

# City of Prescott

## Prescott Preservation Commission



August 11, 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** at their meeting to be held **August 11, 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 July 14, 2023 Prescott Preservation Commission Meeting Minutes.

**Recommended Action: MOVE to approve minutes as presented**

- B. **HP23-008 National Bank** – A Request for Approval for Façade Changes for National Bank of Arizona Including Awning Replacements, Removal of Current Signage, Addition of an ATM & Night Drop Box & Replacement of Fencing. Location: 162 S. Montezuma St., APN: 109-02-020. Zoning: DTB; Historic Preservation District: #1 Courthouse Plaza. Applicant/Architect: Mittelstaedt Cooper and Associates. Owner: Whiskey Row Associates LLC.

**Recommended Action: MOVE to approve OR approve with modifications, HP23-008**

- C. **HP23-006 - Prescott Plaza Hotel**: A Request for Approval of a Proposal for Demolition of an Existing Building & Construction of 55-room, 5-story Boutique Hotel. Location: 136, 138 & 140 S Montezuma St., APN: 109-02-014A;. Zoning: DTB; Historic Preservation District: #1 Courthouse Plaza. Applicant/Owner: Jim Griset. Architect: Rimas Rudys.

**Recommended Action: MOVE to deny HP23-006**

- D. Discussion and Possible Action Regarding an Alternate Date for the September Prescott Preservation Commission Meeting.

**Recommended Action: Following discussion, possible action on an alternative meeting date in September**

**4. ADJOURNMENT**

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

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

#### **CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 8/3/23 at 11:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

*Sarah M. Siep*

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Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL  
AGENDA: August 11 Prescott Preservation Commission  
DATE: August 11, 2023  
DEPT: Community Development  
ITEM #: 3.A  
SUBJECT: Approval of the July 14, 2023 Prescott  
Preservation Commission Meeting Minutes.

## ITEM SUMMARY

This item is for the approval of the July 14, 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. July 14, 2023 PPC Minutes

# City of Prescott

## Prescott Preservation Commission



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

### MINUTES

#### 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  
Rob Johnson - Member  
James McCarver – Member  
Richard Sprain – Member  
Mary Ann Suttles – Member, Absent  
Diane Travis

#### 3. DISCUSSION & ACTION ITEMS

- A. Approval of the May 12, 2023 Prescott Preservation Commission Meeting Minutes.

**MOTION BY COMMISSIONER TRAVIS TO APPROVE THE MAY 12, 2023 PRESERVATION COMMISSION MINUTES; SECONDED BY COMMISSIONER SPRAIN: (5 - 0)**

- 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 Griset. Architect: Rimas Rudys.
- Historic Preservation specialist Kaylee Nunez presented a history of the site including historic renderings. Sanborn Fire Maps indicate that it was a saloon and gambling hall when it was built after The Great Fire of 1900. Since the mid-twentieth century, the building has housed restaurants and retail shops. It now houses two retail shops and one art gallery.

Ms. Nunez stated that the building is not on the National Register of Historic Places but would be eligible for National Register nomination.

Ms. Nunez discussed key concerns from when the project was presented to the Prescott Preservation Commission in March of 2022. The public and Commission largely expressed opposition. The design was modified as a result.



The current request is as follows:

- Demolish existing building.
- Construct five-story boutique hotel with fifty-five guest rooms, three meeting rooms, and a rooftop terrace on the third floor.
- Rear of hotel (Whiskey Row Alley) will feature a hotel mercantile shop as well as secondary entrance.
- Building height: Forty-eight feet to top of fifth floor, fifty-three feet to top of elevator overrun.
- Use granite, sandstone, & brick veneer for exterior finishes.
- Canvas awnings & black wrought iron railings on balconies.
- Historic detailing with cornices, friezes, and lintels.

Ms. Nunez presented a rendering of the Whiskey Row Streetscape elevation and spoke about the height of other buildings in the area.

Ms. Nunez then discussed her analysis based on five principal elements of the Prescott Historic Preservation Master Plan:

- Demolition:

Meets criteria as current building is noncontributor to NR; however, current building architecturally compatible with Whiskey Row.

- Architectural Characteristics (Materials & Details):

Largely meets criteria; however, sandstone not present on other buildings on Whiskey Row.

- Windows and Doors:

Largely meets criteria, except for fourth & fifth floor front façade windows and front door.

- Siting:

Largely meets criteria; step-back on third floor atypical, however. Buildings in district have a zero setback for entire height.

- Scale, Massing, & Building Size:

Does not meet criteria. Top point of building is fifty-three feet. There are no District guidelines beyond three stories. Proposed building is out of scale and massing with others on Whiskey Row.

Ms. Nunez stated that although they are compatible in style, the architectural features will appear to be large in comparison with the intimate scale of Whiskey Row. She also pointed out that the District guidelines have a list of threats to character. Among those is the demolition of historic resources to make way for

larger commercial and business uses. This could degrade the scale of the district and result in loss of historic resources.

Ms. Nunez then discussed the height to width ratios of the other buildings in the area and the proposed hotel.

Ms. Nunez explained that she sent the proposal to the State Historic Preservation Office (SHPO), who performed a complimentary analysis. The project was reviewed against three of the Secretary of the Interior's Standards for the Treatment of Historic Properties. It met two of the three standards. The recommendation from SHPO was to consider matching heights of extant adjacent horizontal features & break façade into smaller elements consistent with scale of surrounding buildings.

Ms. Nunez discussed public input on the project. Twelve hundred eighteen notices were mailed on June twenty-sixth to all properties within one-half mile of the Courthouse. An article was published in the Courier on July seventh. She received forty-three responses with forty-two opposed and one in support.

