

City of Prescott
Prescott Preservation Commission



April 10, 2026 | 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 **April 10, 2026**. 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 March 13, 2026 Prescott Preservation Commission Meeting Minutes.
Recommended Action: MOVE to approve the minutes as presented
 - B. **HP26-003**: A Request for Approval of Revised Wall with Fencing and Patio Cover from Previous Approval for Doc's BBQ & Whiskey. Location: 202 S Montezuma St. Owner: Montezuma Goodwin LLC. Applicant: DOGE Construction.
Recommended Action: MOVE to approve or deny HP26-003
4. **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 4/2/26 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: April 10 Prescott Preservation Commission
DATE: April 10, 2026
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of the March 13, 2026 Prescott Preservation Commission Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the March 13, 2026 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. March 13, 2026 Prescott Preservation Commission Minutes



City of Prescott

Prescott Preservation Commission

March 13, 2026 | 9:00 AM
201 N Montezuma Street
Council Chambers, 1st Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Sprain called the meeting to order at 9:02 a.m.

2. ROLL CALL

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

3. DISCUSSION & ACTION ITEMS

A. Approval of January 9, 2026 Prescott Preservation Commission Meeting Minutes.

MOTION BY VICE CHAIR TRAVIS TO APPROVE THE JANUARY 9, 2026, PRESERVATION COMMISSION MEETING MINUTES; SECONDED BY COMMISSIONER JOHNSON: PASSED (5-0).

B. **HP26-001:** A Request for Approval for Upgrades to Ken Lindley Field & Park.
Location: 702 E. Gurley Street, APN: 114-04-044. Owner: City of Prescott.
Applicant: Kimley Horn and Associates Inc.

Community Planner Tammy DeWitt gave a presentation regarding proposed improvements to the Ken Lindley Park. She provided a historical background and photos of the site. She stated that the proposed upgrades included 2 new digital signs, and new digital scoreboard along the western park boundary, and the grandstands are to be renovated and shared the locations of the 2 proposed digital signs and new scoreboard. Additionally, there will be four new bronze sculptures installed, a concrete technique wall, and portable restrooms. She stated that this property is part of the Armory Historic Preservation Master Plan and shared the review criteria for this district. Staff recommended to approve or deny HP26-001.

Commissioner McCarver asked what the bronze sculptures depicted.

Applicant Glenn Deudolo, President of OJBFC stated the sculptures will be high quality and of kids playing soccer.

Commissioner McCarver asked if they would obscure vision of the field.

Mr. Deudolo said the tallest sculpture will be 42 inches.

Commissioner McCarver asked If there were any requirements for this district, in regard to signs not displaying advertising.

Ms. DeWitt said the signs will not be allowed off-site advertising and will only advertise for events at the park.

Commissioner McCarver said the picture of the scoreboard showed four boxes for sponsors.

Ms. DeWitt stated that it was for the scoreboard and will remain there for whoever sponsors the events or helps with activities.

Commissioner McCarver asks if it is not permanent but rotating.

Commissioner McCarver said his feeling is that there will be permanent sponsors. Also, the rule for downtown development says there cannot be outside advertising for signs on storefronts.

Mr. Deudolo stated that they were under the impression that since the scoreboard was facing into the facility, those sponsor signs were acceptable. Donations are \$25k a piece. He said we have sold two out of the three, and they are two two-year commitments.

Commissioner McCarver asked if the signs along the street will have advertisements.

Mr. Deudolo said they will be displaying upcoming events.

Ms. DeWitt stated that since it is a city park it is exempt from a lot of regulations, however the signs will be advertising only for park events.

Commissioner McCarver disagreed.

Ms. DeWitt said we allow this for school property as well.

Vice Chair Travis clarified this is not within the downtown district and the signage doesn't apply the same. The digital signage in the park conforms with the Department of the Interior Standards, which encourage historic use of the property. Fenway and Wrigley field used as examples.

Commissioner McCarver said we have an ordinance for the downtown area, but he didn't read specifically for the area where the park was at. He is okay with it but does not want to set a precedent.

Alex Bramlette Planning Manager clarified the sponsorships on the scoreboard will face in towards the property and the street signs will not include off-site advertising.

Chair Sprain asked if the scoreboard sign will only be used during operation hours.

Ms. DeWitt confirmed.

Commissioner Johnson asked if the restrooms are standalone or porta potties.

Mr. Deudolo stated they will be high-end porta potties and will be easier to access and less dangerous for the elderly community.

Vice Chair Travis said her only concern with the exterior signage is flashing and bright lights. She asked if it is possible to keep the lights muted so it doesn't distract from the property.

Mr. Deudolo said that he believes when they go through the permitting process the city will have requirements that we will have to adhere to.

Ms. DeWitt confirmed that the lights will need to be turned down at night.

Commissioner McCarver asked to pull up the park side alterations slide again. He asked for clarification regarding how water will undermine flagstone and create maintenance and safety issues.

Mr. Deudolo said they were worried about flagstone cracking and being a tripping hazard. They asked the historic society if they can keep it concrete.

Commissioner McCarver asked to confirm that the material will be concrete.

Mr. Deudolo confirmed.

Commissioner McCarver asked to confirm where the sidewalk was on the map.

Mr. Deudolo said it will be 5ft wide.

MOTION BY VICE CHAIR TRAVIS TO APPROVE HP26-001; SECONDED BY COMMISSIONER KIMERY: PASSED (5-0).

- C. **HP26-002:** A Request for Approval for Upgrades at the City's Park & Recreation Administrative Offices. Location: 125 N. Arizona Avenue, APN: 114-04-047. Applicant: City of Prescott Facilities.

Community Planner Tammy DeWitt gave a presentation and outlined the proposed changes to the City of Prescott Parks & Recreation Offices. The changes will include construction of a gabled porch roof to make more head clearance to meet ADA requirements for the ramp. She provided a site plan and rendering of the proposed changes. She stated this property is part of the Armory Preservation Master Plan. Staff recommended to approve or deny HP26-002.

Commissioner McCarver asked how long the building had been there.

Ms. DeWitt said most of the buildings around there were constructed in the 1930's or 1940's.

Commissioner McCarver said his take on it is to primarily conform to the ADA requirements.

MOTION BY COMMISSIONER KIMERY TO APPROVE HP26-002; SECONDED BY VICE CHAIR TRAVIS. PASSED (5-0).

- D. **LDC26-003:** An Amendment to the City of Prescott Land Development Code Appendices by Replacing the Former Prescott Preservation Commission (PPC) Bylaws with the Newly Amended PPC Bylaws. Applicant: City of Prescott-Planning & Zoning Division.

Community Planner Tammy DeWitt gave a presentation regarding changes to the Prescott Preservation Commission Bylaws. She stated the following changes to be made:

- 1) If any member shall be absent more than 3 meetings without prior notice to the chairman, city clerk or staff liaison, he or she shall upon notification by the Chairman to City Council, and by a majority vote of the Council, cease to hold office. Exceptions will be made in emergency situations.
- 2) At the first meeting following April 1st of each calendar year, the Commission shall elect from its membership, a chair and vice chair.

Chair Sprain asked if this was something they actually needed to pass.

Ms. DeWitt confirmed.

MOTION BY VICE CHAIR TRAVIS TO APPROVE LDC26-003; SECONDED BY COMMISSIONER JOHNSON. PASSED (5-0).

STAFF UPDATES

Ms. Bramlette informed the commissioners that there will be a meeting April 10th. She stated there is overlap between council subcommittee for appointments picking new members. The PPC application has been extended to March 20th. Council will have their subcommittee on appointments meeting at the end of March, and what they recommend will go to council on April 14th. She shared there were provisions in the bylaws allowing existing members to stay seated until new members are selected. At the April 10th meeting we should have recommendations from the subcommittee, then pending final approval from council on April 14th.

Chair Sprain asked if it would take effect in May.

Ms. Bramlette said if we had a May meeting that would be the first one with the full new commission.

Chair Sprain asked if that is also when the commission would vote for chair and vice chair.

Ms. Bramlette confirmed.

Commissioner McCarver asked if there will be a video of the Training for Open Meeting Laws in April.

Ms. Bramlette said they will be able to watch the recording, and that it takes place on April 9.

4. ADJOURNMENT

There being no further business to discuss, Chairman Sprain adjourned the meeting at 9:29 a.m.

