

City of Prescott

Prescott Preservation Commission



October 20, 2025 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 1st Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Prescott Preservation Commission** at their meeting to be held **October 20, 2025**. 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 July 11, 2025, July 22, 2025 and September 12, 2025 Prescott Preservation Commission Meeting Minutes.
Recommended Action: MOVE to approve the minutes as presented
 - B. **HP25-006 Prescott Plaza Hotel:** A Proposed 47-Room, 4-Story Hotel. Location: 136, 138, 140 S Montezuma Street, APN: 109-02-021A. Zoning: DTB; Historic Preservation District #1 Courthouse Plaza. Applicant/Owner: Jim Grisct. Architect: Doug Stroh.
Recommended Action: MOVE to approve or deny HP25-006
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 10/16/25 at 11:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Thornhill

Sarah M. Thornhill, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: October 20 Special Prescott Preservation Commission
DATE: October 20, 2025
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of July 11, 2025, July 22, 2025 and September 12, 2025 Prescott Preservation Commission Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the July 11, 2025, July 22, 2025 and September 12, 2025, 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. July 11, 2025 PPC Minutes
2. July 22, 2025 PPC Minutes
3. September 12, 2025 PPC Minutes



City of Prescott

Prescott Preservation Commission

July 11, 2025 | 9:00 AM
201 N Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Vice Chair Sprain called the meeting to order at 9:00 a.m.

2. ROLL CALL

Richard Sprain, Chair
Diane Travis, Vice Chair
Rob Johnson, Member
James McCarver, Member
Rick Kimery, Member
Genelle Volhontseff, Member

3. DISCUSSION & ACTION ITEMS

A. Approval of June 13, 2025, Prescott Preservation Commission Meeting Minutes.

MOTION BY COMMISSIONER TRAVIS TO APPROVE THE June 13, 2025 MINUTES AS PRESENTED; SECONDED BY COMMISSIONER KIMERY: PASSED (6-0)

B. **HP25-003:** A Request for a New Three (3) Square Foot Illuminated Wall-Mounted Sign Over Stairwell & Face Change for Existing 26 Square Foot Wall-Mounted Cabinet Sign for Fire & Sword Speakeasy and Hotel St. Michael. Preservation Districts: Courthouse Plaza Local & National. Zoning: DTB (Downtown Business). Property Owner: Prescott Hotel SO LLC. Applicant: Morgan Sign Co. Location: APN 109-02-009, 207 W Gurley Street.

Kaylee Nunez Community Planner gave a presentation regarding HP25-003 showing the location and sign renderings for the proposal. She stated that the proposal will consist of one new 3 square foot illuminated sign and one 26 square foot face change to an existing sign. Staff reviewed the proposal against the Courthouse Plaza District guidelines and the sign will not impact the historic status of the building or the historic districts. Staff recommends to move to approve HP25-003 with or without LED retrofit for cabinet sign.

Commissioner Travis asked if the color temperature of the LED lights can be decreased to 3000K.

Robert Markov Morgan Sign Company said the intent was to use 3000-4000K LED lights.

Commissioner Travis would like to see the lower temperature color used.

Mr. Markov said they can use 3000K color temperature.

Commissioner McCarver asked if the lights will appear similar to incandescent lights.

Mr. Markov said that is correct.

Commissioner McCarver asked if the size of the signs meets the city requirements.

Ms. Nunez said yes and it will be reviewed against the City of Prescott Land Development Code.

Commissioner McCarver asked where the name and logo came from.

Mr. Markov stated he was unsure, and it was provided by the owner.

Commissioner McCarver said if the logo is a reproduction for advertising, then it should be removed.

Mr. Markov clarified that the logo was designed as the business logo and is not a copy of another business.

Commissioner McCarver would like the owners to ensure the logo is not a reproduction or advertising for another business.

Ms. Nunez stated that staff will receive clarification from the owner and if the logo is a reproduction or advertisement, it will be removed.

Commissioner McCarver asked for clarification if translucent panels are being used as the historic preservation guidelines state they shall not be used.

Ms. Nunez stated that since this is an existing sign replacement like for like it will be allowed.

MOTION BY COMMISSIONER VOLHONTSEFF TO APPROVE HP25-003 WITH THE LED RETROFIT NOT TO EXCEED 3000K; SECONDED BY COMMISSIONER TRAVIS: PASSED (6-0)

- C. Discussion & Possible Action Regarding Appointment of a Chair and Vice Chair for the Prescott Preservation Commission.

Ms. Nunez requested the commission to provide nominations for appointing a new chair and vice chair of the Prescott Preservation Commission.

MOTION BY COMMISSIONER TRAVIS TO NOMINATE RICK SPRAIN AS NEW PRESCOTT PRESERVATION COMMISSION CHAIR; SECONDED BY COMMISSIONER VOLHONTSEFF: PASSED (6-0)

MOTION BY COMMISSIONER JOHNSON TO NOMINATE DIANE TRAVIS AS NEW PRESCOTT PRESERVATION COMMISSION VICE CHAIR; SECONDED BY COMMISSIONER KIMERY: PASSED (6-0)

4. STAFF UPDATES

Ms. Nunez informed the commissioners that City Council has decided to have the Prescott Preservation Commission review the plans for the proposed Whiskey Row Hotel and a special Prescott Preservation Commission meeting will be scheduled for Tuesday July 22nd at 11:00am.

5. ADJOURNMENT

There being no further business to discuss, Chairman Sprain adjourned the meeting at 9:23 a.m.

RICHARD SPRAIN, Chairman

ATTEST:

Recording Secretary

Date



City of Prescott

Prescott Preservation Commission

July 22, 2025 | 11:00 AM
201 N Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Sprain called the meeting to order at 11:00 a.m.

2. ROLL CALL

Richard Sprain, Chair
Diane Travis, Vice Chair
Rob Johnson, Member
James McCarver, Member (Excused)
Rick Kimery, Member (Excused)
Genelle Volhontseff, Member

3. DISCUSSION & ACTION ITEMS

- A. **HP25-004:** A Request for Approval for Demolition of an Existing Building & Construction of a 4-Story, 47-Room Hotel (Prescott Plaza Hotel). Historic Preservation District: #1 Courthouse Plaza (National and Local Districts). Location: APN 109-02-014A, 136, 138, & 140 S. Montezuma Street. Zoning: DTB (Downtown Business). Owner/Applicant: Jim Griset; Architect: Stroh Architecture.

Kaylee Nunez Community Planner/Historic Preservation Specialist gave a presentation and provided information related to the proposal for HP25-004. She stated that this redesign was needed due to previous Prescott Preservation Commission denial in March of 2022 and July of 2023. She added that the new proposal includes a maximum building height of 48 feet to the top of the elevator overrun. Staff reviewed the proposal against chapter 8 of the Historic Preservation Master Plan (Courthouse Plaza District) and determined that the proposal largely meets the review criteria. Staff recommends to approve or deny HP25-004.

Applicant Doug Stroh (Stroh Architecture) stated that he has designed the hotel, and it meets all historic preservation criteria except for one. He shared a site plan, floor plan, and construction materials and emphasized that this has been designed to fit into the area but not be the focal point of Whiskey Row. Additionally, he added that there will be no street closures during demolition or construction and that he believes this building will be a good fit for the surrounding area.

Chair Sprain asked if the setback in the rear is to the property line or if it was setback 10 feet.

Mr. Stroh said it was to the property line.

Chair Sprain stated that the historic preservation regulation states there should be a 10-foot rear setback.

Ms. Nunez clarified that the Downtown Business District (DTB) does not have setback requirements.

Chair Sprain asked what the size of the front entrance was.

Mr. Stroh stated the windows have been setback and the entrance door is about 6 feet wide.

Chair Sprain asked if it would be less than 37 feet for all windows, doors, and glass.

Mr. Stroh said yes.

Chair Sprain asked if the parapets were 4 feet in height.

Mr. Stroh said there would not be anything on top of the roof.

Chair Sprain stated there is not a single balcony with a zero setback on Whiskey Row and is unsure if they would be permitted.

Mr. Stroh said there are no rules or guidelines against it.

Chair Sprain stated that there are no guidelines regarding the 4th floor open area either.

Mr. Stroh asked if he was referring to the railings along the upper patio.

Chair Sprain asked if they were just metal railings.

Ms. Nunez stated that the 4th floor and balconies are not addressed by the Historic Preservation guidelines, and they are considered a gray area.

Member Johnson asked if the windows are metal or wood framed.

Mr. Stroh said they are proposing vinyl clad window frames due to maintenance issues of wood framed windows.

Vice Chair expressed concerns about the front balconies and railings on the top floor and would like to see Juliette balconies and solid railings on the top patio.

Mr. Stroh stated the patio was designed to have visibility and the balcony is a positive aspect of the design.

Commissioner Volhontseff asked if the balconies are intended to be used by the occupants. Additionally, she would also like to see Juliette balconies.

Mr. Stroh asked if there was a difference between the current balconies or Juliette balconies. He believes that her concern is related to citizens throwing items from the balcony.

Commissioner Volhontseff said that was her concern and would like to know how the guidelines address these issues.

Mr. Stroh said if there is lawlessness that could happen anywhere.

Member of the public Mel Roop provided a list of issues needing to be explored. The list includes conflicting priorities, private property rights, options available to the applicant if denied, restricting hotel uses for the proposal to the second floor,

failure of the applicant to use professional design practices, and the pedestrian experience on Whiskey Row.

Member of the public Mike Korpall expressed his desire to see the Preservation Commission do the right thing with this proposal and stop this project.

Member of the public Steve Parker said that the Preservation Commission is here to preserve history. He does not believe that Whiskey Row will still be historic with the inclusion of this hotel.

Member of the public Edward Wolfe believes this proposal is an eye sore and is opposed to the proposal. Additionally, he does not believe the design is fitting for Whiskey Row and will be a detriment to the surrounding area.

Member of the public Sandy Griffis stated that Whiskey Row is a cornerstone of Prescott's legacy and believes the hotel is a respectful integration. She is in favor of the proposal.

Member of the public Bob Weaver expressed opposition to the proposal. He believes this will be a focal point on Whiskey Row and is going to be an eye sore. He would like to see this proposal be 100% in compliance with the historic preservation guidelines.

Member of the public Dave Seigel does not believe the Preservation Commission should approve this out of fear of a lawsuit. He believes this is an improper use of the Land Development Code and wants to see the applicant start over from the beginning with a new application.

Member of the public Ken Fidyk would like to see the Preservation Commission have all design issues addressed and this proposal to be 100% in compliance. He has concerns about the effect on surrounding buildings and would like to see an engineer verify that the demolition will not affect adjacent buildings.

Member Bruce Senkow believes that the hotel is a great addition to the City of Prescott and would like to see this approved.

Member of the public Bill Fields stated that the balconies are not on the owner's property and are located over public property. Additionally, he provided a handout with all of his concerns to the commissioners.

Member of the public Wendy Johnson believes that the balconies are a health and safety issue. She has concerns about adjacent buildings during construction affecting the integrity of Whiskey Row in its entirety and does not believe this proposal should be approved.

Member of the public Thomas Slaback is concerned that this proposal will ruin the views of the downtown area from the Courthouse and believes the proposal is an eye sore.

Member of the public Robert Von Esch believes that a third hotel will ruin the historical balance of the City of Prescott. He would like to see this project denied.

Member of the public Cathey Rusing stated that this proposal should be looked at like a business deal. She questioned if the owner did his due diligence prior to purchasing this property and did the seller provide false promises at the time of purchase. She does not believe the city should be held responsible for promises made by others or a lack of due diligence.

Member of the public Jim Garing stated that existing setbacks that are non-conforming are irrelevant to this proposal and new uses need to comply with new regulations and requirements. He believes that the building deserves preservation even though it is not a historic contributor.

Member of the public Lyn Herrington-Ekiss does not believe the project fits the surrounding area and would like to see this proposal denied.

Member of the public Shane Ortega said that when he purchased the Hotel St. Michael hotel on Whiskey Row he had to adhere to the Secretary of the Interior Standards for rehabilitation and preservation. He believes that the major issue with this proposal will be the massing of the building.

Member of the public Linda Thompson stated that the balconies need to be removed, and the hotel does not belong in the proposed location. She does not want to see this approved.

Member of the public Sue Griffin asked for clarification on the next steps if this is approved today and by City Council at a later date.

Alex Bramlette Planning Manager explained the process moving forward. She stated that the recommended motion by the Prescott Preservation Commission will go to City Council for approval, once approved by City Council there will be a Special Use Permit (SUP) applied for that receives a courtesy review from the Prescott Preservation Commission, approval from the Planning & Zoning Commission and City Council. The last step would be building permit applications where City Staff will review demolition plans and reconstruction plans.

Member of the public Roseann Del Gandio said that Whiskey Row is the crown jewel of Prescott, and this hotel will remove the history from Whiskey Row. Additionally, she has concerns about the safety of the adjacent buildings during demolition and construction of the proposed hotel.

Member of the public Stacey Brown is concerned that the history of Whiskey Row will no longer be intact with the approval of this hotel.

Ms. Nunez stated that this design was sent to the state preservation office in the past and that the local historic preservation review guidelines are informed by the Secretary of Interior. She added that new construction needs to be compatible yet differentiated so there is no false sense of history created.

Matt Podracky Deputy City Attorney stated that the Preservation Commission is here to give an analysis on if this project meets the Historic Preservation Master Plan guidelines. Additionally, he clarified that rear yard setbacks do not apply and referenced page 8-7 of the Historic Preservation Master Plan.

Mr. Stroh stated that the owner has agreed to change the balconies to Juliette balconies and will be engineered by a structural engineer.

Vice Chair Travis said that the new design is much better than the original.

Commissioner Johnson has concerns about setting a precedent moving forward and believes the space is more suitable for retail space.

Ms. Nunez asked if the commission is allowed to include multiple conditions in their motion.

Mr. Podracky stated if the commission wants the City Council to consider conditions in their final approval, they can be included in the motion.

Member Volhontseff believes that the Preservation Commission needs to provide guidance to the City Council about where this project meets and does not meet the Historic Preservation Master Plan guidelines.

Chair Sprain has concerns about the number of stories this project is proposing. He referenced the Historic Master Plan guidelines that limit buildings to 1-3 stories and explained there is nothing that would allow a 4-story building.

Mr. Podracky said that the City Council will see the commissioners' concerns with the meeting minutes and provided guidance for a recommendation of approval or to deny.

Commissioner Volhontseff asked where the guidelines refer to buildings not exceeding 1-3 stories and 48 feet in height.

Chair Sprain stated that it is page 8.19 section 8.1 under district zoning classifications.

Ms. Nunez referenced page 8.9 of the Historic Preservation Master Plan and explained that there are no parameters included for a 4-story building, but questions if that means it is not allowed.

Commissioner Volhontseff said that a limit of 3-stories and a height of 48 feet should be implemented immediately to preserve the character of the district. She believes that since this said "and" instead of "or" that there is not much flexibility around it.

Ms. Nunez stated that it can be part of the Preservation Commissions decision.

Chair Sprain referenced the summary of recommendations on page 8.22 related to adhering to historic height ranges of 1,2, and 3 story buildings.

Ms. Nunez asked if something is omitted, does that mean that it is not allowed.

Mr. Podracky said it will be up to the commission on how they want to create a motion.

Commissioner Volhontseff believes that the design is workable and is not inclined to deny this proposal.

**MOTION BY CHAIR SPRAIN TO RECOMMEND TO DENY HP25-004;
SECONDED BY VICE CHAIR TRAVIS (PASSED 3-1) COMMISSIONER
VOLHONTSEFF DISSENTING.**

4. STAFF UPDATES

No Staff Updates

5. ADJOURNMENT

There being no further business to discuss, Chairman Sprain adjourned the meeting at 1:01 pm.

RICHARD SPRAIN, Chairman

ATTEST:

Recording Secretary

Date



City of Prescott

Prescott Preservation Commission

September 12, 2025 | 9:00 AM

201 N Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Sprain called the meeting to order at 9:00 a.m.

2. ROLL CALL

Richard Sprain, Chair
Diane Travis, Vice Chair
Rob Johnson, Member
James McCarver, Member
Rick Kimery, Member
Genelle Volhontseff, Member (Excused)

3. DISCUSSION & ACTION ITEMS

- A. **SUP25-001:** A Request for a Special Use Permit for a Remodel Adding 50% or More to the Value of Existing Structures Relative to the Pre-Remodel Values. A Special Use is Required by Land Development Code Section 4.9.4.A.1. Address: 130 N. Cortez Street. Owner: 130 Cortez LLC. Applicant: Michael Taylor Architects Inc.

Tammy DeWitt Community Planner provided a presentation to the commission regarding a Special Use Permit located at 130 N. Cortez Street. She stated that the property is not in a local historic district but is in a national historic district and requires a courtesy review by the Preservation Commission before being reviewed by the Planning & Zoning Commission and City Council. She presented the compatibility review criteria, imagery maps, historical photos of the building, and elevations for the proposal. Additionally, she stated that the proposal was provided to the State Historic Preservation Office (SHPO) for review and it was determined that this meets the secretary of the interior standards review criteria. Staff recommended approval of SUP25-001 with or without the recommended conditions for the applicant to submit exterior building materials for review and approval by the Historic Preservation Specialist prior to building permit approval.

Commissioner Johnson asked what the 4th floor of the adjacent building is used for.

Ms. DeWitt responded that it is used for equipment storage.

Commission Johnson asked where the equipment storage for this building will be located.

Ms. DeWitt stated that the elevator shaft will be incorporated into the 4th story and will be screened.

Commissioner Johnson asked if the state has height requirements.

Ms. DeWitt replied no but the City Land Development Code (LDC) allows heights up to 50ft in the Downtown Business District (DTB).

Chair Sprain mentioned that SHPO discourages buildings over 3 stories and asked if the building would be a contender for the historic register.

Ms. DeWitt responded no due to alterations made in previous years.

Chair Sprain asked if the adjacent building is the only other building with a 4th floor.

Ms. DeWitt confirmed.

Chair Sprain believes the 4th floor will stand out from the street view.

Ms. DeWitt clarified that the 4th floor will be recessed back and not be as visible from the street.

Chair Sprain voiced concerns about the 4th floor addition.

Ms. DeWitt said engineering will be required to show the structure can withstand the weight of the 4th story.

Commissioner McCarver stated this sets a bad precedent allowing a 4th floor and is not in favor of the addition. Additionally, he has concerns about the window openings at the street level, potentially exceeding 75% of the entire opening.

Chair Sprain clarified that the 75% rule for windows applies to The Courthouse Plaza guidelines and not to this project.

Ms. DeWitt reiterated that this is not in The Courthouse Plaza, and the guidelines cannot be applied to the proposal.

Chair Sprain stated removing the stucco could harm the building and understands that it needs to stay.

Commissioner McCarver stated that the building needs to blend in with the character of adjacent buildings.

Commissioner Travis shared the national historic guidelines for the North Prescott District.

Ms. DeWitt stated that SHPO recommends the rooftop addition being setback.

Alex Bramlette Planning Manager said that staff is relying on SHPO recommendations.

Chair Sprain asked what the storefront at the street level looks like today.

Ms. DeWitt said there is no storefront currently, it was demolished with a demo permit.

Chair Sprain asked what staff wanted from the commission.

Ms. DeWitt stated that a recommendation is needed from the commission.

Colin Lovdahl, applicant from Michael Taylor Architects, stated that he is available to answer any questions.

Chair Sprain expressed concerns for the 4th floor.

Mr. Lovdahl stated that a small area of brick was removed to confirm the attachment details. Additionally, he stated that the 4th floor was setback as far as it can be without constricting the usable area.

Chair Sprain asked what the rear portion of the building is for.

Mr. Lovdahl said it will be a patio coming off the second floor and it will cover the parking on the first floor.

Chair Sprain asked if they could add something behind the building instead of a 4th floor.

Mr. Lovdahl responded no due to the requirement for 3 parking spaces.