Property owner and applicant Jim Griset presented an overview of the proposed hotel. He stated that they have redesigned the hotel and made every effort to respect the Historic Preservation Master Plan. The redesign includes the following modifications:

- Eliminated the sixth floor rooftop terrace
- Upper floors are finished with brick veneer
- Guest room ceiling heights have been reduced from nine feet to eight feet.
- The glass parapet at the third floor wine bar terrace has been replaced with metal balcony railing as well as the guest room balconies facing the plaza
- Awnings are a color compatible with Whiskey Row
- Lower level windows will be all wood construction
- Reduced the height of hotel from 63 feet to 47.8 feet

Mr. Griset stated that the rear wall and the floor are the only areas that are original to the building. The upper floors as well as the back of the building will be brick veneers. He then made a statement about his vision for the hotel.

Chairman Michael Mirco asked if there was a study done on the ground beneath the site.

Mr. Griset stated that there have been soils tests done and that they will do additional testing once demolished.

Chairman Mirco asked what impact excavation will have on the adjacent buildings if there is granite.

Mr. Griset stated that they will not be excavating straight down on the property

line. They will be coming in from a distance to minimize impact. Where the elevators and stairwells will be, they will be closer to the property line. He stated that they will take precautions to protect adjacent properties.

Chairman Mirco asked what street they will use to transport debris out of the area.

Mr. Griset replied that they will have to go down the alley.

Chairman Mirco asked how long the project will take.

Mr. Griset stated that the construction time will be reduced due to modulars being used for the upper three floors. When shipped, the modules will be ready for guests. They will build the basement, lobby, and wine bar on site. He stated that the time to stack the upper part of the hotel is one week.

Chairman Mirco asked how long the basement and first floor would take to construct.

Mr. Griset replied about six months.

Commissioner Richard Sprain asked how they got the height of the building down.

Mr. Griset said they originally had interior ceiling heights of nine feet but they have been reduced to eight feet. They also were able to recess the ten inch structural members of the first floor modules into the basement.

Commissioner Sprain asked for confirmation that the roof would not be used.

Mr. Griset replied that it would not.

Twenty-seven members of the public shared comments, twenty-four in opposition, three in favor. Key concerns were as follows:

- Failure to adhere to local and/or national historic guidelines
- Belongs at alternate site
- Damage to adjacent buildings during construction
- Negative impacts on nearby business owners
- Negative impact on the area during construction
- Traffic issues
- Parking issues

Ms. Nunez stated that we are at a pivotal time for the Courthouse Plaza. She stated that she welcomes feedback on outreach. She stated that the commission is tasked with providing direct and substantive feedback at this time.

Commissioner McCarver stated that the Historic Preservation Plan lays out specific guidelines for new construction or remodels. He stated that there is not a

precedent for buildings over three stories high. He is also concerned with the fact that setbacks are not allowed past the first floor. He believes that these precedents are important to preserve.

**4. STAFF UPDATES**

Ms. Nunez stated that they are working on the Historic Master Plan update. They will be starting outreach later this summer.

**5. ADJOURNMENT**

There being no further business to discuss Chairman Mirco adjourned the meeting at 10:41 A.M.

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MICHAEL MIRCO, Chairman

ATTEST:

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SARAH HILTON, Recording Secretary



TO: MAYOR AND CITY COUNCIL  
AGENDA: August 11 Prescott Preservation Commission  
DATE: August 11, 2023  
DEPT: Community Development  
ITEM #: 3.B  
SUBJECT: **HP23-008 National Bank** – A Request for Approval for Façade Changes for National Bank of Arizona Including Awning Replacements, Removal of Current Signage, Addition of an ATM & Night Drop Box & Replacement of Fencing. Location: 162 S. Montezuma St., APN: 109-02-020. Zoning: DTB; Historic Preservation District: #1 Courthouse Plaza. Applicant/Architect: Mittelstaedt Cooper and Associates. Owner: Whiskey Row Associates LLC.

## ITEM SUMMARY

The applicant proposes the following, exterior changes:

- Replace all canvas awnings with new and repair any frame damage.
- Remove the front entry door and provide a new door in a position 90 degrees from the existing - infill the current door opening with glazing and storefront material to match existing.
- Add an ATM on east façade in place of window with stucco surrounding to match existing.
- Add night drop box on south façade in place of door with stucco surrounding to match existing.
- Remove existing signs and any metal supports as well as exposed conduits.
- Replace wrought iron fence with more detailed fence as well as replace sliding gates with period correct bollards.

The building will be painted to match existing once the aforementioned repairs are made. See attached renderings for additional design details.

## Staff Analysis

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

- Use only integral and natural colors of a neutral tone, compatible with the building and the district. **Meets criteria; applicant proposing painting refresh to match existing color(s).**
- Encourage detailing in the design; details must be historically consistent with the district and generally constructed of materials already on the building. **Meets criteria.**
- The way in which openings (doors and windows) are set in an elevation has a great deal to do with the mass, style and gracefulness of a building ...The object is to provide a pattern of openings in the facade wall that maintains the overall rhythm and order of the historic

buildings. **Partially meets criteria. Openings largely unchanged, however, the installation of the ATM and drop box warrant filling in two existing fenestrations.**

- The use of canvas or fabric awnings is encouraged at all locations in the district. **Meets criteria.**

**Site Visit: Recommended**

## **BACKGROUND**

The property is located within the boundaries of the Courthouse Plaza National & Local Historic Preservation Districts and is listed in the National Register of Historic Places. It was constructed between 1901-1910. A major remodel of the building was performed in 1927 to create an auto dealership & garage, which was designed by Architect Chris Totten. The Architectural style is classified as Indigenous/Brick Panel on the property's Historic Inventory Form.

Currently, the building has two illuminated wall-mounted signs with "Gallopig Goose" text and imagery. The signs are centered near the southeast corner of the building. The building also features a recessed entryway that creates a patio area at southeast corner of the property. The building features fixed pane windows, stucco wall sheathing and flagstone wainscoting/kickboards on the southeast corner facades. There is currently black metal fencing enclosing the patio area as well as several angled awnings on the western side of the south façade and one angled awning above the storefront window on the east façade.

## **FINANCIAL IMPACT**

No fiscal impact at this time.

