

City of Prescott
Prescott Preservation Commission



November 14, 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 **November 14, 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 the October 20, 2025 Prescott Preservation Commission Meeting Minutes.
Recommended Action: MOVE to approve the minutes as presented
 - B. **HP25-007:** A Request for Signage Approval for a New Business, Doc's BBQ & Whiskey. Location: 202 S Montezuma St. Owner: Montezuma Goodwin LLC. Applicant: A and B Sign Company Inc.
Recommended Action: MOVE to approve or deny HP25-007
 - C. **HP25-008:** A Request for a New Wall with Fencing and Patio Cover at Doc's BBQ & Whiskey. Location: 202 S Montezuma St. Owner: Montezuma Goodwin LLC. Applicant: Kenneth Mohn Architect.
Recommended Action: MOVE to approve or deny HP25-008 with or without the recommended condition requiring the applicant to separate the patio covering into two sections rather than having it wrap around the northeast corner of the building
4. **UPDATES**
5. **ADJOURNMENT**

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

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding

contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));

(5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));

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

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

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 11/10/25 at 3:30 p.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: November 14 Prescott Preservation Commission Meeting
DATE: November 14, 2025
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of the October 20, 2025 Prescott Preservation Commission Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the October 20, 2025 Prescott Preservation Commission meeting minutes. Staff recommends approval of the minutes as presented.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve the minutes as presented

ATTACHMENTS

1. October 20, 2025 PPC Minutes



City of Prescott

Prescott Preservation Commission

October 20, 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
Mike King, Member
Rick Kimery, Member (Excused)
Genelle Volhontseff, Member (Excused)

3. DISCUSSION & ACTION ITEMS

A. Approval of July 11, 2025, July 22, 2025 and September 12, 2025 Prescott Preservation Commission Meeting Minutes.

MOTION BY VICE CHAIR TRAVIS TO APPROVE THE JULY 11, 2025, JULY 22, 2025 AND SEPTEMBER 12, 2025 MINUTES AS PRESENTED; SECONDED BY COMMISSIONER JOHNSON: PASSED (5-0)

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 Griset. Architect: Doug Stroh.

Alex Bramlette Planning Manager gave a presentation regarding HP25-006 for the Prescott Plaza Hotel. She stated the project was located in both the Courthouse Plaza National and Local Historical District. Although the proposal is located in historical districts, it is not a listed contributor on the national register of historic places. Additionally, she informed the commission that the proposal is for a 47-room hotel with an open-air terrace with a retractable roof enclosure and mercantile shops. City staff outsourced the application review to an architectural historian at Broadbent and Associates and had a voluntary review completed by the State Historic Preservation Office (SHPO). She outlined the next steps in the process if project was approved by the Historic Preservation Commission. Staff recommended to move to approve or deny HP25-006.

Chair Sprain asked if the building would qualify for the historic preservation national register.

Ms. Bramlette stated the building has not been nominated.

Chair Sprain asked the process for nominating the building.

Ms. Bramlette said if nominated the building will be analyzed and go through a review process.

Commissioner Johnson provided interpretations of the review completed by Broadbent and Associates and SHPO.

Ms. Bramlette thanked Commissioner Johnson.

Commissioner King asked if the city supports the analysis from Broadbent and Associates.

Ms. Bramlette confirmed.

Commissioner King asked for clarification on items not being clearly addressed in the Historic Preservation Master Plan such as balconies and the inclusion of a 4th story.

Matt Podracky Deputy City Attorney confirmed that just because items are not included in the original ordinance the commission could make their own decision.

Member of the public David Seigel stated the Historic Preservation Master Plan is referenced in City Code and the Land Development Code (LDC) as the document governing historic properties and districts. He does not agree that a 4th story can be considered or approved and is a contradiction to the Historic Preservation Master Plan.

Member of the public Mel Roop questioned why this project has gone on for so long. He referenced the applicants desire to have a modern building. He believes the Historic Preservation Master Plan is criteria and not to be considered guidelines.

Member of the public Mic Fenech stated that he believes this a great hotel project and hopes to see it get approved.

Member of the public Don Biele does not see the fairness in not allowing this hotel to be approved on private property when a 4-story hotel was approved on city owned property a block away.

Member of the public Tereasa Riverwood believes the hotel would be a great addition to the city but not at the proposed location. She has concerns about parking and traffic downtown during construction.

Member of the public Richard Thompson quoted page 8.9 of the Historic Preservation Master Plan in regard to the height and number of stories that are allowed. He believes that the proposal should be denied for not meeting the 3-story height requirement.

Member of the public Mary Frederickson stated the Historic Master Plan Guidelines references 1-3 stories multiple times. She disagrees that the design is compatible with the neighborhood and Whiskey Row.

Member of the public Nancy Beetz had concerns about the alley becoming a thoroughfare. She does not believe that the alley is wide enough to handle the increased traffic the proposal will bring.

Doug Stroh Applicant (Stroh Architecture) stated that the height restriction is the overriding factor but believes the project will be a great contributor and support for other buildings and businesses downtown.

Commissioner King stated that the balconies do not appear to be Juliette balconies.

Mr. Stroh said the two center balconies will be Juliette balconies.

Commissioner King believes the design is obtrusive and out of character with the neighborhood.

Vice Chair Travis said her previous vote of approval was based on the inclusion of Juliette balconies but has concerns about the new balcony design.

Chair Sprain asked if the roof is retractable or solid in place.

Mr. Stroh confirmed it is retractable.

Chair Sprain asked how the applicant justifies the guidelines for 3-stories and zero setback requirements.

Mr. Stroh said the patio roof has to be within the setback and defines the building façade which meets the zero setback.

Tim Sandefur Attorney Goldwater Institute referenced Arizona Revised State Statute 9-843 and the prohibition of a city to deny an applicant a permit or license for any reason not specified in the law. He stated that nothing in the law limits the building to 3-stories and urged the commission to comply with state law and the state constitution.

Commissioner King asked the representative from Broadbent for clarification on their review of the proposal.

Courtney Mooney Broadbent and Associates said she was asked to review the proposal per the Secretary of the Interior Standards due to the city design guidelines being silent on the 4th story. She stated that if a 4th story is setback far enough and is not visually intrusive then it meets the requirements.

Chair Sprain asked if Ms. Mooney reviewed the Historic Preservation Master Plan during her review.

Ms. Mooney confirmed.

Chair Sprain asked for Ms. Mooney's opinion on the guidelines referencing building height and setbacks.

Ms. Mooney reiterated that she was asked to review based on the Secretary of the Interior Standards due to the code being silent on a 4th story.

Vice Chair Travis referenced page 13 of the ordinance and stated that the maximum height of any building shall be 48ft with no reference to a 4th story.

Commissioner King stated that the ordinance does not prohibit 4 story buildings as long as the 48ft height requirement is met.

Commissioner King referred to the approval of a new hotel that was 4-stories at 201 S. Cortez Street in the same Historic District. His interpretation is that the commission can decide on a 4-story building if it is within 48ft.

Chair Sprain stated that the full hotel at 201 S. Cortez Street was not in the Historic Preservation Review process.

Commissioner King clarified that the SHPO report was completely voluntary and does not believe the proposal's height is out of character with Whiskey Row.

Commissioner McCarver stated the building should be constructed within the guidelines to preserve the historic character and integrity of the downtown area. He had three concerns, 1) no setbacks past the 1st floor; 2) the 4th floor should have zero setback; 3) No Juliette balconies to be included at all.

Chair Sprain said that to maintain the historic pattern all setbacks shall be 0 for at least 50 percent of the 1st floor and 100 percent of the second and third floor façade including the roofline. He does not believe the 4th floor if allowed should have a setback per the Historic Preservation Master Plan Guidelines.

Commissioner King stated that the city supports the interpretation that the commission has the flexibility to approve a 4th story building.

Chair Sprain disagreed.

Mr. Podracky stated the objective standard is the height standard and is explicit in the ordinance. He added that it has consistently been the opinion of the attorney's office that a 4th story can be allowed if it does not exceed the height limit.

Commissioner King asked if he agrees that the commission can approve a 4-story building.

Mr. Podracky confirmed.

Commissioner Travis said the commission needs to think back to last September when they voted to unanimously approve a 4-story hotel in the same Historic Preservation District.

MOTION BY CHAIR SPRAIN TO DENY HP25-006; SECONDED BY COMMISSIONER MCCARVER (PASSED 3-2) COMMISSIONER TRAVIS AND COMMISSIONER KING DISSENTING.

4. STAFF UPDATES

5. ADJOURNMENT

There being no further business to discuss, Chairman Sprain adjourned the meeting at 10:02am.

RICHARD SPRAIN, Chairman

ATTEST:

Recording Secretary

Date



TO: MAYOR AND CITY COUNCIL
AGENDA: November 14 Prescott Preservation Commission Meeting
DATE: November 14, 2025
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **HP25-007: A Request for Signage Approval for a New Business, Doc's BBQ & Whiskey.** Location: 202 S Montezuma St. Owner: Montezuma Goodwin LLC. Applicant: A and B Sign Company Inc.

ITEM SUMMARY

This item is for HP25-007, the applicant proposes to install signage that includes:

- A new illuminated sign that will be mounted on the 45-degree angle facet of the front façade-facing northeast, towards the Plaza.
- The proposed sign measures a total of 20.53 square feet.
- The proposed letters will be white with the text "Doc's BBQ & Whiskey" in large font with amber halo illumination.

The Land Development Code allows up to 96 square feet of signage on the building.

