

City of Prescott
Prescott Preservation Commission



November 8, 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 **November 8, 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 September 13, 2024 Prescott Preservation Commission Meeting Minutes.
Recommended Action: MOVE to approve the minutes as presented
 - B. **HP24-011:** Request for a Wall Mounted Sign Face Replacement for Marinos Mob Burgers. **Historic Preservation District: #1 Courthouse Plaza.** Location: APN 109-01-017, 113 S Cortez Street. Zoning: DTB (Downtown Business). Applicant: A&B Sign Co, 691 6th St, Prescott AZ 86301. Owner: 117 S Cortez LLC Prescott, AZ 86303
Recommended Action: MOVE to approve or approve with modifications HP24-011
4. **UPDATES**
5. **ADJOURNMENT**

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

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

(A.R.S. §38-431.03(A)(5));

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

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

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 11/5/24 at 9:00 a.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: November 8 Prescott Preservation Commission
DATE: November 8, 2024
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of September 13, 2024 Prescott Preservation Commission Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the September 13, 2024 Prescott Preservation Commission meeting minutes. Staff recommends approval of the minutes as presented.

BACKGROUND

None.

FINANCIAL IMPACT

None.

RECOMMENDED ACTION

MOVE to approve the minutes as presented

ATTACHMENTS

1. September 13, 2024 Prescott Preservation Commission Minutes



City of Prescott

Prescott Preservation Commission

September 13, 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
Rob Johnson, Member (Excused)
James McCarver, Member
Richard Sprain, Member
Mary Ann Suttles, Member
Diane Travis, Member

3. DISCUSSION & ACTION ITEMS

A. Approval of July 12, 2024, Prescott Preservation Commission Meeting Minutes.

MOTION BY COMMISSIONER SUTTLES TO APPROVE THE JULY 12, 2024, MINUTES AS PRESENTED; SECONDED BY COMMISSIONER TRAVIS: PASSED (6-0)

B. HP24-007 - A Request for Approval of Demolition of Existing Building & Construction of a Four-Story Mixed-Use Hotel, Restaurant and Retail Building Located at 201 & 221 S. Cortez St.

Preservation Specialist Kaylee Nunez gave a presentation explaining the proposal. She stated that HP24-007 would demolish the existing building at 201 S. Cortez St to create a 4-story mixed use building approximately 46-48 feet in height. There will be a 104-guest room hotel, one restaurant, and 114 on-site parking spaces.

Ms. Nunez presented renderings of the proposed project from multiple street views. She provided an analysis for the design and stated it was reviewed against six major elements of the Courthouse Plaza guidelines:

- 1) Building Size (Mass and Scale)
- 2) Siting
- 3) Windows and Doors
- 4) Materials and Details
- 5) Demolition
- 6) Other Miscellaneous Elements

Ms. Nunez stated that The State Historic Preservation Office (SHPO) reviewed the project and concluded that this project meets all guidelines in its entirety. Staff recommendation for HP24-007 is to move to approve or approve with conditions (as stipulated by the Commission).

Commissioner Suttles requested the applicant Shane Shumway to present changes talked about in previous meeting on June 14, 2024.

Mr. Shumway provided a summary of the previous 4 meetings that have been held for this proposal. He stated that all Commissioners concerns have been addressed related to height, massing, and setbacks.

Mr. Shumway presented a new design for this project, and the designs relationship to the preservation guidelines. He addressed the height issue of the proposal and shared elevations showing the height being 46.5 feet at the corner of Cortez St. and Goodwin St. The Corner of the Alley way and Goodwin St. the height is just over 43 feet. There is only one point of the proposal that the building reaches 48 feet and is fully compliant with the height guidelines. He referenced the Post Office adjacent to this proposal on the corner of Cortez St. and Goodwin St. which has a height of 49 feet. He stated that the setback guidelines for the first and second level are fully compliant with preservation guidelines. Lastly, he stated that the massing is broken up horizontally and vertically with 3 different heights and materials. This building will be constructed of all brick and stone, which are consistent with State Historic and City Staff guidelines. Additionally, he expressed that anything less than approval would be disappointing.

