

City of Prescott
Prescott Preservation Commission



September 13, 2024 | 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 **September 13, 2024**. 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 12, 2024 Prescott Preservation Commission Meeting Minutes.
Recommended Action: MOVE to approve minutes as presented
 - B. **HP24-007** - Request for Approval of Demolition of Existing Building & Construction of a Four-Story Mixed-Use Hotel, Restaurant and Retail Building Located at 201 & 221 S. Cortez St.
Recommended Action: MOVE to approve, approve with modifications or deny HP24-007
4. **UPDATES**
 - A. Staff Announcements
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 9/9/24 at 1:00 p.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Siep

Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: September 13 Prescott Preservation Commission Meeting
DATE: September 13, 2024
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of the July 12, 2024 Prescott Preservation Commission Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the minutes from the July 12, 2024 Prescott Preservation Commission Meeting. Staff recommends approval of the minutes as presented.

BACKGROUND

None.

FINANCIAL IMPACT

None for this item.

RECOMMENDED ACTION

MOVE to approve minutes as presented

ATTACHMENTS

1. July 12, 2024 PPC Minutes



City of Prescott

Prescott Preservation Commission

July 12, 2024 | 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

Michael Mirco, Chair
Mike King, Vice Chair (Excused)
Rob Johnson, Member
James McCarver, Member (Excused)
Richard Sprain, Member
Mary Ann Suttles, Member
Diane Travis, Member

3. DISCUSSION & ACTION ITEMS

A. Approval of June 14, 2024, Prescott Preservation Commission Meeting Minutes.

MOTION BY COMMISSIONER SUTTLES TO APPROVE THE JUNE 14, 2024, MINUTES AS PRESENTED; SECONDED BY COMMISSIONER SPRAIN: PASSED (5-0)

B. HP24-007 - A Request for Approval of Demolition of Existing Building & Construction of a Four-Story Mixed-Use Hotel, Restaurant and Retail Building at 201 N. Cortez Street (Old City Hall).

Planner Kaylee Nunez stated that the applicant, Shane Shumway, requested an opportunity to provide an update on the project progress and since the last meeting with the Commission.

Mr. Shumway provided a presentation to the Commission and stated that the primary focus would be related to historic preservation guidelines. He reviewed the prior proposed design, outlining the items which were not in compliance according to the Commission's requests, and review the items which were addressed since the last meeting, including:

- Comply with height guidance of 48 feet
- Break up massing of building and/or create appearance of more than one massing
- Eliminate setbacks on upper levels
- Balconies and partitions, brick color

A redesign of the proposed structure was revealed by Mr. Shumway. He pointed out the step-down height of the building, along South Cortez Street, to address architectural massing. The main corner element uses the traditional red brick, other than the keystone and cornice details.

A third color brick on the lowest height building ties into the surrounding buildings, similar to the post office. Setbacks on the first floor have been removed and the first-floor outdoor dining element is consistent with guidelines. The building also meets the 48' height limit requirement.

Mr. Shumway stated that as a preliminary concept, the redesign will require direction as far as how the design moves forward. He added that feedback from the Commission and community are being heard and was open to receive questions and comments.

Chair Mirco commented that he liked the prior rendition of the corner facing the square in downtown Prescott.

Commissioner Johnson asked how far the second step down section sits back from the road, on South Cortez Street.

Mr. Shumway responded that it is flush. There will be a break between the architectural designs, and it will not appear that brick colors sharply cut off.

Member Sprain commented on the brick facing, and that he likes the redesign better.

Commissioner Travis thanked Mr. Shumway for receiving all the feedback and also prefers new design.

Commissioner Suttles stated she was impressed by the new design and is looking forward to what the public has to say.

Chair Mirco invited public comments on the proposed project.

Member of the public, Mel Roop, stated that she likes the breaking up of the buildings in the redesign, and that is it reminiscent of Hotel St. Michael.

Member of the public, Steven Bagnall, expressed concern about setting a precedent for buildings being demolished, concern with increased traffic, and that bending the rules will create future issues. He added that he would prefer to see the existing mid-century modern style building be renovated.

Member of the public, Tahna Falk, stated that likes the redesign, as it reminds her of Hotel St. Michael. She added that it is aesthetically pleasing compared to the current existing building and is overall in support.

Member of the public, Ralph Rodarte, stated that he is in favor of the brick in the redesign including more than one color. He expressed concern about where subcontractors working in the area would be staged, along with a potential street closure to allow for construction. He stated that he is against any use of the Prescott Mile High Middle School football field being used for staging.

Member of the public, Tony Hamer, stated that the proposed project was a good leap forward for economics and applauds the developer for the changes made for the redesign.

Yavapai County Contractors' Association representative, Sandy Griffis, stated that she applauds Mr. Shumway and the design team, and urged the Commission to carefully consider the proposed project. She spoke to Mr. Rodarti's concern on behalf of the contractor, and shared that she does not foresee major issues during construction.

Member Suttles commended Mr. Shumway on a tremendous job of meeting requests, and although there are details to be further reviewed, she supports the proposed project moving forward.

Ms. Nunez stated that she will provide an additional staff report prior to the next meeting.

Mr. Shumway notified Ms. Nunez that the expected timeframe for further updates on the proposed project would be closer to September. He thanked the Commission, as well as members of the public, for the review and comments. He shared that the vitality of the downtown area, with events and other activities, is of utmost importance and that he is looking forward to enhancing the vibrancy of the downtown area.

C. Presentation & Discussion Regarding the 2024 AZ Preservation Conference Debrief.

Ms. Nunez provided an update from the recent 2024 AZ Preservation Conference. There were about 250 attendees and overall, the event went very well. The theme was “Planning the Past, Preserving the Future”.

Ms. Nunez shared that preservation is also about preserving culture. The year 1864 is huge for the City of Prescott, as that is the year it was established as a Capitol City. There are many resources available for public and private grant funding, including a new program through the AZ Economic Resource Center. Since the city does not have a full time grant writer, the resources are especially helpful.

This item was for discussion only. No formal action was taken.

4. STAFF UPDATES

There were no additional updates provided by staff.

5. ADJOURNMENT

There being no further business to discuss, Chairman Mirco adjourned the meeting at 9:43 a.m.

MICHAEL MIRCO, Chairman

ATTEST:

MARIKAY WHISENAND, Senior City Clerk Specialist

Date



TO: MAYOR AND CITY COUNCIL
AGENDA: September 13 Prescott Preservation Commission Meeting
DATE: September 13, 2024
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **HP24-007** - Request for Approval of Demolition of Existing Building & Construction of a Four-Story Mixed-Use Hotel, Restaurant and Retail Building Located at 201 & 221 S. Cortez St.

ITEM SUMMARY

Current Request

The applicant proposes to:

- Demolish the existing building located at 201 S Cortez St. (as well as the annex building at 221 S Cortez St.) to allow for construction of a new, 73,987 sq ft mixed-use building.