RICHARD SPRAIN, Chairman

ATTEST:

Recording Secretary

Date



TO: MAYOR AND CITY COUNCIL
AGENDA: April 10 Prescott Preservation Commission
DATE: April 10, 2026
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **HP26-003:** A Request for Approval of Revised Wall with Fencing and Patio Cover from Previous Approval for Doc's BBQ & Whiskey. Location: 202 S Montezuma St. Owner: Montezuma Goodwin LLC. Applicant: DOGE Construction.

ITEM SUMMARY

This item is for review and action on HP26-003. The applicant proposes the following changes to the exterior of the building from their previous approval from November of 2025:

- **Material Change Proposed:** Installed retaining wall with CMU block to level patio floor to existing interior floor.
- **Remains the same from prior approval:** Installed Americans with Disabilities Act (ADA)-compliant pavers 12x16" on entire north and east patio areas.
- **Metal / Wood Fence previously approved:** Review installed Gabion Wall with an unfinished, welded steel frame with metal grid and flat counter surface on top.
- **One smoker previously:** Two new smokers on west corner of patio.
- **Change in Design Proposed:** Install metal-frame and standing-seam metal flat patio covers, painted black to match the building, over the north (main) and 2 over northeast patios of varying depths.

BACKGROUND

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.

In November of 2025, the PPC reviewed and approved the following:

- Install new retaining wall with versa-lock block 8" x 16" to level patio floor to existing interior floor.
- Install Americans with Disabilities Act (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 flat metal patio covers, painted black to match the building, over the north (main) and northeast patios.

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 the 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 (Courtney Mooney, an Architectural Historian with 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 HP26-003

ATTACHMENTS

1. HP26-003 Narrative
2. HP26-003 Plans
3. Broadbent Review
4. HP26-003 Revised Exterior Improvements Presentation

Alex Bramlette

From: Jacob Lund
Sent: Wednesday, March 4, 2026 12:03 PM
To: Planning
Subject: Doc's BBQ 202 S. Montezuma
Attachments: Doc's 1.jpg; Doc's 2.jpg; Doc's 3.jpg; Doc's 4.jpg; Doc's 5.jpg; Doc's 6.jpg

From: Kell Palguta <guta45@yahoo.com>
Sent: Wednesday, March 4, 2026 12:01 PM
To: Jacob Lund <jacob.lund@prescott-az.gov>
Subject: Doc's BBQ 202 S. Montezuma

Good morning please find some pictures that will help with a visualisation for the PCC although I know they have all already seen it in person. I paid the fee this morning in person at city hall.

The outer Gabion Fence as well as the metal steel fence standard height is approximately 44 inches tall. The Gabion rock basket is approximately 12 inches wide with an 18 inch custom metal lid. Color is black. Material is welded steel. All material and colour is the same as the colour and material approved for the Patio cover and frame by PCC in November. Also note that the entire patio and all three entrances are now ADA compliant as opposed to the parking lot before.

The CMU wall is made from standard size cinder blocks 8 inches tall, 8 inches deep and 16 inches long, filled in with cement and rebar placed in a footer 16 inches wide and 18 inches deep lined with # 5 rebar 5/8 inches thick approved and stamped by an engineer which was recommended for safety vs Versa Block. CMU wall is 48 inches high at the lowest west point and gradually goes down to 0 inches high over the course of approximately 90 feet to the east along Goodwin.

Let me know if you need anymore information and hopefully this answers any outstanding questions.

Thanks,

Kell Palguta

Alex Bramlette

From: Kell Palguta <guta45@yahoo.com>
Sent: Monday, March 2, 2026 4:22 PM
To: Alex Bramlette
Subject: RE: Doc,s BBQ submittal 03 02 2026

Ok thanks. I will take care of this and upload tomorrow. After speaking to the engineer he recommended we have a separation for the patio cover over the area where people will be eating and the smaller cover will be just for the smoker area. Same height same material just a gap between the two. Same slope as well.

Nothing has changed for the cover over the bar area. Same material and design as presented in November. The goal is to get the cover area over the bar approved first with all of the bar details. Andrew is good with just approving that area so we can start on building the bar. Andrew said he will just need to hear from you that the design is what PCC was good with.

Thank you.

Kell

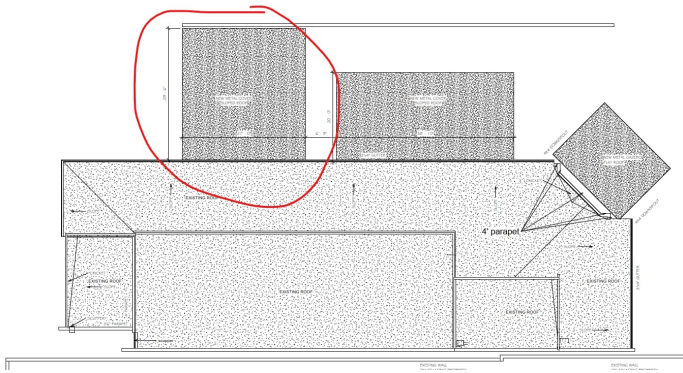
[Yahoo Mail: Search, Organize, Conquer](#)

On Mon, Mar 2, 2026 at 4:12 PM, Alex Bramlette <alex.bramlette@prescott-az.gov> wrote:

Hello Ken,

Thanks for the email. I just left you a detailed phone message but am following up with this email just in case. We still need and have questions on the following:

- Photos of the CMU retaining wall with information about the material
- Information about the materials and colors for the rock patio fence.
 - Dimensions of the fence height
- When we spoke last week it was my understanding that you all were going to stick to what PPC already approved regarding the metal awnings. Based on what you have proposed, that doesn't seem to be the case as the area circled below is a new addition to the proposal. What that the intention? If so, can you please provide information on the width and slope, and confirm it will be the same material and color as the other proposed awning.



When you are ready, please submit this information to through the online portal and pay the fee.

Thanks,

Alex Bramlette

Planning Manager

Community Development

928.777.1405 ext. 4981

From: kmohnarch@gmail.com <kmohnarch@gmail.com>
Sent: Monday, March 2, 2026 12:15 PM
To: Alex Bramlette <alex.bramlette@prescott-az.gov>
Cc: Kell Palguta <guta45@yahoo.com>
Subject: Doc,s BBQ submittal 03 02 2026

Alex

Do you have everything for the Doc's BBQ historical submittal?

Thank you

Ken Mohn

Kenneth Mohn Architect

3915 West Roadrunner Drive

Chino Valley, Arizona 86323-4691

Office: 928-710-5530

kmohnarch@gmail.com

Project Information

Building Codes
 Building Code: 2018 International Building Code.
 2018 International Residential Code.
 2018 Administrative Code.
 2018 International Property Maintenance Code.
 2018 International Existing Building Code.

Accessibility Code: ADAGG, 2010 ICC/ANSI.
 Mechanical Code: 2018 International Mechanical Code.
 Electrical Code: 2017 National Electrical Code.
 Plumbing Code: 2018 International Plumbing Code.
 Fire Prevention Code: 2012 International Fire Code.
 IFGC: 2018 International Fuel Gas Code.
 IECC: 2012 International Energy Conservation Code
 Fire District: Prescott Fire Department

Design Criteria
 Roof Snow Load: 30lb
 Wind Speed:
 Commercial: Risk Category, II building, 100, All Categories are Exposure "C".
 Seismic Design: Commercial per Engineering.
 Frost Line Depth: 18 Inches
 Winter Design Temperature: 20 Degrees
 Energy Code Minimums: Roof=R-49; Wall=R-20, Floor=R-19, Slab=R-10 for 24".
 Climate Zone: 4

Project Description: Existing Building. New bar area. New patio cover - metal, new patio pavers, new fencing. Patio cover engineering will be a deferred submittal.

Site Data
 APN: 109-02-046A
 Address: 202 South Montezuma Street
 Legal Description: Prescott Original Town site
 Site Area: .24 Acres

Building Data
Floor area:
 Restaurant/Dining/Kitchen: 4,695 sf

Occupancy Group: Chapter 3, Sections 303-311
 Section 508.3. Mixed Use and Occupancy-Non-Separated
 A-2, Assembly - Restaurant

Occupant load: Table 1004.1.2
 Assembly
 Dining: 1/15 sf.: 1,286 sf. / 15 = 91 Occupants
 Kitchen, Staff: 1/200 sf. 1,637 sf / 200 = 8 Occupants
 Storage Accessory 1/300 sf.: 79 sf / 100 = Occupants
 Total Occupants 99 Occupants

Type of Construction: Section 602
 Type 5, B Non-Sprinklered

General Design Requirements: 2018 IBC, Table 1604.5
 Category 2

Building area: Table 503
 Actual: 4,695 sf.
 Allowable: 6,000 sf.

