



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

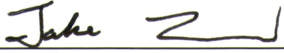
5. ADJOURNMENT

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



RICHARD SPRAIN, Chairman

ATTEST:



Recording Secretary

11/14/2025

Date