Commissioner Johnson asked how many apartments will be in the building.

Mr. Lovdahl confirmed 6 in total with 3 units on the second & third floor.

Commissioner McCarver asked if the mechanical equipment will be incorporated inside the 4th floor.

Mr. Lovdahl confirmed and stated that a metal structure will be built into the stairway to allow clearance to use the stairs and conceal the condensing units.

MOTION BY VICE CHAIR TRAVIS TO RECOMMEND TO APPROVE SUP25-001 WITH THE CONDITION OF EXTERIOR BUILDING MATERIALS FOR REVIEW AND APPROVAL BY THE HISTORIC PRESERVATION SPECIALIST; SECONDED BY COMMISSIONER KIMERY (PASSED 3-2) COMMISSIONER SPRAIN AND COMMISSIONER MCCARVER DISSENTING.

4. STAFF UPDATES

Ms. Bramlette informed the commission that Mike King was approved by the subcommittee and will be returning to the Prescott Preservation Commission.

Commissioner McCarver asked if there was a date for the State Historic Society Meeting.

Ms. Bramlette said she will find out and update the commission.

Ms. Bramlette informed the commission that there will be a Special Preservation Commission Meeting on October 20th, 2025, for the Plaza Hotel at 140 S. Montezuma Street.

Chair Sprain asked for an update about a prior Historic Preservation Commission Project located on Goodwin Street.

Commissioner Johnson stated the applicant was supposed to make changes to the fence and the Historic Preservation Specialist was to review the changes.

Ms. DeWitt clarified that staff would verify the changes to the fence have been made and follow up with the commission at a later date.

5. ADJOURNMENT

There being no further business to discuss, Chairman Sprain adjourned the meeting at 9:35am.

RICHARD SPRAIN, Chairman

ATTEST:

Recording Secretary

Date



TO: MAYOR AND CITY COUNCIL
AGENDA: October 20 Special Prescott Preservation Commission
DATE: October 20, 2025
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **HP25-006 Prescott Plaza Hotel:** A Proposed 47-Room, 4-Story Hotel. Location: 136, 138, 140 S Montezuma Street, APN: 109-02-021A. Zoning: DTB; Historic Preservation District #1 Courthouse Plaza. Applicant/Owner: Jim Grisett. Architect: Doug Stroh.

ITEM SUMMARY

This item is for review and discussion of HP25-006 for the Prescott Plaza Hotel. The City of Prescott outsourced the review of this application to a Senior Architectural Historian, Courtney Mooney, with Broadbent Associates, Inc and the associated report is attached.

Current Request

The applicant proposes to demolish the existing building located at 136, 138, and 140 South Montezuma Street to allow for the construction of a new structure.

The proposed Prescott Plaza Hotel building can be described as follows:

- A four-story hotel building housing 47 rooms and an open-air terrace with a retractable roof enclosure on the 4th floor that will host a wine bar overlooking the Plaza.
- The rear of the hotel (facing Whiskey Row Alley) will feature a hotel mercantile shop, as well as a secondary entrance and elevator for guests, employees and deliveries.
- Regular and Juliet balconies at the front and rear of the building will feature black, wrought iron railings. The rooftop terrace will also feature black, wrought iron railings across the front.
- The first three stories of the building have a zero-foot setback from the back of the sidewalk. The fourth story is set back 15 feet, 3 inches from the back of the sidewalk. The height of the fourth story at the top of the parapet is 43 feet and 6 inches. There will be an elevator overrun on top of the fourth floor that will extend to 48 feet, which will house mechanical equipment only.

BACKGROUND

Existing Conditions

National Register Status: The existing building is not listed in the National Register of Historic Places due to significant alterations and 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 and it is eligible for nomination to the national register because it is greater than 50 years in age. The Historic Inventory form completed for this property for the State Historic Preservation Office (SHPO) in 1987 describes 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.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve or deny HP25-006

ATTACHMENTS

1. Broadbent & Associates Review_Prescott Plaza Hotel_2025-10-10
2. Application
3. Ordinance 3447 Courthouse Plaza Local District
4. Plaza Hotel Presentation for 10.20.25 PPC Special Meeting



October 10, 2025

Re: Design Review of proposed Prescott Plaza Hotel at 136–140 South Montezuma Street (APN 109-02-014A), Prescott, Yavapai County, Arizona.

BACKGROUND INFORMATION

The property located at 136 - 140 S. Montezuma Street currently contains a historic-age building constructed in 1966. The building is located within the Courthouse Plaza Preservation District (District), which is listed in the National Register of Historic Places (National Register) (NAID: 75609355) at the local level of significance. The property is considered a non-contributing resource within the District; however, it is subject to historic preservation standards as provided in the Courthouse Plaza Historic Preservation Ordinance ("Ordinance" No. 3744, adopted April 14, 1998). The property is located on the west side of S. Montezuma Street ("Whiskey Row"), midblock between W. Gurley Street on the north, and W. Goodwin Street on the south.

DESCRIPTION OF PROPOSED DESIGN

Per the documentation submitted by the applicant, the completed work includes the construction of a four-story hotel building housing 47 guest rooms and an open-air terrace on the fourth floor that will host a wine bar overlooking the Courthouse Plaza. The rear of the hotel (facing Whiskey Row Alley) will feature a hotel mercantile shop, as well as a secondary entrance and elevator for guests, employees, and deliveries. A basement level provides staff and catering facilities, as well as a banquet room. Regular and Juliet balconies at the front and rear of the building will feature black, metal, balcony railings. The rooftop terrace will feature similar railings across the front. The first three stories of the building have a zero-foot setback from the back of the sidewalk, including the main entry. The fourth story is set back 15 feet, 3 inches from the back of the sidewalk to accommodate a covered terrace. The terrace will be covered with a steel-frame structure. The height of the fourth story at the top of the parapet is 43 feet, 6 inches. There will be an elevator overrun that will extend above the fourth floor for a max height of 48 feet. The overrun is set back from the front (east) façade approximately 53 feet and will house mechanical equipment only.

The finishes proposed for the exterior are:

- The front street level will have natural stone wainscoting.
- Above the wainscoting to the top of the building will be red brick veneer as the primary exterior material.
- Cornices, lintels, balconies, and cornice will be of natural stone.
- Alley façade will feature red brick veneer as primary material, along with natural stone for details.
- First floor, Courthouse Plaza-facing windows will feature canvas awnings in a burgundy shade.
- All windows are wood-frame, double-hung style, and front entry doors are wood frame with transom windows.
- Suspended portico above front entrance will feature 'Prescott Plaza Hotel' signage.

SUMMARY OF FINDINGS

Broadbent and Associates, Inc. (Broadbent) reviewed the proposed Prescott Plaza Hotel, 136 - 140 S. Montezuma Street, for compliance with the applicable requirements and Standards included in the



Ordinance and the Secretary of the Interior's Standards for Rehabilitation ("SOI"; 36 CFR 800), where the Ordinance is silent on certain matters, or where it conflicts with or supports the proposed project.

Courthouse Plaza Historic Preservation Ordinance

Broadbent finds that the proposed project meets all applicable Ordinance guidelines under A) SITING; B) DESIGN; C) MATERIALS; and D) OTHER CONSIDERATIONS. See tables beginning on the following page for detailed evaluation of each category.

Secretary of the Interior's Standards

As the fourth story is not specifically addressed in the Guidelines, an evaluation of the overall design using the SOI Standards for *Rehabilitation*, published in 2017, is applicable here. Standards 9 and 10 provide guidance on new work, including additions, exterior alterations, and related new construction. As the proposed project is considered "new construction," the Standards for *Rehabilitation* apply. Broadbent finds that the proposed project meets Standard 9 in that it will be differentiated from and compatible with the adjacent historic buildings, specifically, existing historic materials, features, size, scale and proportion, and massing. The fourth floor is set back an adequate distance so as to be minimally visible and to give an appearance of a three-story building from the public right-of-way. The proposed project will not negatively impact the integrity of the District and its ability to convey its historic significance. The proposed project does not meet certain aspects of Standard 9 and all of Standard 10, as the historic-age building will be demolished, thereby destroying historic materials beyond reversal.

Broadbent also finds the proposed project meets specific guidelines for "rooftop additions" in the Standards for *Rehabilitation* which state that a rooftop addition on a multi-story building should be set back at least one full bay from the primary elevations; be inconspicuous when viewed from surrounding streets; and be limited to one story. Although the set back is not technically "one full bay," it is found to be sufficiently set back so as to not be visually intrusive.

As this building is new construction within an established historic district, Broadbent also consulted the National Park Service's guidelines for "New Construction within the Boundaries of Historic Properties," published in 2007. Most notably, Broadbent finds that the proposed project respects the historic setback and streetscape; does not obscure, damage, or destroy character-defining features of the District; and the massing, size, scale, and architectural features of the proposed project is compatible with historic buildings within the District.

Below are tables outlining Broadbent's findings for compliance with the Ordinance standards. Notes with further explanation of findings are included where appropriate.

**Evaluation of Compliance with Ordinance: A) SITING OF THE BUILDING**

Ordinance Requirement	Complies Y/N	Notes
1. All setbacks shall be zero for at least 50 percent of the first floor facade and 100 percent of the second and third floor facade, including the roof line. This allows up to one-half of the first floor facade to be "inset" under the second floor facade, providing shelter, public safety and additional commercial display space.	Y	
<i>A.a. Optional: There is no requirement regarding the depth, angle or shape of the inset.</i>		
2. All setbacks shall be zero for all side yards for the entire height and length of the building.	Y	Portions of side elevations of second, third, and fourth floors set back five feet to comply with fire code.
3. No door shall swing into the public right-of-way (the sidewalk).	Y	
4. The first floor facing the Plaza shall be pedestrian oriented and used for functions that are accessible only by foot (stores, offices, entertainment, banking, etc.).	Y	
5. No uses shall be permitted that allow or encourage automobiles to traverse the property or cross the public sidewalk. This includes parking lots, garages, facilities with drive-throughs or drive-up windows, etc.	Y	
<i>A.b. Optional: Automobile access is allowed at the back of the property for service to the building. Parking, however, should be discouraged anywhere on the property.</i>		

Evaluation of Compliance with Ordinance: B) DESIGN OF THE BUILDING

Ordinance Requirement	Complies Y/N	Notes
Massing		
1. The maximum height of any building shall be 48 feet.	Y	No height limits specified for four-story buildings. Overall height of building is 43 feet, six inches with elevator overrun at 48 feet.
<i>B.a. Optional: 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.</i>		



Evaluation of Compliance with Ordinance: B) DESIGN OF THE BUILDING		
Ordinance Requirement	Complies Y/N	Notes
Fenestration (Doors and Windows)		
2. The first floor only may include "storefront" openings. Storefronts, when used, may extend into and include all of the inset areas defined under "Setbacks." The storefronts should have opaque (solid) bottom panels approximately one-and-one-half to three feet high. The individual glass panes should have a vertical orientation as defined below. Fixed transom panels above the doors and windows up to the bottom of the interior finished ceiling are encouraged. Transoms do not need to be operable.	Y	Excludes main entry.
3. All non-storefront doors and windows should have a vertical orientation in design. That is, the height of each opening shall be at least one-and-one-half times the width (i.e., a 3-foot-wide window must be at least 4-1/2 feet tall).	Y	
4. 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 shall exceed four feet in width.	Y	
5. 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.	Y	
<i>B.b. Optional: Large, continuous openings on the first floor are encouraged, but are not mandatory. The combination of doors and windows may be up to 75 percent of the front elevation, not including insets.</i>		
Relationship of Walls to Openings		
6. The maximum separation between openings is 10 feet.	Y	
7. Non-storefront windows should be located singularly whenever possible, however, groupings of not more than two windows is acceptable [see <i>Option B.c.</i> below] but should be set into the facade a minimum of 2 to 4 inches.	Y	Windows are inset ~4".
8. The space between windows should be between one-half and one-and-one-half the width of the opening. For example, if a window opening is four feet wide (one four-foot window or two, two-foot windows) then the wall surface to the next opening shall be between 2 and 6 feet wide.	Y	Grouped first floor storefront windows are 8' (excluding frames) and are separated by minimum allowable 4' (excluding main entry).



Evaluation of Compliance with Ordinance: B) DESIGN OF THE BUILDING		
Ordinance Requirement	Complies Y/N	Notes
	Y	Second and third story windows meet the requirement if using the wider paired windows (~6' wide) as the measurement, allowing for a maximum 9' separation.
9. The distance from the edge of a window to the corner of a building shall be a minimum of one-and-one-half the width of the opening. For example, a three foot wide window requires a minimum separation of at least 4-1/2 feet to the edge of the building. In no case shall the distance from an opening to the edge of a building be less than 3 feet wide.	Y	Ground floor windows include two banks of four, 2' lights (panes) in frames with a minimum allowable distance to the corner of three feet. Floors 2 – 4 do not apply as the outer openings are doors.
10. On the second and third floors, the maximum opening or glazed area shall be 50 percent as measured horizontally or vertically. Horizontal measurements shall be from edge to edge of the building. Vertical measurements shall be from the finished floor of the second story to the roof line.	Y	Glazed area on second and third floors meets requirement (~34 percent).
	Y	Glazed area on fourth floor consists of three banks of four glass doors, each measuring 8' for a total of 24' where 25' is the maximum allowable.
11. The bottom of windows shall be a minimum of 1-1/2 feet and a maximum of 4 feet above the finished floor at all stories.	Y	
12. On first floor storefronts, the width of the storefront may not exceed 19 feet on 25 foot parcels and 25 feet on all other parcels.	Y	Width of two banks of storefront windows is 23' total where 25' is the maximum allowable. Excludes main entry.
<i>B.c. Optional: A wide variety of combinations is possible under the above criteria. The object is to provide a pattern of openings in the facade wall that maintains the overall rhythm and order of the historic buildings.</i>		
<i>B.d. All new construction and major renovation to front facades that seek to alter the existing window pattern must comply.</i>		
Roofs		
13. All roofs shall be "flat" with a low pitch, draining to the back of the building.	Y	
14. Parapets at the front elevation shall "hide" the roof. No roof, roof material or mechanical equipment	Y	



Evaluation of Compliance with Ordinance: B) DESIGN OF THE BUILDING		
Ordinance Requirement	Complies Y/N	Notes
mounted on the roof shall be visible from the front elevation.		
<i>B.e. Optional: The shape and design of the front parapet is not stipulated. It may be flat, triangulated or even rounded as long as it is sufficiently tall to conceal the roof behind it.</i>		
15. The color of the roof material should be an earth tone or match the color of the building to reduce glare to taller neighboring buildings.	Y	
Details		
16. The use of details is encouraged, insofar as the design is compatible and consistent with the character of the building and the district as a whole.	Y	
17. Details should generally be constructed of materials already present in the building. For example, if the building facade is primarily brick, then different patterns of the brick may be considered. If different materials are used, they should be complementary to the primary material.	Y	
18. Existing details [such as tiled sidewalk pattern] in or near the public right-of-way must be respected.	N/A	
19. The use of details should be part of the overall rhythm of the design. They should add, and not detract, from the overall visual interest of the building.	Y	
<i>B.f. Optional: 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 at the building crown); 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).</i>		
<i>B.g. Optional: Classical, Classical Revival and other historic details are permitted if done in the correct historic stylistic proportions and in a manner consistent with the character of the district. Victorian details and elements, however, are not acceptable as they represent a time period prior to when most of the buildings in the district were constructed.</i>		

**Evaluation of Compliance with Ordinance: C) BUILDING MATERIALS**

Ordinance Requirement	Complies Y/N	Notes
1. The use of brick or stone masonry is required. Masonry may be either structural or veneer. Smooth-faced concrete masonry units and "slump" block is not acceptable. "Split-face" block is acceptable if used with an integral color.	Y	
2. Wood is not acceptable except as an accent material (trim, cornices, etc.)	Y	
3. The facade material shall be left in a natural condition with no glazing, paint or other applied finish. Use integral or natural color for masonry materials. Wood may be stained or painted. Stucco accents may be painted. All colors should be of neutral tones, compatible with the building design and the entire district.	Y	

C.a. Optional: The composition of the various materials is not specified, as long as the design is compatible with the general character of the district.

Fenestration Materials

4. The use of wood for doors, windows and storefronts is strongly encouraged. Vinyl-clad wood is acceptable only if the material gives the appearance of wood. Aluminum or bare metal is not acceptable for any application.	Y	
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C.b. Optional: Steel may be used in new construction for doors and windows if painted a compatible color with the rest of the building. Steel may be used for restoration if the same size, style and type of door or window is used.

Evaluation of Compliance with Ordinance: D) OTHER CONSIDERATIONS

Ordinance Requirement	Complies Y/N	Notes
Awnings		
1. The use of canvas or fabric awnings is encouraged at all locations in the district. Metal awnings, including aluminum, are not acceptable.	Y	
2. First floor awnings may extend over the public right-of-way (sidewalk). The width of first floor awnings may be up to the width of the storefront and/ or inset. The color should match or be complementary to the primary color	Y	



Evaluation of Compliance with Ordinance: D) OTHER CONSIDERATIONS		
Ordinance Requirement	Complies Y/N	Notes
of the facade; the color must not distract from the facade.		
3. Awnings should be flat with an angle of approximately 45 degrees from the sidewalk to the facade. Curved awnings are permitted but are not encouraged.	Y	
4. Some historic buildings include awning bands set into the front facade, usually just above the storefront. These should be used whenever possible to provide a historically correct configuration. New construction Round Awnings should also include awning bands into the design.	Y	
Demolition		
5. Demolition within the Courthouse Plaza Historic District will not be permitted unless [...] the following [condition is] met: The building is a noncontributor to the historic district.	Y	
6. 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.	Y	



October 14, 2025

City of Prescott, City Council
Attn. Mr. Joseph Young
201 N. Montezuma St., Suite 302
Prescott, AZ 86301
joseph.young@prescott-az.gov

SENT VIA E-MAIL & U.S. MAIL

Subj: City's Denial of Hotel Application at 136-140 S. Montezuma St.

Dear Joseph:

As you know, I represent Jim Grisette regarding his application for a permit to construct the Prescott Plaza Hotel ("Hotel") at 136-140 S. Montezuma Street.

On September 3, 2025, I sent you a letter detailing the project's history and identifying the only remaining issue for compliance with the Prescott Historical Preservation Guidelines ("Guidelines"): the setback for the fourth-floor open-air patio. Attachment 1.¹

Since then, my client has continued to work diligently with the City of Prescott ("City"), including participating in an independent compliance review conducted by Broadbent & Associates, Inc. Mr. Grisette has further refined the Hotel's renderings to address every outstanding concern.

Based on these revisions, my understanding is that Broadbent & Associates has confirmed the Hotel is now in full compliance with the Guidelines.

Accordingly, we look forward to the Hotel's presentation and approval at the Prescott Historic Preservation Commission meeting on October 20, 2025.

¹ The original attachments to the September 3, 2025 have been removed, as the rendering have been modified since.

Should you have have any questions in the meantime, please do not hesitate to contact me directly at (602) 462-5000 or jriches@goldwaterinstitute.org.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Riches", written over a light gray rectangular background.

Jon Riches
Vice President for Litigation
Scharf-Norton Center for Constitutional Litigation
at the Goldwater Institute

cc. Prescott Councilmembers



September 3, 2025

SENT VIA E-MAIL & U.S. MAIL

Mr. Joseph Young
City of Prescott, City Council
201 North Montezuma Street, Suite 302
Prescott, Arizona 86301
joseph.young@prescott-az.gov

Subj: City's Denial of Hotel Application at 136-140 S. Montezuma St.

Dear Joseph:

As you know, I represent Jim Grisette regarding his application for a permit to construct the Prescott Plaza Hotel ("Hotel") at 136–140 South Montezuma Street.

Mr. Grisette has attempted to obtain City of Prescott ("City") approval to construct the Hotel since 2023. Throughout this time, Mr. Grisette has worked diligently and in good faith to comply with the City's shifting requirements pertaining to permit approval, revising his design multiple times to address new and varying demands.