Commissioner Suttles referenced a page from 11 from the agenda packet and stated that Mr. Shumway has addressed all Commissioner concerns entirely.

Commissioner McCarver asked what is considered the front of this building for setback purposes.

Ms. Nunez responded that the exterior of the building lines up with the columns.

Commissioner McCarver stated that the setback area appears to exceed the open space 50% setback requirements.

Mr. Shumway stated that the open space does not extend all the way through the exterior patio and stops before the Prescott Hotel sign. This design is well under the 50% requirements.

Commissioner McCarver asked how far the setback is for the walk area.

Mr. Shumway responded that the setback is between 8 and 10 feet.

Commissioner McCarver asked what will happen to the horse statue from the Old City Hall building.

Ms. Nunez stated that a new home has been found for the historical items and these items will be preserved.

Commissioner McCarver asked where the main entrance will be located.

Mr. Shumway responded there will be an entrance for the restaurant and retail spaces on the first floor. The main entrance will be located off Cortez St.

Commissioner Sprain asked where the entrance to the parking lot will be located.

Ms. Nunez presented that there will be two entrances to the parking lot, one off Cortez St. and an additional entrance from the alley behind the building.

Commissioner McCarver asked if the entrance to the parking lot was shown on the renderings.

Ms. Nunez replied that it was not on the rendering, but it is shown on the floor plans located south of the renderings.

Member of the public, Dennis Gallagher, he stated that he is pleased with the design and happy to see retail space added to the plaza. Additionally, he believes this proposal will benefit the surrounding area.

Member of the public, Patricia Little, stated that the proposal is beautiful. She expressed her pleasure with the architectural details and believes this will enhance the Downtown Prescott area.

Member of the public, Mel Roop, stated that this project resembles The Hotel St. Michael. He believes the developer has addressed all the concerns and was happy to see that the Post Office adjacent was shown in reference to this proposal.

Member of the public, Sandy Griffis, thanked the Commissioners and City Staff for their hard work. Additionally, she thanked Mr. Shumway and team members for understanding what the preservation committee needs. She stated that the building is extraordinary, beautiful, and will be the heartbeat and soul of this community. She hopes that this project will move forward.

Member of the public, Alice Jurian, believes that this design is beautiful and fits well with the surrounding architecture in the Downtown Prescott area.

Member of the public, Jean Franovich, recommended the Commissioners to vote yes on this project and stated that it is a beautiful design. She stated that Mr. Shumway has done his best to blend with the historical buildings in Prescott.

Member of the public, Karl Rockwell, stated that this proposal will be beneficial to everybody. He believes that the architecture of the proposal is beautiful and encouraged approval of this project.

Member of the public, Mark Trengove, expressed support for the proposal and believes it will help Downtown Prescott in many ways.

Member of the public, Bruce Senkow, stated that the proposal is great. However, he would like to see a balcony or deck in the proposal.

Council Woman Connie Cantelme, stated this is a beginning of a new day for Downtown Prescott. She believes this proposal will set a precedent going forward for the entire community. She expressed the benefit for all surrounding businesses due to this proposal. She thanked Mr. Shumway and the Commission Members.

Commissioner McCarver asked if the sign will be downsized.

Ms. Nunez stated that it may need to be downsized, but the sign will be reviewed at the time of permitting.

Commissioner Travis thanked the designer for working with the Commission to bring this project into conformance with the Historic Master Plan.

Commissioner King requested staff to put the renderings back on the screen. He referenced the requirements that have been met for Historic Preservation guidelines, including the building shape, transom windows, demolition, mass and scale. He stated that parking in this proposal has taken care of all parking concerns. He commended Mr. Shumway for asking for feedback and adhering to the feedback provided.

Commissioner Suttles stated this has been the biggest project the Commission had dealt with. She expressed that Prescott is not an easy city to deal with and believes Mr. Shumway has done well to preserve the Downtown Prescott culture.

MOTION BY COMMISSIONER TRAVIS TO APPROVE HP24-007 in CONFORMANCE WITH PRESCOTT HISTORIC PRESERVATION MASTER PLAN; SECONDED BY COMMISSIONER KING: PASSED (6-0)

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 10:05 a.m.