Building height
 Actual: @24 ft.
 Allowable: 40 ft.

Number of stories
 Actual: 01
 Allowable: 01

IBC Code Review
 Section 504.12 Height, Section 506.3
 Automatic sprinkler system increase. None

Table 505: Not used

Allowable Area Calculation: Section 506
 Non-Separated use
 Use: Assembly - Restaurant
 Area modifications (IBC 506):
 Allowable area per Floor (Aa): N/A x 00
 Tabular area per Floor (At): N/A
 Area increase for frontage (If): Not Used Lf = {F/P - 0.25} W/30
 Area Increase for sprinkler (Is): 3 x 6,000 sf
 Building perimeter public way (F): Not Used
 Entire building perimeter (P): Not Used
 Minimum width of public way (W): N/A
 Allowable area (Aa): 18,000 sf.
 Unlimited area for AFS: N/A

Spaces with One Exit or Exit Access Doorway: 1015.1 N/A
Exit Access travel distance: Table 1016.2
 Occupancy: A, Without Sprinklers, Distance: 200 ft
Buildings with one exit: Table 1021.2(2) N/A
Corridor Width: 1018, Table 1018.2
 Occupancy over 50: 44 inches
Exterior Wall Fire Resistance: Tables 601 and 602 N/A

Zoning
Zone: DTB
 Parking Requirements: None
 Setbacks: None

No Change Notes
 All changes or any additional work to be built on the building or site has to shown on the plans. NO field changes are allowed. These requirements are required for even the simplest work. (IE, But it is only...). Any change will have to be reviewed by the Architect, any Engineer involved and the Building Department. If the change involves any change of plans or coordination, a proposal will be provided.

Fire Department Notes.
 1. Address numbers shall be proportionate to the building, approved by the Fire Department, and a minimum of 6 inches in height. IFC Section 505.1
 2. IFC Section 906.2
 Proper fire extinguishers required.
 Type 2A10BC, 1 every 75 feet

Deferred submittals.

Deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official.

Deferred Items:
 None

General Notes

- These plans were developed under a limited service agreement with Client are not intended to provide comprehensive detailing of the entire structure. These plans are for this one project and shall not be used again on another project.
- All work is to be done in accordance with codes, laws, ordinances and the latest building codes accepted by the local jurisdiction. The intent of these documents for construction, as conveyed in these drawings and specifications, is to provide, for the indicated project, all services, equipment, materials, appliances, etc., connected and completed, in operating condition, and ready for occupancy. All notes and specifications are general in nature and are intended to set minimum standards for construction. Where there is a conflict between drawings, specifications, notes or details the more stringent shall govern. These drawings have been prepared using standards of professional care and completeness normally exercised under similar circumstances in this or similar localities.
- Workmanship shall conform to the highest standards acceptable for first quality construction. All work shall be performed by mechanics and artisans who are skilled in their respective trades. All work shall be executed in a neat and skillful manner and exactly as specified or detailed. Each Subcontractor is considered a specialist in their respective field and shall prior to submission of a bid or performance of work, notify the General Contractor or Owner of any work called out on the drawings in their trade that cannot be fully guaranteed.
- The General Contractor shall carefully examine each page of these contract documents and be fully familiar with all of the material contained herein. Further the General Contractor shall make any and all information contained herein available to any and all of his Subcontractors and material suppliers, and shall endeavor to make certain that all are fully familiar with the applicable information contained herein. The contract documents are complimentary and are to be interpreted as an integrated whole. Details in any one contract shall be interpreted as applying to all contract documents concerning the same or similar part of the work, unless the context otherwise requires. The soils report, truss calculations, landscape plans and engineering drawings, when required, shall be considered part of these construction documents.
- All rejected and condemned materials shall be immediately removed from the premises and shall not be used in this work. All trades shall protect their own work to prevent damage by others during the course of construction. Field verify all field conditions prior to purchasing or constructing any product for this project.
- All dimensions shall take precedence over scale shown on the plans. Do not scale drawings. All dimensions and room locations are on architectural drawings, refer to these for all equipment locations.
- Property dimensions, grade elevations, bearings, setbacks, easements, location and availability of utilities, soils report, etc. are all information supplied to the Architect by others and are assumed accurate. The Architect shall make every effort to insure the accuracy of the work provided to him by others, but in no way shall guarantee or be responsible for said work by others.
- All revisions to the approved plans, no matter how minor, must be approved by the governing Planning Department, the Building Department, the Owner and Architect. The Architect is not responsible financial or legally, for any changes and its consequences done by the Owner and Contractor.
- The Contractor and Subcontractors shall verify in the field, all utility elevations, flow lines and point of connections with adjacent properties and parcels. The Contractor shall contact Blue Stake and determine the location of all utility services in the area prior to excavation. Coordinate with the utility services for all easements, clearances and code issues. I.E. confirm that the utility services have direct access for their services and existing services do not adversely affect the project. The Contractor and/or Subcontractors shall be responsible for the appropriate "hook up" to all utilities required to support the work
- Should any condition arise where the intent of the drawings are in doubt, where there is a discrepancy, or appears to be an error between the drawings and the field conditions, the Owner, Architect and the appropriate Engineer or Consultant shall be notified as soon as possible for clarification. Do not proceed with work in the affected area until said clarification is obtained. The Contractor and Subcontractors shall verify all dimensions and conditions before starting work and notify the Owner and Architect of any discrepancies. The starting of any work shall be considered prima fascia evidence that the Contractor and Subcontractor has inspected and accepted all conditions involved in his work and finds them satisfactory.
- All bids submitted and accepted under this contract shall include all materials and labor necessary to complete the project in accordance with the documents. Subcontractors will examine all of the contract documents to cross reference their work with other trades and detailing. The General Contractor will coordinate with the interface of all the Subcontractors bids and provide all necessary requirements to complete the work. No extras for incomplete bids will be allowed.
- Manufacturing specifications and I.C.C. assembly shall supplement the architectural drawings and details. All products listed by I.C.C. numbers shall be installed per the report and the manufacturer's written instructions. Product substitution(s) for product(s) listed shall also have I.C.C. approved evaluation report(s) or be approved and listed by other nationally recognized testing agencies. All material and equipment are to be installed to the manufactures requirements and provided with the warranties by the manufacturer and as required by the State of Arizona.
- These drawings do not include any necessary components of construction safety of all parties present on the job site. All construction safety is the responsibility of the Contractor. Safety and care of adjacent properties during construction, and compliance with Local, State and Federal regulations regarding safety shall be the responsibility of the Contractor. Temporary facilities for the protection of material and equipment shall conform to local regulations and shall be the responsibility of the General Contractor.
- These plans are not suitable for construction until approved by the local Building Department and each sheet is provided with a signed stamp by the Architect or Engineer. Final inspection is required prior to occupancy.
- Site visits by the Architect or any Engineer do not constitute an official inspection unless specifically contracted for. Site visits will not look for quality, quantity, safety, construction or adherence to plans.
- The Contractor is to provide As-Built drawings, warranties, service manuals and the permit set to the Owner at the end of construction.
- A separate permit is required to remove or demolish an existing or portion thereof a building on this site. The Contractor is responsible for contacting NESHAP and providing any required testing for demolition. Coordinate with the Owner.
- A separate permit, submittal and review to the Owner and Building Department required for signage by others. Miscellaneous site structure, site walls (including retaining walls), grading and tenant improvements may require separate permits. Items shown as future or N.I.C. on plans may require separate submittal, approval and permit. The Installing Contractor is responsible for obtaining each permit.
- Plans may reference alternate bib items and segregated bid items. Reference the working drawings, project manual and or bid documents for instructions and complete list of these items if any.