BACKGROUND

Existing Conditions

National Register Status: This building is not listed on the National Register of Historic Places but is part of the Courthouse Plaza Historic District.

It was originally a gas station, then served as an oil change business and then retail.

In 2021, the PPC reviewed and approved a proposed remodel and addition on the east, west and north facades of the building to convert the building to a restaurant.

Analysis

In part, the Prescott Historic Preservation Master Plan chapter for the Courthouse Plaza Historic District states:

- Promote continued use of the Courthouse Plaza Historic District as a cornerstone commercial and business area with historically consistent and compatible development.
- Use historically consistent signage; use only flat against the building; no flashing, revolving or roof-mounted signs are permissible.
- Use incandescent or neon lighting for signage; box, cabinet or fluorescent signs are not acceptable.

A more formal analysis has been completed by a third-party reviewer, Broadbent and Associates, Inc. and is included in your packet. Please note, this analysis includes review of additional items at this site included under record HP25-008 (next on PPC's agenda). The analysis of the signage begins on page 3 of Broadbent's report.

FINANCIAL IMPACT

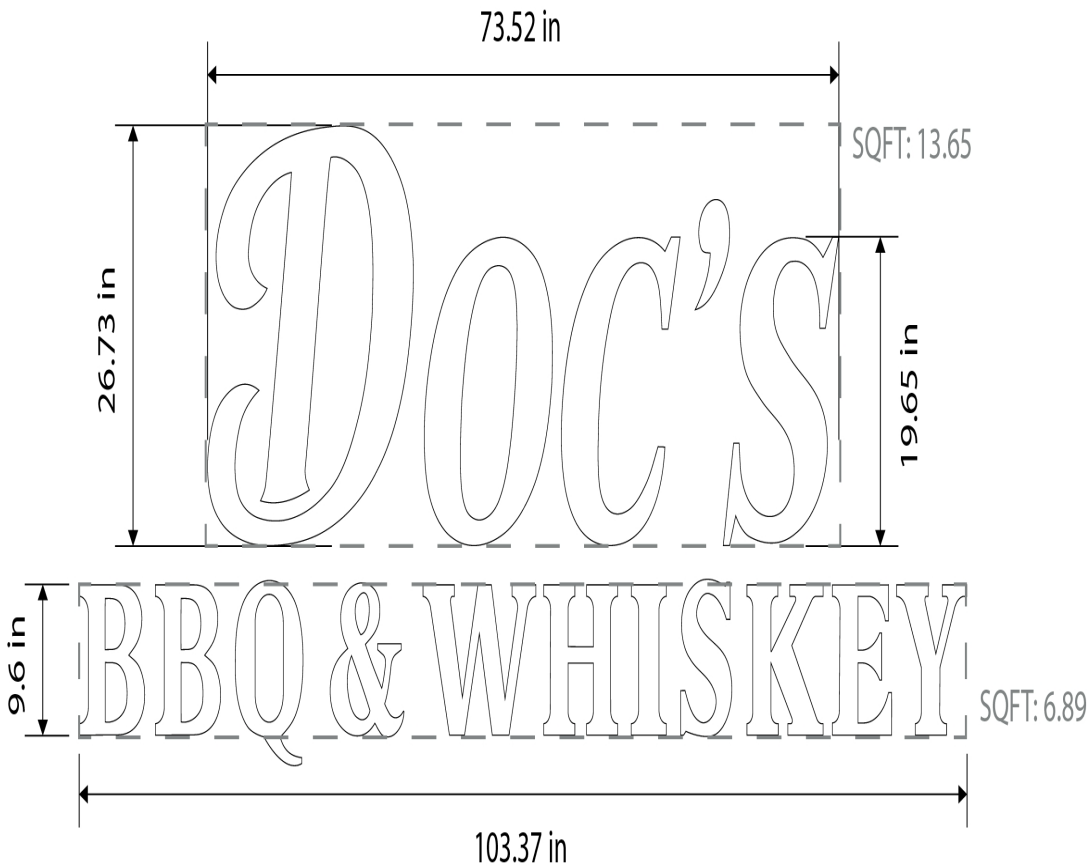
There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve or deny HP25-007

ATTACHMENTS


1. Doc's BBQ & Whiskey Proposed Sign
2. Broadbent Review_Doc's BBQ_2025-11-14
3. HP25-007 Signage Presentation



Remove existing signage.

Manufacture and install 2" deep reverse pan channel letters with clear polycarbonate backers and amber halo illumination. Letters painted in Matthews Nuance 7725-10 white. Stud mounted with 1/2" stand-offs.

SQFT: 20.53

Confirm Measurements:	x	Survey Needed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
 <p>Office 928.445.6995 Fax 928.776.4429 www.absignco.com 691 North 6th Street Prescott, AZ 86301</p> <p>Prescott's Only Full Service Sign Shop AZ Licensed Contractor # 070010</p>	COMPANY:	Doc's BBQ & Whiskey	EMAIL:	damian@fatfrogaz.com
	CLIENT:	Damian Hartze	FILE:	Doc's BBQ & Whiskey
	PHONE:		CELL:	602-775-1107
	APPROVAL:		Origin DATE:	9-04-25
			DATE:	Design by RH

This artwork has been created by A&B Sign Company to assist you in visualizing our proposal. Designs are exclusive property of A&B Sign Company and are not to be reproduced, copied, emailed or used in any manner without the written permission of A&B Sign Company. Once approved, you are responsible for the remake cost should any errors be found after production begins. There is no charge for the first 2 revisions, any customer changes after that are subject to a \$30 art charge. Colors portrayed on proof may not match final product due to differences between digital and pigmented colors. This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(7) of the National Electrical Code.

November 11, 2025

Re: Design Review of proposed Doc's BBQ signage and patio addition at 202 South Montezuma Street (APN 109-02-046A), Prescott, Yavapai County, Arizona.

BACKGROUND INFORMATION

The property located at 202 S. Montezuma Street (also 204 S. Montezuma St. and 211 W. Goodwin St.) currently contains a 4,646 sq' building consisting of a 1,495 sq' building constructed in 1969, a 325 sq' addition constructed on to the east end of the original portion in 1990, and a 2,826 sq' addition and corrugated metal patio cover at the northeast façade, constructed in 2021. The most recent addition was constructed on to the north and east facades of the historic-age (1969) portion of the building, effectively obscuring the original building from view. The original portion of the building served mainly as commercial use, including an auto repair shop, auto rental shop, a cigar and smoke lounge. The 2021 addition created additional space for the Colt Grill barbecue restaurant.



Figure 1. Google Earth image showing the location of the original (1969) portion of the building in red, and the 1990 addition in blue. The remaining footprint was added in 2021. The Courthouse Plaza Preservation District boundary is shown as a dashed yellow line to the east and south of the property.

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;¹ 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 southwest corner of S. Montezuma Street ("Whiskey Row") and W. Goodwin Street.

¹ The property was determined non-contributing as part of the Prescott Territorial Buildings Multiple Resource Area, completed in 1977, prior to the large addition constructed in 2021.



METHODOLOGY

Broadbent and Associates, Inc. (Broadbent) reviewed the proposed Doc's BBQ signage (HP25-007) and exterior alterations (HP25-008) 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 Part 68, 1995),² where the Ordinance is silent on certain matters, or where it conflicts with or supports the proposed project. Note that an updated sign design was submitted on November 03, 2025. This updated design corrects elements that were not compliant with the Ordinance by removing the proposed box-type, internally-lit sign.

DESCRIPTION OF PROPOSED WORK

Per the documentation submitted by the applicant, the proposed work includes two parts: the installation of new signage on the northeast corner of the building depicting the name of the restaurant; and exterior patio additions.

Exterior Patio Improvements (HP25-008)

Details regarding proposed patio improvements for Doc's BBQ are as follows:

1. Install new retaining wall with versa-lock block 8" x 16" to level patio floor to existing interior floor.
2. Install Americans with Disabilities (ADA)-compliant pavers 12x16" on entire north and east patio areas.
3. Install new metal and wood design safety fence around patio (previously approved by PPC [HP22-005]).
4. Remove existing smoker at northeast elevation and install new smoker on west corner of patio.
5. Create new bar area at northeast patio.
6. Install metal-frame and standing-seam metal patio covers, painted black to match the building, over the north (main) and northeast patios.

Secretary of the Interior's Standards for Rehabilitation

Broadbent evaluated the proposed patio additions to be located at the north (main), and northeast elevations of 202 S. Montezuma using the SOI Standards for *Rehabilitation* as the current Ordinance does not provide guidelines for evaluating patio additions.

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 compatible with the adjacent historic buildings, specifically, existing historic materials, features, size, scale and proportion, and massing. The proposed work will not increase the square footage of the existing building either horizontally or vertically. Additionally, the slope of the proposed patio covers is such that they will be minimally visible from the public right-of-way, and the covers and frame will be black in color to blend in with the existing building color palette and be further visually unobtrusive. Corrugated metal is the current approved patio cover for the northeast patio of the subject property; however, the applicant proposes the use of a more modern alternative, such as standing seam metal, for the patio covers. This

² Secretary of the Interior's Standards for Rehabilitation, 1995. Electronic document:
<https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>



material meets Standard 9 that encourages the use of compatible yet modern materials and construction methods so as to differentiate new construction from existing historic buildings and districts.

The proposed project also meets Standard 10 in that, if the proposed additions were to be removed, the building would essentially return to its 2021 appearance. As the 2021 addition was approved by the PPC (HP21-002), it can be considered compatible with the District as a whole.