The proposed, mixed-use building's features can be described as:

- A four-story, 46 ½'-48' high building with parking, retail, restaurant, conference and hotel reception uses on the first floor; parking, amenities and guest rooms on the second floor and guest rooms on the third and fourth floors. The building will be a total of 73,987 sq ft.
- Minor articulation of walls on Cortez and Goodwin facing elevations to create the appearance of separate buildings (as well as exterior finish material & slight parapet height variations to lend to this effect).
- Covered, on-site parking accessible via Cortez St. on the first floor and open air, on-site parking accessible via the alley at the second floor.
- The proposed building extends beyond the Courthouse Plaza [Historic] District into the South Prescott District. Approximately 2/3 of the building lies within the Courthouse Plaza District, however.
- Metal porte-cochere on west elevation with hotel signage on fascia and limestone veneer columns.
- Open air pool deck/patio extending 60 ft beyond the southern portion of the building (will be enclosed by stone fencing with decorative metal fencing atop).
- The finishes proposed for the exterior are:
- Decorative metal railings enclosing inset seating area at sidewalk level, northwest corner.

- On the first floor (sidewalk level); off-white smooth faced limestone veneer, glass fiber reinforced cement wainscoting & details composed of EIFs (synthetic stucco). Tan & gray brick veneer on southern 1/3 of building.
- On second, third and fourth floors; brick veneer varying in red, tan and gray colors (to create illusion of three, separate buildings).
- Details (molding & panels) on fourth floor to be a combination of EIFs & glass fiber cement.
- Juliet (faux) balconies on third & fourth floors feature vertical, metal railings. Inset balconies at northeast corner featuring faux stone balustrades.
- Metal window frames & mullions in dark bronze, matte finish. Mullions thickened in certain locations to replicate historic, double hung window style.
- Large, metal blade sign mounted on northeast corner of building displaying hotel name (will be required to be scaled down to meet zoning code requirements).
- Illuminated, wall mounted signage on northeast corner above two retail spaces.

See attached plans and renderings for additional design details & dimensions.

Analysis

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

- The Courthouse Plaza [District] is cohesively linked by the way the structures relate to each other in terms of scale, setback, massing, materials, color and craftsmanship.
- Adhere to key, architectural characteristics of District (see select elements broken out below for additional analyses).
- Buildings in District generally rectangular in plan and symmetrical in massing. ***Partially meets criteria. Building is L-shaped (asymmetrical). However, the building does appear rectangular from northern & western (primary street view) elevations.***
- 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.**
- Windows should be single or double hung in design. **Meets criteria. Thickened mullions on second-fourth floors imitate historic double hung style, prominent in the District. Additionally, gridded panes are present on other, nearby NRHP buildings (including USPS building).**
- Emphasize vertical orientation on windows; encourage locating windows singularly; use up to two vertical windows for a larger opening versus a large horizontal window. **Meets criteria.**
- Encourage transoms above doors and windows extending to the bottom of the finished ceiling. **Partially meets criteria. Though framing on some windows creates horizontal separation similar to transoms, the majority of windows do not feature or imitate transoms.**
- 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.**
- Require brick or stone as the major exterior material. **Meets criteria on major, street facing elevations (north & west). Southern and eastern elevations feature EIFs (synthetic stucco).**
- 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 is strongly encouraged...steel may be used on doors & windows if painted a compatible color. **Meets criteria.**
- Encourage detailing in the design; details must be historically consistent with the district. **Meets criteria. Keystone arches, cornices, dentil molding, wainscoting, accentuated lintels and assorted small ornamentations on building compatible with District.**
- All roofs should be flat...no roof material or equipment shall be visible from the front elevation. **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. **Partially meets criteria. Height is appropriate and the illusion of multiple buildings softens massing. However, building is approximately 150% longer than the largest contributing building in District (Yavapai County Courthouse). Scale is appropriate in context of the project site, however.**
- Keep all existing alleys open and usable. **Meets criteria.**

- Signage in the Courthouse Plaza Historic District in all cases should complement, and not detract, from the building... one suspended perpendicular sign per building is permitted... **Meets criteria. Blade sign will need to be reduced in size in order to meet zoning code.**

Master Plan Text on Building Size (Massing) and Scale

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.

- Three-story buildings shall be between 40 and 48 feet in height. **Partially meets criteria. Building does not exceed 48' in height but is four stories.**
- No building shall be greater than 48 feet in height. **Meets criteria.**
- 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. **Meets criteria. The proposed building is approximately 135' wide (east to west) and 250' long (north to south), the patio with the pool and spa extends another 60' beyond the southernmost wall plane. The proposed maximum height (48') is appropriate for a 150' wide building in accordance with the prescribed aspect ratios.**

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 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. **Largely meets criteria. The current building is not a**

contributor to the NRHP and has deteriorated to the state where the costs of repair are no longer economically feasible as assessed by the prior owner (City of Prescott). Though the proposed building is larger than any other NRHP building in the District, the new design has created the effect of three, smaller buildings on the western elevation and two on the northern elevation. The building size is appropriate for the project site.

Other Miscellaneous Elements

Signage should complement, and not detract, from the building. It shall be used for identification only and not advertising. All signage should be placed flat against the façade. ***Meets criteria.***

Applicant made the following design revisions since the June 14th, 2024 Preservation Commission meeting, where the Commission voted to defer their decision:

- Removed open air terrace at second floor of northwest corner of building, continuing zero setback from second through fourth floors.
- Removed glass partitions with metal pergola at top level balconies of northeast corner. Replaced with three, vertically stacked balconies with balustrades.
- Replaced all glass panels on balconies with vertical, metal railings.
- Removed northwest corner [pedestrian] entrance as well as secondary entrance to parking garage on Cortez Street.
- Softened articulations of exterior wall planes.
- Incorporated two additional brick veneer shades as well as slightly varying parapet heights to create the illusion of three buildings (from north to south) and two buildings (from west to east).
- Removed all fabric awnings.
- Removed a portion of wall mounted signage over first-floor openings in front of restaurant.

Staff Summary

The proposed project design has made several improvements (as measured by the Courthouse Plaza District Guidelines) from the prior design as well as complying with the three Secretary of Interior Standards for Rehabilitation selected by the State Preservation Office (see attached letter from SHPO for further details). City preservation staff acknowledges these improvements, which have allowed the current design to achieve substantial conformance with the Courthouse Plaza District guidelines.

The objective for the Commission is to evaluate this project proposal through a lens of permitting new construction in a manner that respects and preserves the important, historical features of the Courthouse Plaza District while acknowledging the inevitability of change.

Site Visit: Required

BACKGROUND

Existing Conditions

National Register Status: The existing building is not on the National Register of Historic Places (NRHP). It was designed by notable, mid-century Arizona architects George Allan & Hugo Olsson. The building was constructed in 1962 and is a one-story mid-century modern slump block building with a basement. It is eligible for NRHP nomination at this point due to its age, however, the building's structural integrity is compromised due to widespread leaking of the roof and flooding issues in the basement.