Doc,s BBQ and Whiskey 202 South Montezuma Street Prescott, Arizona 86303

Abbreviations

@	At (Measurement)
AB	Anchor Bolt
ABC	Aggregate Base Course
A/C	Air Conditioning
AFF	Above Finished Floor
BM	Beam
C/L	Centerline
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
CONC	Concrete
CONT	Continuous
DIA	Diameter
DBL	Double
DN	Down
EQ	Equal
EQUIP	Equipment
ES	Each Side
EW	Each Way
FAU	Forced Air Unit
FF	Finished Floor
FG	Finished Grade
FOM	Face of Masonry
FOS	Face of Stud
FTG	Footing for Concrete Foundation
GALV	Galvanized
GLULAM	Glue Laminated Wood Beam
GYPBD	Gypsum Board (Drywall)
HORZ	Horizontal
HVAC	Heating/Ventilation/Air conditioning
INSUL	Insulation
MANUF	Manufacturer
Max	Maximum
MIN	Minimum
N/A	Not Applicable
NIC	Not in Contract
NTS	Not to Scale
REINF	Reinforcement
SIM	Similar
SQ	Square
STD	Standard
TOF	Top of Floor
TOP	Top of Parapet
TOR	Top of Roof
TOW	Top of Wall
TYP	Typical
UNO	Unless Noted Otherwise
VERT	Vertical
W/	With

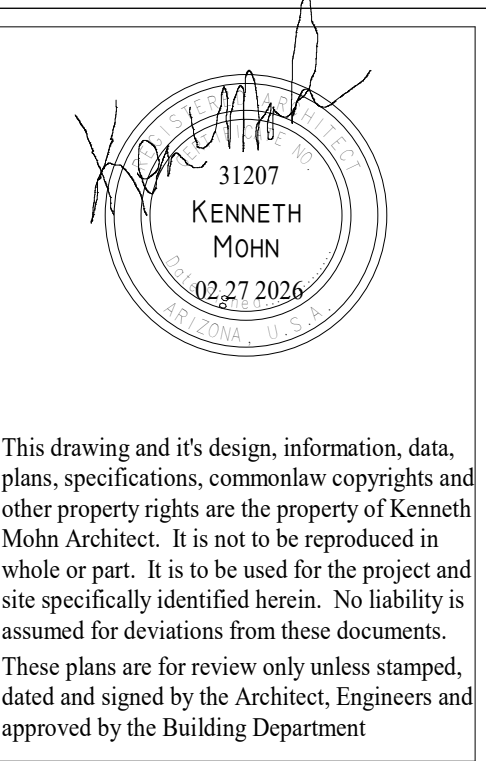
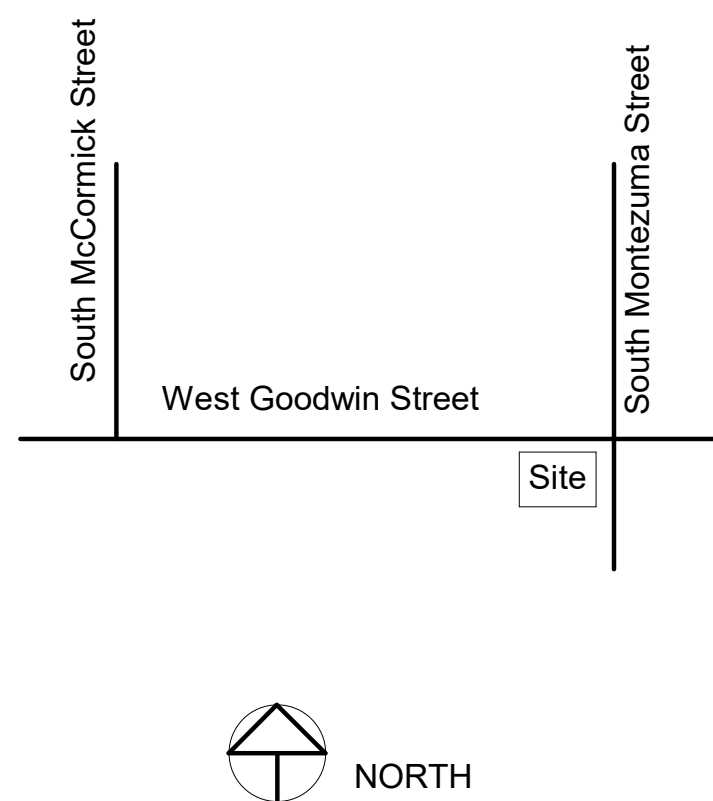
Sheet Index

CS	Cover Sheet
Landscape	N/A
Civil	N/A no change to grading, drainage, or utilities to street.
Architectural	
A0	Site Plan Revisions
A1	Architectural Floor Plan
A3	Roof Plan
A4	Exterior Elevation
Structural	
N/A	
Mechanical	N/A
Plumbing	N/A
Electrical	

Directory

Owner: Property Montezuma Goodwin LLC 222 South Cortez Street, Suite #1 Prescott, Arizona 86303-3939	Mechanical/Plumbing N/A
Tenant Doc's BBQ and Whiskey	Electrical N/A
Architect Kenneth Mohn Architect 3915 West Roadrunner Drive Chino Valley, Arizona 86323 928-636-6655	Landscaping N/A
Civil N/A	Interior design N/A
Structural N/A	
Soils N/A	

Vicinity Map



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KMA

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

kmohnarch@gmail.com
 Office 928-710-5530

Doc's BBQ and Whiskey Patio

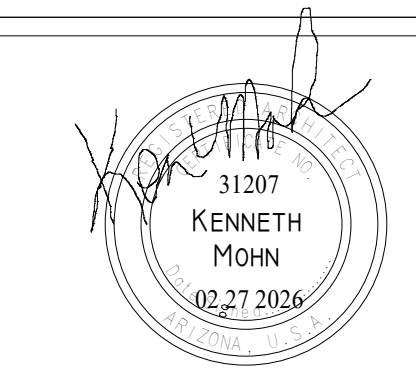
No.	Description	Date
1	Revision 1	Date 1