Broadbent also finds the proposed project meets specific guidelines for “Storefronts” in the SOI’s *Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, under the section titled, “Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings.”³ The Storefronts section recommends, “adding new signage, awnings, or canopies that are compatible with the historic character of the of the building.”

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 2007.⁴ 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 (does not overtake) historic buildings within the District.

Signage (HP25-007)

Details regarding proposed signage for Doc’s BBQ are as follows:

1. Signage consists of lettering in script, all capitalized serifed letters, spelling out “DOC’S BBQ & WHISKEY.”
2. The sign will consist of 2” deep reverse pan letters with clear polycarbonate backers and amber halo illumination; painted in Matthews Nuance 7725-10 white; individually stud mounted [to wall] with ½” stand-offs.

Courthouse Plaza Historic Preservation Ordinance

Broadbent finds that the proposed project meets all applicable Ordinance standards under B) DESIGN, C) MATERIALS, and D) OTHER CONSIDERATIONS. The standards under A) SITING do not apply as no changes to siting and vehicular access are proposed.

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

³ Secretary of the Interior’s Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017. Electronic document: <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>.

⁴ New Construction within the Boundaries of Historic Properties, 2007. Electronic document: <https://www.nps.gov/subjects/taxincentives/new-construction-in-historic-properties.htm>.



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

Ordinance Requirement	Complies Y/N	Notes
Setbacks	N/A	No changes to setbacks are proposed.
Use of the First Floor Space	N/A	No changes to the use of first floor space are proposed.

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

Ordinance Requirement	Complies Y/N	Notes
Massing	N/A	No changes to massing are proposed.
Fenestration (Doors and Windows)		
1. 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.	N/A	No changes to window style are proposed.
2. 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	One window on the north (side) elevation will be replaced with a single-leaf, vertically-oriented entry. This is the current main entry for the building.
3. 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.	N/A	Building is one story.
4. 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.	N/A	No changes to window type are proposed.
<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	N/A	No changes to window spacing and/or



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

Ordinance Requirement	Complies Y/N	Notes
		configuration are proposed.
Roofs	N/A	No changes to the primary roof are proposed.
Details	N/A	No additional details are proposed.

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	No changes to existing masonry building exterior are proposed; concrete patio pavers that mimic stone are proposed for the patio area.
2. 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.	Y	No stucco is proposed.
3. 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.	Y	No stucco is proposed.
4. Wood is not acceptable except as an accent material (trim, cornices, etc.)	Y	No changes to existing masonry exterior are proposed; proposed awning is steel-frame with corrugated metal roof.
5. 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	No changes to existing painted masonry exterior are proposed; patio pavers will be a neutral color with no applied finishes.

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.



Evaluation of Compliance with Ordinance: C) BUILDING MATERIALS

Ordinance Requirement	Complies Y/N	Notes
Fenestration Materials		
6. 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	No changes to existing fenestration materials are proposed. New, single-leaf entry on north (side) façade will match existing.
<i>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.</i>		

Evaluation of Compliance with Ordinance: D) OTHER CONSIDERATIONS

Ordinance Requirement	Complies Y/N	Notes
Signage		
1. Signage in all cases should complement, and not distract, from the building. Signage shall be used for identification only, and not for advertising.	Y	Proposed signage does not distract from the building and is used for identification purposes only.
2. 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.	Y	Proposed signage will be stud-mounted parallel to the façade.
3. 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.	N/A	No perpendicular signs are proposed.
4. Signage painted directly on the facade is permitted if done in a historically compatible style.	N/A	No painted signs are proposed.
5. Signage painted on window glazing is acceptable and encouraged.	N/A	No window signs are proposed.
6. 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.	Y	Per City of Prescott, proposed signage complies with sign code for total allowable area.



Evaluation of Compliance with Ordinance: D) OTHER CONSIDERATIONS

Ordinance Requirement	Complies Y/N	Notes
7. No flashing, revolving or roof-mounted signs are permitted. No sign shall extend above the top of any part of the roof line.	N/A	No flashing, revolving or roof-mounted signs are proposed.
8. 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.	Y	Proposed signage is constrained within inset area at northeast entry.
9. 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.	N/A	No neon is proposed.
10. Lighting for applied signage shall be by incandescent fixtures only. Lettering may be painted or individually cut figures. Neon may be used for 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.	Y	The Doc’s BBQ letters are pan-channel and back lit, creating a halo effect and therefore the letters meet the intent of this code. The halo effect is achieved by LED; however, the fixtures will be located behind the individual letters and will not be visible.
Awnings	N/A	No awnings are proposed (see SOI discussion of patio covers)
Landscape	N/A	No changes to landscaping are proposed.
Mid-Block Access on Montezuma Street	N/A	No Mid-Block Access is required.
Demolition	N/A	No demolition is proposed.

HP25-007 Doc's BBQ & Whiskey Sign

TAMMY DEWITT
COMMUNITY PLANNER

November 14, 2025
Prescott Preservation Commission





Pre-Fire

Prior to current
addition

Overview



Applicant proposes to install signage that includes:

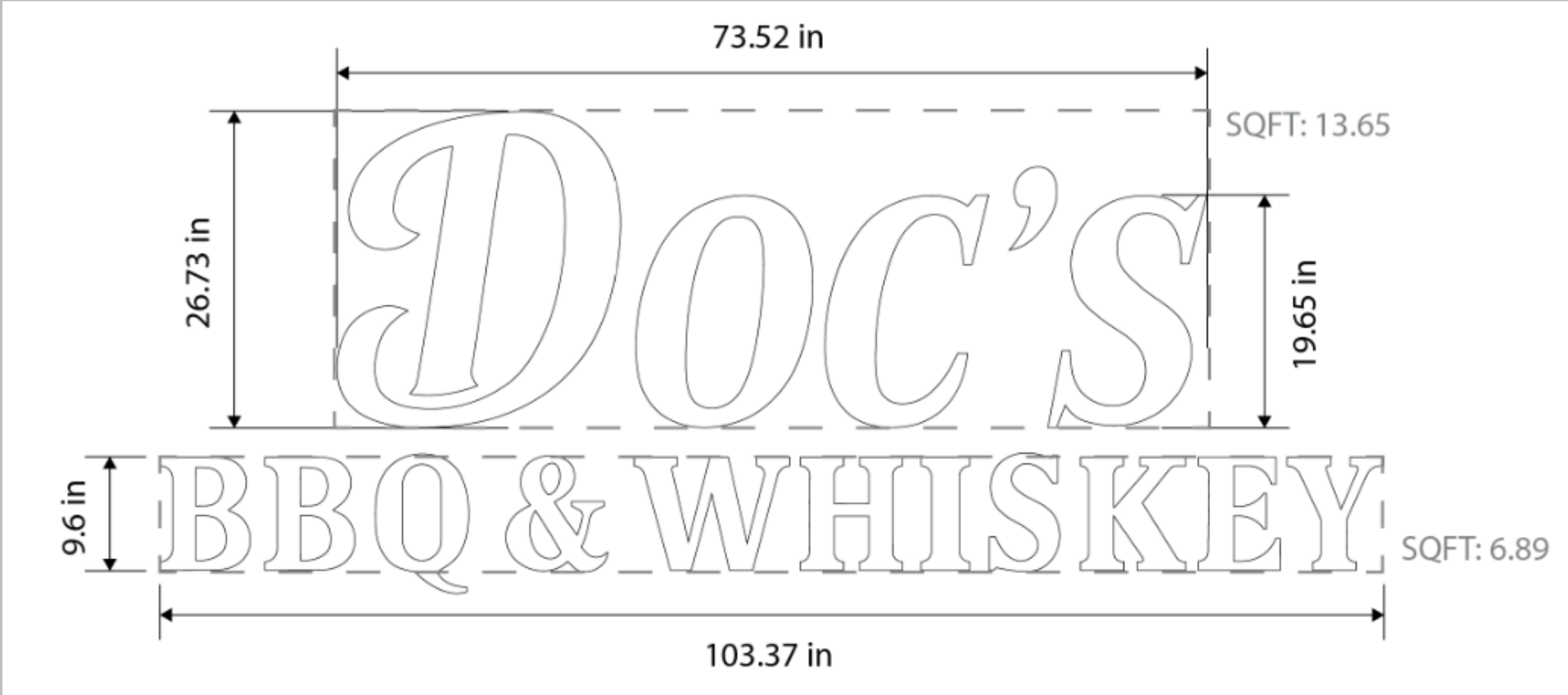
- A new illuminated sign that will be mounted on the 45-degree angle facet of the front façade- facing northeast, towards the Plaza.
- The proposed sign measures a total of 20.53 square feet.
- The proposed letters will be white with the text “Doc’s BB & Whiskey” in large font with amber halo illumination.



Compatibility Review

In part, the Prescott Historic Preservation Master Plan chapter for the Courthouse Plaza Historic District states:

- Promote continued use of the Courthouse Plaza Historic District as a cornerstone commercial and business area with historically consistent and compatible development.
- Use historically consistent signage; use only flat against the building; no flashing, revolving or roof-mounted signs are permissible.
- Use incandescent or neon lighting for signage; box, cabinet or fluorescent signs are not acceptable.





Recommended Action

MOVE to Approve or Deny HP25-007 for signage for a new business, Doc's BBQ & Whiskey.