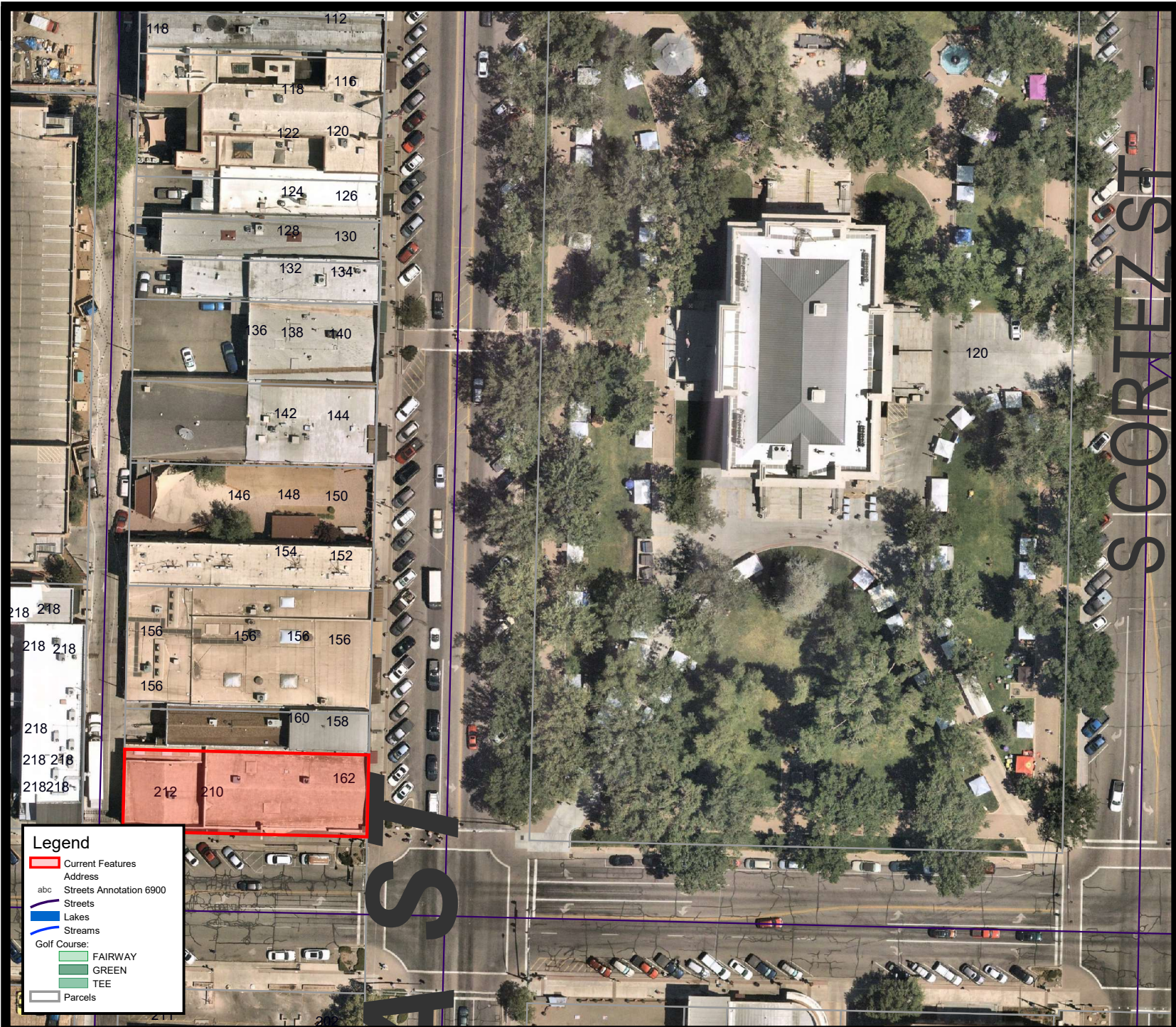
## **RECOMMENDED ACTION**

MOVE to approve OR approve with modifications, HP23-008

## **ATTACHMENTS**

1. 2 HP23-008 SR Packet





# 162 S Montezuma

This map is a product of  
The City of Prescott



## **National Bank of Arizona Remodel- Narrative**

### **Proposed Exterior Work:**

1. Replace all the canvas awnings with new material after repairing any frame damage.
2. Remove the front entry door and provide a new door in a position 90 degrees from the existing - in the same alcove - and infill the current door opening with glazing and storefront material to match existing.
3. Add an ATM facing the park with stucco surrounding it to match the existing stucco
4. Add a night drop on Goodwin with stucco surrounding it to match the existing stucco.
5. Clean up both elevations by getting rid of the old signs and the metal than supports them - as well as any exposed conduits.
6. Replace the wrought iron fence with a more detailed fence.
7. Remove the sliding gates and install period correct bollards in their place at the entry patio.

The building will be painted to match existing once the repairs are made.

### **Proposed Interior Work:**

Interior work will consist of demolishing the existing interior finishes and partitions as necessary for the new bank improvements.

The various spaces for the bank interior will include the following:

1. A vestibule at the main entry
2. Customer lobby/banking area
3. Four position teller line with one ADA counter
4. Conference room
5. Three offices
6. Work area for bank employees
7. Supervisor office
8. Two restrooms – see note below.
9. Break room
10. New second exit with ADA compliant ramps to get to the alley to the west of the building.
11. IT and mechanical closets

The restrooms will be open to bank employees and bank customers with bank escort for safety reasons. In addition, new roof top mechanical units and a sprinkler system will be installed. The riser room will be added at the bottom of the new exit hall adjacent to the alley for easy access for fire personnel. The lower level area on the west side of the building will be left as is until a tenant is found. Any improvements to this area will be permitted at that time.





1 EXISTING VIEW FROM SE CORNER LOOKING NORTHWEST  
SCALE: N.T.S.



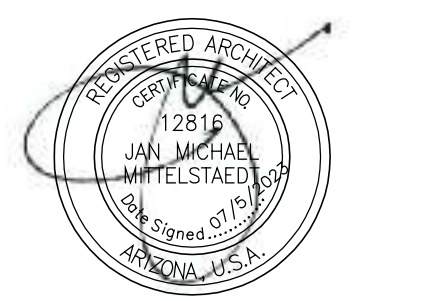
2 PROPOSED VIEW FROM SE CORNER LOOKING NORTHWEST  
SCALE: N.T.S.