Cover Sheet

Project number 2025-25
 Date 02 27 2026
 Drawn by KMA
 Checked by KMA

CS

Scale



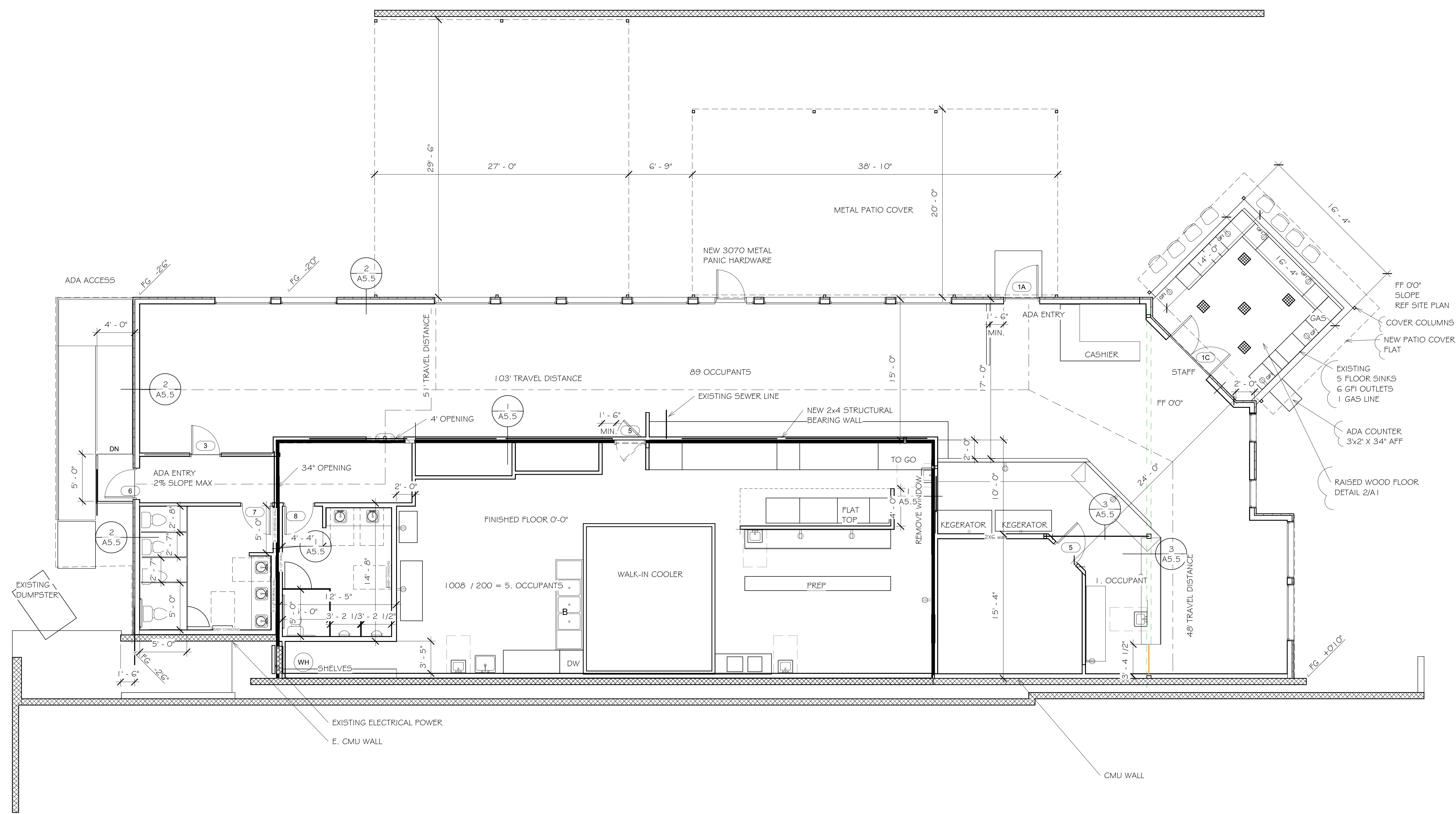
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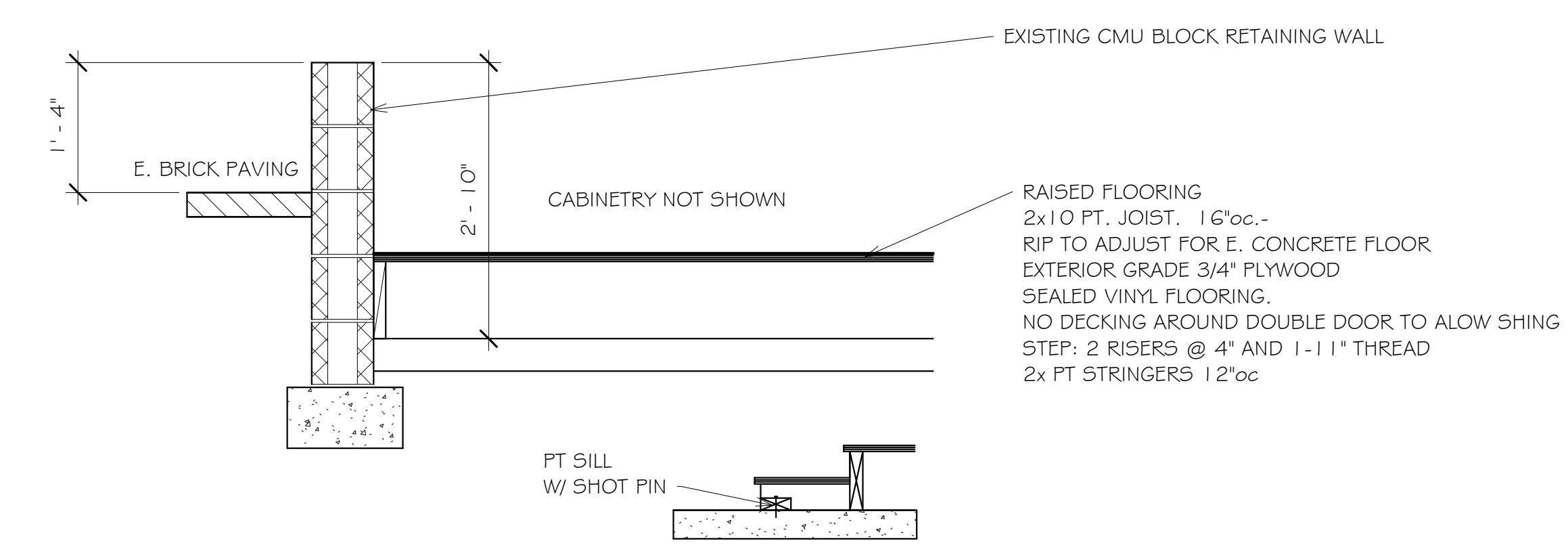
Doc's BBQ and Whiskey Patio



TOTAL OCCUPANTS: 99

Level 1
3/16" = 1'-0"

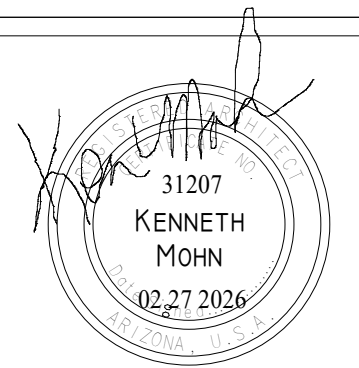
1. BARBECUE WILL BE 10 FEET FROM BUILDING. 2012 IFC 308.1.4
2. A FIRE PERMIT WILL BE REQUIRED PRIOR TO BARBECUE'S OPERATION. 308.2
3. HOT ASHES TO BE EXTINGUISHED NIGHTLY WITH WATER SYSTEM. ASHES TO BE CONTAINED. 2012 IFC 305.2.
4. PROVIDE BARBECUE DESIGN TO HOW AGREED UPON EXTINGUISHING FEATURE. - DEFERRED SUBMITTAL.



2 Raised Floor at Bar
3/4" = 1'-0"

No.	Description	Date
Revision 1		Date 1

First Floor	
Project number	2025-25
Date	02 27 2026
Drawn by	KMA
Checked by	KMA
A1	
Scale	As indicated



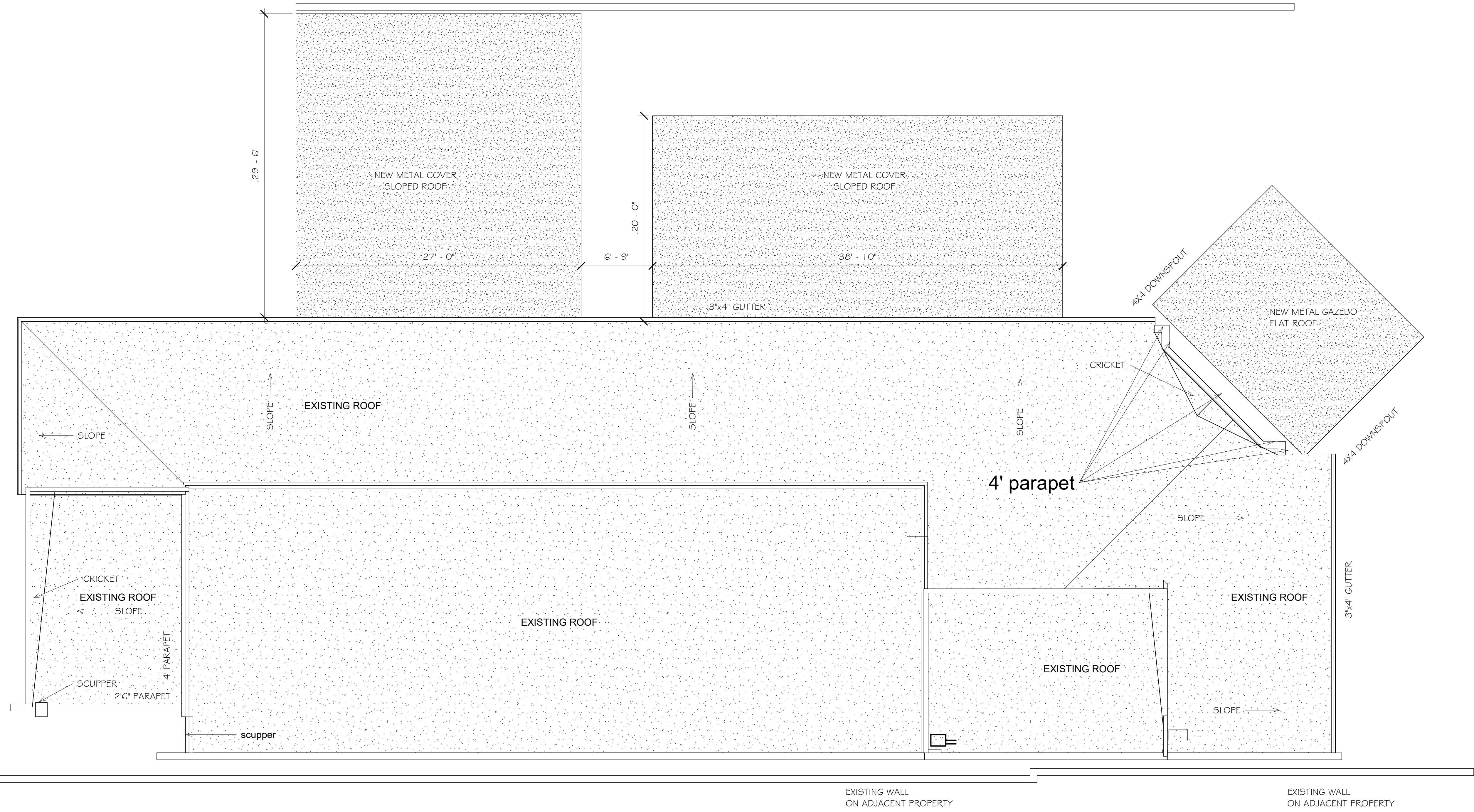
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Doc's BBQ and Whiskey Patio