The current building has historical significance in that it has housed Prescott's City Hall operations for over six decades. As such, it is imperative that certain elements be retrieved and/or digitally preserved prior to demolition, including: the mural in Council chambers, the bronze Rodeo statue located near the front entrance, the time capsule located in the northwest corner of the building and other, significant exterior fixtures the community may express interest in preserving. City Management and Historic Preservation staff are undertaking these tasks and no action by the Commission is required.

Context & Review Considerations

The exact location and context of a proposed project's site play a vital role in the evaluation of its conformance with the guidelines and its potential effects on surrounding properties within the district. Under City Code 1-22-3, Prescott's Preservation Commission is tasked with reviewing plans to construct new buildings within [local] historic districts. Section 1-22-3 (B) specifically states "The design criteria of the district shall be used as a guideline for decisions." Commissioners are expected to use their relevant experience and judgment in making decisions.

The Secretary of the Interior Standards (SOIS), which are national preservation guidelines, provide the foundation for the guidelines adopted into Prescott's Historic Preservation Master Plan. The SOIS have a number of standards applicable to new construction in historic districts. The City's Historic Preservation Specialist, Kaylee Nunez, requested a courtesy evaluation of the project application by the State Historic Preservation Office (SHPO). See the attached response from SHPO's Architect, Susan Lawson, regarding her evaluation of the compatibility of the proposed design with the selected, relevant SOIS.

The Courthouse Plaza District guidelines build upon SOIS standards to address the protection of existing historic buildings and assets within the District. The guidelines for the District are not intended to require new buildings to precisely match the wide variation of building designs, styles, and eras of the existing buildings in the district but to have their design be compatible. It is not the intent of the SOIS or the Courthouse Plaza District to require new buildings to replicate historic ones. The aim, rather, is to make new construction "compatible yet differentiated" in relation to existing [historic] buildings. Each new building should create its own timestamp in the history of downtown and each new building may become historically significant in its own right in the future.

The field of [architectural] Historic Preservation has evolved in recent decades to accept, rather than resist, change. The ultimate goal is to manage change in a manner that respects and preserves the important, historical features of a community while also striving to adapt to its future needs. As

professionals and Commissioners, we are tasked with measuring and interpreting project proposals against this framework.

FINANCIAL IMPACT

There is no immediate fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve, approve with modifications or deny HP24-007

ATTACHMENTS

1. 1 HP24-007 Final Submittal Package
2. 2 HP24-007 SHPO Evaluation Letter



MIXED-USE DEVELOPMENT –
PRESCOTT, ARIZONA



PROJECT OVERVIEW

- PROJECT SUMMARY
- SITE CONTEXT

PRESENTATION DRAWINGS

- SITE PLAN
- FLOOR PLANS
- CONTEXT AND PRECEDENT
- MATERIALS BOARD
- EXTERIOR PERSPECTIVE VIEWS
- BUILDING ELEVATIONS



PROJECT SUMMARY

PROJECT LOCATION: PRESCOTT, ARIZONA

PROJECT NAME: RETAIL AND HOTEL DEVELOPMENT

PROJECT ADDRESS: SOUTHEAST CORNER OF CORTEZ ST AND GOODWIN ST

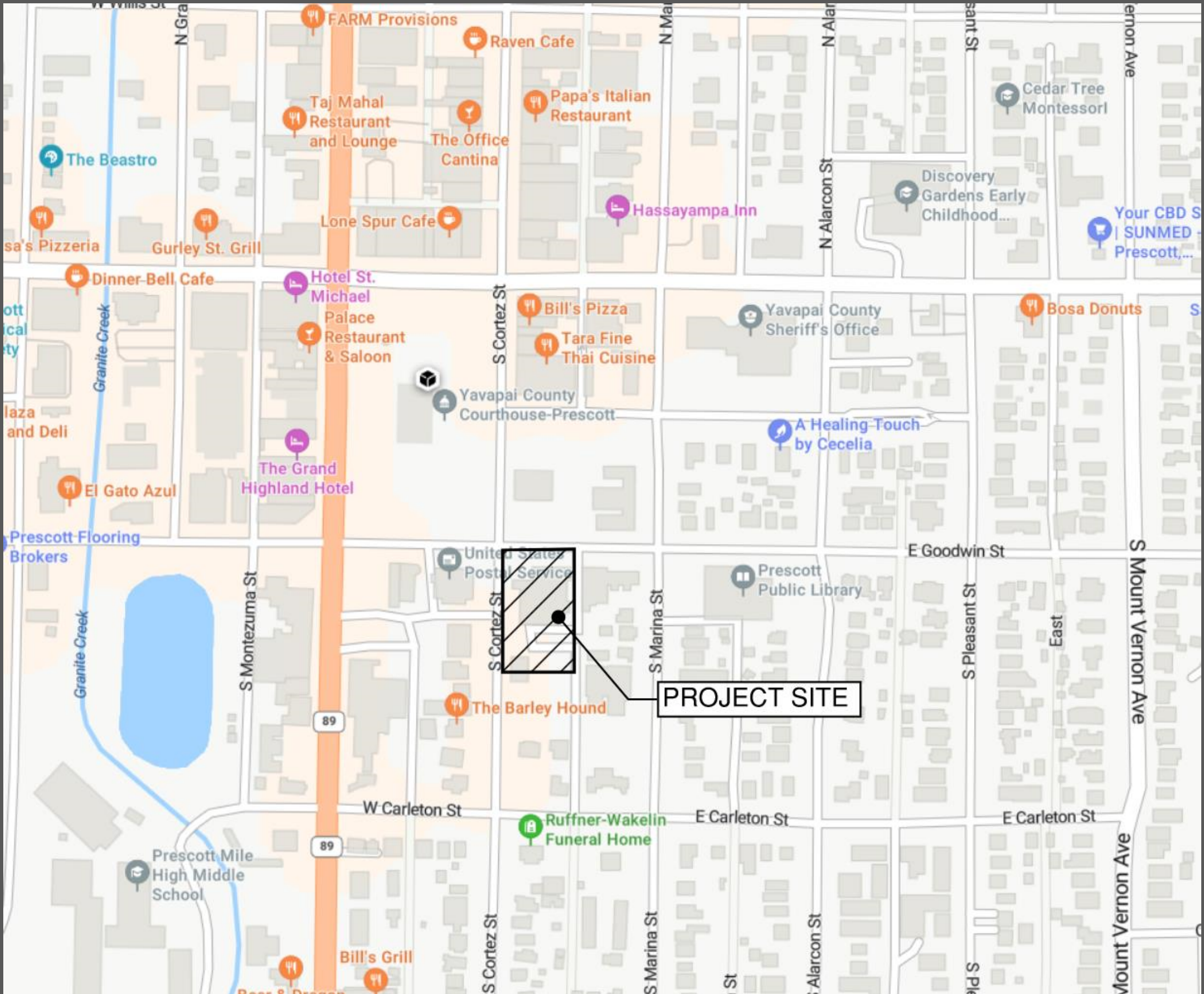
BUILDING SF: 73,987 SQ. FT.