3 EXISTING VIEW AT EAST SIDE  
SCALE: N.T.S.



4 PROPOSED VIEW AT EAST SIDE  
SCALE: N.T.S.



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ISSUED FOR DATE

REVISION

DATE

7/05/23

JOB NUMBER

9520.166

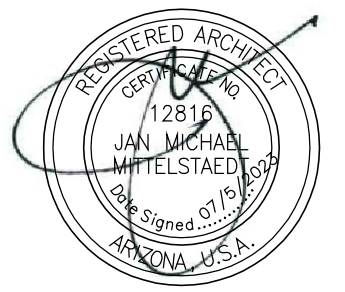
PROPOSED ALTERATIONS  
FOR  
NATIONAL BANK OF ARIZONA  
162 S. MONTEZUMA ST.  
PRESCOTT, AZ 86303

SHEET TITLE  
DESIGN REVIEW  
ELEVATIONS

SHEET NUMBER

DR 2.0





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ISSUED FOR DATE

REVISION

DATE

7/05/23

JOB NUMBER

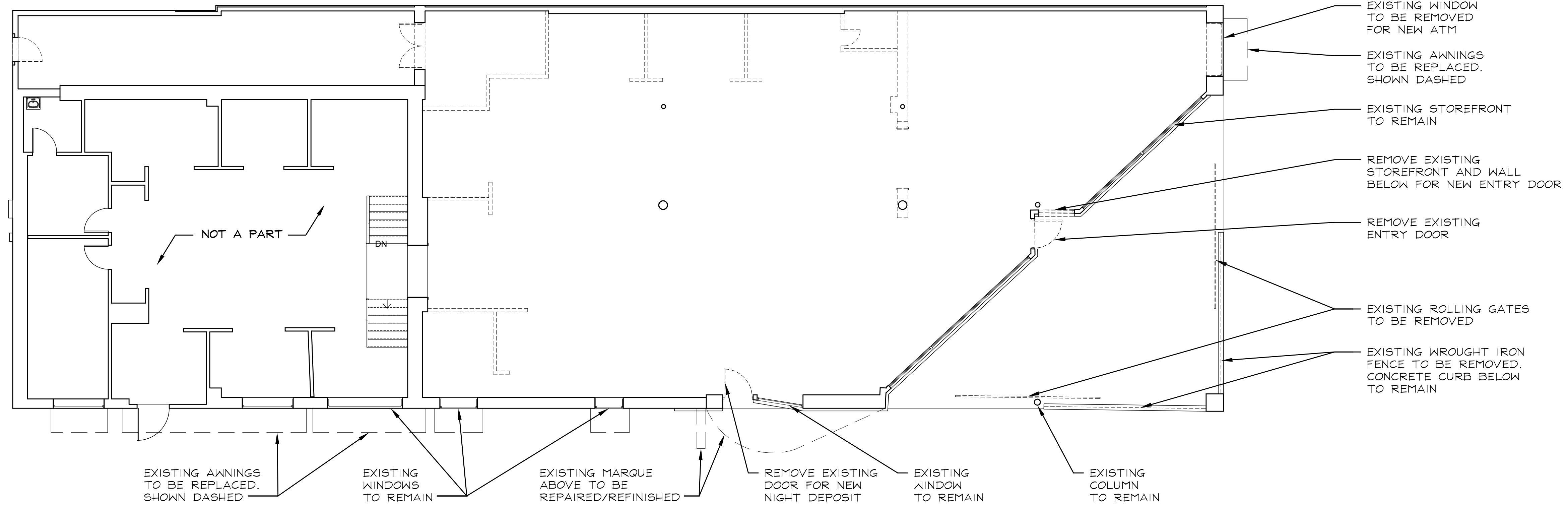
9520.166

PROPOSED ALTERATIONS  
FOR  
NATIONAL BANK OF ARIZONA  
162 S. MONTEZUMA ST.  
PRESCOTT, AZ 86303

SHEET TITLE  
DESIGN REVIEW  
FLOOR PLAN

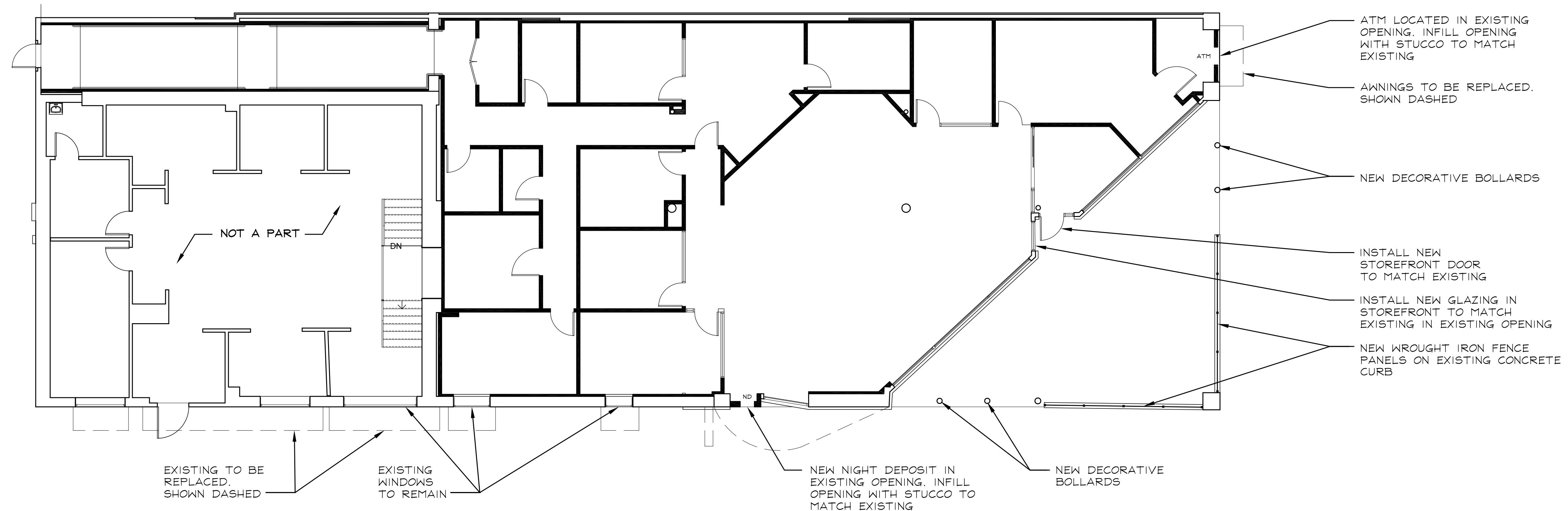
SHEET NUMBER

DR 1.0



1 EXISTING FLOOR PLAN

SCALE: 1/8"=1'-0"