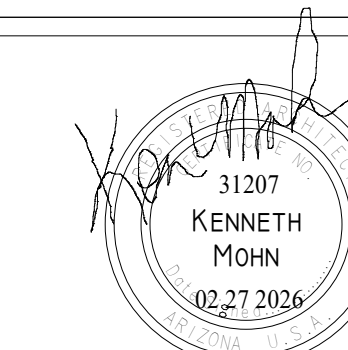


① Restaurant Roof
3/16" = 1'-0"

No.	Description	Date

Roof Plan	
Project number	2025-25
Date	02 27 2026
Drawn by	KMA
Checked by	KMA
A3	
Scale	3/16" = 1'-0"

2/27/2026 6:56:40 AM



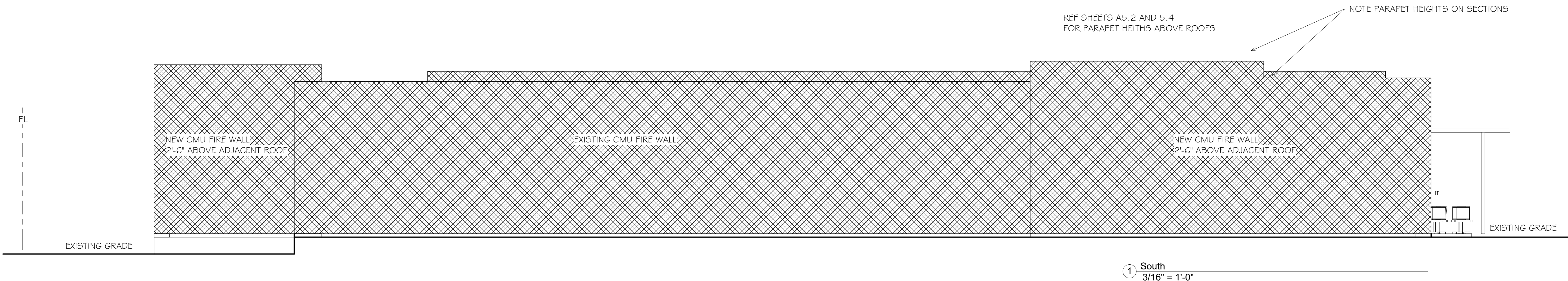
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KMA

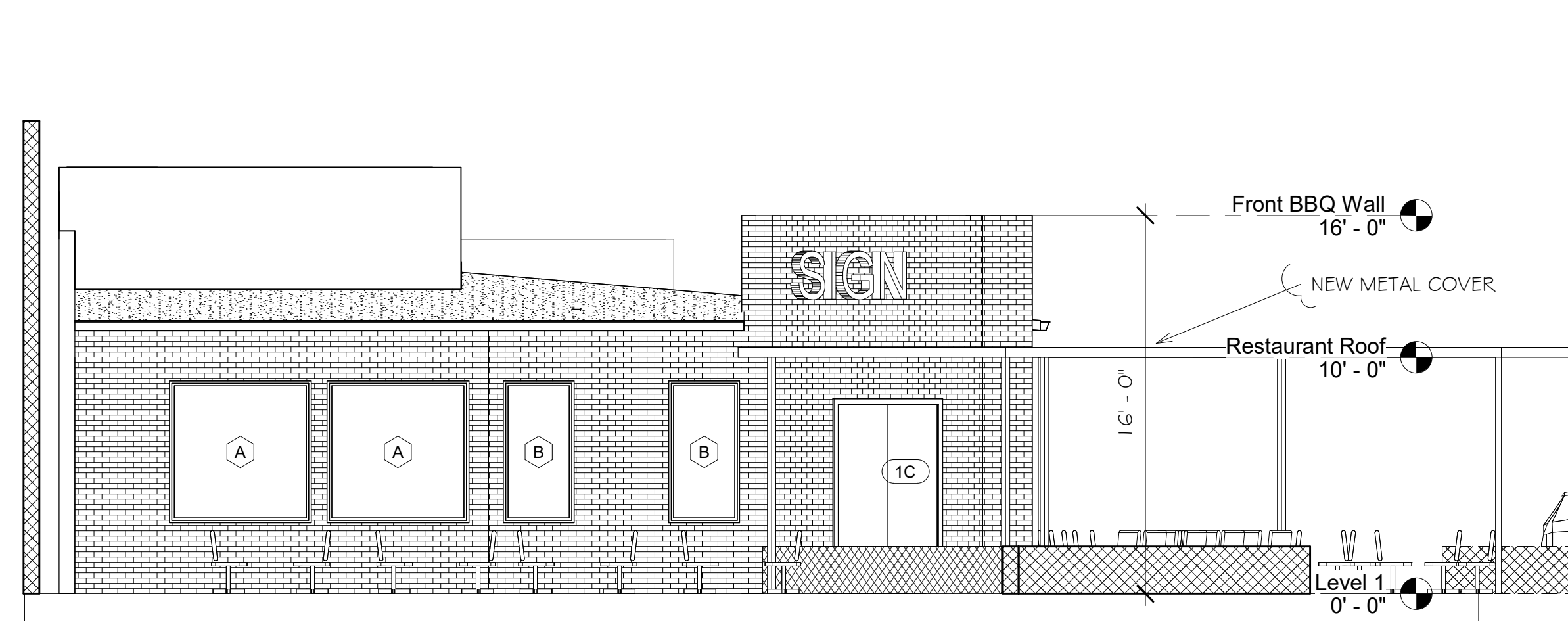
Kenneth Mohn Architect
3915 West Roadrunner Drive
Chino Valley, Arizona 86323