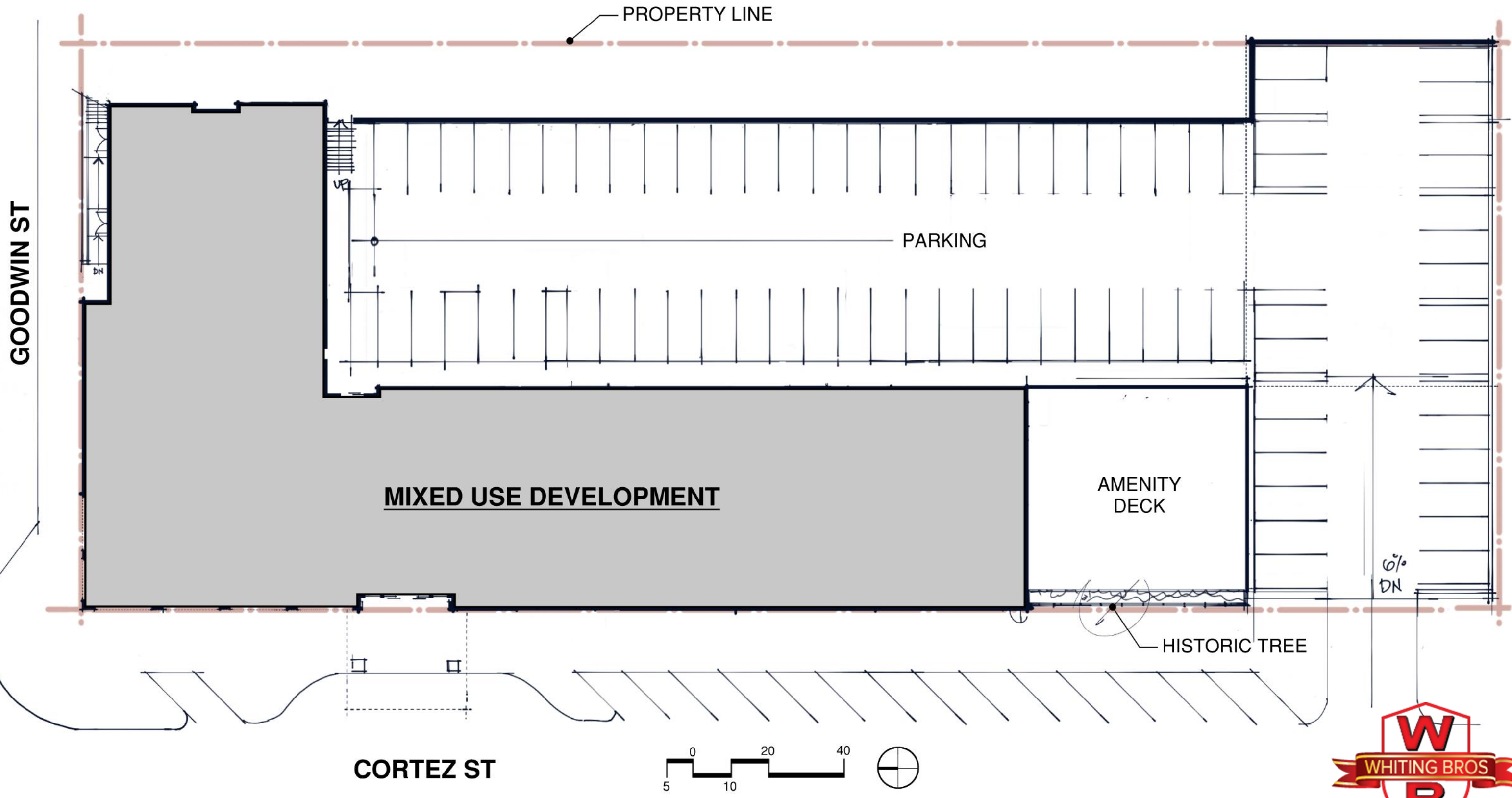
DESCRIPTION: RETAIL, RESTAURANT AND CONFERENCE SPACE ON MAIN LEVEL
AND HOTEL ON UPPER THREE LEVELS.