2 PROPOSED FLOOR PLAN

SCALE: 1/8"=1'-0"



NEW WROUGHT IRON FENCE  
PANELS WITH DECORATIVE  
ACCENTS  
HEIGHT TO MATCH EXISTING  
FENCE PANELS ±36"

3 PROPOSED DECORATIVE FENCE

SCALE: N.T.S.

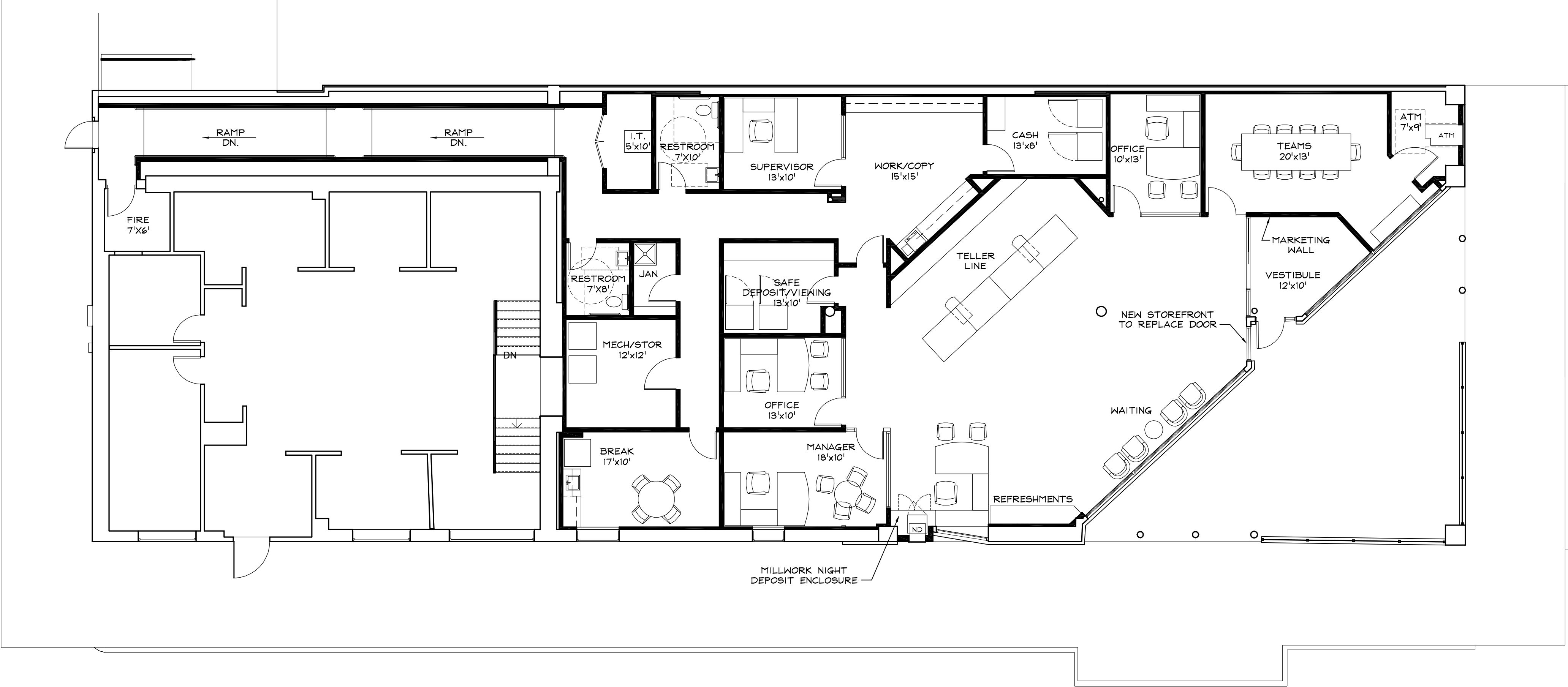


NEW DECORATIVE BOLLARD  
8" DIA. AT TOP  
9" DIA. AT BOTTOM  
40" HIGH

4 PROPOSED DECORATIVE BOLLARD

SCALE: N.T.S.

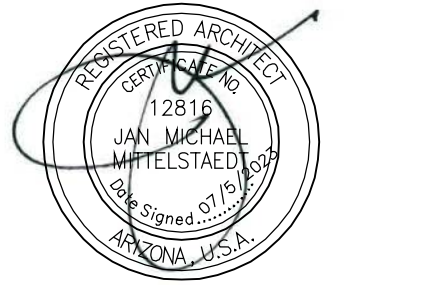




1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
NORTH

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ISSUED FOR DATE

REVISION

DATE  
7/05/23

JOB NUMBER  
9520.166

PROPOSED ALTERATIONS  
FOR  
NATIONAL BANK OF ARIZONA  
162 S. MONTEZUMA ST.  
PRESCOTT, AZ 86303

SHEET TITLE  
PRELIMINARY DESIGN  
SPACE PLAN

SHEET NUMBER  
SP1e



TO: MAYOR AND CITY COUNCIL  
AGENDA: August 11 Prescott Preservation Commission  
DATE: August 11, 2023  
DEPT: Community Development  
ITEM #: 3.C  
SUBJECT: **HP23-006 - Prescott Plaza Hotel:** A Request for Approval of a Proposal for Demolition of an Existing Building & Construction of 55-room, 5-story Boutique Hotel. Location: 136, 138 & 140 S Montezuma St., APN: 109-02-014A;. Zoning: DTB; Historic Preservation District: #1 Courthouse Plaza. Applicant/Owner: Jim Grisett. Architect: Rimas Rudys.