TO: MAYOR AND CITY COUNCIL
AGENDA: November 14 Prescott Preservation Commission Meeting
DATE: November 14, 2025
DEPT: Community Development
ITEM #: 3.C
SUBJECT: **HP25-008:** A Request for a New Wall with Fencing and Patio Cover at Doc's BBQ & Whiskey. Location: 202 S Montezuma St. Owner: Montezuma Goodwin LLC. Applicant: Kenneth Mohn Architect.

ITEM SUMMARY

This item is for HP25-008, the applicant proposes the following changes to the exterior of the building:

- Install new retaining wall with versa-lock block 8" x 16" to level patio floor to existing interior floor.
- Install Americans with Disabilities (ADA)-compliant pavers 12x16" on entire north and east patio areas.
- Install new metal and wood design safety fence around patio (previously approved by PPC [HP22-005]).
- Remove existing smoker at northeast elevation and install new smoker on west corner of patio.
- Create new bar area at northeast patio.
- Install metal-frame and standing-seam metal patio covers, painted black to match the building, over the north (main) and northeast patios.

The use of stucco is not approved under this review, nor is the removal or modification of any existing brick.

BACKGROUND

Existing Conditions

National Register Status: This building is not listed in the National Register of Historic Places but is part of the Courthouse Plaza Historic District.

It was originally a gas station, then served as an oil change business and then retail.

In 2021, the PPC reviewed and approved a proposed remodel and addition on the east, west and north facades of the building to convert the building to a restaurant.

Analysis

In part, the Prescott Historic Preservation Master Plan chapter for the Courthouse Plaza Historic District states:

- Use only integral and natural colors of a neutral tone, compatible with the building and the district.
- Compatible use of materials is strongly encouraged to continue design theme established in District at turn of 20th century.
- Details of a façade can add character, vitality and a sense of craftsmanship.

- Details should generally be constructed of materials already present in the building (i.e. brick). If different materials are used, they should be complementary to the primary material.

A more formal analysis has been completed by a third-party reviewer, Broadbent and Associates, Inc. and is included in your packet.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve or deny HP25-008 with or without the recommended condition requiring the applicant to separate the patio covering into two sections rather than having it wrap around the northeast corner of the building

ATTACHMENTS

1. HP25-008 Information Provided by Applicant
2. HP25-008 Improvement Plans
3. Broadbent Review_Doc's BBQ_2025-11-14
4. HP25-008 Exterior Improvements Presentation

Doc's BBQ & Whiskey Prescott Preservation Committee Presentation

202 S. Montezuma St., Prescott, Arizona
Prepared for: Prescott Preservation
Committee

Property Overview



- Address: 202 S. Montezuma St., Prescott, AZ 86303



- Year Built: 1969

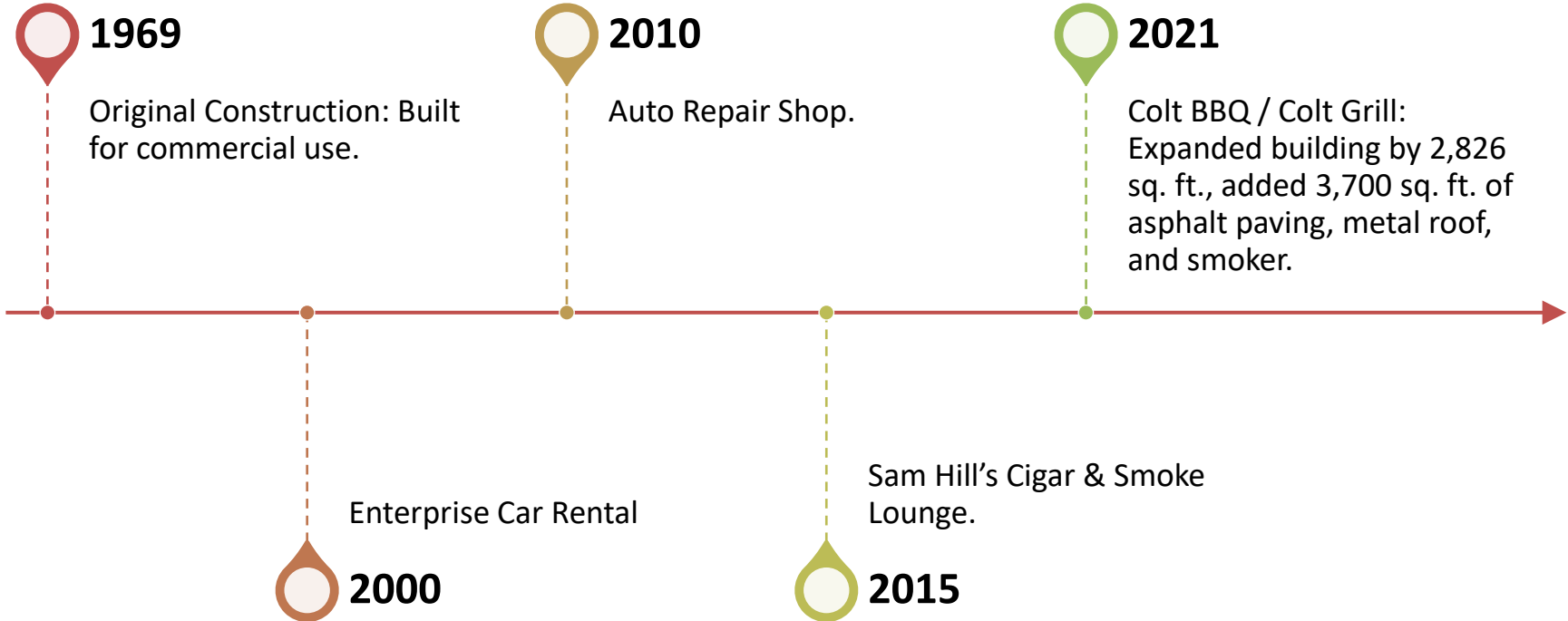


- Current Use: Proposed Site for Doc's BBQ & Whiskey



This building has been a part of Prescott's Whiskey Row District for decades, adapting to various uses that supported local commerce.

Historic Use Timeline



Past
Businesses:
Sam Hill's
Cigars and
Pipes,
Enterprise Car
Rental Colt Grill



Proposed Improvements

Doc's BBQ & Whiskey will:

- Replace asphalt paving patio area with Belgard ADA-compliant pavers.
- Level the area for better accessibility.
- Add a covered patio instead of umbrellas.
- Remove old smoker and metal roof.
- Install new sprinklers and certified smoker.

getting complaints for excessive amounts of smoke (Dirty Smoke) and the Metal Roof Cover put Colt over Maximum capacity requiring a sprinkler system which was never added.

Solution: Old Smoker has been removed and this new Smoker which is state of the art in the smoker world will eliminate the





Proposed Patio and Exterior

Outside Planters

- Currently there are city owned Concrete Planters (believed to be added for pedestrian safety)
- Currently plants are dead and concrete is falling apart.
- Proposal is to remove all planters and replace with maximum height 22 inch retaining wall either painted black or have black brick veneer as seen and approved on the current building
- If Committee wishes to keep planters retaining wall will be placed on inside of current concrete and at the highest end would extend over by 8 to 10 inches.



METROPOLITAN COLLECTION

DIMENSIONS™ 6

3-PIECE SYSTEM | 60MM



Classic appeal meets contemporary design with a 3-piece system that features a smooth face and crisp, clean lines.



BELLA



RIO



SIERRA



SONORAN GRAY



Commitment to Community & Preservation

Doc's BBQ & Whiskey is committed to:

- Meeting all City and Fire Department codes.

- Maintaining Whiskey Row's architectural integrity.

- Improving accessibility and pedestrian appeal.

- Creating a welcoming outdoor all weather dining experience for locals and visitors.

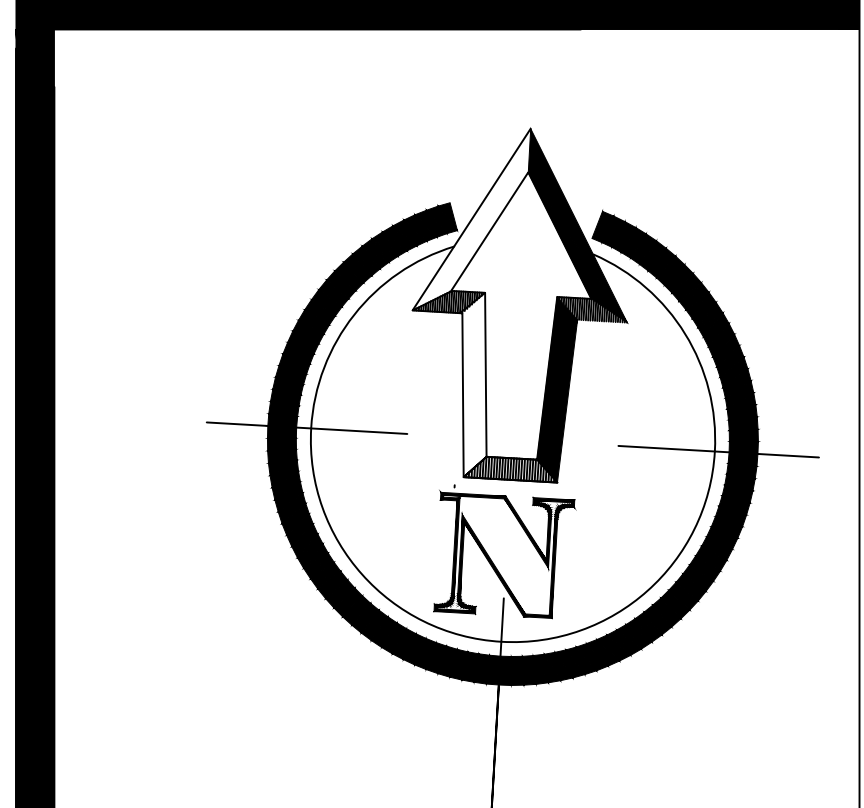
Conclusion

The proposed renovations preserve Whiskey Row's legacy while bringing modern safety, accessibility, and design standards.