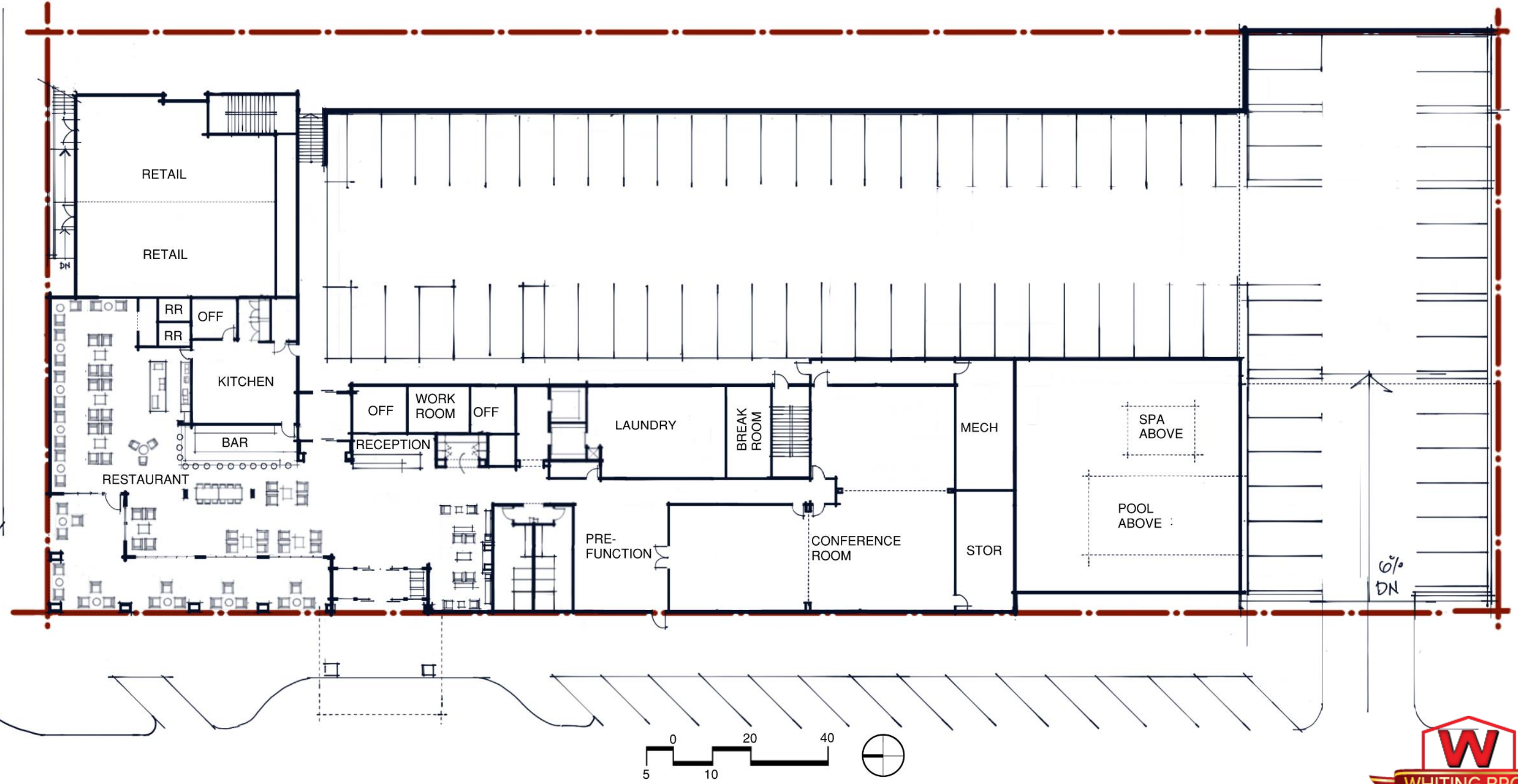
NUMBER OF GUESTROOMS: 104

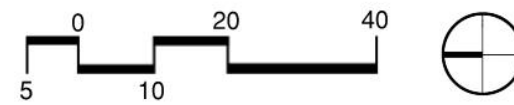
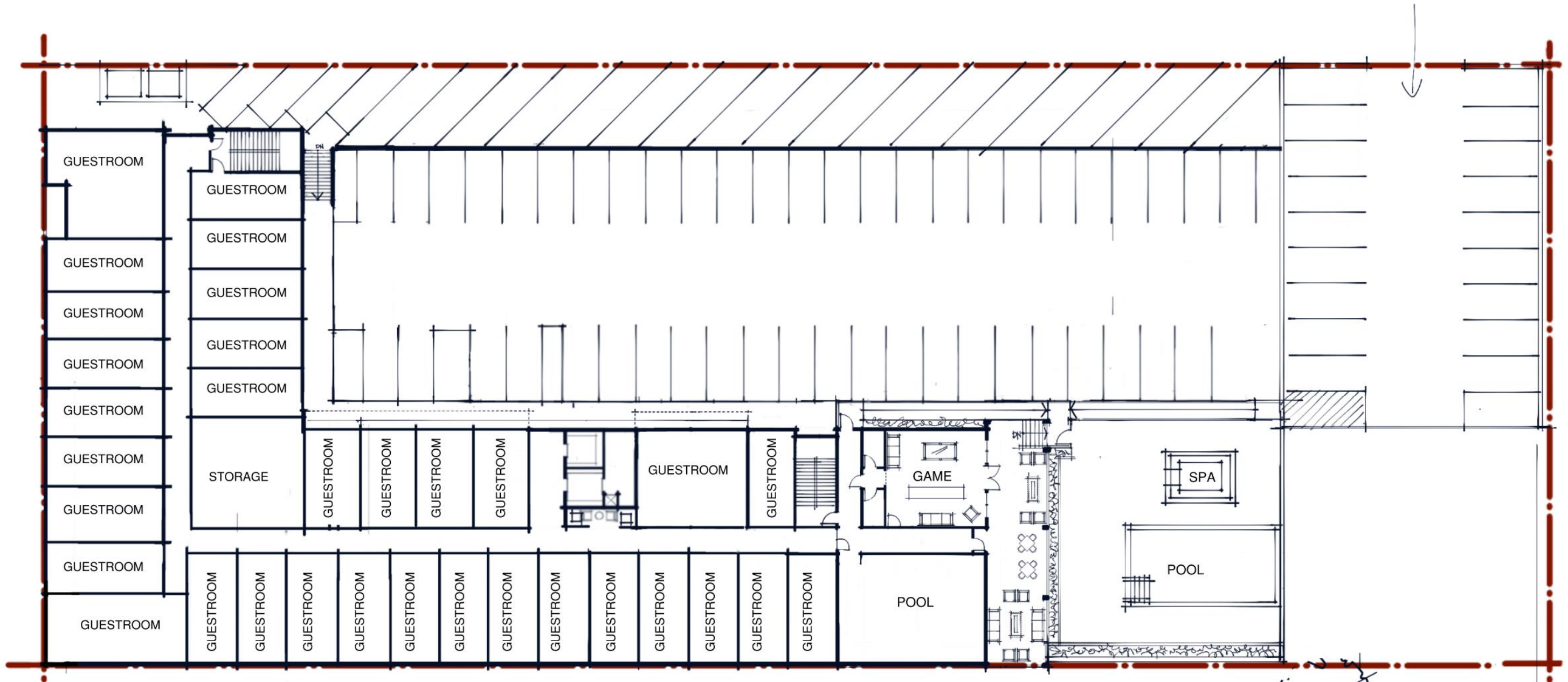
BUILDING HEIGHT: 48 FT