## ITEM SUMMARY

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 large 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 of parapet. 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; granite wainscoting (not locally sourced).
- Above the granite on the front façade, a brick veneer in color compatible with surrounding structures (Preservation Commission can specify color to be used), spanning to approximately halfway up the second story.
- Above the lobby level brick veneer, a locally quarried (Seligman) buckskin sandstone veneer, which will extend to just below the 3<sup>rd</sup> floor terrace as well as cover the front façade elements flanking the terrace.
- Upon the front façade sandstone veneer: a series of four frieze panels displaying historic, Prescott imagery.
- The third, fourth and fifth floors will feature a brick veneer to match lobby level brick veneer.
- Alley façade will feature sandstone veneer to top of first floor, then brick veneer above it to the top of the building.



- First floor, Plaza facing windows feature canvas awnings in a burgundy shade.
- Suspended portico above front entrance featuring 'Prescott Plaza Hotel' signage.

See attached plans sketches, and renderings for additional design details as well as relative elevations for other, significant structures in the Courthouse Plaza Historic 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. **Does not meet criteria. Building steps back 20' at third floor.**
- Require zero setbacks for side yards for the entire height and length of the building. **Meets criteria (third , fourth and fifth floors set back 5' from property lines to comply with fire code).**
- 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 negative impacts to alley & parking 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). ***Partially 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 awnings not depicted over main entrance nor above entry level alley openings).***

## 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 the 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') 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. ***Partially meets criteria. Zero front setback is discontinued at third floor front façade.***

### **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" block are not acceptable. "Split-face" block is acceptable if used with an integral color. ***Meets criteria. Sandstone veneer has been reduced in order to enhance compatibility of front façade with adjacent 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 input during the most recent Introduction & Study Session review of this project, the following recommendation was made by Prescott's Historic Preservation Specialist:

*-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).*

Applicant made the following design revisions:

- Reduced portion of sandstone veneer on front façade and incorporated additional brick veneer in order to increase stylistic compatibility with adjacent buildings.

Staff response to revised design:

The proposed project design has made slight improvements from the design presented at the July 14th Introduction & Study Session, yet still does not wholly conform with the Courthouse Plaza Historic District guidelines as well as the Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties.

- Use and placement are appropriate for the District.
- The architectural style, window patterns (except fourth & fifth floor front façade), and façade materials are largely compatible with the District. Sidewalk level front façade materials are appropriately differentiated (sandstone and granite versus brick) from 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 Secretary of the Interior's Standards for Rehabilitation which includes the following statement: *"...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).

## BACKGROUND

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<sup>th</sup>, 2022 Prescott Preservation Commission meeting. At that meeting the Commission and public principally expressed opposition. Key concerns were as follows:

- 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 made modifications to the design as a result.

Another introduction & study session was held for this project at the July 14<sup>th</sup>, 2023 Preservation Commission meeting to review the revised design. Despite changes, the Commission & public largely expressed opposition again. The key concerns brought forth at the July 14<sup>th</sup>, 2023 meeting were as follows:

- Failure to adhere to local & national preservation guidelines
- Building belongs at an alternate site
- Damage to adjacent buildings during construction
- Negative impacts on nearby business owners & the downtown area during construction
- Traffic & parking issues

Seventy public comments have been logged in response to the new design, 65 opposed and 5 in support of the project. Those in support cited the hotel as being an asset to the City as well as an improvement to Whiskey Row.

## **FINANCIAL IMPACT**

There is no fiscal impact at this time.

## **RECOMMENDED ACTION**

MOVE to deny HP23-006

## **ATTACHMENTS**

1. 2 HP23-006 Voting Session SR Packet





136, 138 & 140 S  
Montezuma St

This map is a product of  
The City of Prescott





Katie Hobbs  
Governor

# ARIZONA STATE PARKS & TRAILS

Bob Broscheid  
Executive Director



June 26, 2023

**Letter from SHPO in response to design submitted for 7/14/23 Preservation Commission Meeting**

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](mailto: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.





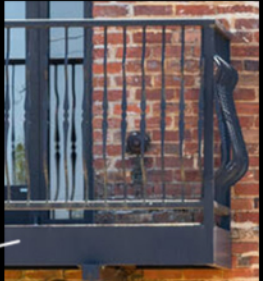




Cornices, Mouldings and Lintils



Brick Veneer



Metal Balcony Railings

Prescott Historic  
Image Friezes (x4)