On July 22, 2025, Prescott Preservation Specialist Kaylee Nunez issued a report evaluating whether the Hotel complied with the City's Historic Preservation Guidelines ("Guidelines"). Attachment 1. In that report, Ms. Nunez identified 29 criteria for the project to comply with the Guidelines. Mr. Grisette's project fully satisfied 27 of them. Of the remaining two, the report noted that the project "partially met" the guideline on "wood doors, windows, and storefronts," and did not meet the setback requirement for an open air patio on the fourth floor.

Despite this overwhelming compliance, the Commission nonetheless denied Mr. Grisette's permit application by a 3–1 vote.

Later, at an August 5, 2025 City Council meeting, one member of the Commission testified that had she fully understood the project at the time of the vote, she would have approved it.

At that same City Council meeting, it was also confirmed that the project *does* meet the “wood doors, windows, and storefronts” requirement, since it uses composite wood material.

That leaves only one disputed issue: the fourth-floor open-air patio setback.

Respectfully, the City’s interpretation of the Guidelines on this point is misplaced.

The Guidelines state: “All setbacks should be zero for at least 50 percent of the first-floor façade and 100 percent of the second and third floor façades, including the roofline.”

- First, Mr. Griset’s revised project includes an open-air patio on the fourth floor, not the second or third floors addressed in the Guidelines.
- Second, the Guidelines uses the word “should,” which makes it advisory rather than mandatory.
- Third, the Guidelines stem from the City’s Historic Preservation Master Plan. As such, it is a policy document—not binding law. As Arizona courts have made clear, plans are aspirational statements of policy, not enforceable land-use controls. *See Ne. Phoenix Homeowners’ Ass’n v. Scottsdale Mun. Airport*, 130 Ariz. 487, 496 (App. 1981).

Arizona law further supports this conclusion. Under A.R.S. § 9-834(A), municipalities may base licensing decisions only on requirements “specifically authorized by statute, rule, ordinance, or code.” Reliance on policy guidelines does not satisfy this standard. Additionally, under A.R.S. § 9-843, municipalities must “specify in clear and unambiguous language the criteria for granting [a] license or permit.” Applying a setback standard written for second- and third-floor façades to a fourth-floor open-air patio fails that test.

Nevertheless, in the spirit of cooperation and to move this project forward, Mr. Griset has once again revised his plans to meet even this disputed requirement. Renderings are attached. *See* Attachment 2. We trust that this final revision resolves any question regarding the setback requirement.

Two additional issues arose during the August 5 Council meeting that were not mentioned in Ms. Nunez’s report and are not contained in the Guidelines.

First, a council member expressed concern regarding the opacity of the lower portion of the rear storefront. Although this requirement is not in the Guidelines or City Code, Mr. Griset has again revised his design to address this concern. Attachment 3.

Second, there was a preference raised for Juliet balconies rather than extended balconies. The Guidelines are silent as to balconies, and therefore, no legal requirement exists regarding the balconies. Again, Mr. Griset has included renderings of balconies that we

believe fully comply with the Guidelines and he is available to discuss this matter further at any time. Attachment 4.

At every stage of this process, Mr. Griset has demonstrated good faith, making substantial changes even when the requirements were unclear, advisory, or nonexistent. What he cannot do is comply with standards that shift without legal authority. Continued denial of his project on such grounds would violate state law and leave him with no choice but to seek judicial relief.

To avoid further dispute, Mr. Griset respectfully requests that his revised project be resubmitted for a final review at the Commission's September 12, 2025 meeting. Could you please advise (1) to whom the revised application should be submitted, and (2) whether the matter can be placed on the agenda for that meeting?

We hope the City will recognize Mr. Griset's efforts to work collaboratively and allow this important project to move forward as expeditiously as possible.

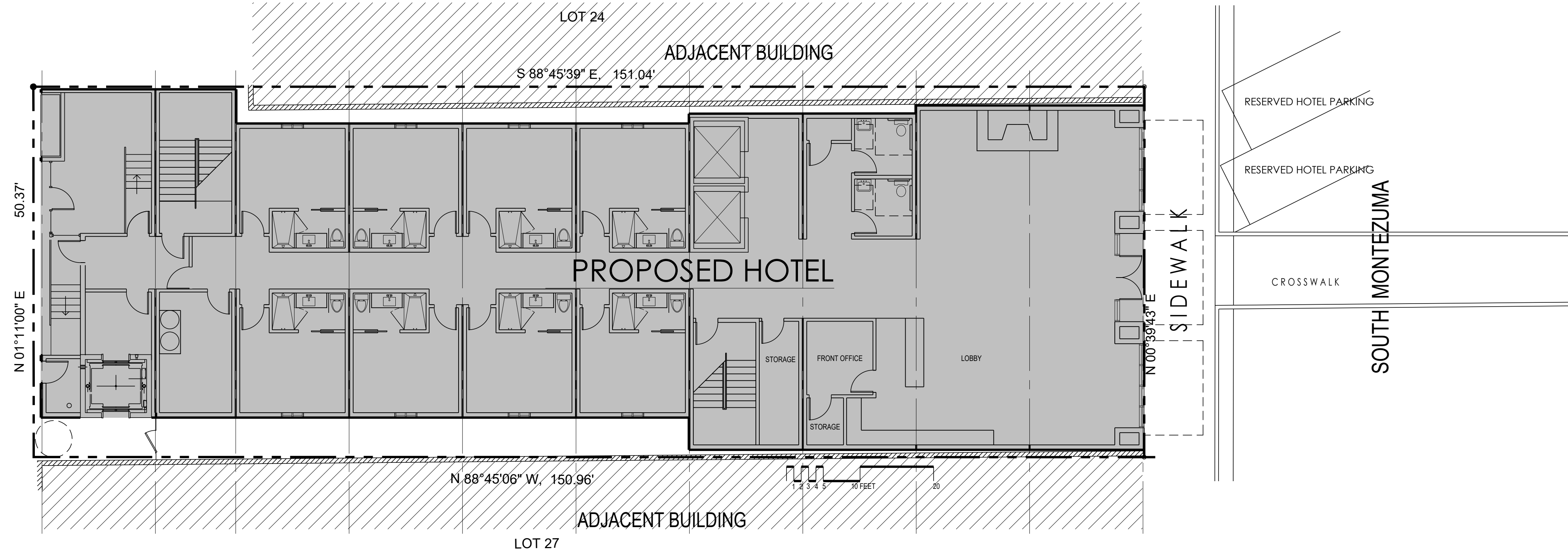
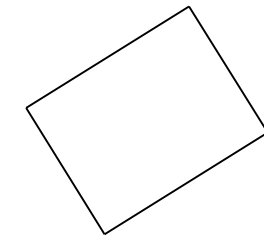
If you have any questions in the meantime, please do not hesitate to contact me directly at (602) 462-5000 or jriches@goldwaterinstitute.org.

Sincerely,

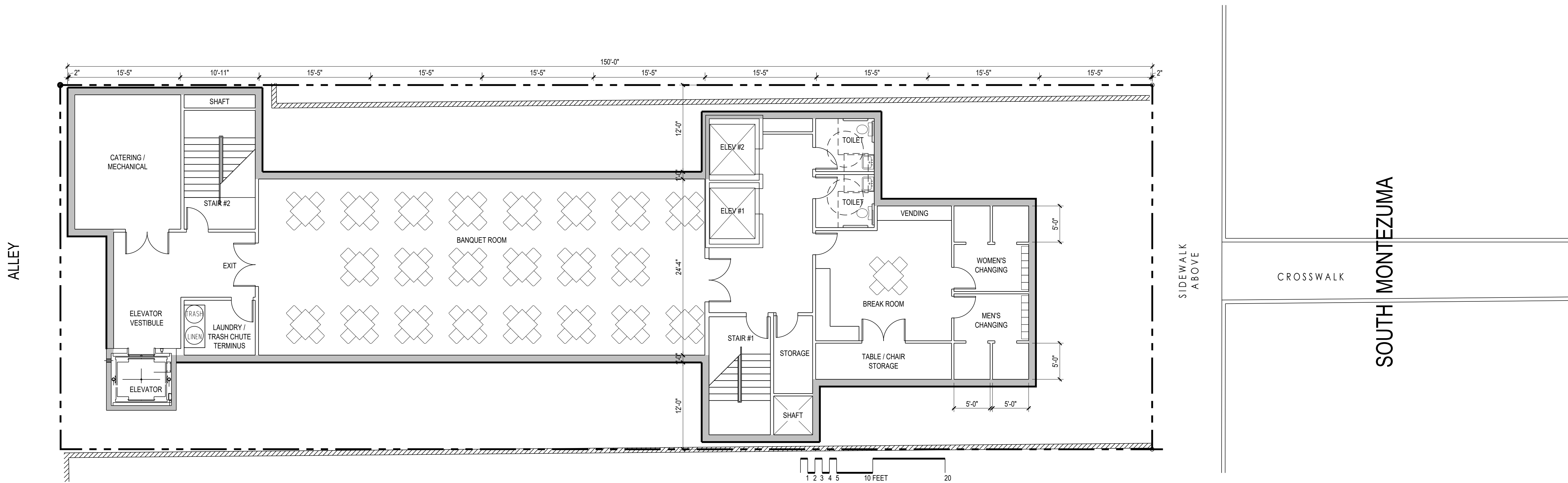


Jon Riches
Vice President of Litigation
Scharf-Norton Center for
Constitutional Litigation at the
Goldwater Institute

cc: Prescott Councilmembers



1 SITE PLAN
SCALE: 1" = 10'-0"



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

PROJECT DATA

PROJECT DESCRIPTION:

BOUTIQUE HOTEL, 4 STORIES WITH 41 ROOMS, A COVERED PLAZA TERRACE ON THE 4TH LEVEL. OVERALL DESIGN TO COMPLEMENT AND PRESERVE THE HISTORIC ARCHITECTURE AND AMBIENCE OF COURTHOUSE SQUARE. PROPOSED COVERED ROOFTOP TERRACE COULD ACCOMMODATE A WINE BAR, BAR, RESTAURANT, SPECIAL EVENT VENUE, SOCIAL AREA OR PRIVATE CLUB FOR GUESTS, OR OTHER USES TBD. MAY INCLUDE AN OUTDOOR FIREPLACE.

OWNER:

JIM GRISET
711 LIDO PARK DRIVE, SUITE H
NEWPORT BEACH, CA 92663

PROJECT ADDRESS:

136 S. MONTEZUMA STREET
PRESCOTT, AZ 86303

APN:

PARCEL 103-02-014A

ZONING:

DOWNTOWN BUSINESS (DTB)

CONSTRUCTION TYPE:

II-B CONSTRUCTION

OCCUPANCY TYPE:

R-1 DWELLING (HOTEL)

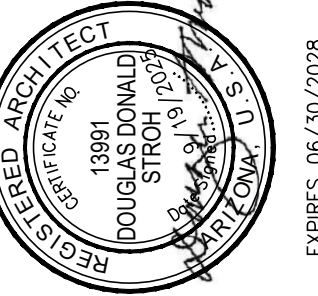
FIRE SPRINKLERS WILL BE INSTALLED

PARKING:

NONE REQUIRED

CITY OF PRESCOTT

PRE-APPLICATION NUMBER: T.B.D.



STROH ARCHITECTURE, INC.
1577 Plaza West Drive, Suite B
Prescott, AZ 86303
(928) 771-0548

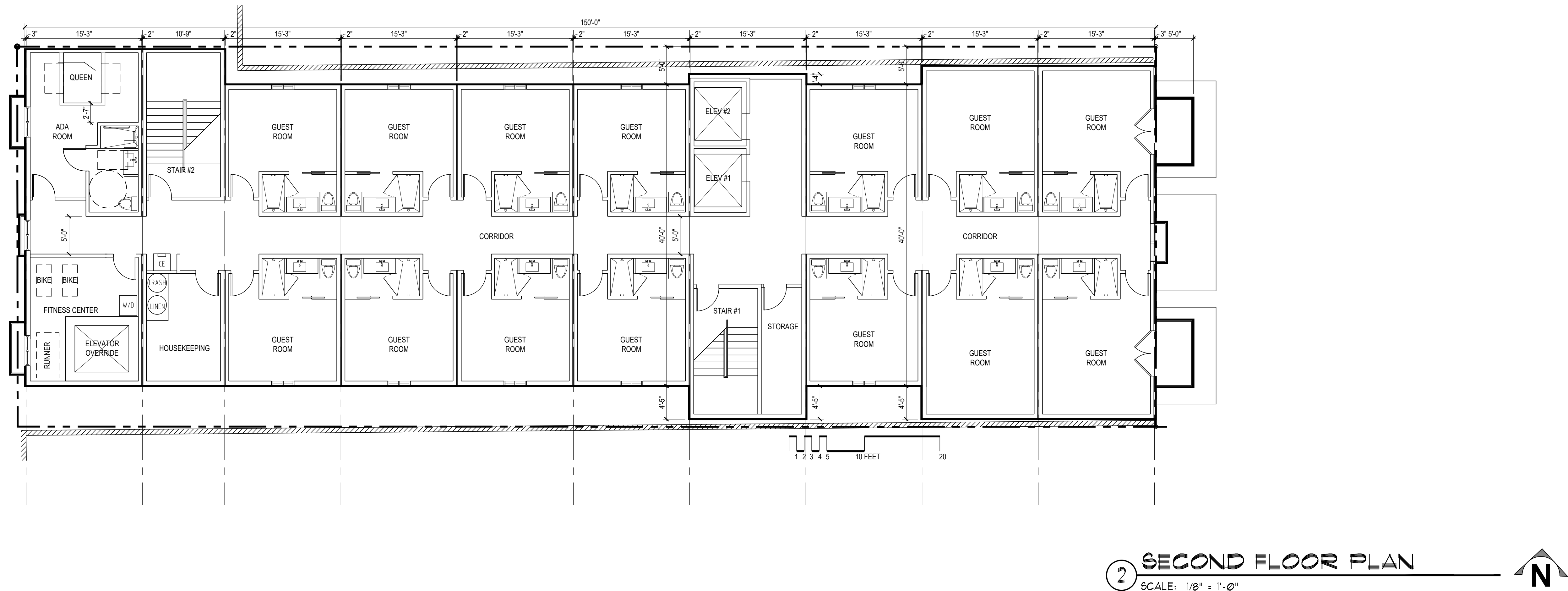
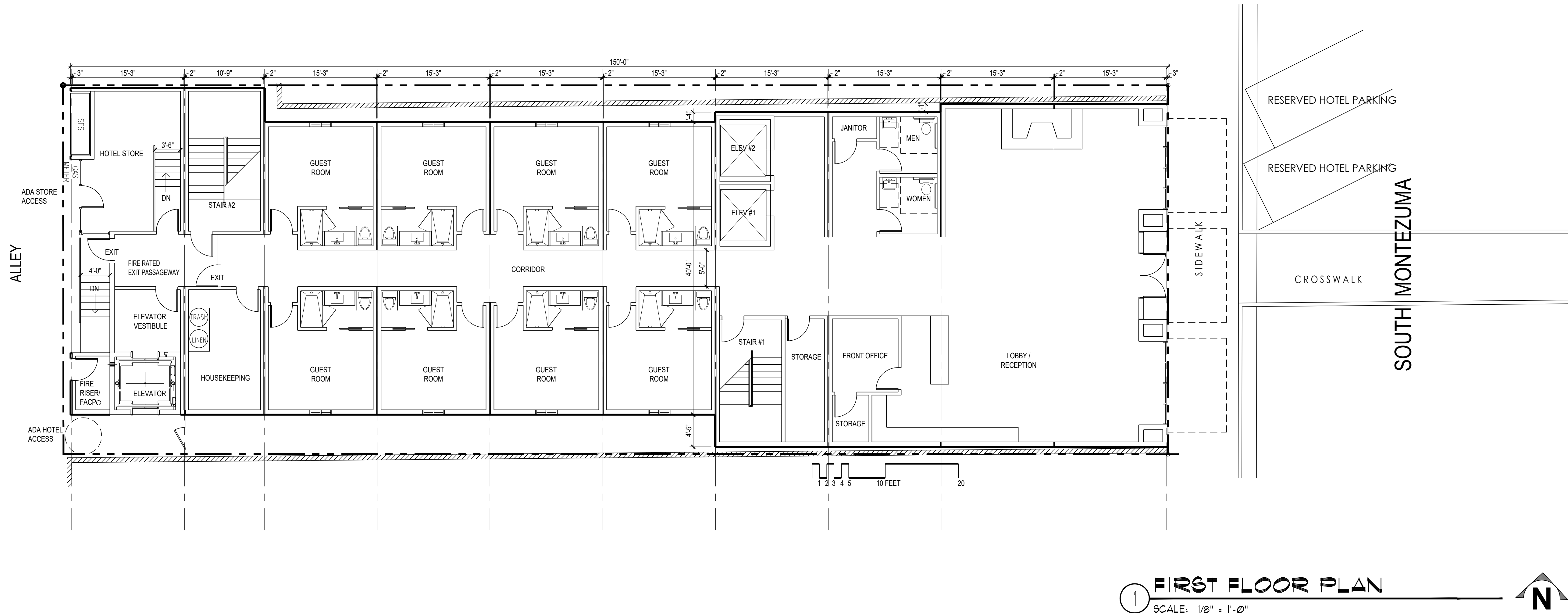
JIM GRISET
PRESCOTT PLAZA HOTEL
136 S MONTEZUMA ST
PRESCOTT, AZ 86303

REVISION

SHEET SITE PLAN / BASEMENT PLAN

A-1

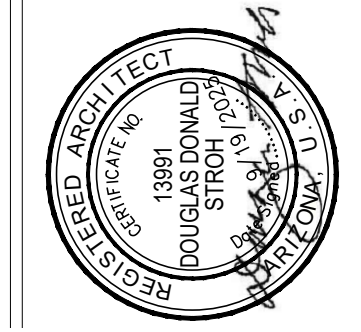
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CHECKED BY: DDS
DATE: SEPTEMBER 2025
JOB NO: 25-04