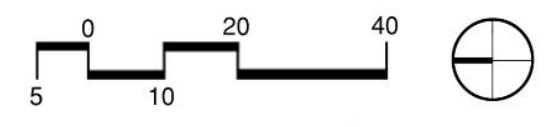
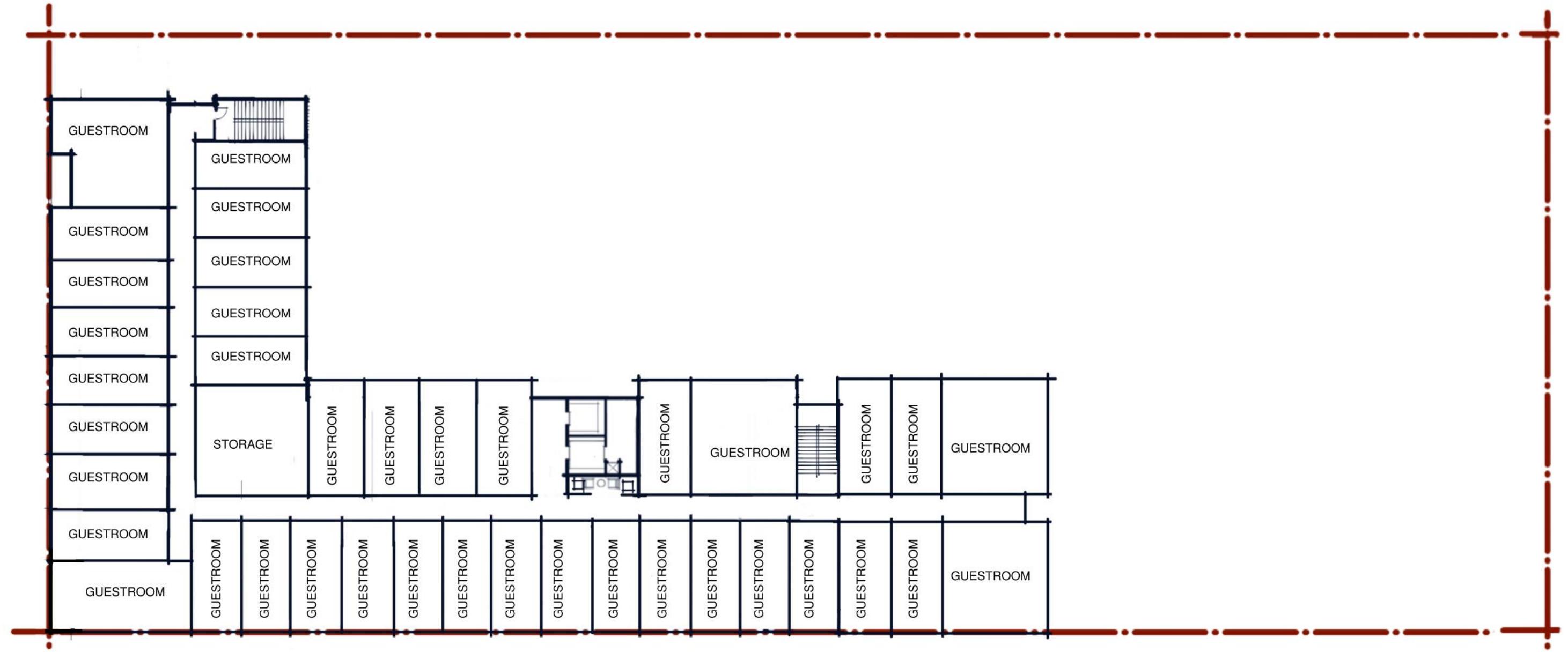