Canvas Awnings



Granite Wainscot



Sandstone Veneer



**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

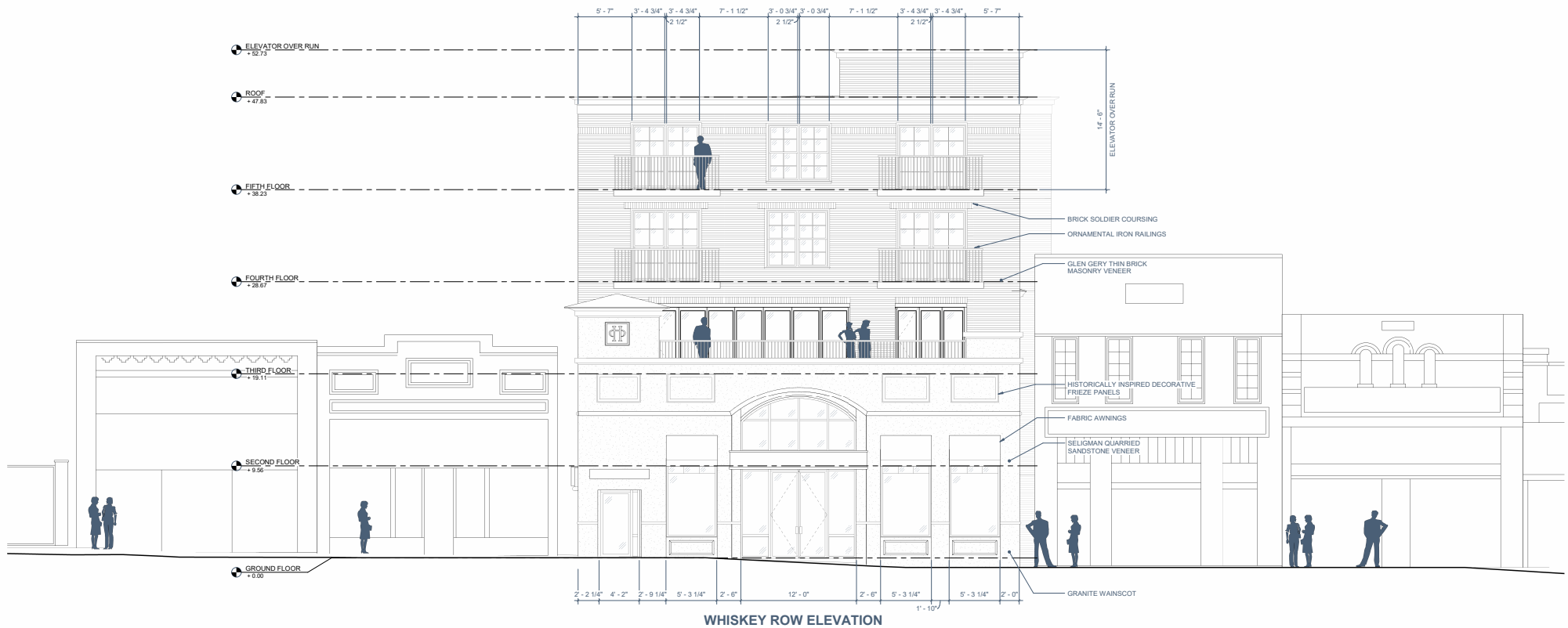
OWNER AND DEVELOPER  
JAMES GRISET  
444 OLD NEWPORT BLVD, SUITE A  
NEWPORT BEACH, CA 92663-4240  
JAMESGRISSET@YAHOO.COM  
(928) 273 1976



PRESCOTT PLAZA HOTEL  
BUILDING FACADE  
06/04/23

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

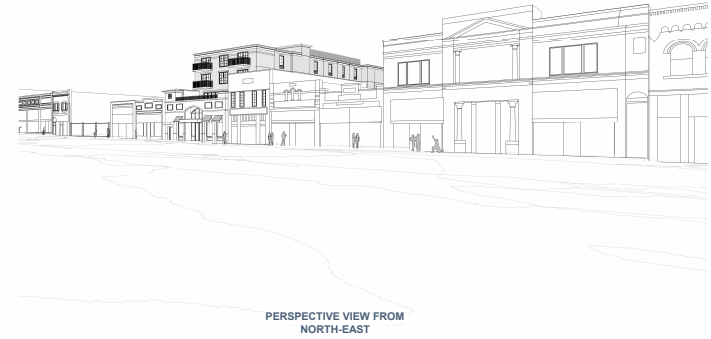
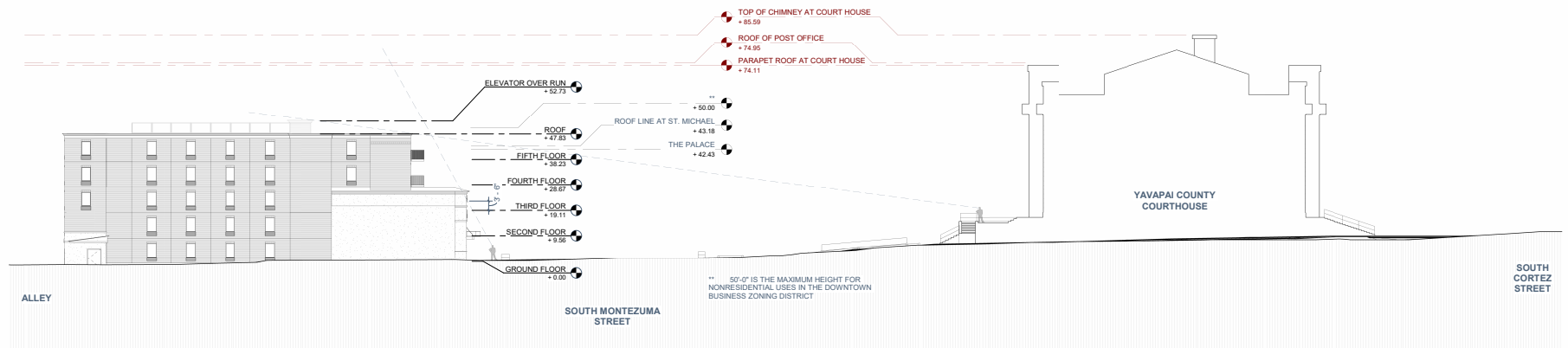
**ARCHITECT**  
RMA&S BUILDING, INC.  
AZ 91109  
1877 SYCAMORE DRIVE  
PRESCOTT, AZ 86301  
RMA&S@RMA&SBUILDING.NET  
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**PRESCOTT PLAZA HOTEL**  
**BUILDING FACADE**  
06/19/23

