



# 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

11/8/2024

Date