PRELIMINARY

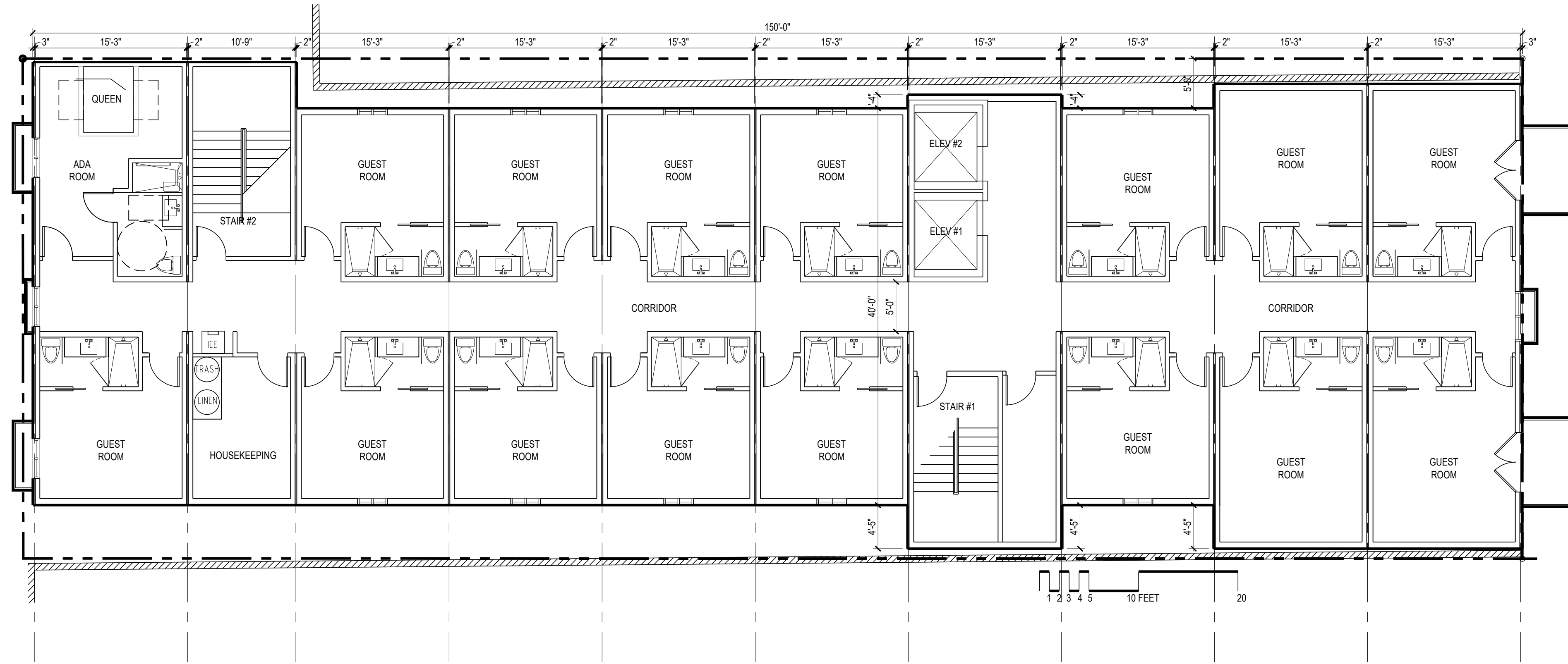
JIM GRISET
PRESCOTT PLAZA HOTEL
136 S MONTEZUMA ST
PRESCOTT, AZ 86303

STROH ARCHITECTURE, INC.
1577 Plaza West Drive, Suite B
Prescott, AZ 86303
(928) 771-0548

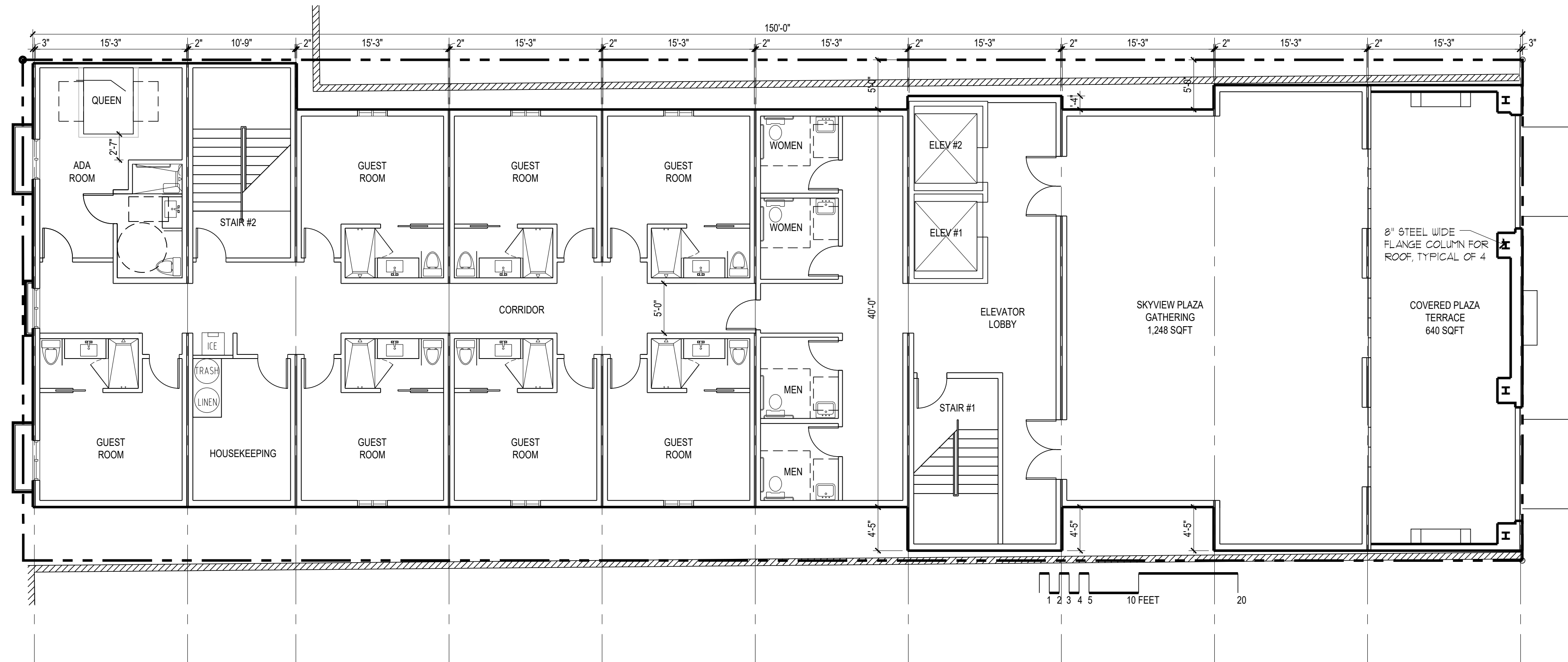
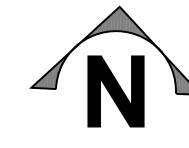


REVISION

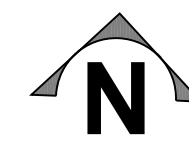
SHEET
1ST & 2ND
FLOOR PLANS
A-2
DRAWN BY: JRK
CHECKED BY: DDS
DATE: SEPTEMBER 2025
JOB NO: 25-04



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



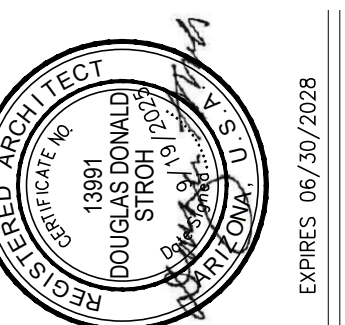
2 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



PRELIMINARY

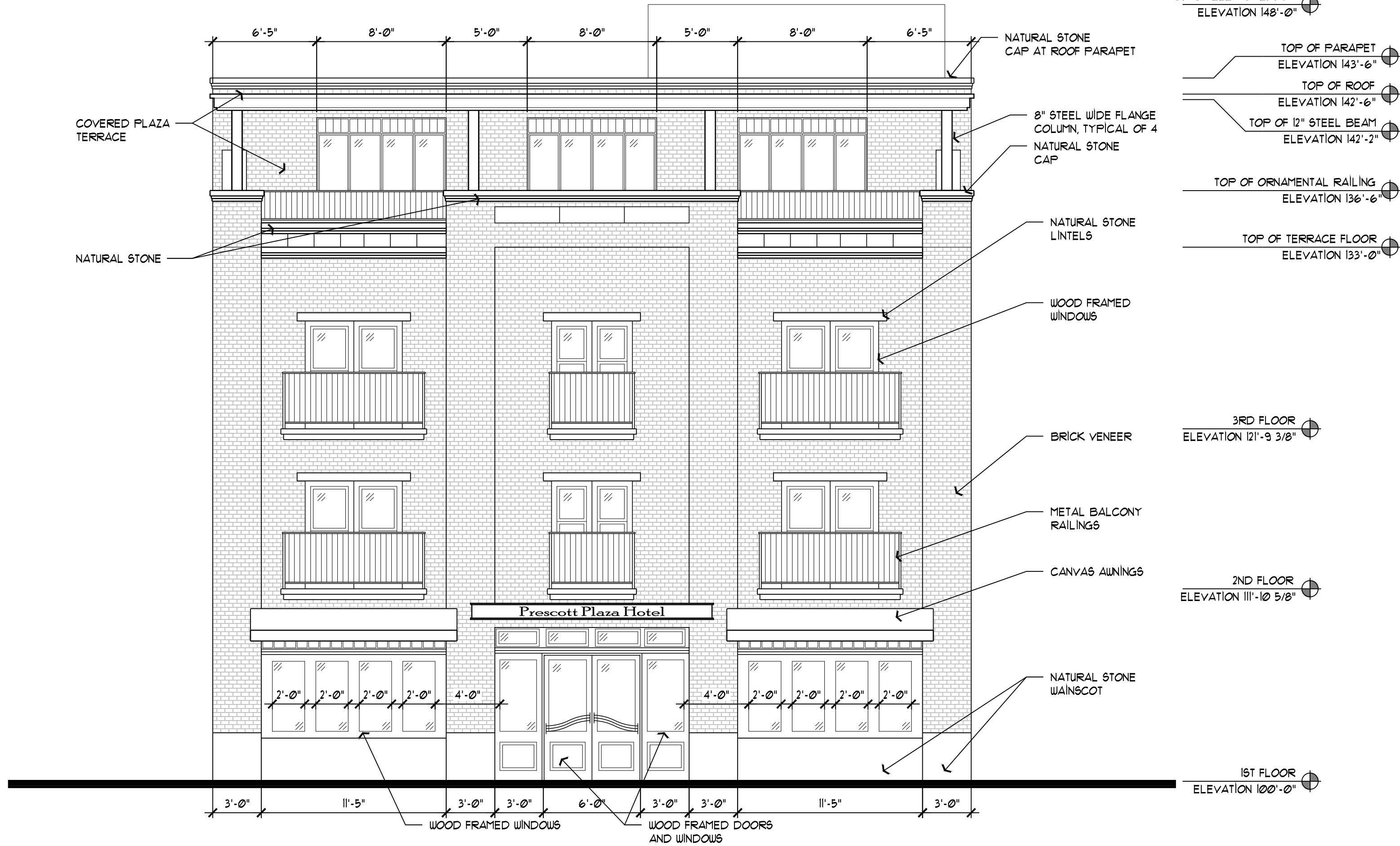
JIM GRISET
PRESCOTT PLAZA HOTEL
136 S MONTEZUMA ST
PRESCOTT, AZ 86303

STROH ARCHITECTURE, INC.
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Prescott, AZ 86303
(928) 771-0548

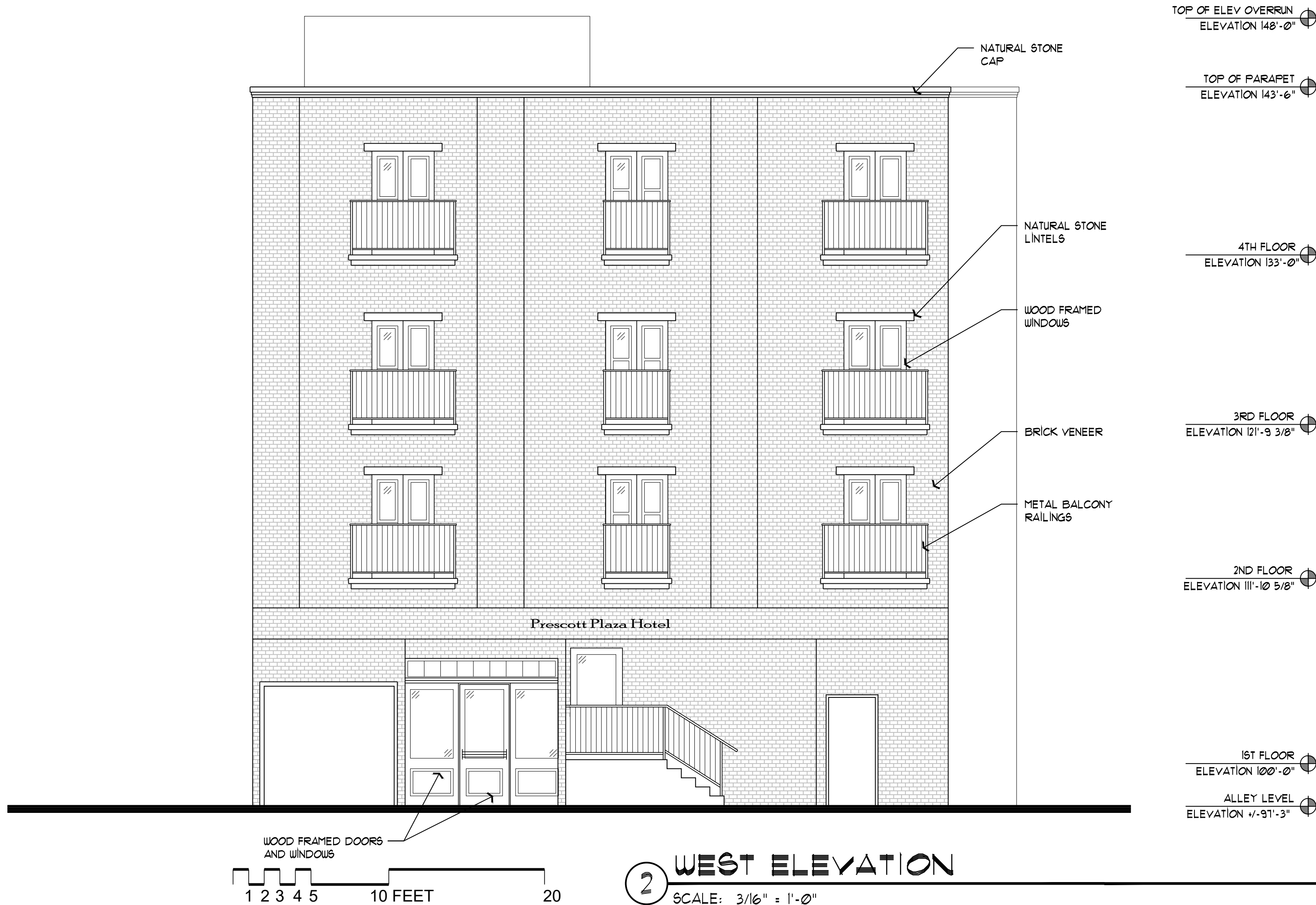


REVISION

SHEET
1ST & 2ND
FLOOR PLANS
A-3
DRAWN BY: JRK
CHECKED BY: DDS
DATE: SEPTEMBER 2025
JOB NO: 25-04

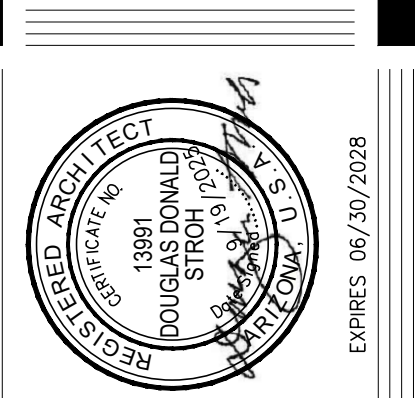


1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

PRELIMINARY

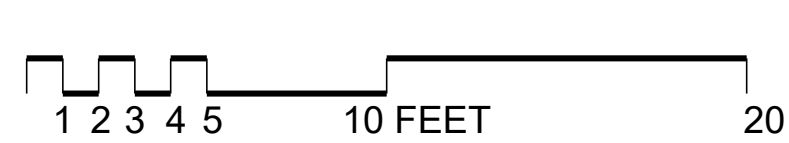
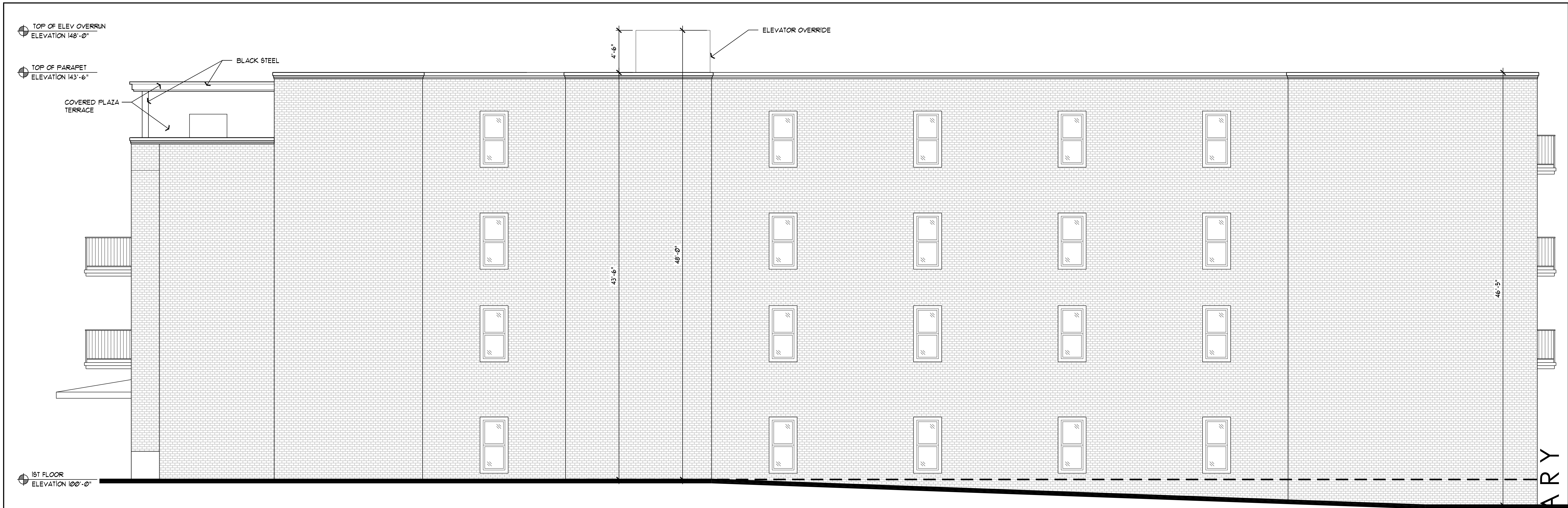


STROH ARCHITECTURE, INC.
1577 Plaza West
Prescott, AZ 86303
(928) 771-0548

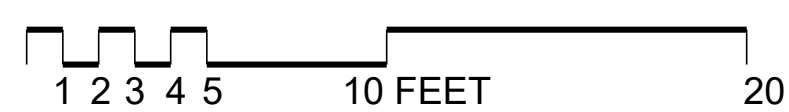
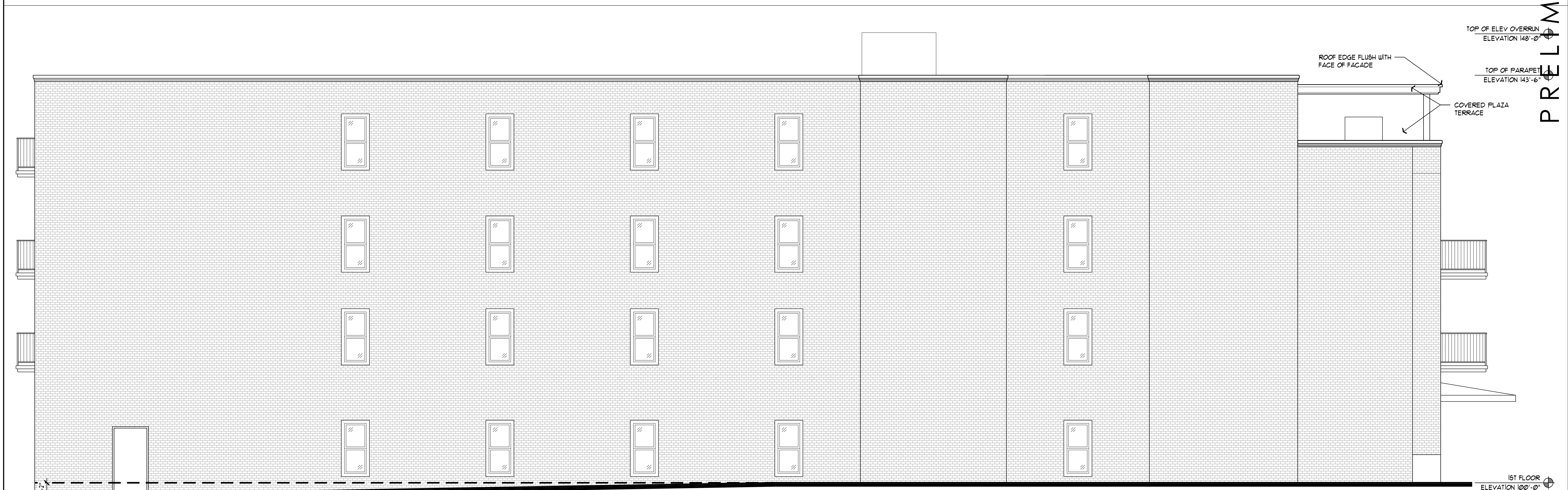
JIM GRISET
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PRESCOTT, AZ 86303

REVISION

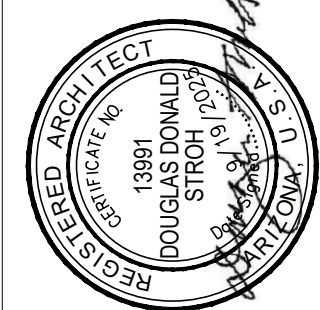
SHEET
EXTERIOR
ELEVATIONS
A-4
DRAWN BY: JRG
CHECKED BY: DDS
DATE: SEPTEMBER 2025
JOB NO.: 25-04



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



STROH ARCHITECTURE, INC.
1577 Plaza West Drive, Suite B
Prescott, AZ 86303
(928) 771-0548

JIM GRISET
PRESCOTT PLAZA HOTEL
136 S MONTEZUMA ST
PRESCOTT, AZ 86303

REVISION

SHEET
EXTERIOR ELEVATIONS
A-5
DRAWN BY: JRK
CHECKED BY: DDS
DATE: SEPTEMBER 2025
JOB NO.: 25-04



 **Stroh Architecture Inc.**
PRESCOTT PLAZA HOTEL
Prescott, AZ



 Stroh Architecture Inc.
PRESCOTT PLAZA HOTEL
Prescott, AZ





 **Stroh Architecture Inc.**
PRESCOTT PLAZA HOTEL
Prescott, AZ





BK	FEE
	12.50
MAP	\$4
PCL	\$5
	\$1
\$	12.50

3041582 BK 3572 PG 483
Yavapai County
Patsy Jenney-Colon, Recorder
05/21/1998 01:58P PAGE 1 OF 24
CITY OF PRESCOTT
RECORDING FEE 12.50
SURCHARGE 0.00
POSTAGE 0.00

ORDINANCE NO. 3744

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, PROVIDING FOR AN OVERLAY ZONE DESIGNATING THE COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT, AND REGULATING THE USE OF CERTAIN PROPERTY THEREIN.