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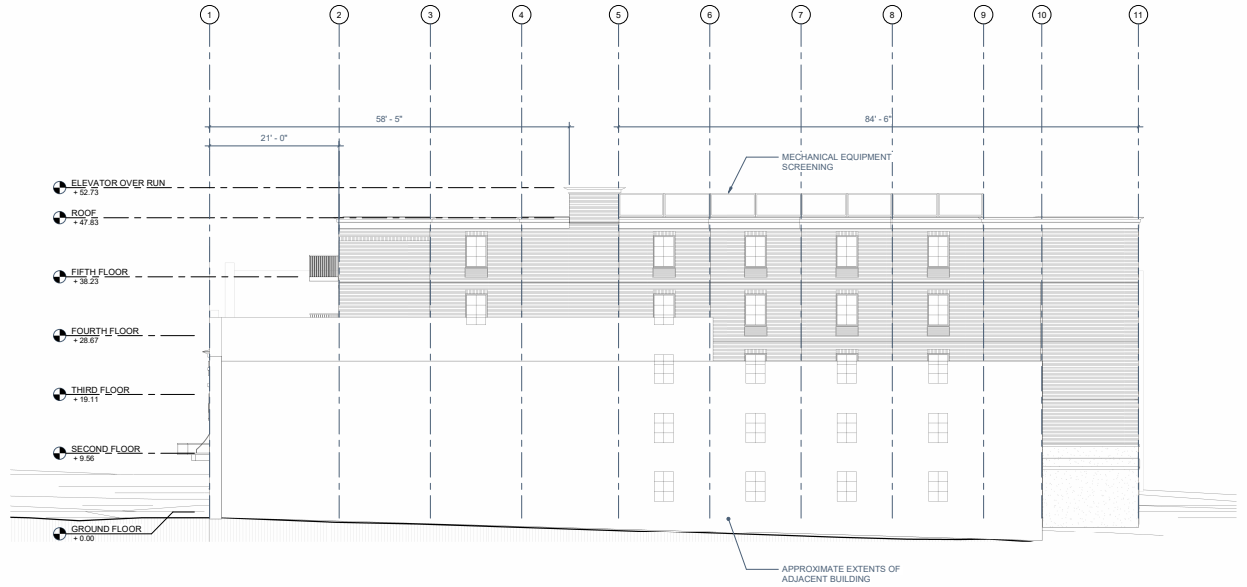
PRESCOTT PLAZA HOTEL  
WHISKEY ROW ELEVATION AND SECTION  
06/19/23

2.2  
1/16" = 1'-0"

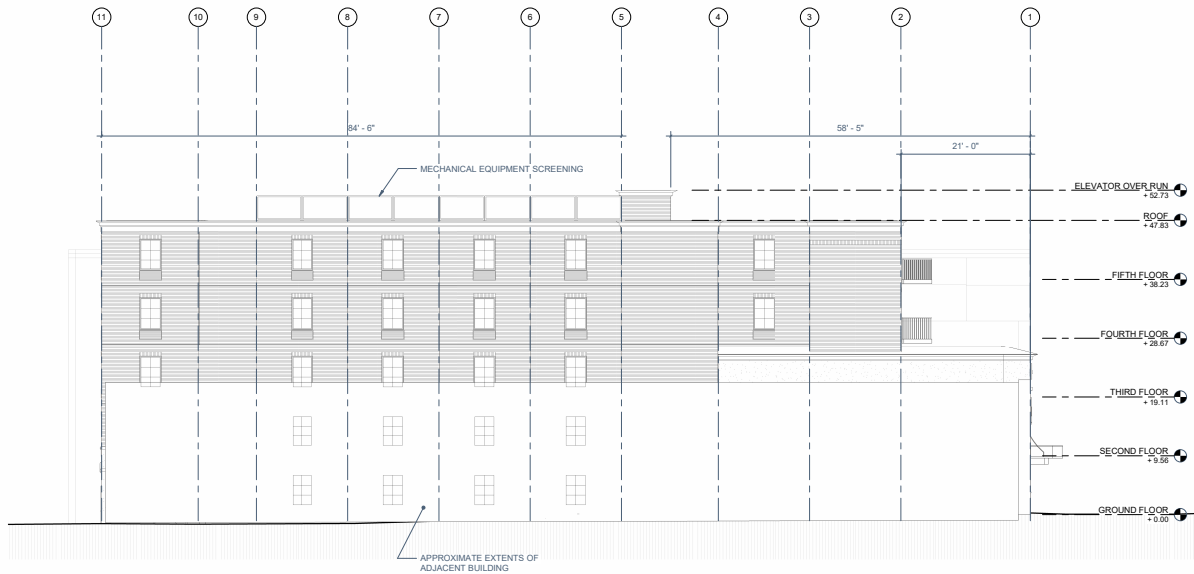




WHISKEY ROW ELEVATION  
MONTEZUMA STREET



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  
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NEWPORT BEACH, CA 92660-4340  
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(909) 273-1976



PRESCOTT PLAZA HOTEL

PRESCOTT PLAZA HOTEL  
BUILDING ELEVATIONS  
06/19/23

2.3  
1/8" = 1'-0"



**ARCHITECT**  
 RIMAS BLUDYS, NCARB  
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 1877 SYCAMORE DRIVE  
 PRESCOTT, AZ 86301  
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**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](mailto: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:

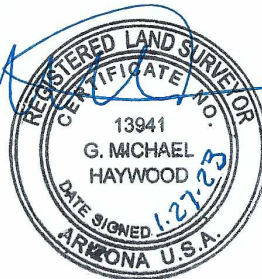
|                                 |   |         |        |
|---------------------------------|---|---------|--------|
| Harley Shop door at sidewalk    | : | 5351.53 |        |
| Roof line of The Palace         | : | 5393.96 | +42.43 |
| Roof line at St. Michael        | : | 5394.71 | +43.18 |
| Base 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





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 908-437-2131

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 JAMES@JAMESBISHOP.COM  
 949-471-1114



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

**2.1**  
 1" = 30'-0"





TO: MAYOR AND CITY COUNCIL  
AGENDA: August 11 Prescott Preservation Commission  
DATE: August 11, 2023  
DEPT: Community Development  
ITEM #: 3.D  
SUBJECT: Discussion and Possible Action Regarding an Alternate Date for the September Prescott Preservation Commission Meeting.

## ITEM SUMMARY

Staff will seek feedback from the Commission members regarding a possible alternative meeting date for the September meeting.

## BACKGROUND

None.

## FINANCIAL IMPACT

There is no fiscal impact at this time.

## RECOMMENDED ACTION

Following discussion, possible action on an alternative meeting date in September

## ATTACHMENTS

None