1976



PRESCOTT PLAZA HOTEL
BUILDING FACADE
06/04/23



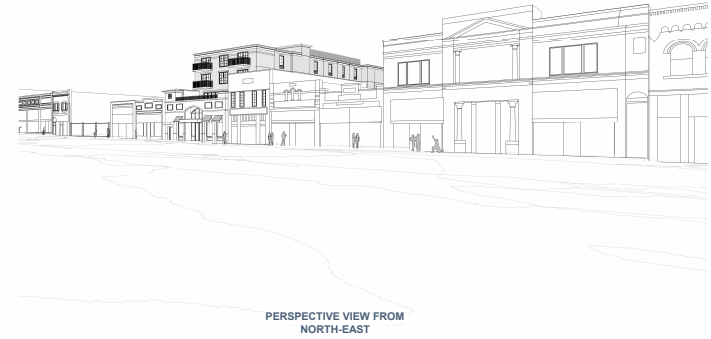
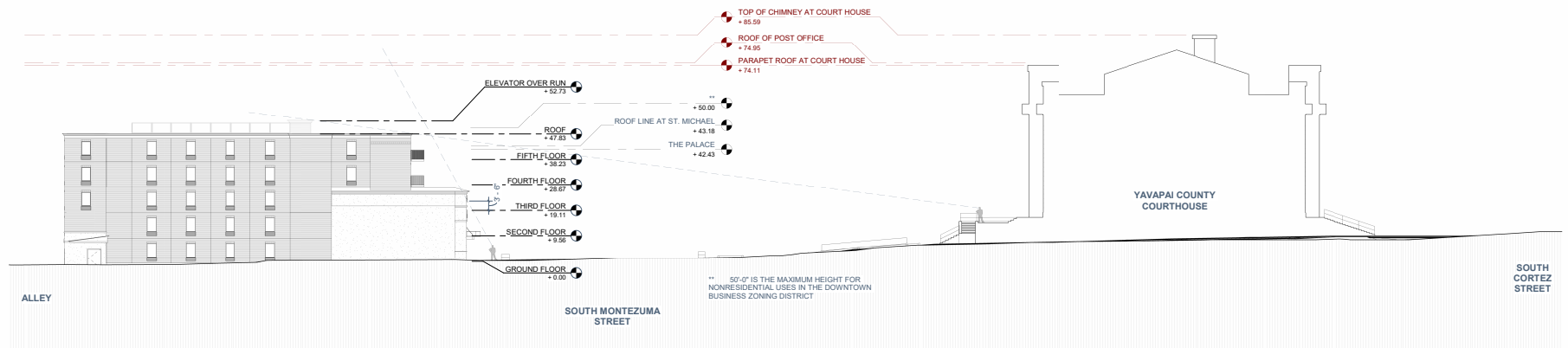
ARCHITECT
RMA&S BUILDING, INC.
AZ 91109
1877 SYCAMORE DRIVE
PRESCOTT, AZ 86301
RMA&S@RMA&SBUILDING.NET
(904) 437-2138

OWNER AND DEVELOPER
JAMES GRIBET
444 OLD NEWPORT BLVD. SUITE A
NEWPORT BEACH, CA 92660-4140
JAMESGRIBET@YAHOO.COM
(904) 273-1976



PRESCOTT PLAZA HOTEL
BUILDING FACADE
06/19/23

2.4
1/4" = 1'-0"



NOTE: THE HEIGHT OF THE ELEVATOR OVER RUN DOES NOT COUNT TOWARDS THE HEIGHT OF THE BUILDING, AS PER THE INTERNATIONAL BUILDING CODE AND THE CITY OF PRESCOTT ZONING EXCEPTION

ARCHITECT
RMA&S BLVDYS, NCARB
AZ 471628
1877 BYCAMORE DRIVE
PRESCOTT, AZ 86301
RMA&S@RMA&SBLVDYS.NET
(904) 437-2138

OWNER AND DEVELOPER
JAMES GRIBET
444 OLD NEWPORT BLVD, SUITE A
NEWPORT BEACH, CA 92660-4340
JAMESGRIBET@YAHOO.COM
(949) 273-1976