WHEREAS, the City of Prescott is empowered to establish districts of historical significance pursuant to ARS Section 9-462.01 (A) (10); and

WHEREAS, the City of Prescott Preservation Commission has determined that certain property within the City limits meets the requirements of ARS § 9-462.01 (A) (10) and Prescott City Code § 3-9-1; and

WHEREAS, the City Council of the City of Prescott has determined that the foregoing property meets the requirements of ARS § 9-462.01 (A) (10) and Prescott City Code § 3-9-1; and

WHEREAS, the City of Prescott has complied with the provisions of ARS §9-462.01 et seq., and PCC § 3-9-1.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT, there is hereby established the Courthouse Plaza Historic Preservation District, the boundaries of which are more particularly set forth in the attached Exhibit "A".

SECTION 2. THAT, in addition to those requirements as set forth in Prescott City Code § 3-9-1, those properties within the Courthouse Plaza Historic Preservation District shall comply with those standards necessary to preserve the historical character of said property, as more particularly set forth in the attached Exhibit "B", more particularly identified as the Courthouse Plaza Historic Preservation District Design Guidelines, prepared June, 1997.

Ordinance No. 3744 – continued:

PASSED, APPROVED and ADOPTED by the Mayor and Council of the City of
Prescott, Arizona, this 14th day of APRIL, 1998.

SEAL

ATTEST:

Marie L. Watson
MARIE L. WATSON, City Clerk

Paul S. Daly
PAUL S. DALY, Mayor

APPROVED AS TO FORM:

John R. Moffitt
JOHN R. MOFFITT, City Attorney

COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT BOUNDARIES

All of the following:

Prescott Townsite,

Block 7, Lot 23 and the south 30 feet of Lot 21

Block 8, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13

Block 9, Lots 22 and 24

Block 13, Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29,
30, 31, 32, 33, 34, 35, 36 and 37

Block 14

Block 15, Lots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 51, 52, 53, 54,
55, 56, 57, 58, 59 and 60

Block 19, Lots 1 and 3 and the north 18.25 feet of Lot 5

Block 20, Lots 38, 39, 40, 41, 42, 43, 44, 45 plus east 3.875 feet of 46, 47,
48, 49 and 50

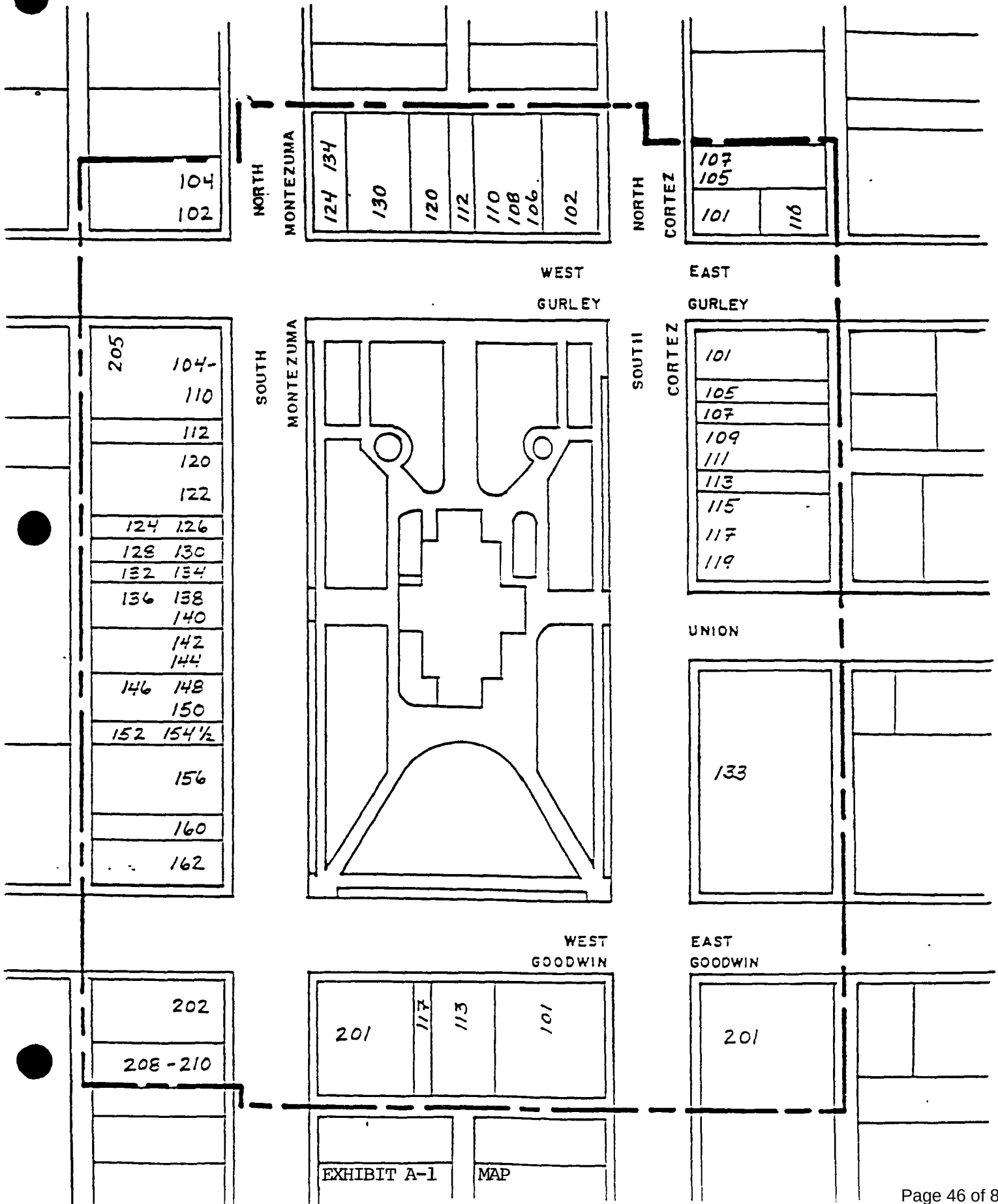
Block 21, Lots 2, 4 and 6 and the north 25 feet of Lot 8

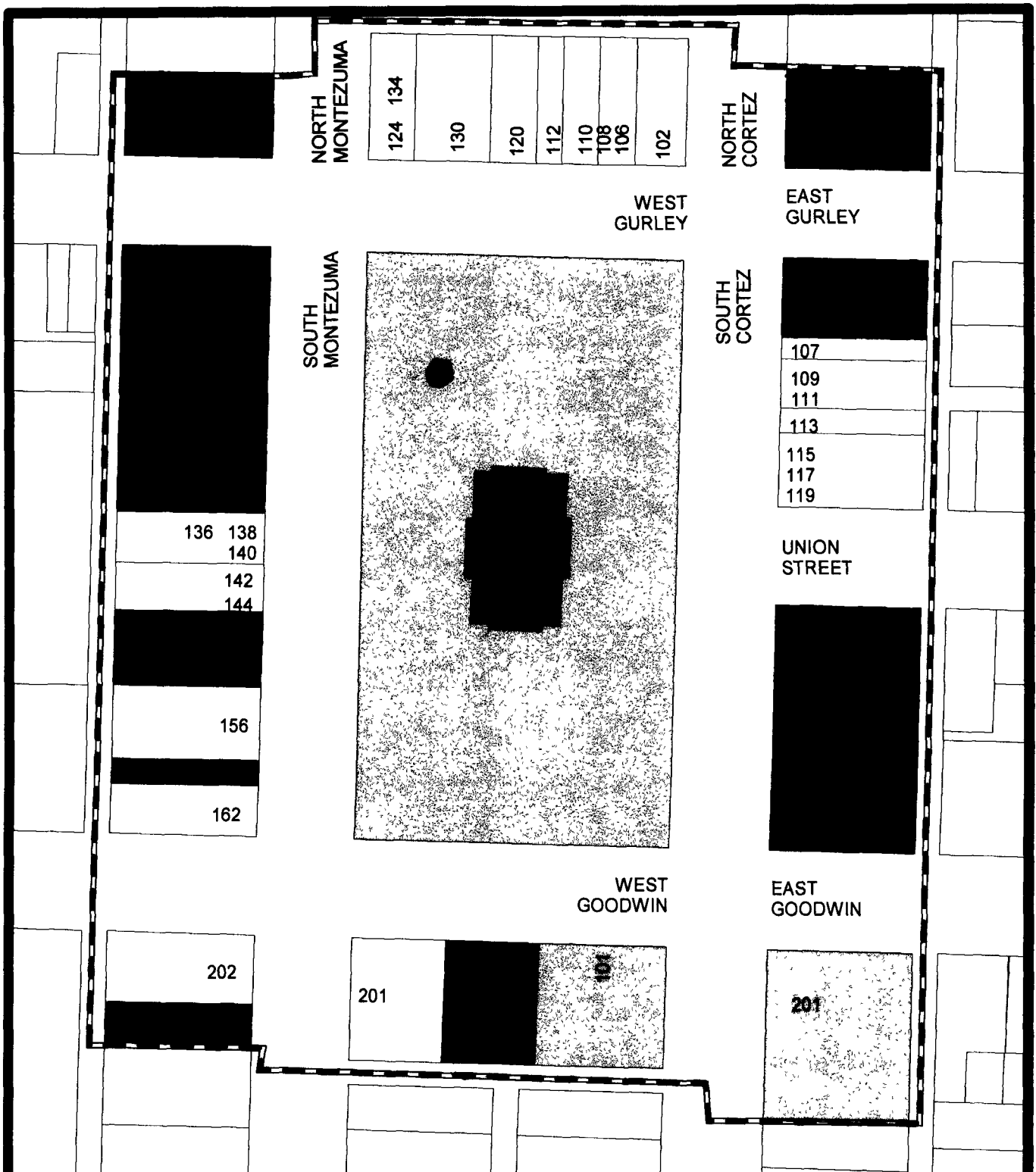
Exhibit "A"

COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT BOUNDARIES

PAGE 4

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CK372





City of Prescott

Proposed Courthouse Plaza Historic District



Proposed District
Boundary



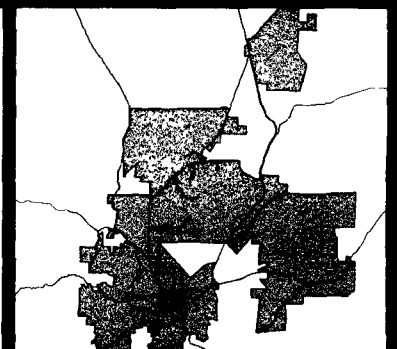
Publically Owned
Parcels



Properties for which
Petitions have been
received

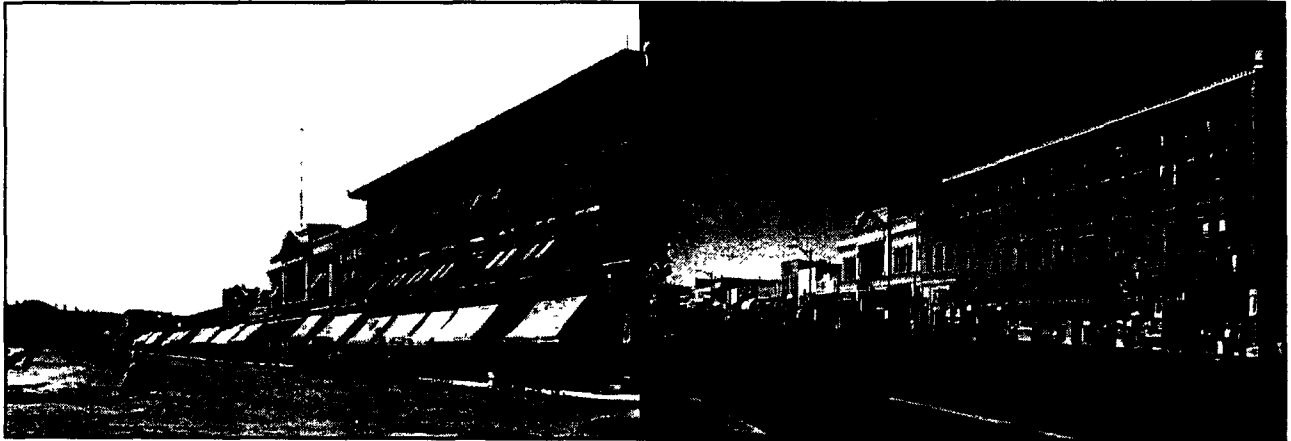
Product of Community Development Geographic Information System
Reference Arc View Project GIS0308 apr 3-25-1998

N
Scale: 1 in = 150 ft



VICINITY MAP

C i t y o f P r e s c o t t • A r i z o n a



South Montezuma Street (Whiskey Row) 1905 and 1997

COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT DESIGN GUIDELINES

JUNE 1997

P r e s c o t t P r e s e r v a t i o n C o m m i s s i o n

EXHIBIT B

Prepared by:

Steven C. Adams, AIA
Adams Architecture & Planning, Inc.
118 S. Pleasant Street
Suite 201
Prescott, Arizona 86303

City of Prescott Project Manager:

Nancy Burgess, Preservation Specialist

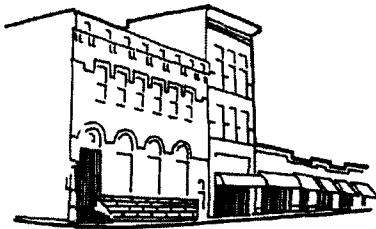
DESIGN GUIDELINES

COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT

PAGE 8 OF 24
BK 3572 PG 483 FEE#3041582

INTRODUCTION

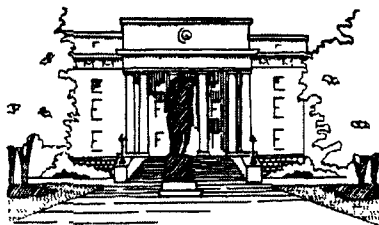
History and Importance of the Courthouse Plaza



*Southeast Corner of Gurley and
Cortez Street*

When people across Arizona think of Prescott, the image that most often comes to mind is the Courthouse Plaza. As the historic heart of the city that twice served as Territorial Capital, it is literally where Arizona was born, thrived and is still remembered in the layout, architecture and ambiance of the area. Nearly every publication dealing with Prescott shows and prominently displays the Courthouse Plaza, and it is usually the first (and often the only) stopping place for visitors. To Prescottonians, the Plaza *is* the downtown; the focal point of their community. It is no exaggeration to state that the Courthouse Plaza is Prescott; and that Prescott is the Courthouse Plaza.

This arrangement, of course, did not happen accidentally. Since Prescott was first surveyed by Robert Groom in 1863, the Plaza was deliberately set aside as a governmental, commercial and public gathering place. Although Prescott is not unique in these origins, it is unique in the degree to which the area has been maintained and the original layout and architecture respected. While countless other cities and towns across America have long since lost their historic core, Prescott's remains. This has been the result of good planning as well as a bit of good luck.



Yavapai County Courthouse

The Courthouse Plaza Historic Preservation District contributes more to the understanding of the heritage of Prescott than any other group of buildings. The buildings which comprise the district, generally built of natural stone or brick masonry, form the edge of the Courthouse Plaza itself and reflect a high standard of craftsmanship and design sensitivity. Most events and persons associated with Prescott's history are related to the Plaza. These include the events surrounding the founding and layout of the town in the early 1860s, the fire of 1900, the construction of the Courthouse, and the many individuals whose businesses were located on the Plaza and whose homes are in neighboring historic districts.

It is the intent of these Design Guidelines to preserve the historic character of the Courthouse Plaza Historic District without dictating specific design solutions or styles. Development pressures today are more intense than in the past, thus the need to protect the integrity of the Plaza District is more acute. The result will be a protection of the investment of individual property owners, enhancement of the economic base, and retention of the central character of what is known as "everybody's hometown."

DESIGN GUIDELINES

Why Preserve the Courthouse Plaza?

Many of the historic assets of the Courthouse Plaza District are important not only to the heritage of the city, but also to the history, architecture, development and growth of Arizona and the American Southwest. Individually and collectively, these historic resources tell how our town has grown and changed, and how Prescottians before us worked, played, worshipped, traversed, reacted to their environment, overcame obstacles, conducted their daily lives, and planned for their future. These resources give Prescott its unique character, unlike any other town in the state, creating civic pride about our past as well as our future.

Historic preservation, however, is much more than protecting individual buildings; preservation means maintaining the character of whole communities. Our community is a tangible manifestation of who we are and the role our predecessors had in shaping the region.

The many resources we have in our possession are not confined to a museum; they are a living history of the past handed down to us by previous generations. It is a record written not with ink, but with brick, stone, wood, landscape and space. To lose this record would be the same as losing the pages out of our history books. The Courthouse Plaza District is a vital part of that record, representing a major chapter in our history.



Whiskey Row

During the past three decades, local governments across the nation have realized that preserving historic resources also contributes to the quality of life of their communities. Preservation of the Courthouse Plaza also contributes to the economic development and vitality of Prescott by encouraging restoration work, adaptively reusing buildings to improve their viability and economic contribution and promoting tourism related to historic resources.

A Prescott Historic Preservation District is designated by local ordinance and falls under the jurisdiction of the Prescott Preservation Commission. A Local Preservation District is an overlay on existing zoning classifications; therefore, a local district deals only with the appearance of the district, not with the uses to which properties in the district are put. Simply stated, the overlay zoning does not affect the underlying zoning designation.