MICHAEL MIRCO, Chairman

ATTEST:

Recording Secretary

Date



TO: MAYOR AND CITY COUNCIL
AGENDA: November 8 Prescott Preservation Commission
DATE: November 8, 2024
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **HP24-011:** Request for a Wall Mounted Sign Face Replacement for Marinos Mob Burgers. **Historic Preservation District: #1** Courthouse Plaza. Location: APN 109-01-017, 113 S Cortez Street. Zoning: DTB (Downtown Business). Applicant: A&B Sign Co, 691 6th St, Prescott AZ 86301. Owner: 117 S Cortez LLC Prescott, AZ 86303

ITEM SUMMARY

There is currently a flat panel sign mounted on the front of the building (centered above the entry & existing awning) that is approximately 52 sq ft. This proposal is to replace the signage with the exact same footprint and style. The only modification is to make the background royal blue (versus the current, white background). The sign is currently illuminated and will remain illuminated.

See attached rendering for further design details.

Analysis

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

- Use historically consistent signage; use only flat against building
- Use incandescent or neon lighting for signage
- Use only integral and natural colors of a neutral tone, compatible with the building and the district

The royal blue is not considered a neutral tone, however, the sign is compatible with the District overall and the cabinet style is grandfathered in.

Site Visit: Optional

BACKGROUND

National Register Status: The building is listed on the National Register of Historic Places, built ca. 1905-1907. It originally contained a bakery & retail store; for the past several decades it has been a restaurant. The building is 25' wide and is constructed of brick with a simple parapet in the front. The brick was sheathed with stucco at some point in the 20th century.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve or approve with modifications HP24-011

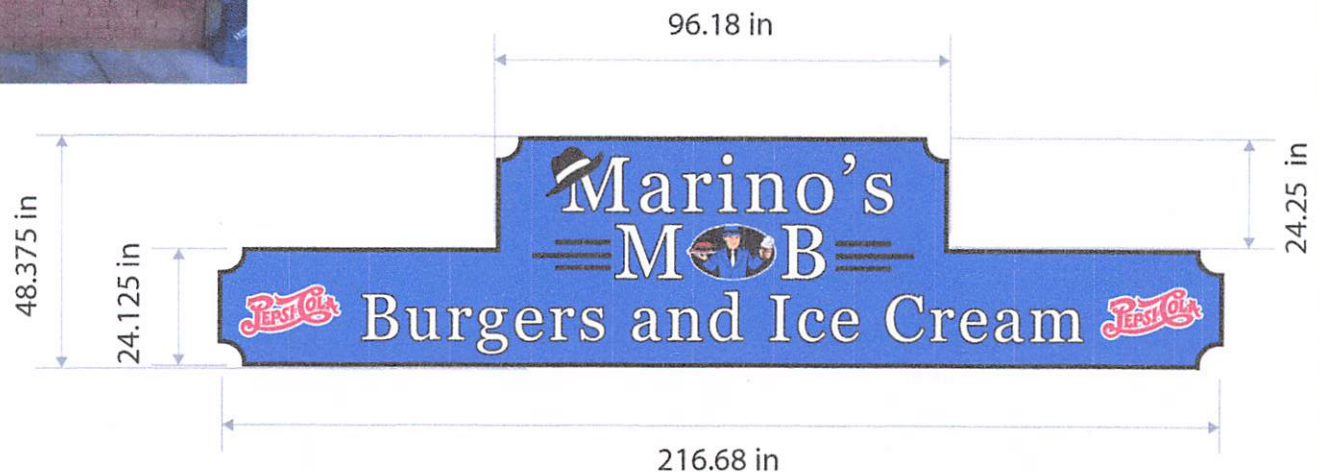
ATTACHMENTS

1. HP24-011 Sign Rendering & Site Plan




Manufacture & install (1) .150 Lexan face cut to size. Graphics digitally printed on Arlon 6500 premium film gloss UV laminate.

Remove existing face.