Prepared by: Doc's BBQ & Whiskey Ownership Team and Archetecht Ken Mohn

202 S. Montezuma St.,
Prescott, AZ

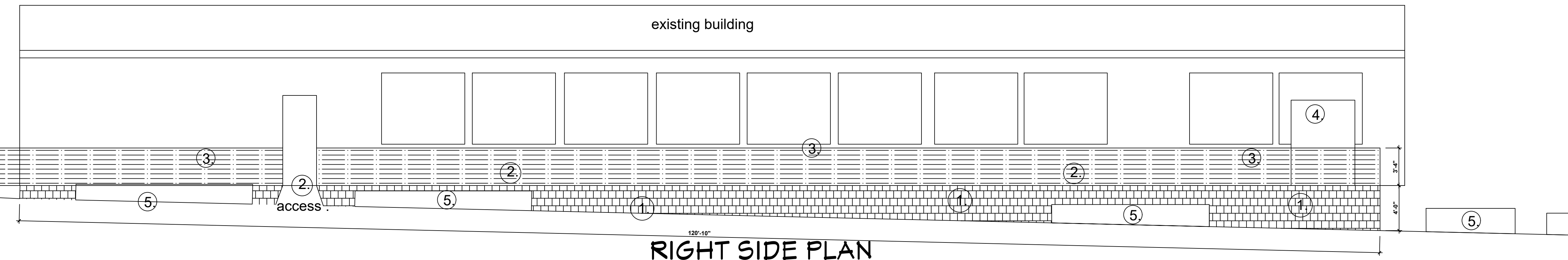




NEW RESTAURANT
 202 MONTEZUMA ST.

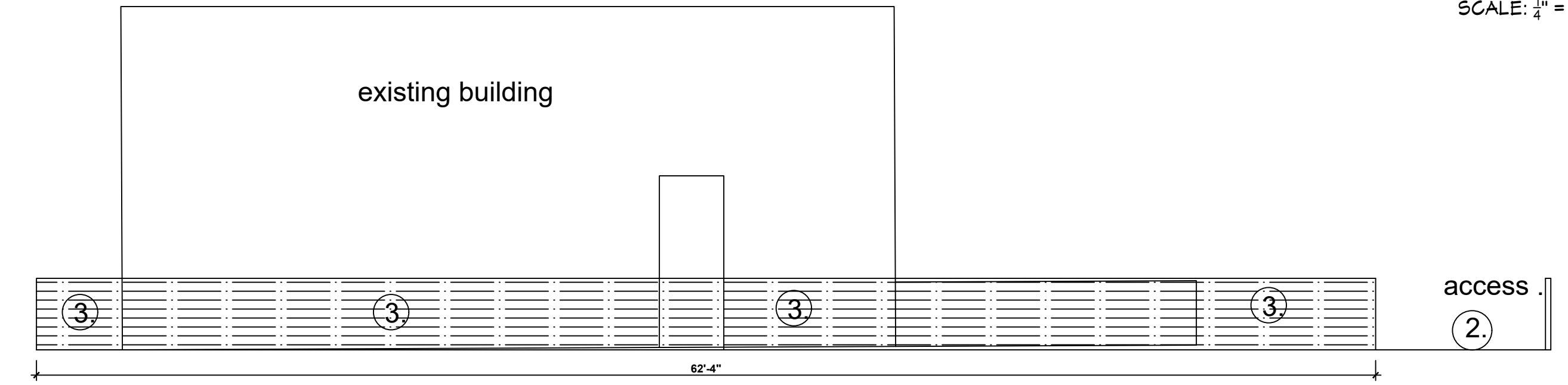
The information contained on these drawings such as data, designs, and concepts, are property of MRC DRAFTING AND DESIGN, LLC. And shall not be used for any other purpose other than originally intended without written permission of the designer.

CONTACT#:
 (928) 308-5649



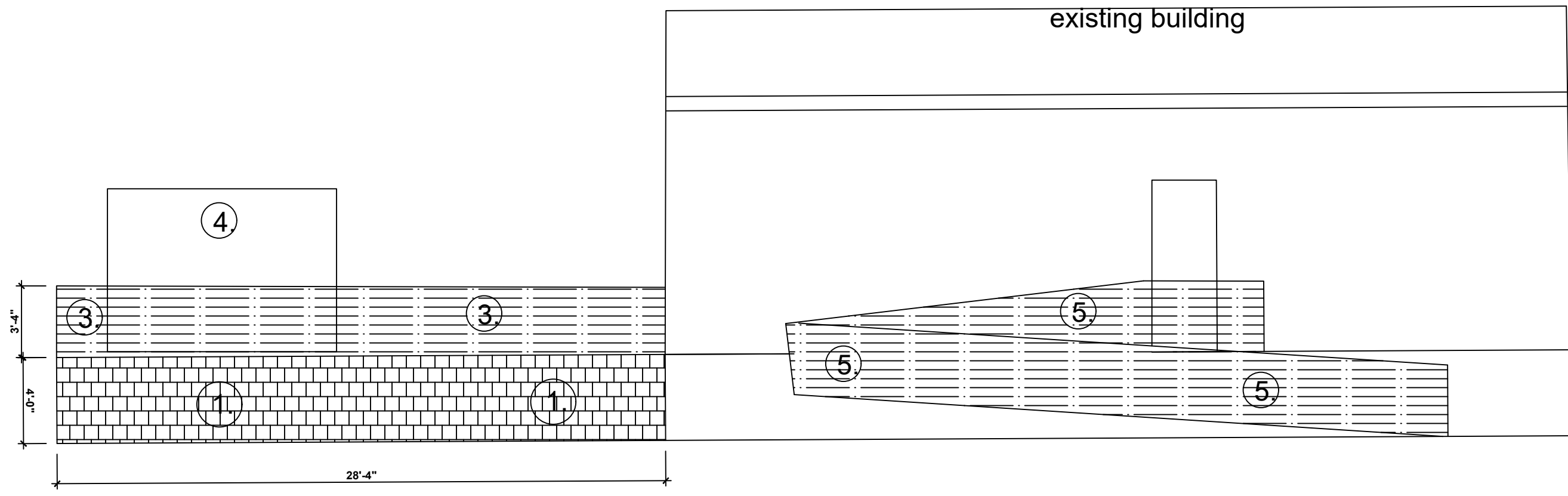
RIGHT SIDE PLAN

SCALE: 1/4" = 1'-0"



FRONT SIDE PLAN

SCALE: 1/4" = 1'-0"



BACK SIDE PLAN

SCALE: 1/4" = 1'-0"

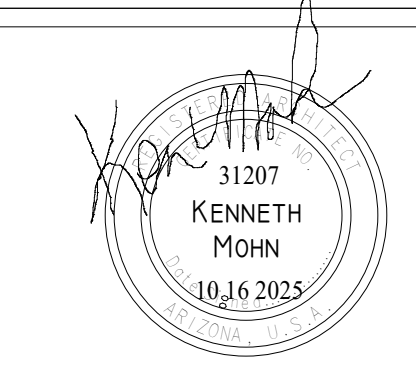
General Notes

1. proposed new retaining wall with versa-lock block 8x16" to level patio floor to existing interior floor. Will be using abc dirt to fill interior of patio and using 12x16" paver for flooring
2. proposed pavers 12x16" for flooring on all the patio include front part of the building 4000sq ft, cod
3. propose new safety fence around all the patio on metal and wood design
4. proposed to install new smoker on west corner of patio smoker mod . mm2000 dimensions 68"wx91"hx119"L from M&M BBQ COMPANY
5. existing concrete planters/ existing ada access with metal safety fence

SCALE:
1" = 1'