The designation of a Local Preservation District protects the significant properties and historic character of the district. It provides the community with the means to make sure that growth, development, and change takes place in a manner that respects important architectural, historical and environmental characteristics. Local designation encourages sensitive development in the district and discourages unsympathetic changes from occurring.

For more information on historic preservation in Prescott, including history, architectural styles, Prescott's Preservation Program, incentives for preser-

COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT

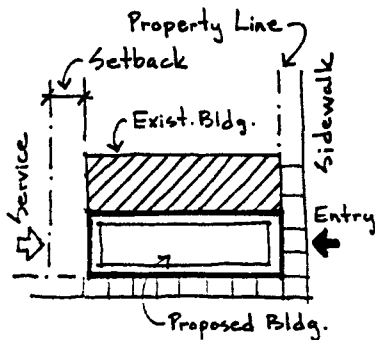
vation and benefits and obstacles to preservation, see the City of Prescott Historic Preservation Master Plan, Chapters 1 and 8.

The Image of the Courthouse Plaza

Standing on the lawn of the 1916 Yavapai County Courthouse, one can look around and find the surrounding area a challenge to describe. Here are represented different architectural styles, materials, building heights and construction dates. Yet, somehow, the space known as the Courthouse Plaza District *works*. It feels comfortable. It exudes a warmth not known in a modern shopping mall or public park. This "feeling" and character is easy to recognize, but can be difficult to define.

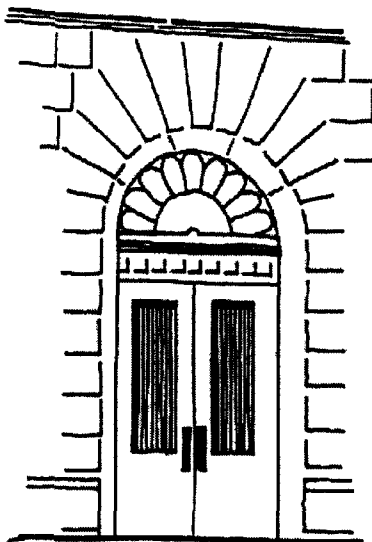
These Guidelines outline the basic elements that make the Courthouse Plaza District "work." These elements can be utilized and respected and still provide creative freedom, just in the way the existing buildings respect these elements yet provide the varied and interesting palette of architecture seen today. These elements can be combined into three groupings: *siting*, *design* and *materials*.

Siting deals with how the building is located and oriented on the property on which it rests, as well as to properties surrounding it. Siting issues are usually expressed in a two-dimensional plan, which illustrates such things as how close the building is to the property line and how one approaches and enters the building.



Siting Issues

Design deals with how the building appears from the public right-of-way. On the Courthouse Plaza, this will usually focus on the front elevation. Design issues include massing (the apparent bulk of the building), openings (doors and windows), the relationship of openings to the rest of the building, roofs, and to a certain extent, details.



Materials Play an Important Role in Historic Preservation

Materials are the components of which a building is constructed. By themselves, brick, stone and wood are nothing. But, when brought together in a compatible and creative manner, they can evoke stateliness, permanence and great beauty. Some materials are better suited to historic applications than others. For example, glass curtain-wall buildings did not exist 100 years ago and would be clearly out-of-place in the Courthouse Plaza District. On the other hand, the Plaza District also has two buildings constructed as recently as 1970, but, through creative design and the use of appropriate materials, fit well within the historic fabric while serving a modern purpose (the buildings are 142 and 144 South Montezuma Street).

Since most people are not architects, designers or even historians, designing a building to fit within the historic context of a setting such as the Courthouse Plaza District can be a difficult task. For this reason, these Guidelines are intended to be a "how-to" primer on these basic elements which define the Plaza District and to which new design should be focused.

DESIGN GUIDELINES

What These Guidelines Do Not Address

It is important to note that these Design Guidelines for the Courthouse Plaza Historic District address only the exterior appearance of the building, particularly the front facades (the elevations or faces of the structures). As an overlay district, the underlying zoning and use of each property is not affected. Nearly all uses permitted in the zoning code are permitted in the Historic District, unless otherwise restricted by the City Council in separate ordinances unrelated to the district.

These guidelines also do not address specific historic styles. It is inappropriate for new construction and major remodeling efforts to attempt to copy a historic style. For example, nowhere in these guidelines is a requirement to make a building "look like," "copy," or otherwise replicate historic styles that may be found on buildings such as the Courthouse or the St. Michael's Hotel. Rather, it is the purpose of these guidelines to set the general design themes within which creative design solutions can take place. These themes identify those elements which are common to all or most of the contributing buildings in the district, regardless of age or architectural style.

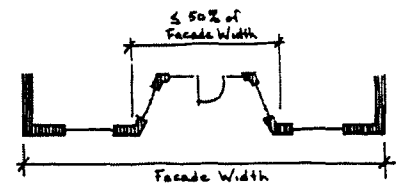
SITING OF THE BUILDING

Setbacks

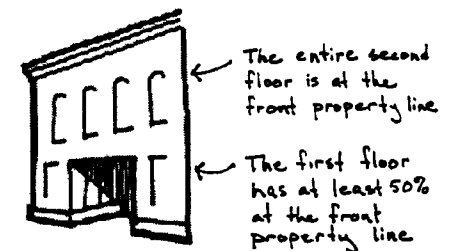
A setback is the distance a building is placed from the property line. Zoning codes typically apply separate setbacks to the front, sides and rear of a property. For buildings surrounding the Courthouse Plaza, the front property line abuts the public right-of-way at or very close to the sidewalk.

Required

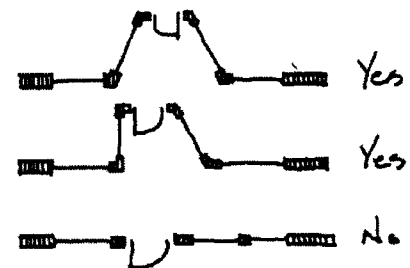
- All setbacks shall be zero for at least 50 percent of the first floor facade and 100 percent of the second and third floor facade, including the roof line. This allows up to one-half of the first floor facade to be "inset" under the second floor facade, providing shelter, public safety and additional commercial display space.
- All setbacks shall be zero for all side yards for the entire height and length of the building.
- Rear yard setbacks shall be in conformance with the current zoning code.
- No door shall swing into the public right-of-way (the sidewalk).



Zero Setback at Ground Floor at Least 50 Percent of Facade Width



Ground Floor and Upper Floor Setbacks



Insets - Plan View

Optional

- There is no requirement regarding the depth, angle or shape of the inset.

Examples

- The Palace, 116-122 South Montezuma Street
- Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street
- Bashford Courts (Bashford-Burmister Building), 130 West Gurley Street
- Bucky's Sandwich Emporium & Cattleman's Arizona Mercantile, 124 & 126 South Montezuma Street

Use of the First Floor Space

Although the zoning code allows a number of uses within the district, some uses should be discouraged as they endanger the pedestrian use of the sidewalk and are incompatible with the character of the district

Required

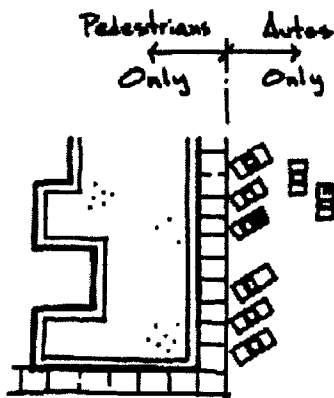
- The first floor facing the Plaza shall be pedestrian oriented and used for functions that are accessible only by foot (stores, offices, entertainment, banking, etc.).
- No uses shall be permitted that allow or encourage automobiles to traverse the property or cross the public sidewalk. This includes parking lots, garages, facilities with drive-throughs or drive-up windows, etc.

Optional

- Automobile access is allowed at the back of the property for service to the building. Parking, however, should be discouraged anywhere on the property.

Examples

- Bashford Courts (Bashford-Burmister Building), 130 West Gurley Street
- The Palace, 116-122 South Montezuma Street
- County Bank (Bashford Block), 102 West Gurley Street



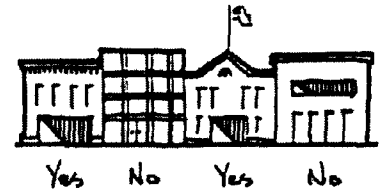
DESIGN GUIDELINES

DESIGN OF THE BUILDING

The rapid reconstruction of the Courthouse Plaza after the fire of 1900 is part of Prescott lore. However, when the buildings were built, it wasn't in the quick, inexpensive manner of construction that often preceded the fire. The structures were intended to be not only fire-resistant, but also to convey a grace and solidity that reflected the optimism and outlook of the times, as well as a sense of triumph over adversity and of overcoming the frontier. It is from this era that Prescott has received most of its rich architectural heritage, particularly in and around the Plaza. It is this basic idea of stability and a sense of permanence that these design guidelines encourage.

Massing

Massing refers to the apparent size or bulk of a building. It also refers to the arrangement of materials to give the impression of strength, durability and appropriateness. For example, one-story buildings should not be 25 feet tall. Likewise, 3-story buildings must not appear too "massive" thereby neglecting the grace of the existing buildings in the district. This section deals with the relationship of building width to height; the following section addresses the arrangement of doors and windows within the building "mass" to achieve the balance between elegance and endurance.



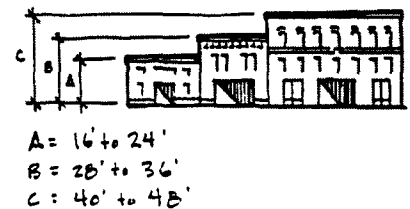
Compatible Infill Development

Parapets (a vertical extension of the facade above the roof) are an important part of a the massing of a building in the Courthouse Plaza Historic District. All buildings, regardless of width or height, are required to have a parapet at least four feet above the roof. The guidelines below assume an average story height of 12 feet (which includes space for structural elements and mechanical equipment), plus the minimum four foot parapet. An extra four feet is allowed to accommodate taller ceiling heights or taller parapets. For example, a one story building at 12 feet per story, plus the parapet and the optional four additional feet would range from 16 to 24 feet in total height.

Although the width of most of the buildings facing the Courthouse Plaza are in multiples of 25 feet (25, 50 and 75 foot widths, with a few at 100 feet or greater), the following guidelines apply regardless of building width.

Required

- 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.
- The maximum height of any building shall be 48 feet.



Height Allowances

COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT

Optional

- 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.

Examples

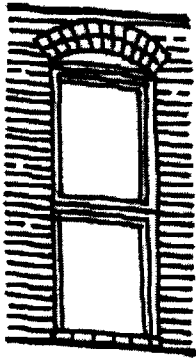
- Moctezuma & Buffalo Montana, 142 & 144 South Montezuma Street
- Heilig-Meyers Furniture (Sam Hill Hardware), 156 South Montezuma Street
- Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street
- Union Block, 104-110 East Gurley Street
- US Post Office, 101 East Goodwin Street

Fenestration (Doors and Windows)

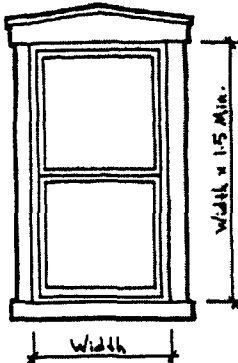
"Fenestration" is an architectural term that refers to openings in a solid surface through which people see, walk or obtain ventilation. The most obvious elements are doors and windows, which play an important role in the historic architecture of the Courthouse Plaza. The overall mass of the buildings is balanced by an open and accessible first floor and doors and windows with a strong vertical orientation. This design was also partly in response to climatic conditions before the advent of air conditioning. For example, doors with transoms (operable openings above the doors) coupled with double hung windows allowed breezes to travel across the tops of rooms to dissipate warm air. This combination of style and practicality should be respected in historic areas.

Required

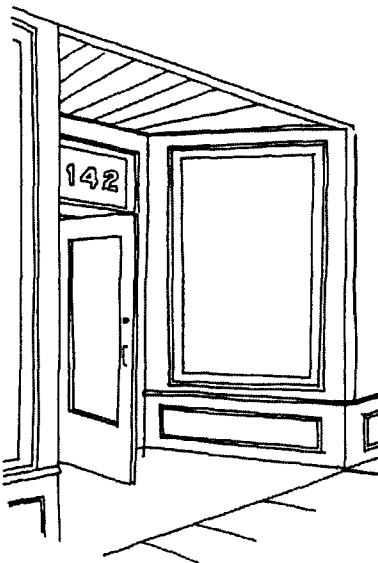
- The first floor only may include "storefront" openings (see first bullet under "Optional" below). Storefronts, when used, may extend into and include all of the inset areas defined under "Setbacks." The storefronts should have opaque (solid) bottom panels approximately one and one-half to three feet high. The individual glass panes should have a vertical orientation as defined below. Fixed transom panels above the doors and windows up to the bottom of the interior finished ceiling are encouraged. Transoms do not need to be operable.



Vertical Orientation for Windows



Vertical Orientation Standards



Typical Storefront @ Inset

DESIGN GUIDELINES

- All non-storefront doors and windows should have a vertical orientation in design. That is, the height of each opening shall be at least one and one-half times the width (i.e., 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 shall exceed four feet in width.
- 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.

Optional

- Large, continuous openings on the first floor are encouraged, but are not mandatory. The combination of doors and windows may be up to 75 percent of the front elevation, not including insets.

Examples

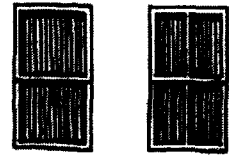
- Heilig-Meyers Furniture (Sam Hill Hardware), 156 South Montezuma Street
- Hotel St. Michael (Hotel Burke), 102-110 South Montezuma Street
- Rocky's Pizzeria, Lifeways Books and Kendall's Famous Burgers, 107-113 South Cortez Street

Relationship of Walls to Openings

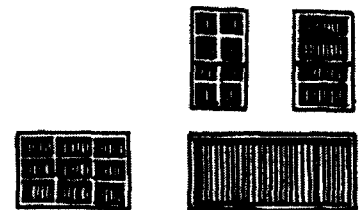
The way in which openings (doors and windows) are set in an elevation has a great deal to do with the mass, style and gracefulness of a building. A building may be correct in the height-to-width ratios given above, but the improper organization of walls and openings can give the appearance of either being "fragile" on the one hand or too imposing on the other. The arrangement of doors and windows was a very important element in the original design of the historic buildings in the district.

Required

- The maximum separation between openings is 10 feet.
- Non-storefront windows should be located singularly whenever possible, however, groupings of not more than two windows is acceptable but should be set into the facade a minimum of 2 to 4 inches. For example, see the groupings of windows at the upper floors of the Hotel St. Michael (102-110 South Montezuma Street) and the Union Block (104-110 West Gurley Street).

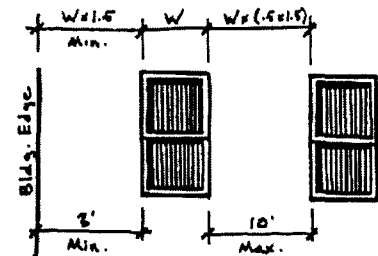


YES

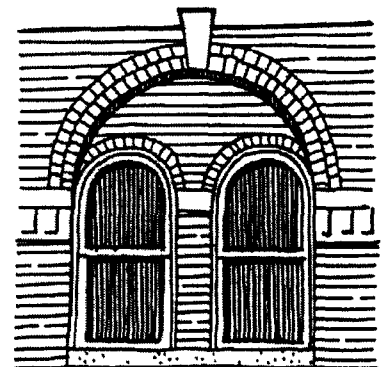


NO

Window Pane Design

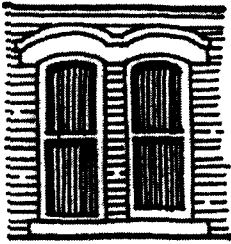


Minimum Window Separations

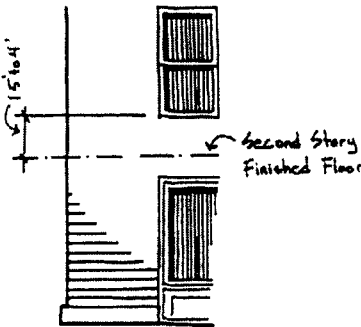


Grouped Windows in a Recessed Panel

COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT



Grouped Windows



Window Separation Above Floor Lines

- The space between windows should be between one-half and one and one-half the width of the opening. For example, if a window opening is four feet wide (one four-foot window or two, two-foot windows) then the wall surface to the next opening shall be between 2 and 6 feet wide.
- The distance from the edge of a window to the corner of a building shall be a minimum of one and one-half the width of the opening. For example, a three foot wide window requires a minimum separation of at least 4-1/2 feet to the edge of the building. In no case shall the distance from an opening to the edge of a building be less than 3 feet wide.
- On the second and third floors, the maximum opening or glazed area shall be 50 percent as measured horizontally or vertically. Horizontal measurements shall be from edge to edge of the building. Vertical measurements shall be from the finished floor of the second story to the roof line.
- The bottom of windows shall be a minimum of 1-1/2 feet and a maximum of 4 feet above the finished floor at all stories.
- On first floor storefronts, the width of the storefront may not exceed 19 feet on 25 foot parcels and 25 feet on all other parcels.

Optional

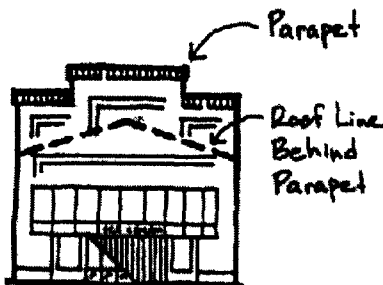
- A wide variety of combinations is possible under the above criteria. The object is to provide a pattern of openings in the facade wall that maintains the overall rhythm and order of the historic buildings.
- Contributing buildings to the district which vary from the above guidelines are exempt. However, all new construction and major renovation to front facades that seek to alter the existing window pattern must comply.

Examples

- Wells Fargo Bank (Bank of Arizona), 101 East Gurley Street
- Masonic Building, 105-107 North Cortez Street
- US Post Office, 101 West Goodwin Street

Roofs

Despite the variation in architectural styles, no roofs or roof materials are visible on any building in the district from the front elevation. This practice of accentuating the architecture of the front facade over the roof is typical of the period during which most of the district was built.



Parapets Hide the Roof

DESIGN GUIDELINES

Required

- All roofs shall be "flat" with a low pitch, draining to the back of the building.
- Parapets at the front elevation shall "hide" the roof. No roof, roof material or mechanical equipment mounted on the roof shall be visible from the front elevation.
- The color of the roof material should be an earth tone or match the color of the building to reduce glare to taller neighboring buildings.

Optional

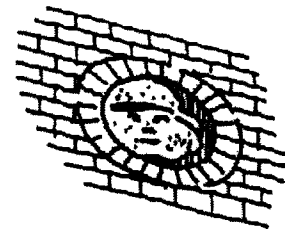
- The shape and design of the front parapet is not stipulated. It may be flat, triangulated or even rounded as long as it is sufficiently tall to conceal the roof behind it.

Examples

- Steward's Shoes (Knights of Pythias Building), 105 South Cortez Street
- Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street
- Little Bit O' Everythin' (Prescott National Bank), 103 North Cortez Street

Details

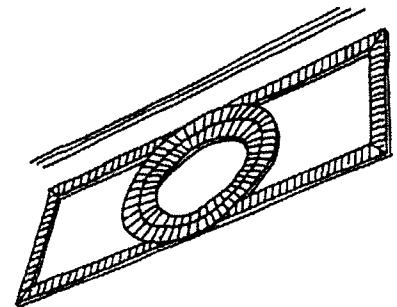
The details of a facade can add character, vitality and even humor to the building design. When carefully done, details provide a sense of craftsmanship that can be appreciated from almost any distance. Details need not be elaborate nor ornate to be effective. They can range from simple brick patterns at the roof line or window openings, to the whimsical faces cast into medallions near the top of the St. Michael's Hotel.