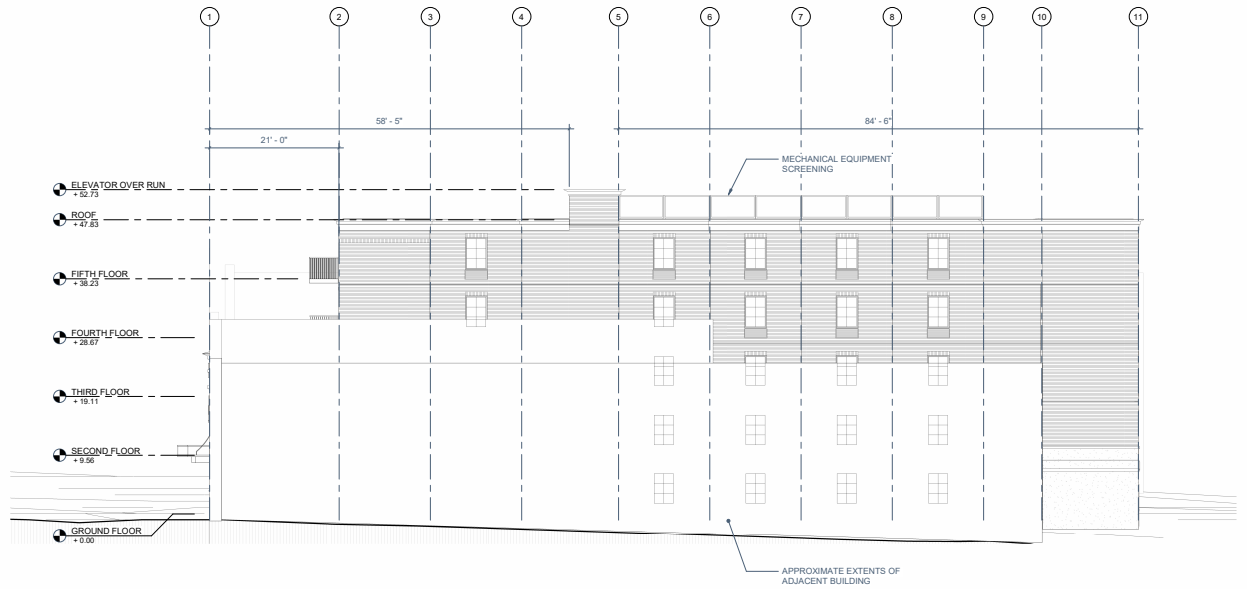


PRESCOTT PLAZA HOTEL
WHISKEY ROW ELEVATION AND SECTION
06/19/23

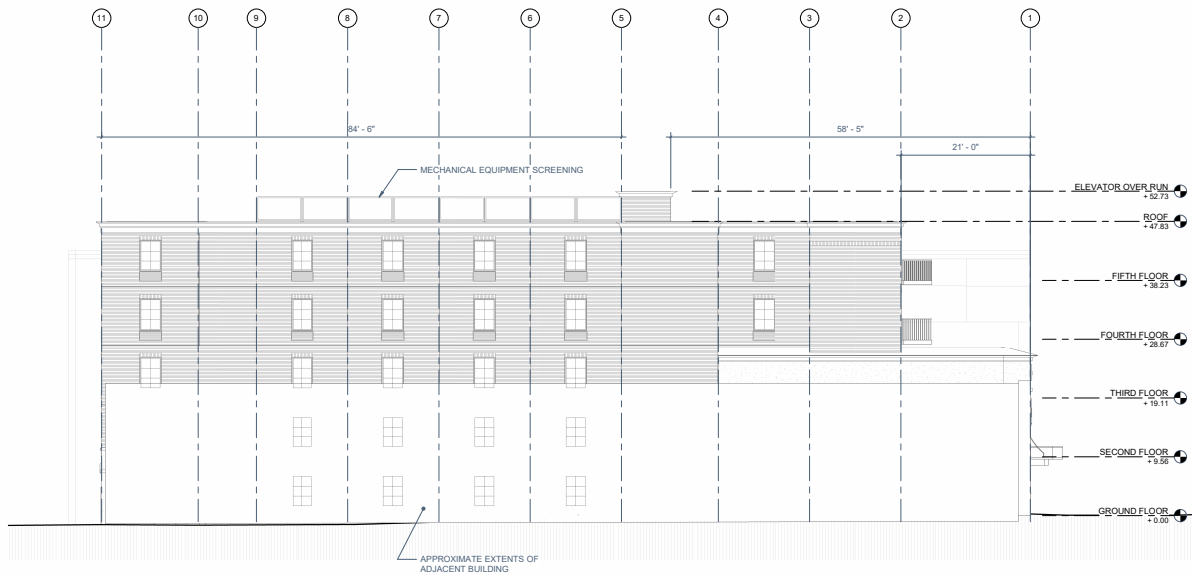
2.2
1/16" = 1'-0"