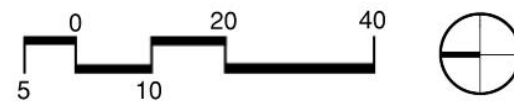




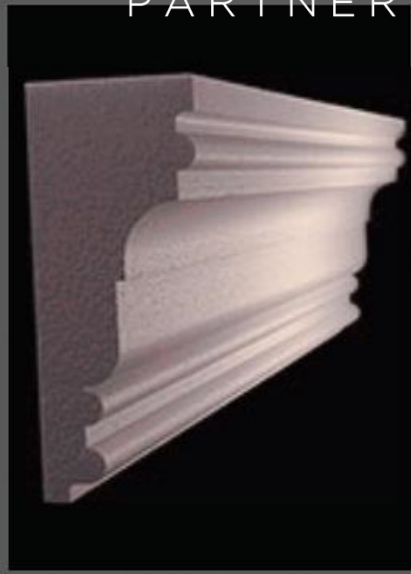




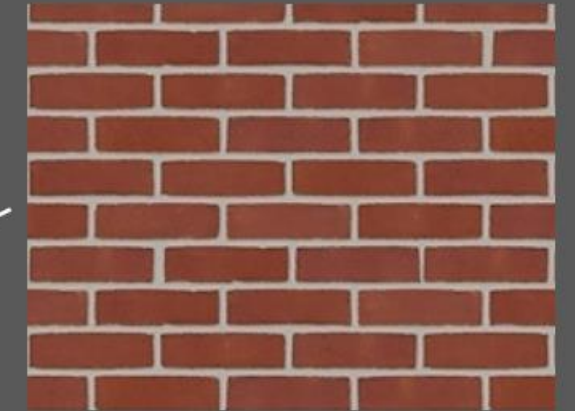








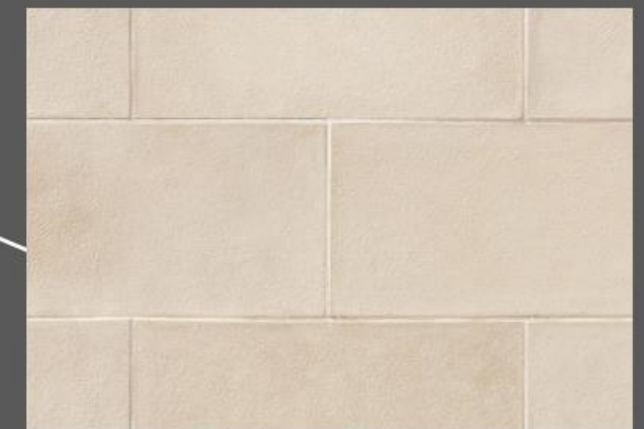
EIFS CORNICE - LUNAR LITE SW 9546



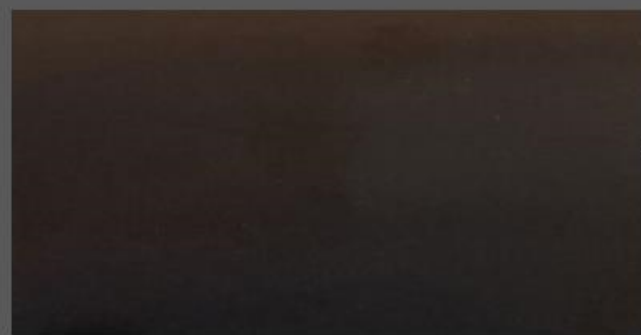
BRICK 1 - GLEN GERY - 52-DD OR SIMILAR



EIFS COLOR - LUNAR LITE SW 9546

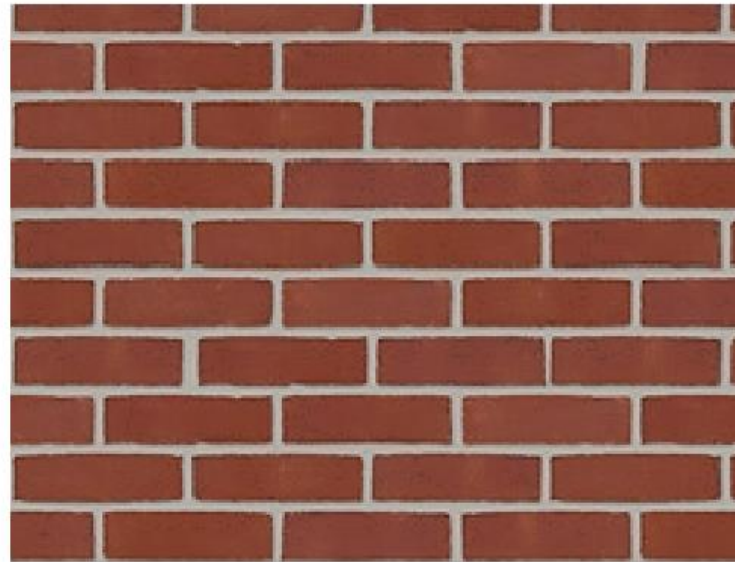


STONE - CORONADO - SMOOTH LIMESTONE - CREAM

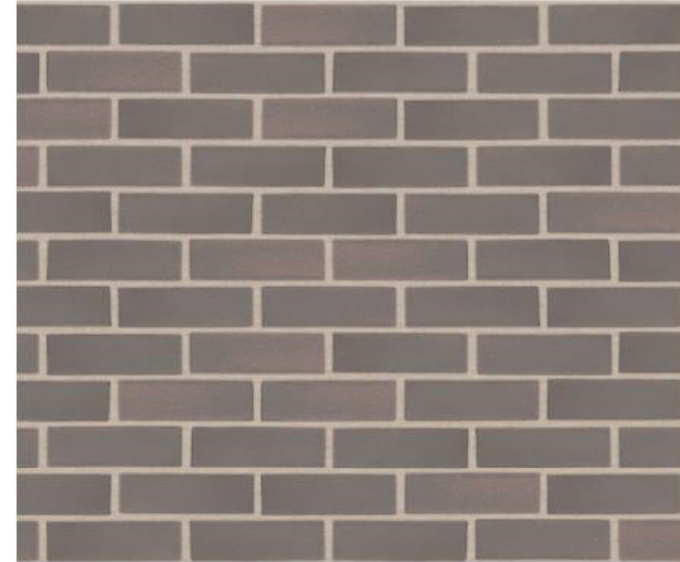


METAL FLASHING, FASCIA, FRAMING, STOREFRONT AND WINDOW MULLION - DARK BRONZE

MIXED-USE DEVELOPMENT
PRESCOTT, ARIZONA



BRICK 1 - GLEN GERY - 52-DD OR SIMILAR



BRICK 2 - GLEN GERY - URBAN GRAY OR SIMILAR



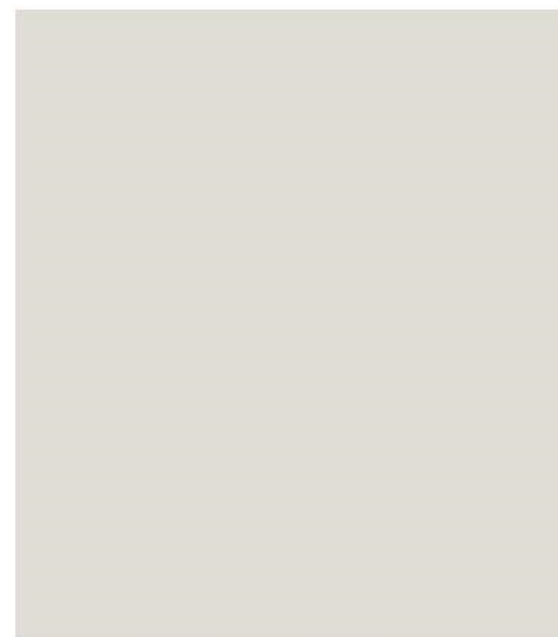
BRICK 3 - GLEN GERY TOLEDO GREY SMOOTH OR SIMILAR



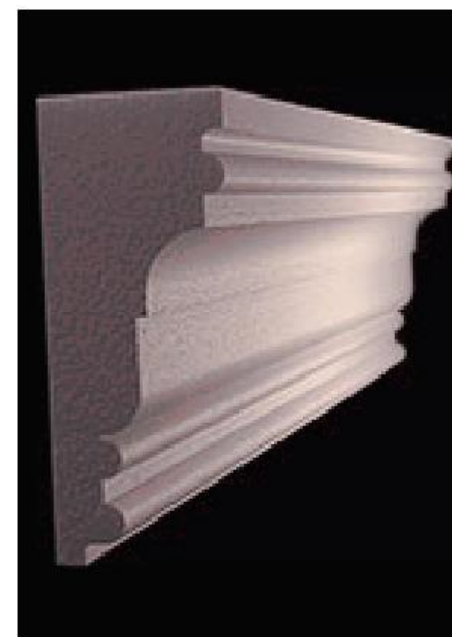
METAL FLASHING, FASCIA & FRAMING - DARK BRONZE



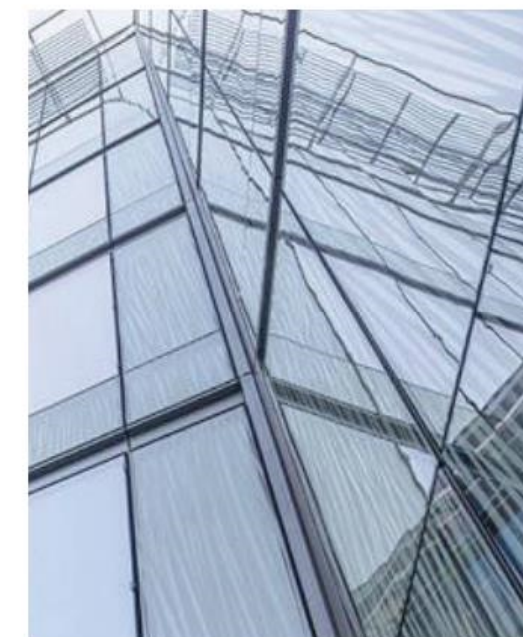
STONE - CORONADO STONE - SMOOTH LIMESTONE - CREAM



EIFS COLOR - SW 9546 LUNAR LITE



PRE-FABRICATED EIFS CORNICE
COLOR - SW 9546 LUNAR LITE



GLAZING - GUARDIAN GLASS - SUNGUARD SUPER NEUTRAL SN 70SHT



STOREFRONT/ WINDOW MULLION - DARK BRONZE

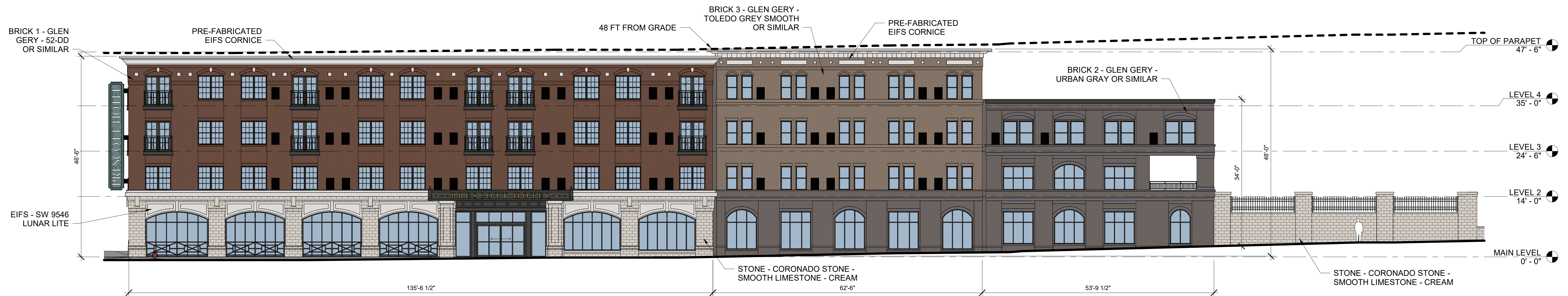






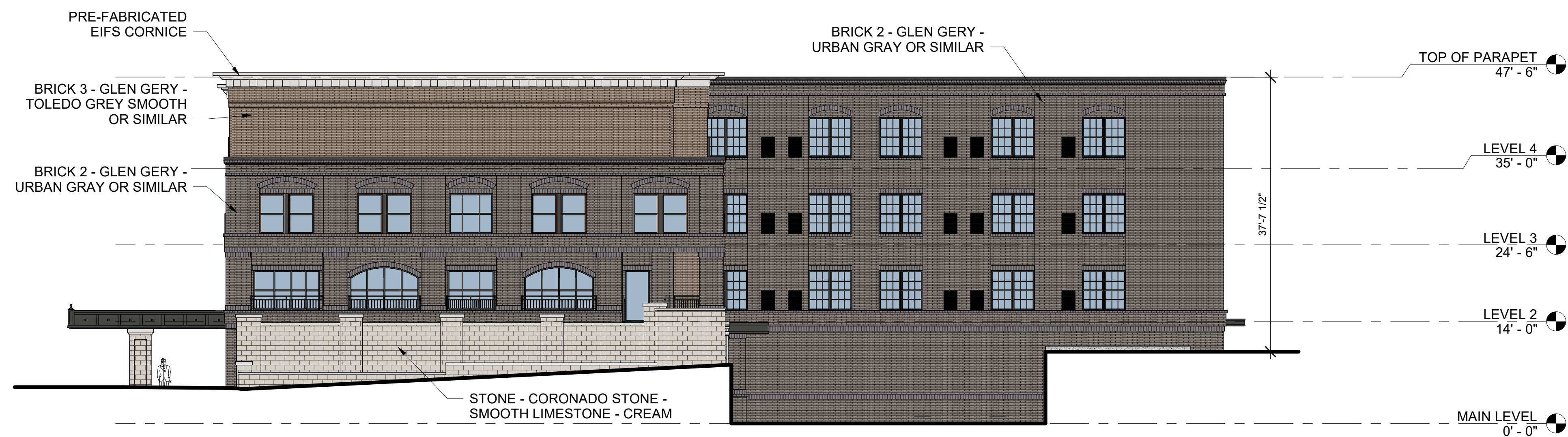


2 NORTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

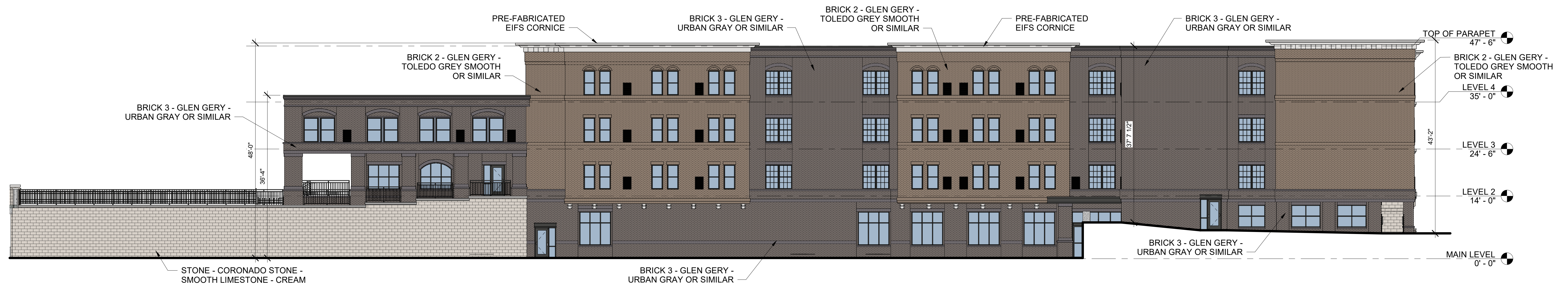


1 WEST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

H6 RESTAURANT, RETAIL AND HOTEL DEVELOPMENT, PRESCOTT ARIZONA
WEST AND NORTH BUILDING ELEVATION



2 SOUTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

H7 RESTAURANT, RETAIL AND HOTEL DEVELOPMENT, PRESCOTT ARIZONA
SOUTH AND EAST BUILDING ELEVATION



Katie Hobbs
Governor

ARIZONA STATE PARKS & TRAILS

Bob Broscheid
Executive Director



May 29, 2024

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; 201 S. Cortez Street; Non-Mandated Review; City of Prescott; SHPO-2024-0268 (174521)

Dear Ms. Nunez:

Thank you for consulting with our office on the demolition of Prescott City Hall at 201 S. Cortez Street and a proposed replacement four-story mixed-use building at its location. On June 8, 2024 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 (SOIS) for Rehabilitation. As this project has no known State nor Federal nexus (i.e., funding), this is a non-mandated, voluntary review.