Medallion Detail - Hotel St. Michael

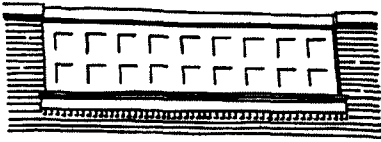
Required

- The use of details is encouraged, insofar as the design is compatible and consistent with the character of the building and the district as a whole.
- Details should generally be constructed of materials already present in the building. For example, if the building facade is primarily brick, then different patterns of the brick may be considered. If different materials are used, they should be complementary to the primary material.

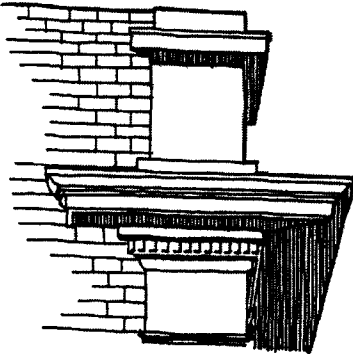


Brick Detail

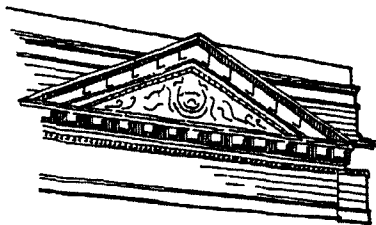
COURTHOUSE PLAZA HISTORIC PRESERVATION DISTRICT



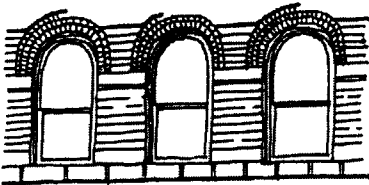
Brick Detail - Union Block



Cornice and Frieze



Pediment



Arched Openings

- Existing details in or near the public right-of-way must be respected. These include such items as the tiled pattern in the sidewalk identifying "Sam Hill's" in front of 156 South Montezuma Street and the glass blocks cast into the sidewalk in front of The Palace (116-122 South Montezuma Street).

- The use of details should be part of the overall rhythm of the design. They should add, and not detract, from the overall visual interest of the building.

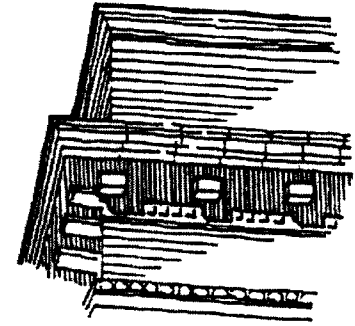
Optional

- 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 at the building crown); 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).
- Classical, Classical Revival and other historic details are permitted if done in the correct historic stylistic proportions and in a manner consistent with the character of the district. Victorian details and elements, however, are not acceptable as they represent a time period prior to when most of the buildings in the district were constructed.

Examples

- Cornice: Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street; Hotel St. Michael (Hotel Burke), 102-110 South Montezuma Street
- Frieze: Steward's Shoes (Knights of Pythias Building), 105 South Cortez Street
- Pediment: The Palace, 116-122 South Montezuma Street; Masonic Building, 105-107 North Cortez Street; Yavapai County Courthouse
- Accentuated Lintels: US Post Office, 101 East Goodwin Street
- Accentuated Sills (and Lintels): County Bank (Bashford Block), 102 West Gurley Street
- Columns: The Palace, 116-122 South Montezuma Street; US Post Office (Pilasters), 101 East Goodwin Street; Yavapai County Courthouse
- Copings: Wells Fargo Bank (Bank of Arizona), 101 East Gurley Street

- Arches: Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street; The Palace, 116-122 South Montezuma Street; Matt's Saloon (Levy Building), 112-114 South Montezuma Street
- Brackets: Wells Fargo Bank (Bank of Arizona), 101 East Gurley Street; Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street
- Corbelling: Buffalo Montana, 142 South Montezuma Street; Bashford Courts (Bashford-Burmister Building), 130 West Gurley Street
- Brick Detailing: Matt's Saloon (Levy Building), 112-114 South Montezuma Street



Brackets Supporting a Cornice

BUILDING MATERIALS

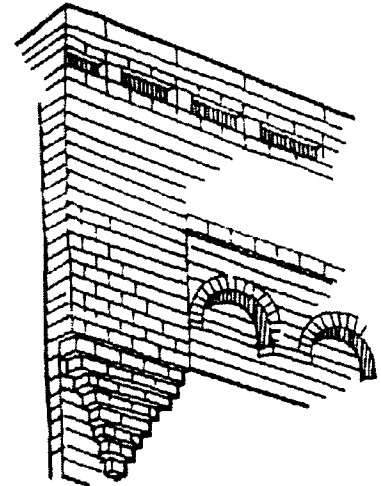
The materials of any structure contribute significantly to its character and is often the first identifying element of a building. Much of the character of the buildings in the Courthouse Plaza Preservation District has as much to do with the use of materials as it does with siting and massing. Thus, the compatible use of materials is strongly encouraged to continue the design theme established almost 100 years ago in the buildings surrounding the Courthouse. These Guidelines deal with materials used on the front facades of the building and the openings within the facades.

Wall Materials

Wall materials are the major component of the facade design. They may be used in a variety of combinations to provide interest and variety to the design. The focus in the Guidelines is on using materials that provide the same sense of stability and permanence that has been a part of the Courthouse Plaza District since the turn of the century.

Required

- The use of brick or stone masonry is required. Masonry may be either structural or veneer. Smooth-faced concrete masonry units and "slump" block is not acceptable. "Split-face" block is acceptable if used with an integral color.
- Stucco is not acceptable except for existing buildings where the material has become historic in its own right. Stucco shall not be used on new construction or major remodels except as an accent material.
- New or existing facades shall not be covered in stucco, gunite or any other sprayed or applied material. New or existing facades shall not be sheathed in wood, metal or vinyl.



Brick Detailing - Matt's Saloon (Levy Building)



Historic Use of Stucco - Bashford Courts (Bashford-Burmister Building)

- Wood is not acceptable except as an accent material (trim, cornices, etc.).
- The facade material shall be left in a natural condition with no glazing, paint or other applied finish. Use integral or natural color for masonry materials. Wood may be stained or painted. Stucco accents may be painted. All colors should be of neutral tones, compatible with the building design and the entire district.

Optional

- The composition of the various materials is not specified, as long as the design is compatible with the general character of the district.

Examples

- Little Bit O' Everythin' (Prescott National Bank), 103 North Cortez Street
- Wells Fargo Bank (Bank of Arizona), 101 East Gurley Street
- Chamber of Commerce (Old City Jail and Firehouse), 117 West Goodwin Street
- Bashford Courts (Bashford-Burmister Building), 130 West Gurley Street
- Moctezuma & Buffalo Montana, 142 & 144 South Montezuma Street
- US Post Office, 101 East Goodwin Street

Fenestration Materials

Required

- The use of wood for doors, windows and storefronts is strongly encouraged. Vinyl-clad wood is acceptable only if the material gives the appearance of wood. Aluminum or bare metal is not acceptable for any application.

Optional

- Steel may be used in new construction for doors and windows if painted a compatible color with the rest of the building. Steel may be used for restoration if the same size, style and type of door or window is used.

Examples

- US Post Office, 101 East Goodwin Street
- Rocky's Pizzeria, 107 South Cortez Street

DESIGN GUIDELINES

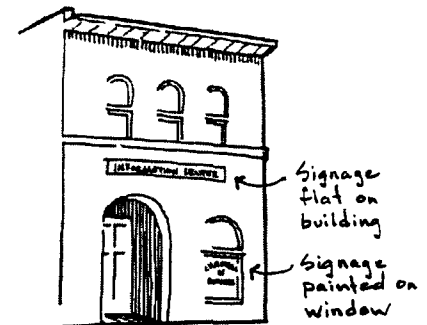
- Steward's Shoes (Knights of Pythias Building), 105 South Cortez Street
- Balentine Building (Wilson Block), 102-104 North Montezuma Street

OTHER CONSIDERATIONS

Signage

Signage, when properly applied, can be an important design element that adds to the overall design. Too often, however, signage is applied to historic buildings without consideration of the architecture of the building or character of the district.

- Signage in all cases should complement, and not distract, from the building. Signage shall be used for identification only, and not for advertising.
- All signage should be placed flat against the facade. One suspended perpendicular sign per building is permitted if it complies with the rest of the requirements of these Guidelines.
- One perpendicular sign per business activity is permitted under the awning or first floor inset. The sign shall not extend more than 30 inches from the building.
- Signage painted directly on the facade is permitted if done in a historically compatible style.
- Signage painted on window glazing is acceptable and encouraged.
- All signage, except signage painted on window glazing, whether painted, flat or suspended on the building, shall be counted in the total allowable area under the current signage code.
- No flashing, revolving or roof-mounted signs are permitted. No sign shall extend above the top of any part of the roof line.
- Many historic buildings include insets or other areas within the facade design specifically for signage. Where this condition exists, the signage shall be constrained within this area and shall not extend beyond the provided borders.
- The use of neon is acceptable if used in the lettering or as an accent. The area used by the neon shall count in the total sign area calculation.
- Lighting for applied signage shall be by incandescent fixtures only. Lettering may be painted or individually cut figures. Neon may be used for



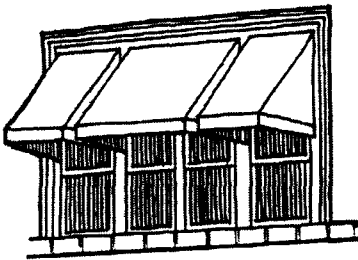
Appropriate Signage Applications

lettering if set into individually cut channel-type figures. Box-type or cabinet signs are not acceptable. Translucent panels shall not be used. Fluorescent lighting is not acceptable in any application, either exposed or as a back light.

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Examples

- Bashford Courts (Bashford-Burmister Building), 130 West Gurley Street
- Hotel St. Michael (Hotel Burke), 102-110 South Montezuma Street
- Moctezuma & Buffalo Montana, 142 & 144 South Montezuma Street (incorporation of signage insets into new construction)
- Yavapai County Courthouse (name of building cast into the structure)

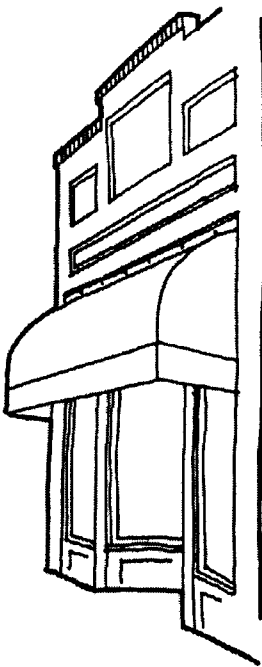


Awnings Over Multiple Windows

Awnings

Awnings provide several functions for commercial areas such as the Courthouse Plaza District. First, they provide shade during warm weather and cover during rain; second, they provide an inviting, human scale to the front of a building that looks sheltering and inviting; third, awnings provide an opportunity for color and variety to the building elevation; and fourth, they provide a place for appropriate business identification at the street level. The use of awnings in the district has been widespread over the years, as evidenced by historic photographs. Most original designs, in fact, assumed their use and incorporated the configuration into the building.

- The use of canvas or fabric awnings is encouraged at all locations in the district. Metal awnings, including aluminum, are not acceptable.
- First floor awnings may extend over the public right-of-way (sidewalk). The width of first floor awnings may be up to the width of the storefront and/or inset. The color should match or be complementary to the primary color of the facade; the color must not distract from the facade.
- Second and third floor awnings are also encouraged. One awning should be used for each window, although one awning may cover not more than two windows at a time.
- Awnings should be flat with an angle of approximately 45 degrees from the sidewalk to the facade. Curved awnings are permitted but are not encouraged.
- Some historic buildings include awning bands set into the front facade, usually just above the storefront. These should be used whenever possible to provide a historically correct configuration. New construction should also include awning bands into the design.



Round Awnings

Examples

- Hotel St. Michael (Hotel Burke), 102-110 South Montezuma Street
- Moctezuma & Buffalo Montana, 142 & 144 South Montezuma Street (incorporation of awnings into new construction)
- County Bank (Bashford Block), 102 West Gurley Street
- Balentine Building (Wilson Block), 102-104 North Montezuma Street
- Vacant Space, Lifeways Books, Kendall's Famous Burgers, 109-113 South Cortez Street

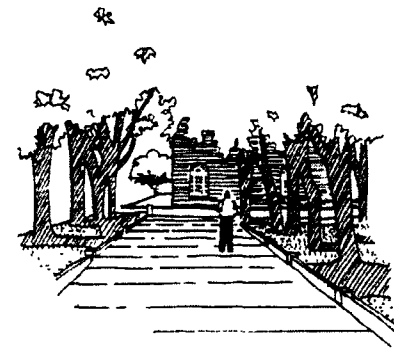


Awnings - Whiskey Row

Landscape

Landscaping provides shade, visual relief, scale, color, and, in the case of deciduous trees, a changing appearance throughout the year. However, since buildings are required to have a zero setback, landscaping on private property is not possible in the district.

- Landscaping, including trees, shrubs and ornamentals, are not allowed at the front of the building within the front property line.
- Hanging plants suspended from the structure are permitted and encouraged.
- Landscaping shall be limited to the public right-of-way and the entire block surrounding the Yavapai County Courthouse.



Landscaped Avenue on the Courthouse Plaza

Mid-Block Access on Montezuma Street

The possibility of a mid-block crossing along Montezuma Street has been suggested to provide access to existing public parking or a potential parking garage on the east side of Granite Street. If done carefully and correctly, this can provide safer and more convenient pedestrian access to the Plaza District while retaining the historic facade of Whiskey Row.

- As mentioned earlier in the Guidelines, any public access point must provide the appearance of a compatible building. No "holes" or breaks in the architectural continuity of the west side of Montezuma Street are acceptable.
- No demolition of historic buildings to accommodate the passage is allowed.
- The inclusion of small shops or vendors inside the accessway is acceptable and encouraged.

- Signage identifying the passageway as an access point is permissible if it is done in accordance with the signage requirements in these Guidelines.

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Demolition

Demolition within the Courthouse Plaza Historic District will not be permitted unless one or more of the following conditions are met:



Clear Conditions for Demolition of Buildings in the District Apply

- 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.

The deliberate neglect of a building to allow it to meet any of the above criteria ("deterioration by neglect") shall void the application of the criteria in allowing demolition.

No buildings within the district shall be demolished for a parking lot, park (public or private) or any other type of open space. If a building(s) is demolished for public access to public parking on Granite Street, the access shall be enclosed on the Montezuma Street elevation to give the impression that a building still occupies the property.

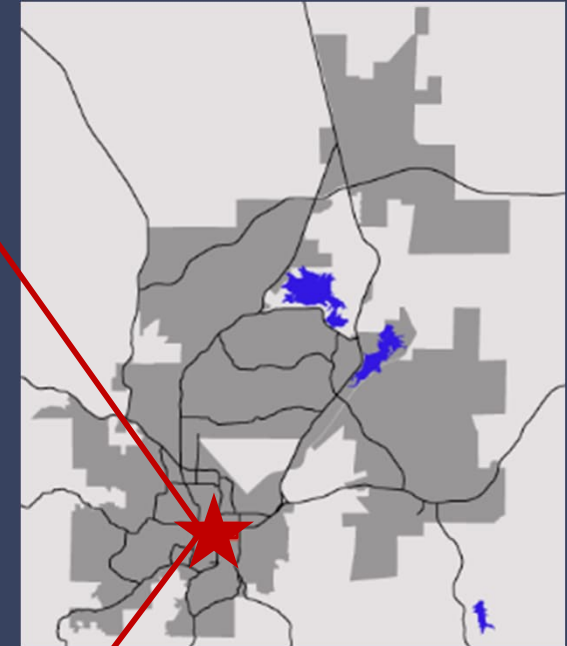
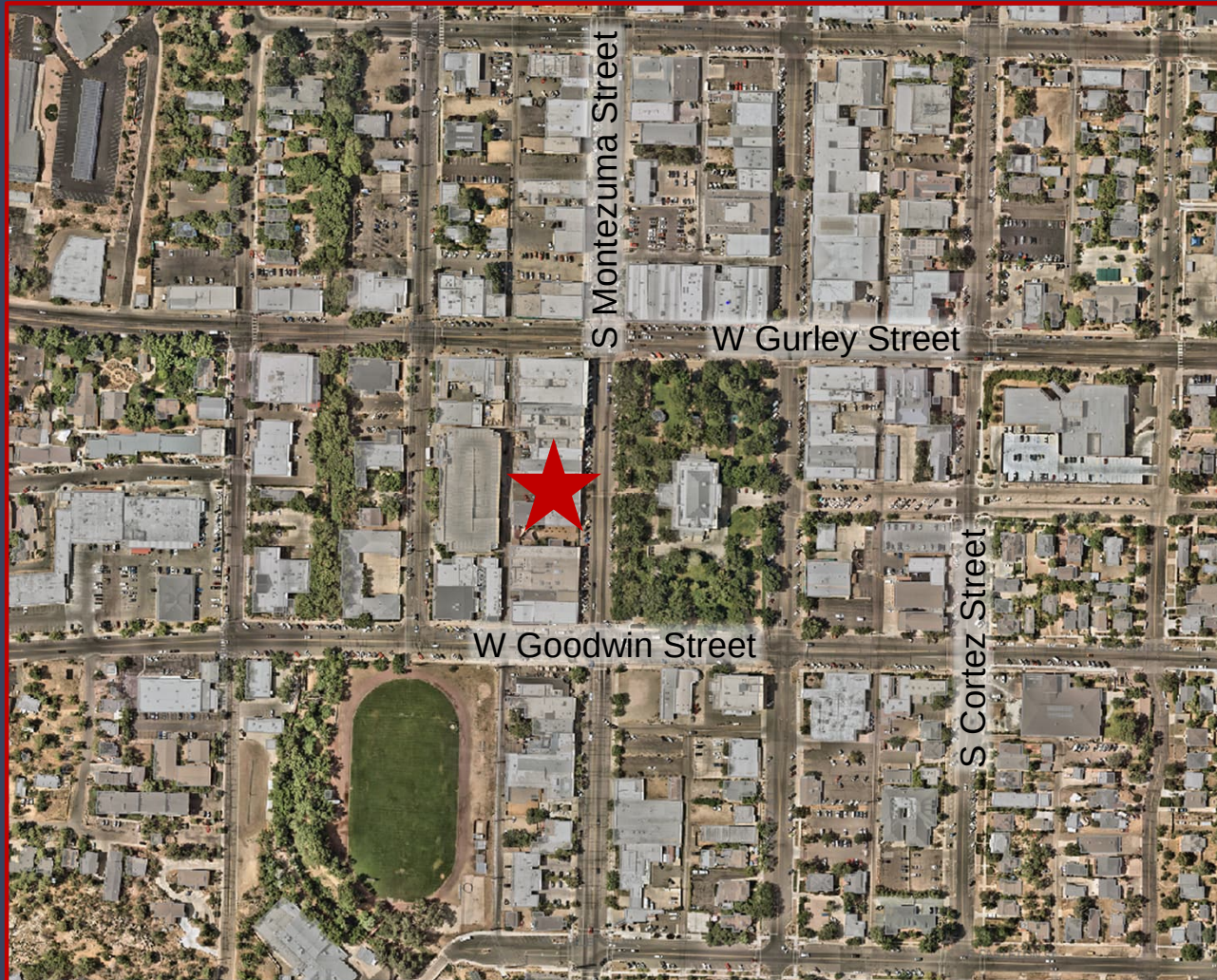
If a building is demolished, with the official consent of the Prescott Preservation Commission, it shall be replaced with a building of similar massing and scale to contributing buildings in the district. The guidelines set forth in this document shall in all cases be followed for new construction to maintain the character of historic downtown Prescott.