WHISKEY ROW ELEVATION
MONTEZUMA STREET



NORTH ELEVATION



SOUTH ELEVATION

NOTE: THE HEIGHT OF THE ELEVATOR OVER RUN DOES NOT COUNT TOWARDS THE HEIGHT OF THE BUILDING, AS PER THE INTERNATIONAL BUILDING CODE AND THE CITY OF PRESCOTT ZONING EXCEPTION



WEST ELEVATION
ALLEY

ARCHITECT
RIMAS RUDYS, NCARB
AZ 471628
1877 BYCAMORE DRIVE
PRESCOTT, AZ 86301
RMA&B@RIMASRUDYS.NET
(904) 437-2138

OWNER AND DEVELOPER
JAMES GRISSET
444 OLD NEWPORT BLVD, SUITE A
NEWPORT BEACH, CA 92660-4340
JAMESGRISSET@YAHOO.COM
(909) 273-1976



PRESCOTT PLAZA HOTEL
BUILDING ELEVATIONS
06/19/23

2.3
1/8" = 1'-0"



ARCHITECT
 RIMAS RUDYS, NCARB
 AZ 471628
 1877 SYCAMORE DRIVE
 PRESCOTT, AZ 86301
 RIMAS@RIMASRUDYS.NET
 (928) 437-2138

OWNER AND DEVELOPER
 JAMES GRIBET
 444 OLD NEWPORT BLVD, SUITE A
 NEWPORT BEACH, CA 92660-4340
 JAMESGRIBET@YAHOO.COM
 (928) 273-1978



PRESCOTT PLAZA HOTEL
 PERSPECTIVE VIEW
 06/19/23

2.0

NEXUS SOUTHWEST, LLC
REGISTERED LAND SURVEYORS



212 S. Marina St. ♦ Prescott, Arizona 86303
Phone 928-778-5101 ♦ Fax 928-778-9321 ♦ info@nexus-sw.net

January 27, 2023

Mr. James Griset
444 Old Newport Blvd. – Ste A
Newport Beach, CA 92663

Re: Relative elevations on “Whiskey Row”, Harley Davidson Shop,
The Palace, St. Michael Hotel, County Courthouse,
U. S. Post Office

Dear Mr. Griset:

We have completed the field survey to determine the elevation of the roof lines of the referenced structures in relationship to the elevation at the front door of the Harley shop. Elevations are based on USGS bench mark NGS 5346 at the Bucky O'Neill Monument, NAVD 88 datum. Elevations are as follows:

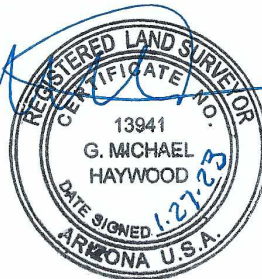
Harley Shop door at sidewalk	:	5351.53	
Roof line of The Palace	:	5393.96	+42.43
Roof line at St. Michael	:	5394.71	+43.18
Base of steps at Courthouse	:	5357.92	+6.39
Parapet roof wall at Courthouse	:	5425.64	+74.11
Top of chimney at Courthouse	:	5437.12	+85.59
Post Office at stair well base	:	5366.18	+14.65
Roof of Post Office	:	5426.48	+74.95

The elevation differences for The Palace and St. Michael's are as listed. The Court House parapet wall is 67.72 feet above the Courthouse steps and the Post Office roof is 60.30 feet above the base of the exterior stair well.