kmohnarch@gmail.com
Office 928-710-5530

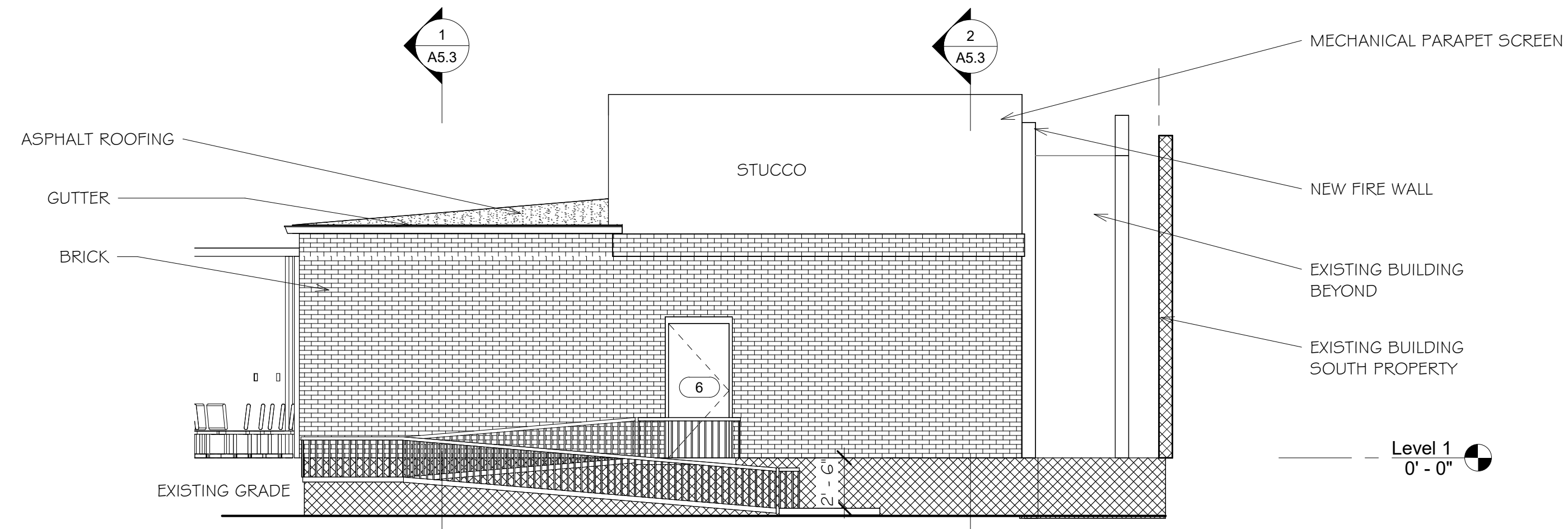
Doc's BBQ and Whiskey Patio



1 South
3/16" = 1'-0"

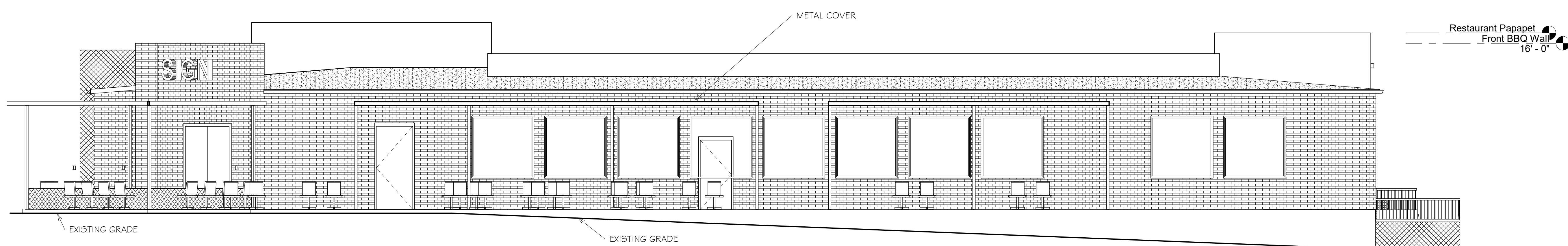


2 East
3/16" = 1'-0"



4 West
3/16" = 1'-0"

ALL SCALES 3/16" PER 1'0"



3 North
3/16" = 1'-0"

No.	Description	Date
Revision 1		Date 1

Elevations

Project number	2025-25
Date	02 27 2026
Drawn by	KMA
Checked by	KMA

A4

Scale 3/16" = 1'-0"

2/27/2026 6:57:22 AM

March 24, 2026

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.

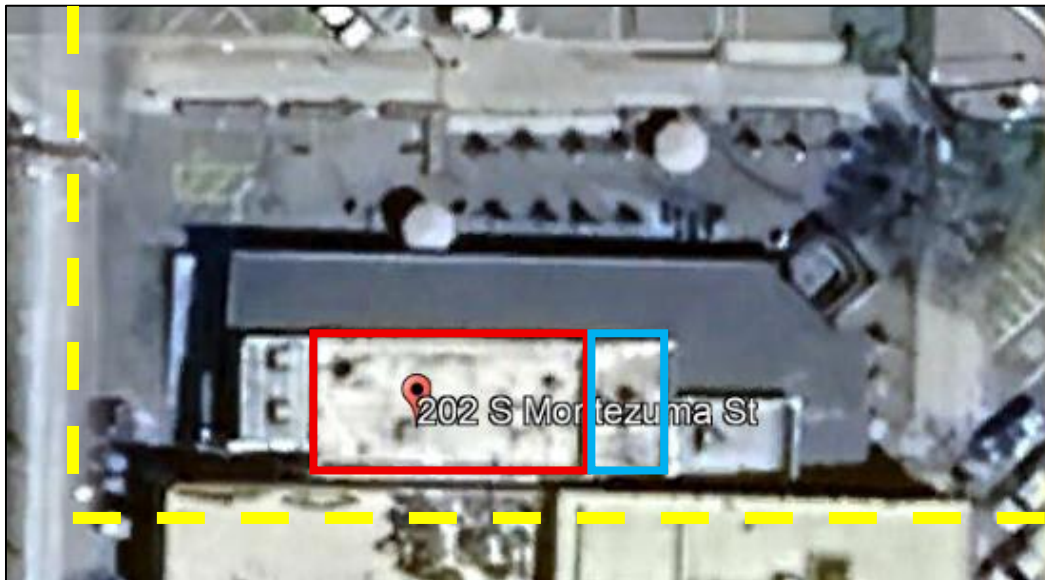


Figure 1. Google Earth image showing the location of the original (1969) portion of the building in red, and the 1990 addition in blue. The remaining footprint was added in 2021. The Courthouse Plaza Preservation District boundary is shown as a dashed yellow line to the east and south of the property.

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) on November 11, 2025, 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. Broadbent found HP25-007 and HP25-008 met the applicable standards and guidelines, and both applications were approved by the City of Prescott (“City”) Prescott Preservation Commission (PPC). Since then, the applicant has constructed a “gabion wall” with concrete block base along the north and east sides of the patio areas. The gabion wall has an unfinished, welded steel frame with metal grid and flat counter surface on top and is filled with stone rubble. An additional, finished, metal fence of a different design was constructed at the west end of the building (Figure 2; Figure 3). Neither of these fence designs match the approved design.

Additionally, the applicant has submitted a revised design configuration for the patio covers (see accompanying staff report for HP26-003). The application for retroactive review of these features was reviewed under the same standards and guidelines as the previous submittal.



Figure 2. Image of gabion wall currently constructed at 202 South Montezuma Street, facing west (City of Prescott 2026).

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



Figure 3. Image of metal fencing at west end of patio area, 202 South Montezuma Street, facing southeast (City of Prescott 2026).

DESCRIPTION OF WORK

Unapproved work completed after approval of HP25-007 and HP25-008 includes an outdoor patio perimeter gabion wall as opposed to a simple metal railing.

A revised patio cover plan was submitted that includes three patio covers of varying depths as opposed to two patio covers of consistent depth. The approved patio covers were sloped; whereas, the revised plans exhibit flat patio covers.

SUMMARY OF FINDINGS

Broadbent finds that the existing gabion wall does not meet the SOI Standards for Rehabilitation, Standard 9, in that it is not compatible with the adjacent historic building materials, specifically, approved fencing within the District. However, as it is reversible, the gabion wall meets Standard 10. The proposed patio covers meet SOI Standards 9 and 10, specific guidelines SOI for “Storefronts,” and Courthouse Plaza Historic Preservation Ordinance standards under A) DESIGN. Detailed evaluations for each of these regulatory and non-regulatory guidelines are below.

Secretary of the Interior’s Standards for Rehabilitation

Gabion Wall

Broadbent evaluated the existing gabion patio perimeter wall and revised patio cover design for 202 S. Montezuma using the SOI Standards for *Rehabilitation* as the current Ordinance does not provide guidelines for evaluating patio additions or free-standing walls or fences. 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.

A metal and wood design safety fence to be located at the perimeter of the patio area was approved by the City’s PPC on May 13, 2022 (HP22-005) and included in HP25-007 and HP25-008. Broadbent finds that

the existing gabion wall does not meet Standard 9 in that it will not be compatible with the adjacent historic buildings within the District, specifically, existing historic materials and architectural features. Railing and fencing within the District is typically simple, metal railing with minimal decorative elements. As an example, please refer to the fencing at National Bank of Arizona, 162 S. Montezuma Street (Figure 1). The plain, finished metal fencing that has been installed at the west end of the Doc's BBQ property is considered compatible with the historic district; however, the inconsistency of the fence designs is not as fencing within the District is consistent per property.



Figure 4. Simple metal fencing at National Bank of Arizona, 162 S. Montezuma Street, facing northwest (City of Prescott 2026).

Proposed Patio Covers

Broadbent finds that the proposed redesign of the patio covers 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. Additionally, the reduced slope of the proposed patio covers will further minimize the visual impact 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. 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 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.

Both the gabion wall and proposed patio covers meet Standard 10 in that, if the proposed elements 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 patio covers meet 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 patio covers respect the overall character of the site and will be built in a manner that protects the integrity of the District.

Courthouse Plaza Historic Preservation Ordinance

Broadbent finds that the proposed patio covers meet applicable Ordinance standards under A) DESIGN.

The table below outlines 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) DESIGN OF THE BUILDING		
Ordinance Requirement	Complies Y/N	Notes
Roofs		
1. All roofs shall be" flat" with a low pitch, draining to the back of the building.	Y	Proposed patio covers are flat.
2. 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	Proposed patio covers are not earth tone; however, they will match the color of the building so as to be minimally visually intrusive.

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>.