Built in 1962, Prescott City Hall is located within the boundaries of the National Register of Historic Places (NRHP)-listed Courthouse Plaza and South Prescott Townsite Historic Districts. However, at the time of their listings, City Hall was under 50 years of age, and not eligible as a contributor to either historic district. Currently at 62 years of age, it is a two-level, mid-century-modern commercial building that the City of Prescott recommends as "potentially eligible" for listing on the NRHP. Please note per SHPO Guidance Point No.1 (2001), we prefer to not use the term *potentially eligible*; rather, your assessment should recommend the building as eligible, ineligible or unevaluated.

SHPO comments are as follows:

1. Regarding the NRHP-eligibility of the City Hall building, Dr. William Collins, SHPO Historian noted "*The building has a clear association with an important area of significance (government) as the seat of city government for over 60 years. On the presumption that the building retains integrity, which is not considered on the inventory form, I recommend this as individually eligible to the NRHP.*" The State Historic Preservation Officer, Kathryn Leonard, concurs with this recommendation. SHPO, therefore, recommends that the building should be documented following the attached *Standards for Documentation of Historic Properties* (SHPO, 2017) prior to its demolition.
2. Limiting the SOIS 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.*

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.

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.

It is the opinion of the SHPO that the new building design meets all three applicable SOI standards. To improve compatibility, however, SHPO recommends that color selection be revisited, to draw from similar ranges found in the historic district. We would be happy to conduct additional voluntary review if design changes.

Our office does not provide concurrence of project effect for non-mandated projects. If there is any possibility that this project might use federal funds, please initiate consultation with our office pursuant to Section 106 of the National Historic Preservation Act, preferably prior to the demolition of the City Hall building as we would consider this a single undertaking.

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

Attachments:

Standards for Documentation of Historic Properties (SHPO, 2017).