Please feel free to contact me personally should you have any questions.

Sincerely,
NEXUS SOUTHWEST, LLC

G. Michael Haywood, LS





ARCHITECT
 BARR & BISHOP, INC.
 1117 PIONEER DRIVE
 PRESIDENT, ALABAMA
 BARR@BARRBISHOP.COM
 205-437-1111

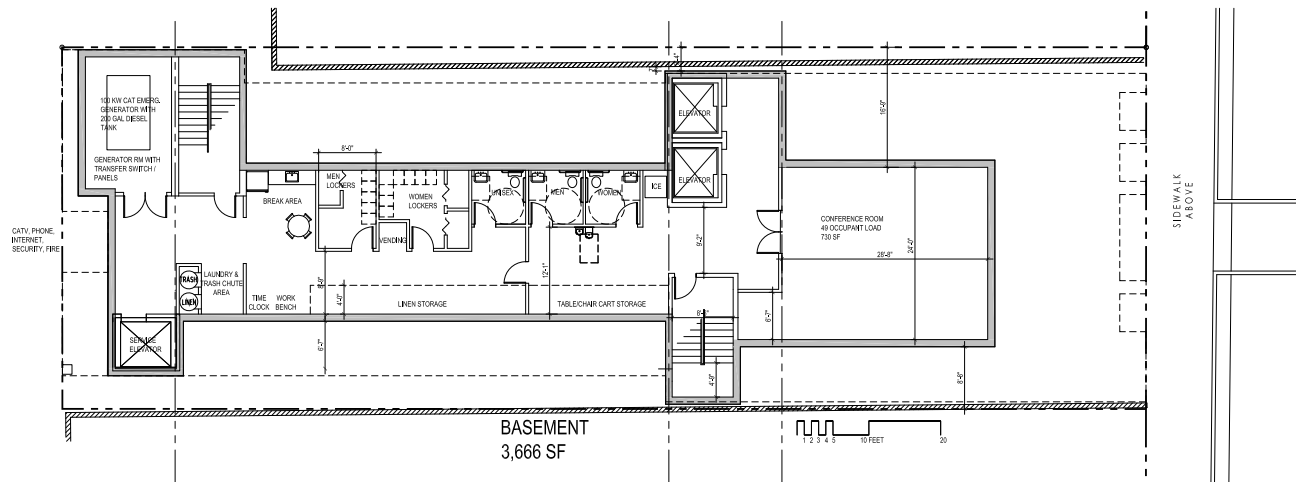
OWNER AND DEVELOPER
 JAMES BISHOP
 440 OLD NEWPORT BLVD. SUITE A
 NEWPORT BEACH, CA 92660-4040
 JAMES@JAMESBISHOP.COM
 949-437-1111



PRESCOTT PLAZA HOTEL
 SITE PLAN AND TOPOGRAPHY
 06/18/23

2.1
 1" = 30'-0"