DATE:
09/2025

SHEET:
2
 OF



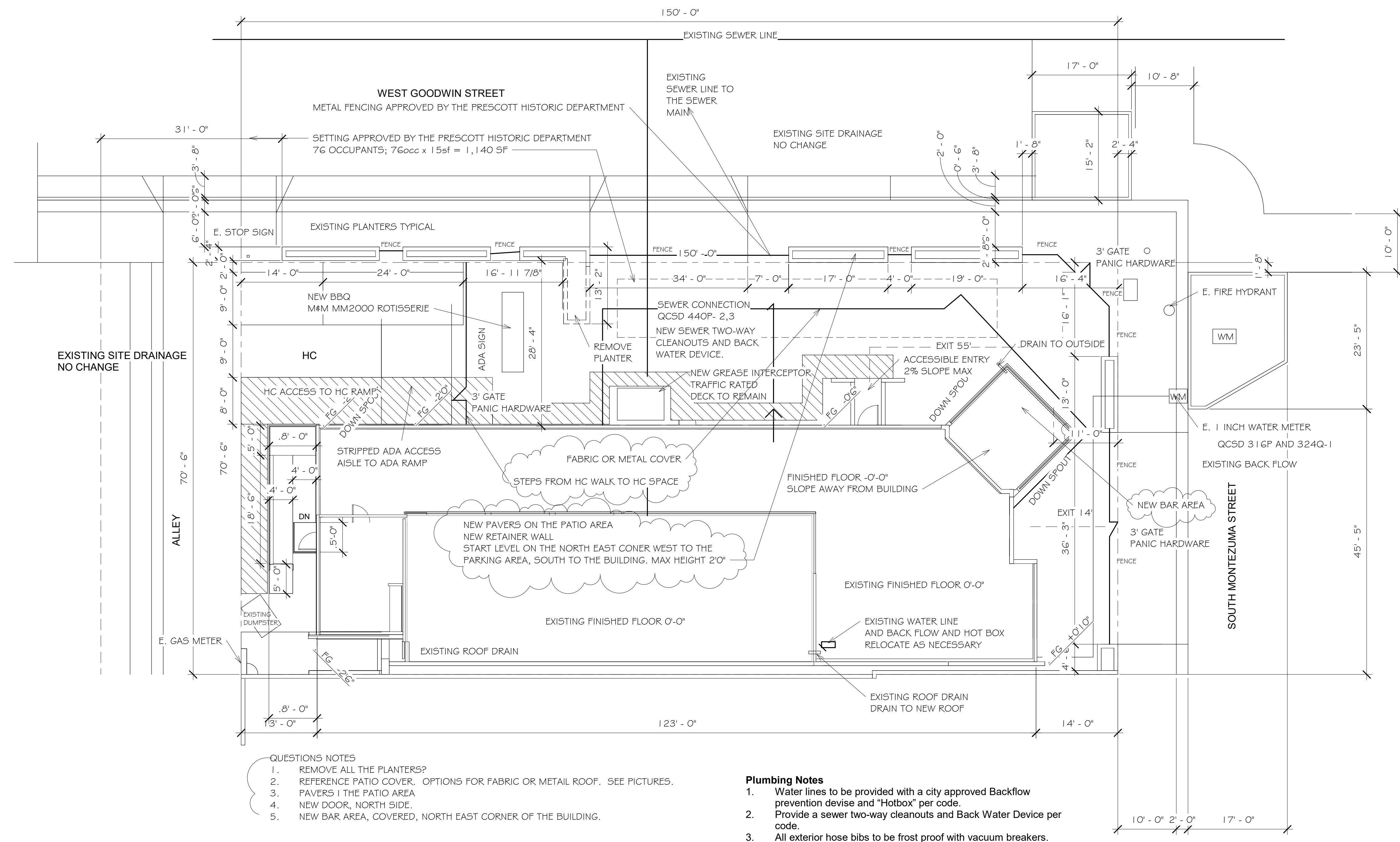
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KMA

Kenneth Mohn Architect
3915 West Roadrunner Drive
Chino Valley, Arizona 86323

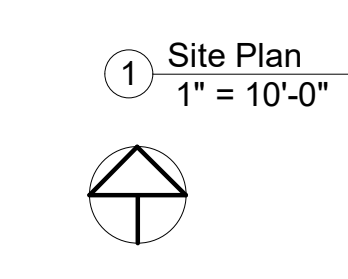
mohnarch@cableone.net
Office 928-710-5530

Doc's BBQ and Whiskey Prescott, Arizona



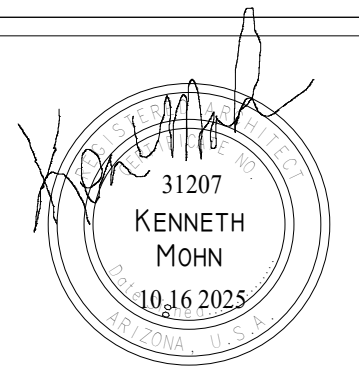
- QUESTIONS NOTES**
1. REMOVE ALL THE PLANTERS?
 2. REFERENCE PATIO COVER. OPTIONS FOR FABRIC OR METAL ROOF. SEE PICTURES.
 3. PAVERS I THE PATIO AREA
 4. NEW DOOR, NORTH SIDE.
 5. NEW BAR AREA, COVERED, NORTH EAST CORNER OF THE BUILDING.

- Plumbing Notes**
1. Water lines to be provided with a city approved Backflow prevention devise and "Hotbox" per code.
 2. Provide a sewer two-way cleanouts and Back Water Device per code.
 3. All exterior hose bibs to be frost proof with vacuum breakers.
 4. Where plumbing penetrates a rated wall. The section passing through the wall and the fixture connections attached thereto shall be of metal. Fire caulk around the penetration.
 5. Final locations of all fixtures, heaters, etc., shall be determined by the General Contractor on the jobsite. Information on these documents is by nature schematic. All subcontractors shall verify all plumbing items shown will fit in the spaces allocated. Should problems arise, contact the General Contractor.



No.	Description	Date
Revision 1		Date 1

Site Plan	
Project number	2025-25
Date	10 16 2025
Drawn by	KMA
Checked by	KMA
A0	
Scale	1" = 10'-0"



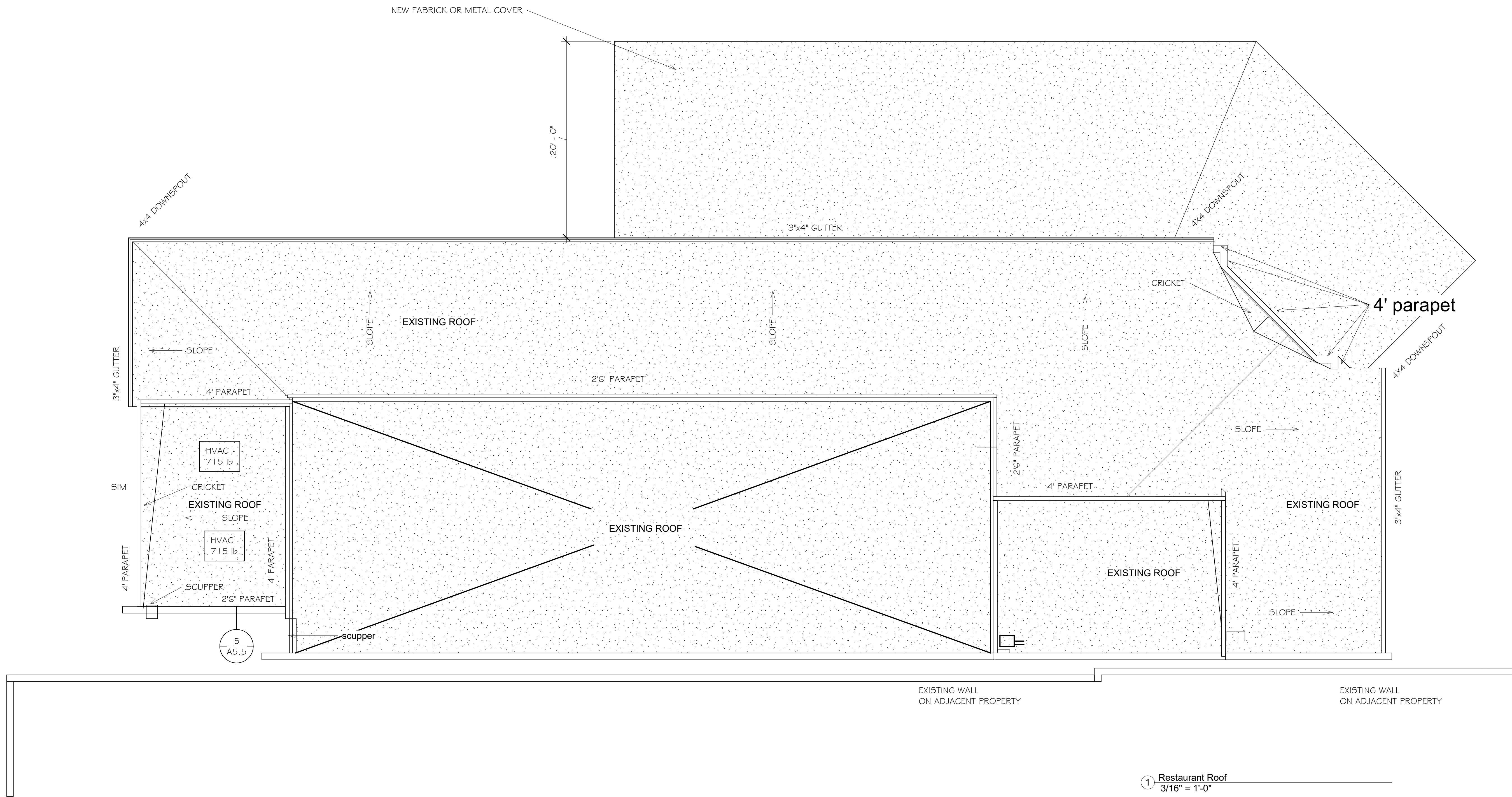
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KMA

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3915 West Roadrunner Drive
Chino Valley, Arizona 86323

mohnarch@cableone.net
Office 928-710-5530

Doc's BBQ and Whiskey Prescott, Arizona



① Restaurant Roof
3/16" = 1'-0"

No.	Description	Date
Revision 1		Date 1

Roof Plan	
Project number	2025-25
Date	10 16 2025
Drawn by	KMA
Checked by	KMA
A3	
Scale	As indicated

10/16/2025 6:13:55 PM

November 11, 2025

Re: Design Review of proposed Doc's BBQ signage and patio addition at 202 South Montezuma Street (APN 109-02-046A), Prescott, Yavapai County, Arizona.

