



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 it is 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 she 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. Rodarte'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.

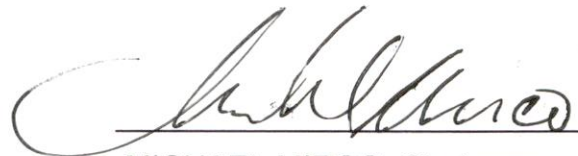
This item was for discussion only. No formal action was taken.

4. **STAFF UPDATES**

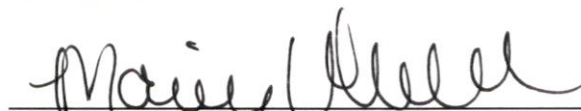
There were no additional updates provided by staff.

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

9/13/27
Date