NOTE: AS ROOFTOP TERRACE HAS BEEN ELIMINATED. BASEMENT PLAN WILL BE MODIFIED TO ACCOMMODATE BANQUET REQUIREMENTS

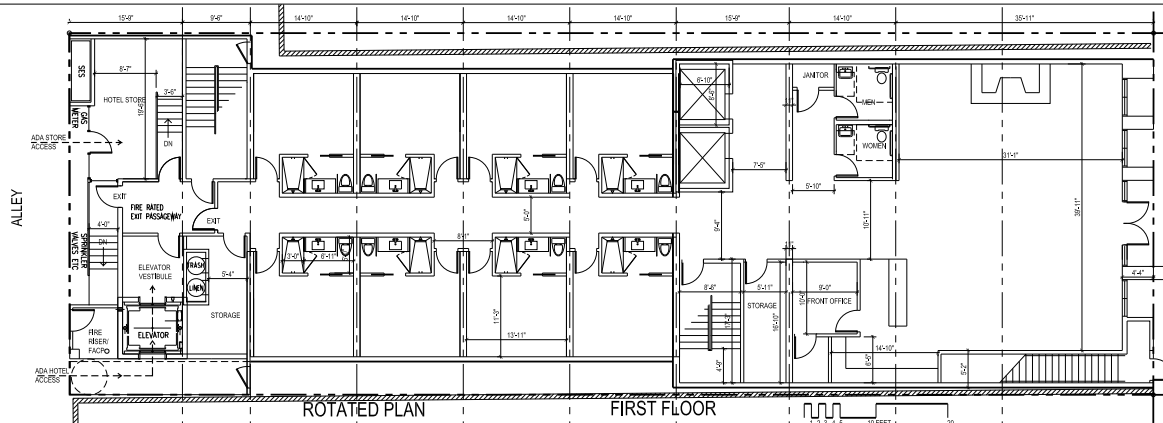
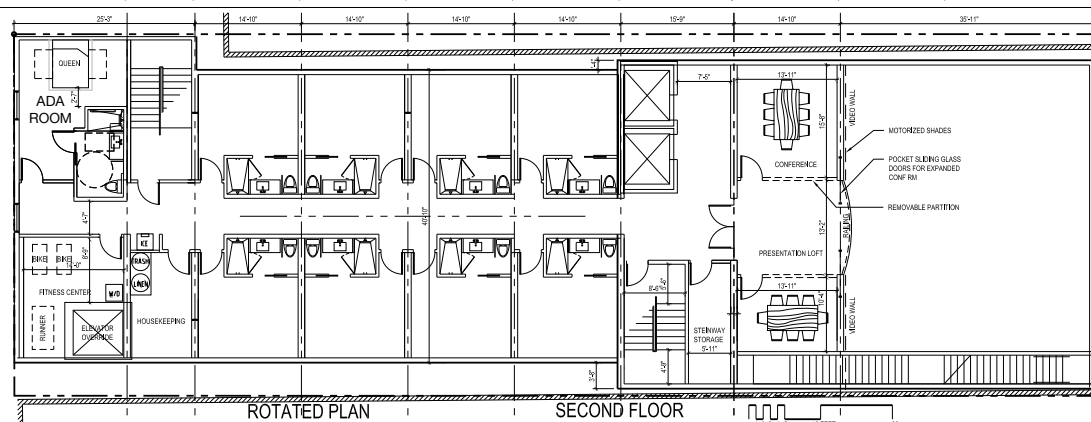
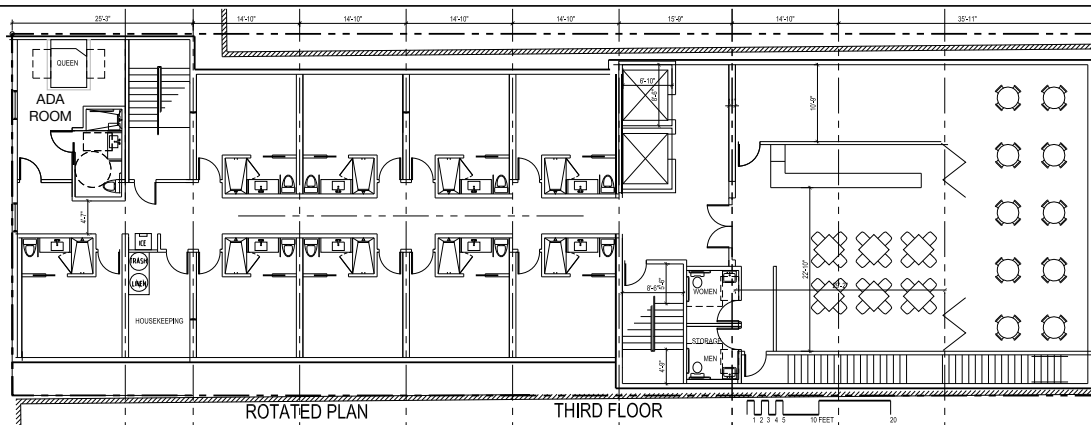