BACKGROUND INFORMATION

The property located at 202 S. Montezuma Street (also 204 S. Montezuma St. and 211 W. Goodwin St.) currently contains a 4,646 sq' building consisting of a 1,495 sq' building constructed in 1969, a 325 sq' addition constructed on to the east end of the original portion in 1990, and a 2,826 sq' addition and corrugated metal patio cover at the northeast façade, constructed in 2021. The most recent addition was constructed on to the north and east facades of the historic-age (1969) portion of the building, effectively obscuring the original building from view. The original portion of the building served mainly as commercial use, including an auto repair shop, auto rental shop, a cigar and smoke lounge. The 2021 addition created additional space for the Colt Grill barbecue restaurant.



Figure 1. Google Earth image showing the location of the original (1969) portion of the building in red, and the 1990 addition in blue. The remaining footprint was added in 2021. The Courthouse Plaza Preservation District boundary is shown as a dashed yellow line to the east and south of the property.

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;¹ 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 southwest corner of S. Montezuma Street (“Whiskey Row”) and W. Goodwin Street.

¹ The property was determined non-contributing as part of the Prescott Territorial Buildings Multiple Resource Area, completed in 1977, prior to the large addition constructed in 2021.



METHODOLOGY

Broadbent and Associates, Inc. (Broadbent) reviewed the proposed Doc's BBQ signage (HP25-007) and exterior alterations (HP25-008) 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 Part 68, 1995),² where the Ordinance is silent on certain matters, or where it conflicts with or supports the proposed project. Note that an updated sign design was submitted on November 03, 2025. This updated design corrects elements that were not compliant with the Ordinance by removing the proposed box-type, internally-lit sign.

DESCRIPTION OF PROPOSED WORK

Per the documentation submitted by the applicant, the proposed work includes two parts: the installation of new signage on the northeast corner of the building depicting the name of the restaurant; and exterior patio additions.

Exterior Patio Improvements (HP25-008)

Details regarding proposed patio improvements for Doc's BBQ are as follows:

1. Install new retaining wall with versa-lock block 8" x 16" to level patio floor to existing interior floor.
2. Install Americans with Disabilities (ADA)-compliant pavers 12x16" on entire north and east patio areas.
3. Install new metal and wood design safety fence around patio (previously approved by PPC [HP22-005]).
4. Remove existing smoker at northeast elevation and install new smoker on west corner of patio.
5. Create new bar area at northeast patio.
6. Install metal-frame and standing-seam metal patio covers, painted black to match the building, over the north (main) and northeast patios.

Secretary of the Interior's Standards for Rehabilitation

Broadbent evaluated the proposed patio additions to be located at the north (main), and northeast elevations of 202 S. Montezuma using the SOI Standards for *Rehabilitation* as the current Ordinance does not provide guidelines for evaluating patio additions.

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 compatible with the adjacent historic buildings, specifically, existing historic materials, features, size, scale and proportion, and massing. The proposed work will not increase the square footage of the existing building either horizontally or vertically. Additionally, the slope of the proposed patio covers is such that they will be minimally visible from the public right-of-way, and the covers and frame will be black in color to blend in with the existing building color palette and be further visually unobtrusive. Corrugated metal is the current approved patio cover for the northeast patio of the subject property; however, the applicant proposes the use of a more modern alternative, such as standing seam metal, for the patio covers. This

² Secretary of the Interior's Standards for Rehabilitation, 1995. Electronic document:
<https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>



material meets Standard 9 that encourages the use of compatible yet modern materials and construction methods so as to differentiate new construction from existing historic buildings and districts.

The proposed project also meets Standard 10 in that, if the proposed additions were to be removed, the building would essentially return to its 2021 appearance. As the 2021 addition was approved by the PPC (HP21-002), it can be considered compatible with the District as a whole.

Broadbent also finds the proposed project meets specific guidelines for “Storefronts” in the SOI’s *Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, under the section titled, “Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings.”³ The Storefronts section recommends, “adding new signage, awnings, or canopies that are compatible with the historic character of the of the building.”

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 2007.⁴ 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 (does not overtake) historic buildings within the District.

Signage (HP25-007)

Details regarding proposed signage for Doc’s BBQ are as follows:

1. Signage consists of lettering in script, all capitalized serifed letters, spelling out “DOC’S BBQ & WHISKEY.”
2. The sign will consist of 2” deep reverse pan letters with clear polycarbonate backers and amber halo illumination; painted in Matthews Nuance 7725-10 white; individually stud mounted [to wall] with ½” stand-offs.

Courthouse Plaza Historic Preservation Ordinance

Broadbent finds that the proposed project meets all applicable Ordinance standards under B) DESIGN, C) MATERIALS, and D) OTHER CONSIDERATIONS. The standards under A) SITING do not apply as no changes to siting and vehicular access are proposed.

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

³ Secretary of the Interior’s Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 2017. Electronic document: <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>.

⁴ New Construction within the Boundaries of Historic Properties, 2007. Electronic document: <https://www.nps.gov/subjects/taxincentives/new-construction-in-historic-properties.htm>.



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

Ordinance Requirement	Complies Y/N	Notes
Setbacks	N/A	No changes to setbacks are proposed.
Use of the First Floor Space	N/A	No changes to the use of first floor space are proposed.

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

Ordinance Requirement	Complies Y/N	Notes
Massing	N/A	No changes to massing are proposed.
Fenestration (Doors and Windows)		
1. 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.	N/A	No changes to window style are proposed.
2. 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	One window on the north (side) elevation will be replaced with a single-leaf, vertically-oriented entry. This is the current main entry for the building.
3. 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.	N/A	Building is one story.
4. 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.	N/A	No changes to window type are proposed.
<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	N/A	No changes to window spacing and/or
--	------------	--



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

Ordinance Requirement	Complies Y/N	Notes
		configuration are proposed.
Roofs	N/A	No changes to the primary roof are proposed.
Details	N/A	No additional details are proposed.

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	No changes to existing masonry building exterior are proposed; concrete patio pavers that mimic stone are proposed for the patio area.
2. 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.	Y	No stucco is proposed.
3. 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.	Y	No stucco is proposed.
4. Wood is not acceptable except as an accent material (trim, cornices, etc.)	Y	No changes to existing masonry exterior are proposed; proposed awning is steel-frame with corrugated metal roof.
5. 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	No changes to existing painted masonry exterior are proposed; patio pavers will be a neutral color with no applied finishes.

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.



Evaluation of Compliance with Ordinance: C) BUILDING MATERIALS

Ordinance Requirement	Complies Y/N	Notes
Fenestration Materials		
6. 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	No changes to existing fenestration materials are proposed. New, single-leaf entry on north (side) façade will match existing.
<i>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.</i>		

Evaluation of Compliance with Ordinance: D) OTHER CONSIDERATIONS

Ordinance Requirement	Complies Y/N	Notes
Signage		
1. Signage in all cases should complement, and not distract, from the building. Signage shall be used for identification only, and not for advertising.	Y	Proposed signage does not distract from the building and is used for identification purposes only.
2. 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.	Y	Proposed signage will be stud-mounted parallel to the façade.
3. 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.	N/A	No perpendicular signs are proposed.
4. Signage painted directly on the facade is permitted if done in a historically compatible style.	N/A	No painted signs are proposed.
5. Signage painted on window glazing is acceptable and encouraged.	N/A	No window signs are proposed.
6. 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.	Y	Per City of Prescott, proposed signage complies with sign code for total allowable area.



Evaluation of Compliance with Ordinance: D) OTHER CONSIDERATIONS

Ordinance Requirement	Complies Y/N	Notes
7. No flashing, revolving or roof-mounted signs are permitted. No sign shall extend above the top of any part of the roof line.	N/A	No flashing, revolving or roof-mounted signs are proposed.
8. 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.	Y	Proposed signage is constrained within inset area at northeast entry.
9. 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.	N/A	No neon is proposed.
10. Lighting for applied signage shall be by incandescent fixtures only. Lettering may be painted or individually cut figures. Neon may be used for 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.	Y	The Doc's BBQ letters are pan-channel and back lit, creating a halo effect and therefore the letters meet the intent of this code. The halo effect is achieved by LED; however, the fixtures will be located behind the individual letters and will not be visible.
Awnings	N/A	No awnings are proposed (see SOI discussion of patio covers)
Landscape	N/A	No changes to landscaping are proposed.
Mid-Block Access on Montezuma Street	N/A	No Mid-Block Access is required.
Demolition	N/A	No demolition is proposed.