Confirm Measurements: 48.375" x 216.68" Survey Needed: Yes No

 SINCE 1951 Prescott's Only Full Service Sign Shop AZ. Licensed Contractor # 070010	Office 928.445.6995	COMPANY: Pepsi - Marino's Mob Burger		EMAIL: randyberryman@nackard.com	
	Fax 928.776.4429	CLIENT: Randy Berryman		FILE: Marino's Mob Burger	
	www.absignco.com	PHONE: phone	CELL: 928-277-6863	Origin DATE: 8-22-24	Revise DATE:
	691 North 6th Street Prescott, AZ 86301	APPROVAL:		DATE:	Design by RH

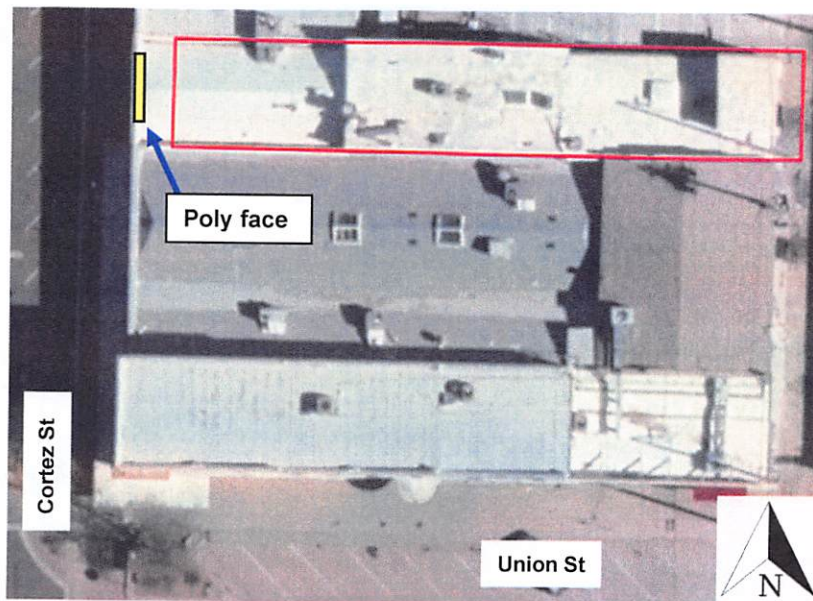
This artwork has been created by A&B Sign Company to assist you in visualizing our proposal. Designs are exclusive property of A&B Sign Company and are not to be reproduced, copied, emailed or used in any manner without the written permission of A&B Sign Company. Once approved, you are responsible for the remake cost should any errors be found after production begins. There is no charge for the first 2 revisions, any customer changes after that are subject to a \$30 art charge. Colors portrayed on proof may not match final product due to differences between digital and print. This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

PLOT PLAN SKETCH

Building Permit #: _____ Job Address: 113 S. Cortez St.
Scale: 1 inch = _____ ft. Assessor's Parcel Number (s): 109-01-017

City of Prescott Building Division APPROVED City of Prescott Planning & Zoning APPROVED City of Prescott Engineering APPROVED City of Prescott Fire Department APPROVED

1. It is the responsibility of the owner or contractor to field verify ALL UTILITY MAINS prior to construction.
2. Any improvement in City right-of-way requires permit issued by City Engineering Department per Ordinance #1338.
3. No structure shall encroach onto any easement or right-of-way. Driveway entrance may require dip section or minimum 12 inch corrugated metal pipe.
4. DO NOT ALTER SIDEWALK. SIDEWALK MUST MEET AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
5. All mailbox installations must be to City of Prescott standard detail 1-08. Any deviation must be specially permitted by the Engineering Department.
6. Approval of the Planning & Zoning Department is subject to all other easements, encumbrances, etc. or restriction which may apply to said property by virtue of any City Ordinances and/or state law and deed restrictions. The City takes no responsibility for said restrictions or requirements and the burden to comply with such restrictions lies solely with the property owner and/or applicant.



I, Bryan Wieweck, the owner's agent or the owner of record, for the structure to be located at:
113 S. Cortez St., parcel number 109-01-017, do certify that the structure will meet all required setbacks, the property corner pins are correct and the footings are excavated upon the property as shown on the City approved site plan. If for any reason any deviation from the approved site plan becomes necessary, a revised site plan will be submitted for approval before any additional construction takes place.

Bryan Wieweck Bryan Wieweck, President 9-16-24
Owner/Contractor Signature Date