PRELIMINARY

**Jim
Griset
A-1**

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

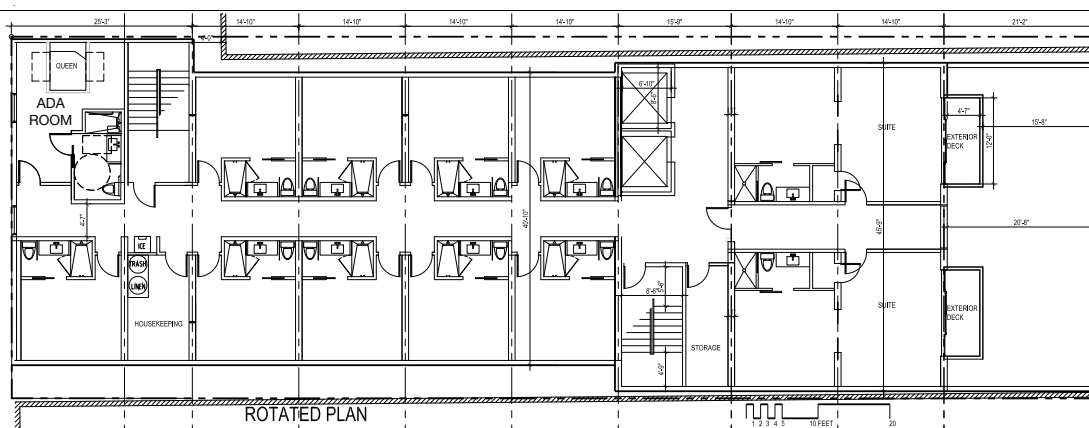




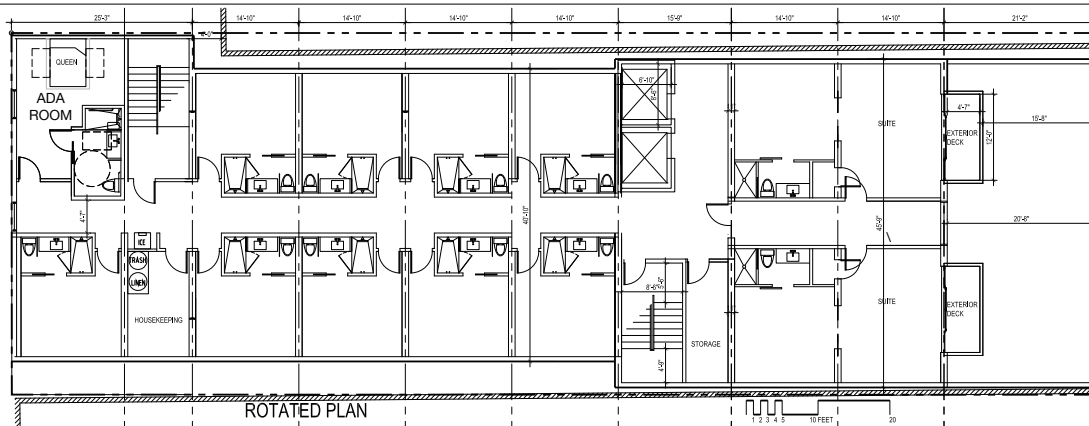
PRELIMINARY

**Jim
Griset
A-2**

PRELIMINARY



5 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



**Jim
Griset
A-3**

Height to Width Ratios of Significant Structures in Courthouse Plaza District



WHISKEY ROW ELEVATION

NOTE: THE HEIGHT OF THE ELEVATOR OVER RUN DOES NOT COUNT TOWARDS THE HEIGHT OF THE BUILDING, AS PER THE INTERNATIONAL BUILDING CODE AND THE CITY OF PRESCOTT ZONING EXCEPTION

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PRESCOTT, AZ 86301
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NEWPORT BEACH, CA 92663-4240
JAMESGRISSET@YAHOO.COM
(928) 273 1976



PRESCOTT PLAZA HOTEL

PRESCOTT PLAZA HOTEL

WHISKEY ROW ELEVATION AND SECTION

06/19/23

2.2

1/16" = 1'-0"