HP25-008 Doc's BBQ & Whiskey Exterior Improvements

TAMMY DEWITT
COMMUNITY PLANNER

November 14, 2025
Prescott Preservation Commission





Pre-Fire

Prior to current addition



Overview

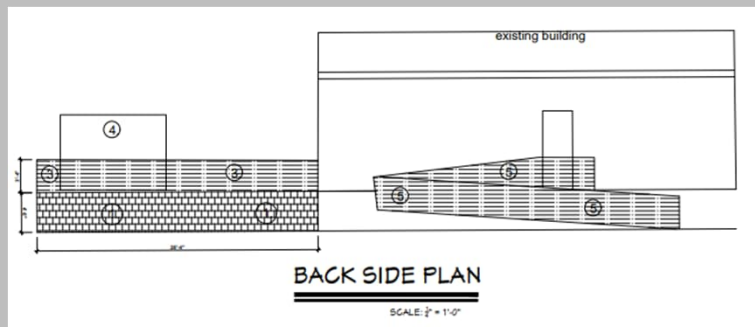
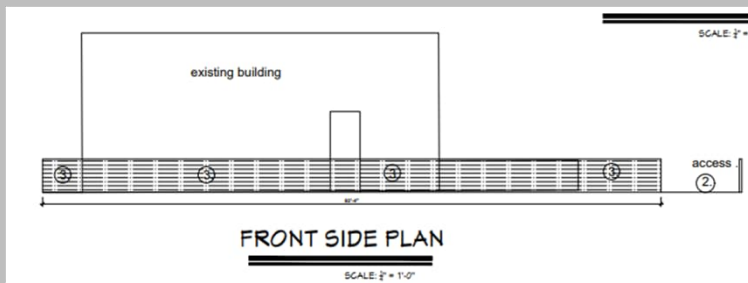
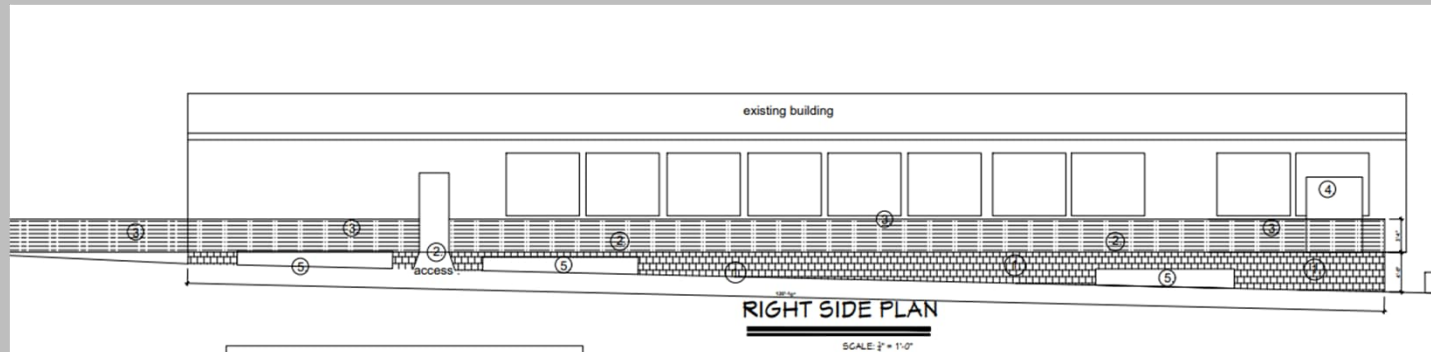
Applicant proposes the following changes to the exterior of the building:

- Install new retaining wall with versa-lock block 8" x 16" to level patio floor to existing interior floor.
- Install Americans with Disabilities (ADA)-compliant pavers 12x16" on entire north and east patio areas.
- Install new metal and wood design safety fence around patio (previously approved by PPC [HP22-005]).
- Remove existing smoker at northeast elevation and install new smoker on west corner of patio.
- Create new bar area at northeast patio.
- Install metal-frame and standing-seam metal patio covers, painted black to match the building, over the north (main) and northeast patios.

Compatibility Review

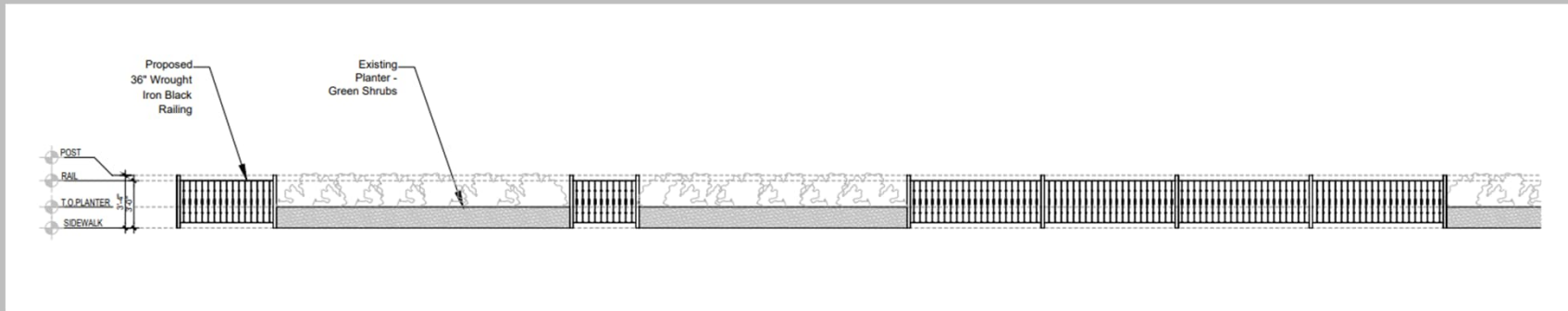
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- Use only integral and natural colors of a neutral tone, compatible with the building and the district.
- Compatible use of materials is strongly encouraged to continue design theme established in District at turn of 20th century.
- Details of a façade can add character, vitality and a sense of craftsmanship.
- Details should generally be constructed of materials already present in the building (i.e. brick). If different materials are used, they should be complementary to the primary material.



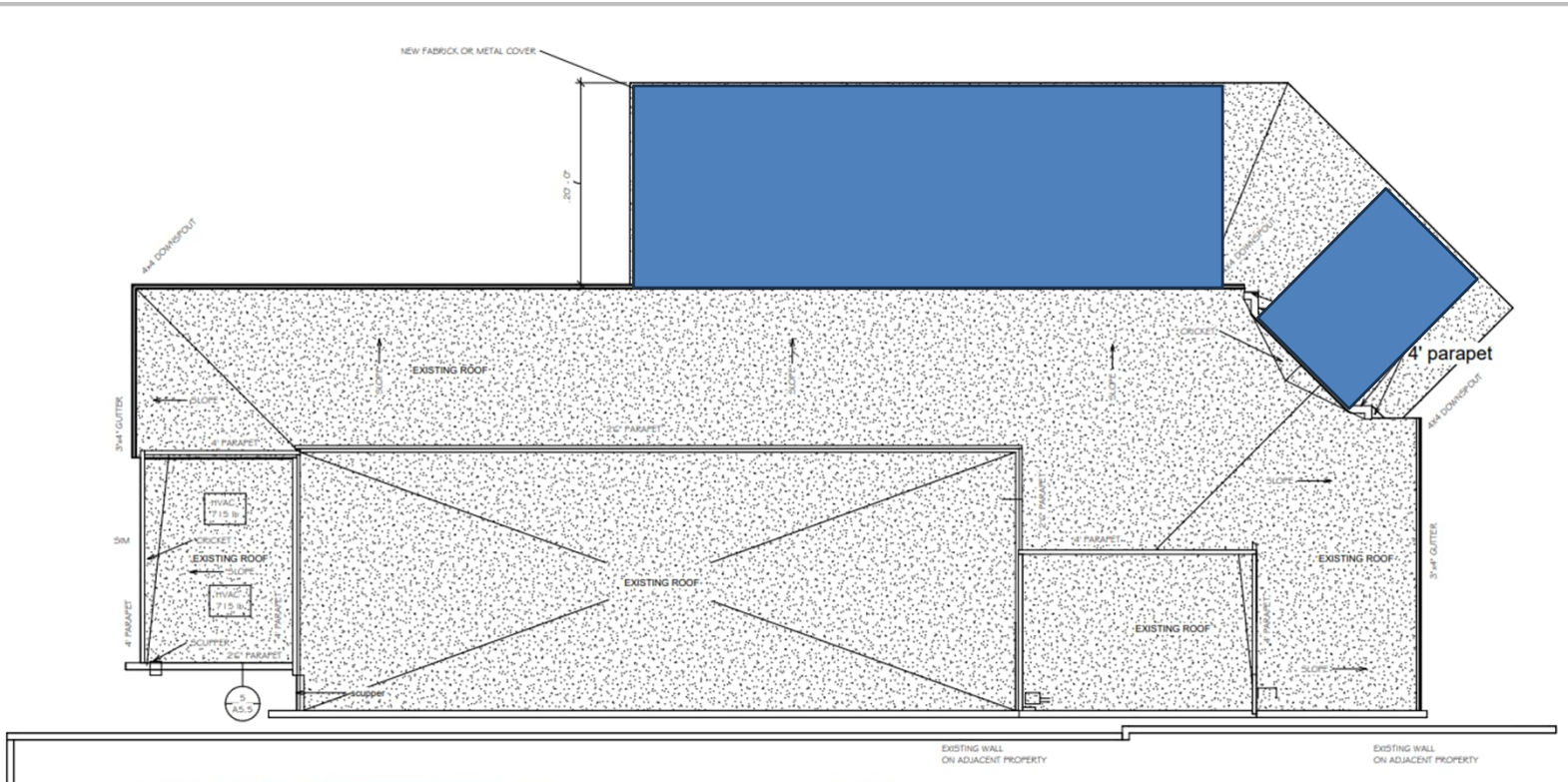
General Notes

1. proposed new retaining wall with versa-lock block 8x16" to level patio floor to existing interior floor. Will be using abc dirt to fill interior of patio and using 12x16" paver for flooring
2. proposed pavers 12x16" for flooring on all the patio include front part of the building 4000sq ft, cod
3. propose new safety fence around all the patio on metal and wood design
4. proposed to install new smoker on west corner of patio smoker mod . mm2000 dimensions 68"wx91"hx119"L from M&M BBQ COMPANY
5. existing concrete planters/ existing ada access with metal safety fence



Fence and Planters approved May of 2022 by PPC but never completed.





Proposed patio cover to be black standing-seam metal.





Recommended Action

MOVE to approve or deny HP25-008 with or without the recommended condition requiring the applicant to separate the patio covering into two sections rather than having it wrap around the northeast corner of the building.