Prescott Plaza Hotel

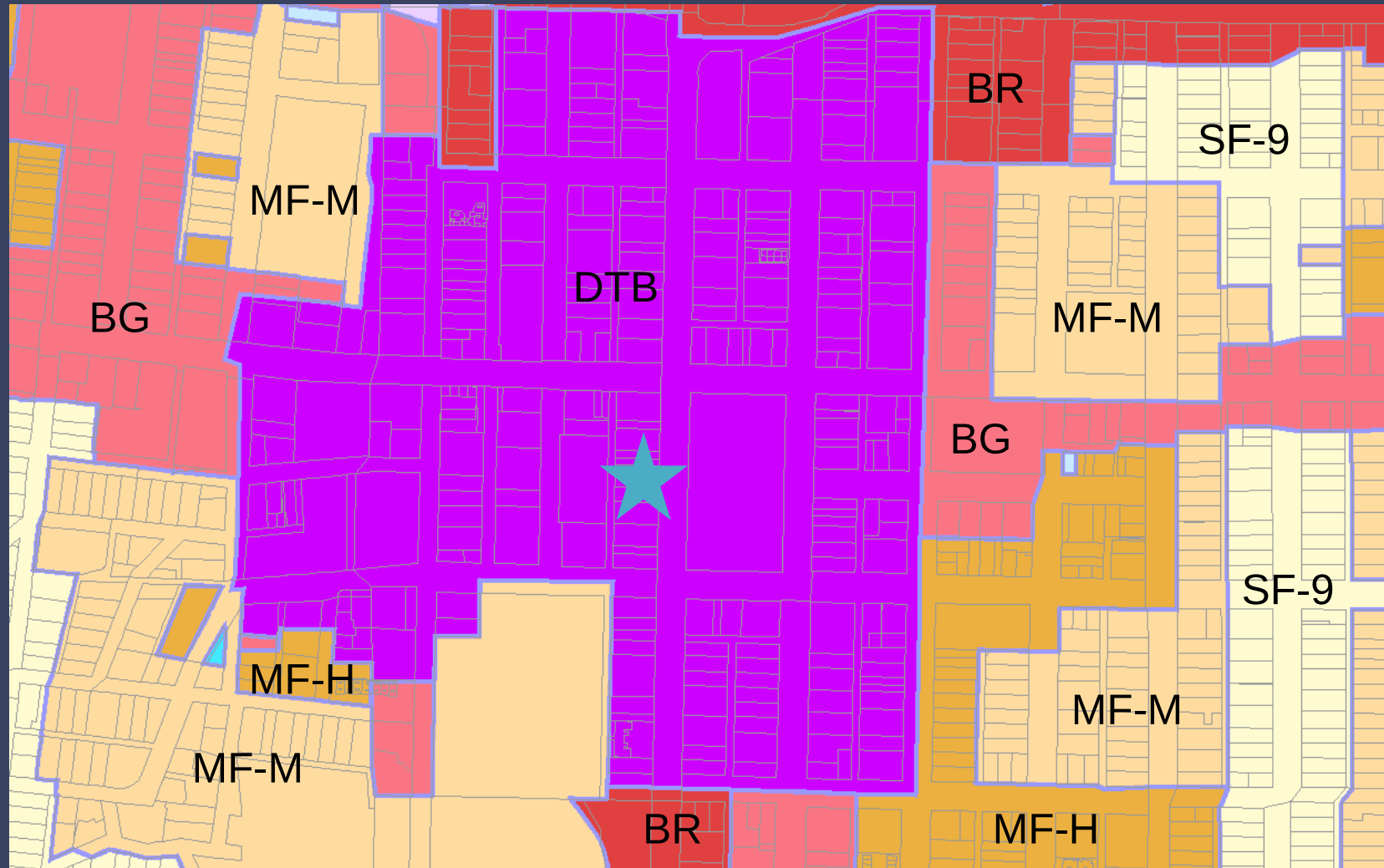


HP25-006
136, 138 & 140 S. Montezuma

Location: 136, 138, and 140 S Montezuma



Downtown Business District



Courthouse Plaza Historic District Overlays

National District

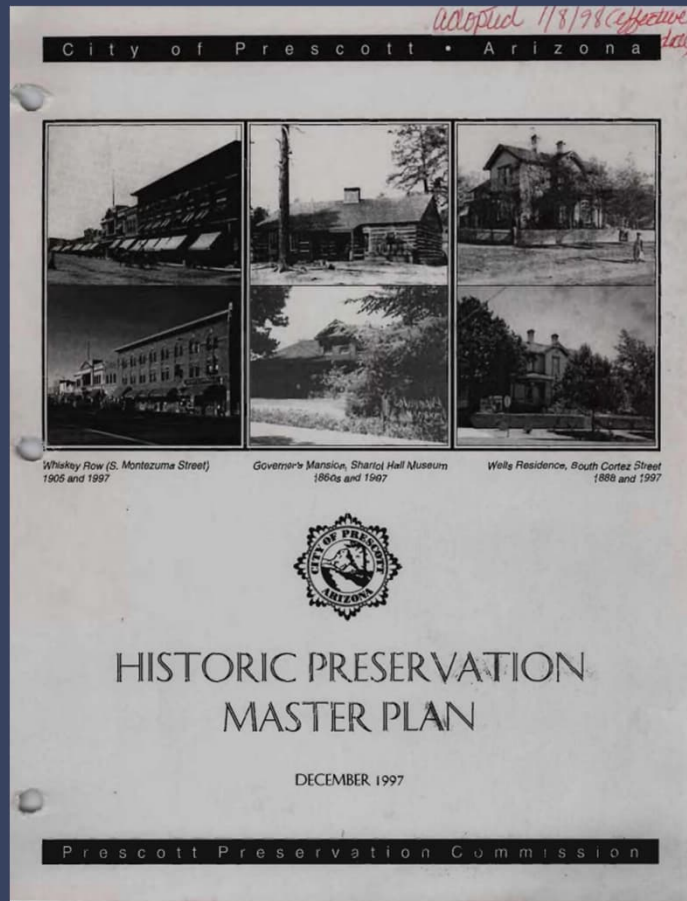


Local District

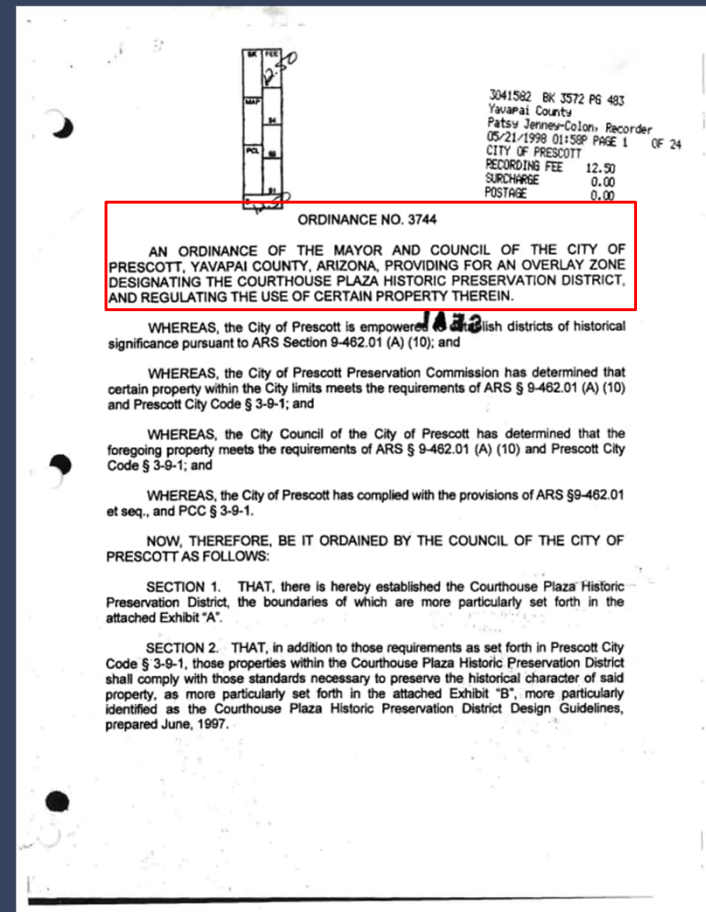


A national register district identifies; a local district protects.

Courthouse Plaza Local Historic Districts



Historic Preservation Master Plan



Ordinance 3744

Process Overview

- Prescott Preservation Commission (PPC) review and approval
 - Courthouse Plaza local historic district guidelines
- Applicant will need to apply for a Special Use Permit (SUP) due to the size.
 - Courtesy review of Prescott Preservation Commission
 - Planning and Zoning Commission
 - City Council
- Applicant will need to apply for a Water Service Agreement (WSA) application.
 - Water Issues Subcommittee
 - City Council
- Finally, the applicant will need to apply for construction permits, which will encompass some of the following:
 - Structural/engineering
 - Building and zoning code
 - Right-of-way encroachments
 - Equipment staging

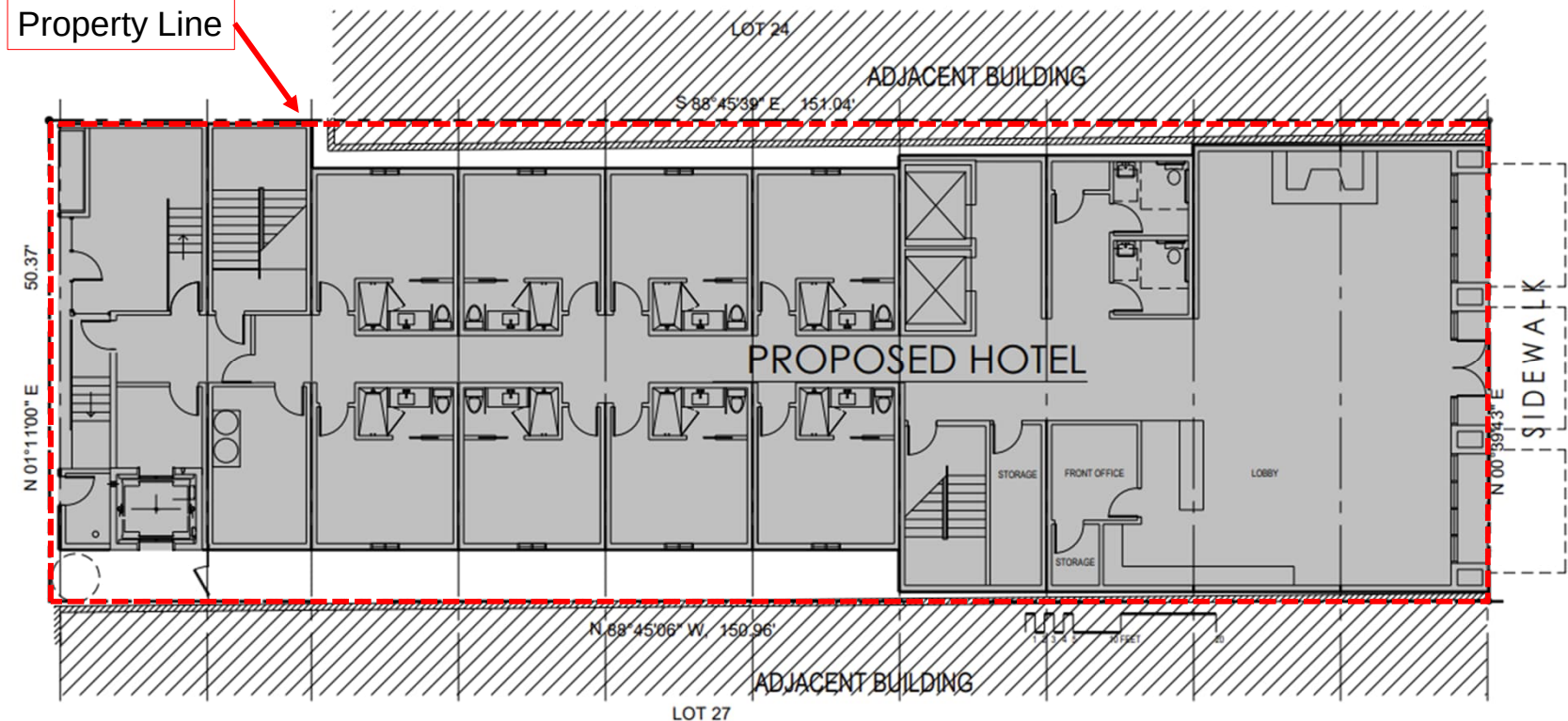
Siting of Building Criteria - complies

- All setbacks shall be zero for at least 50% of the first floor façade and 100% of the second and third floor façade, including the roofline.



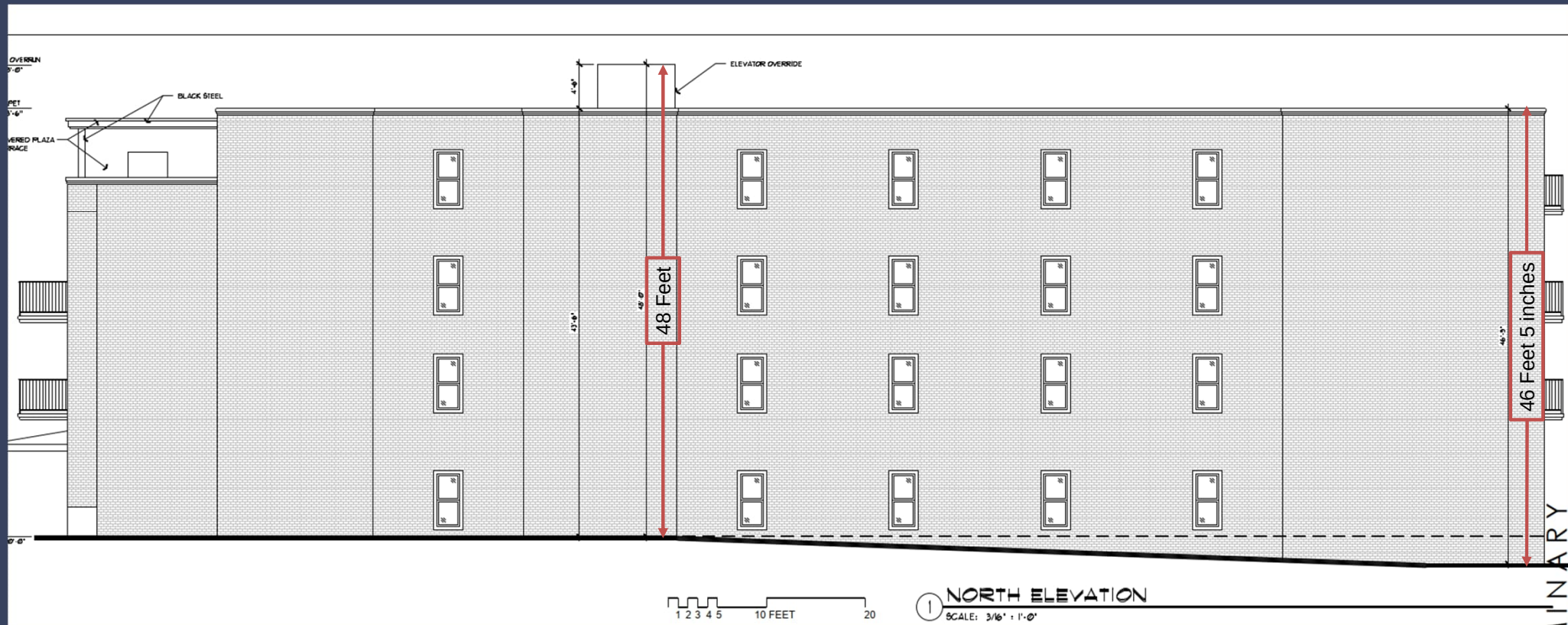
Siting of Building Criteria - complies

- All setbacks shall be zero for all side yards for the entire height and length of the building.
- Rear yard setbacks shall be in conformance with the zoning.

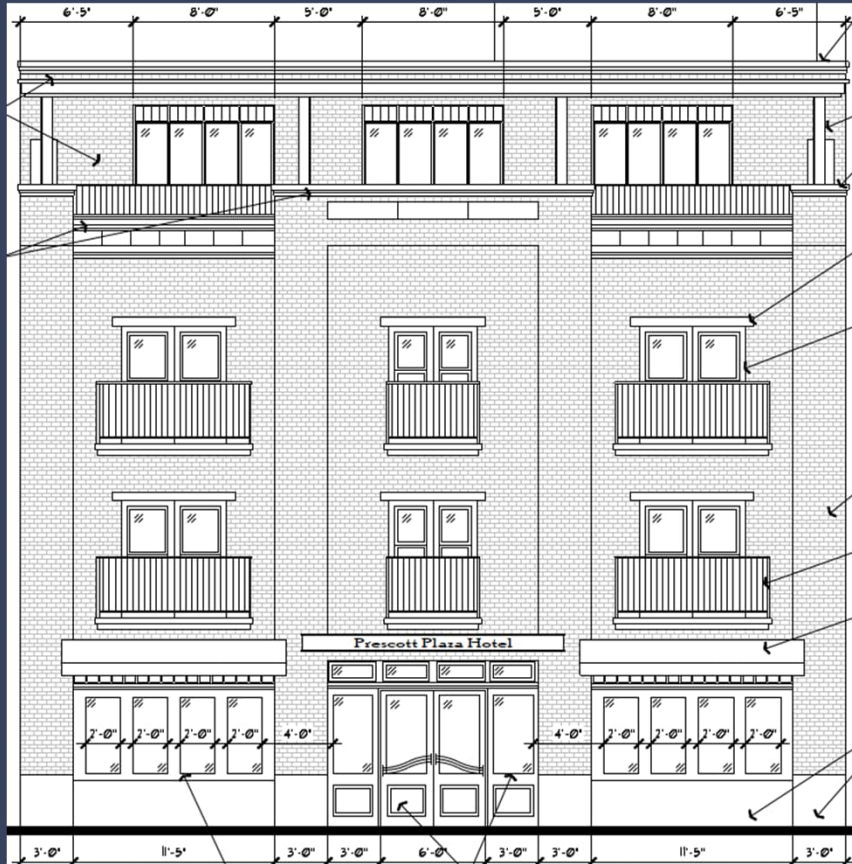


Design of the Building - Massing Criteria: complies

The maximum height of any building shall be 48 feet.



Design of the Building Criteria Fenestration (Doors and Windows) - complies



All non-storefront doors and windows should have a vertical orientation in design.

All windows in the second and third stories should be between two and four feet in width. Windows should be single or double hung in design.

The maximum separation between openings is 10 feet.

Non-storefront windows should be located singularly whenever possible, however, groupings of not more than two windows is acceptable but should be set into the facade a minimum of 2 to 4 inches.

Design of the Building Criteria Roofs - complies

All roofs shall be "flat" with a low pitch, draining to the back of the building.

Parapets at the front elevation shall "hide" the roof. No roof, roof material or mechanical equipment mounted on the roof shall be visible from the front elevation.

The color of the roof material should be an earth tone or match the color of the building to reduce glare to taller neighboring buildings.



Building Materials Criteria

Wall & Fenestration Materials - complies



The use of brick or stone masonry is required.

Wood is not acceptable except as an accent material (trim, cornices, etc.)

The facade material shall be left in a natural condition with no glazing, paint or other applied finish.

The use of wood for doors, windows and storefronts is strongly encouraged.

Summary

- Applicant is still in beginning stages of the overall approval process.
 - Focused solely on design guidelines set forth in the Courthouse Plaza District Ordinance No. 3744 and the Master Plan.

“It is the intent of these design guidelines to preserve the historic character of the Courthouse Plaza historic district without dictating specific design solutions or styles.”

- Hotels are allowed by right within the Downtown Business District
- The current design reflects changes based on previous commission and council input.
- Approval of the design doesn't constitute approval of the construction project.
- A Special Use Permit and Water Service Agreement are required. Engineering plan review and Building Code review are the final steps prior to permitting a new building.

Recommended Motion

Move to approve or deny HP25-006