HP26-003: Revised Doc's BBQ & Whiskey Exterior Improvements

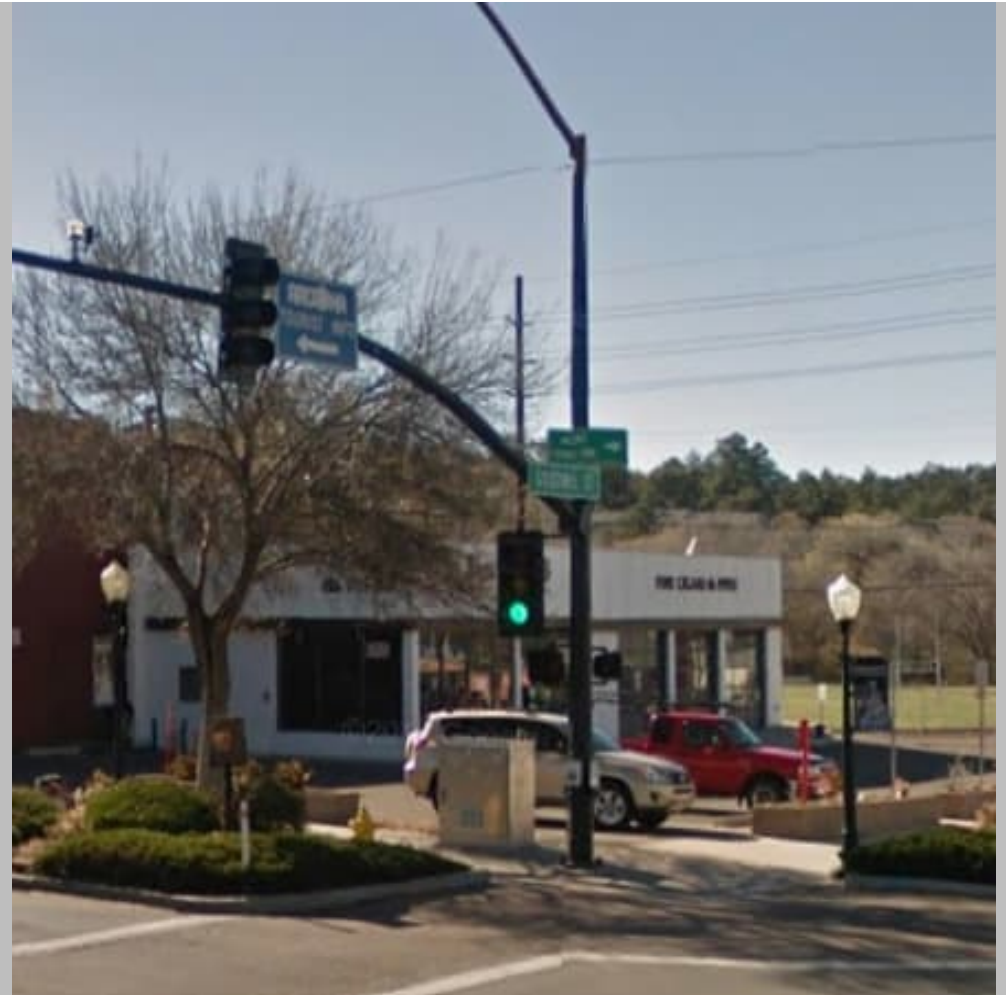
TAMMY DEWITT
COMMUNITY PLANNER

April 10, 2026
Prescott Preservation Commission





Pre-Fire



Prior to current addition



Overview

Applicant proposes the following revised changes to the exterior of the building from November 2025 approval:

- Installed retaining wall with CMU block to level patio floor to existing interior floor.
- Installed Americans with Disabilities (ADA)-compliant pavers 12x16" on entire north and east patio areas.
- Review installed Gabion Wall with an unfinished, welded steel frame with metal grid and flat counter surface on top.
- Two new smokers on west corner of patio.
- Install metal-frame and standing-seam metal flat patio covers, painted black to match the building, over the north (main) and 2 over northeast patios of varying depths.

Compatibility Review

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.

Gabion Wall with an unfinished, welded steel frame with metal grid and flat counter surface on top



Retaining wall with CMU block to level patio floor to existing interior floor and painted black.



Installed Americans with Disabilities (ADA)-compliant pavers 12x16" on entire north and east patio areas.



Adjacent Properties Fencing

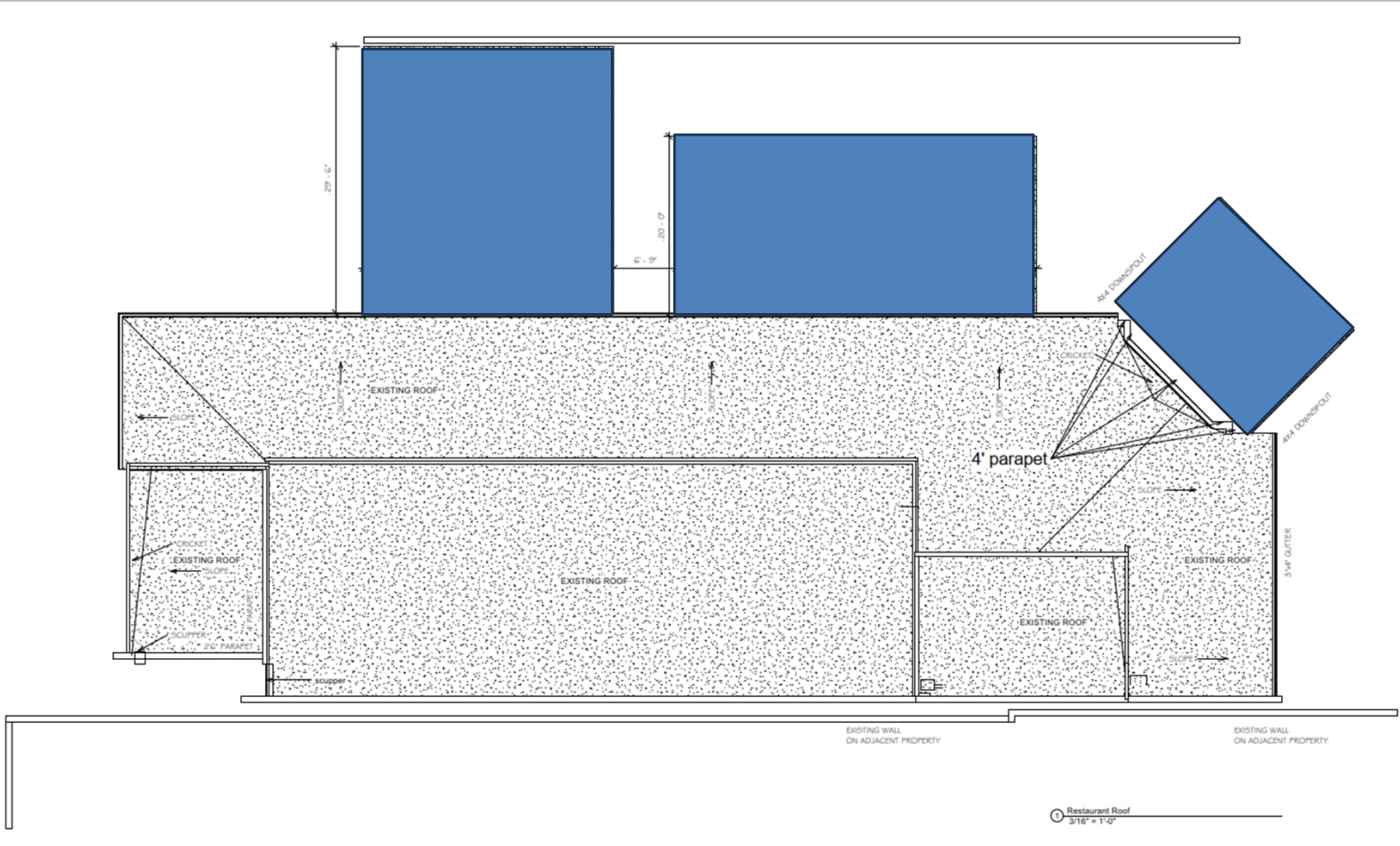
National Bank Building

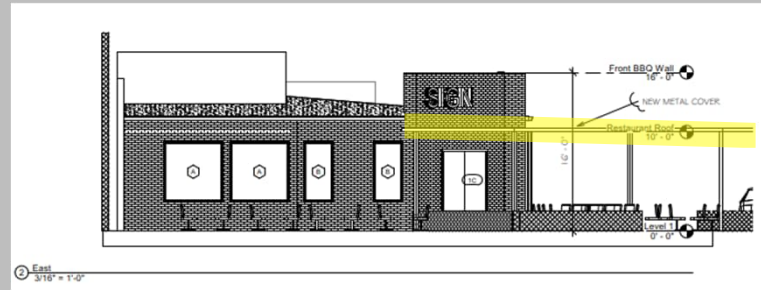


Firehouse Plaza

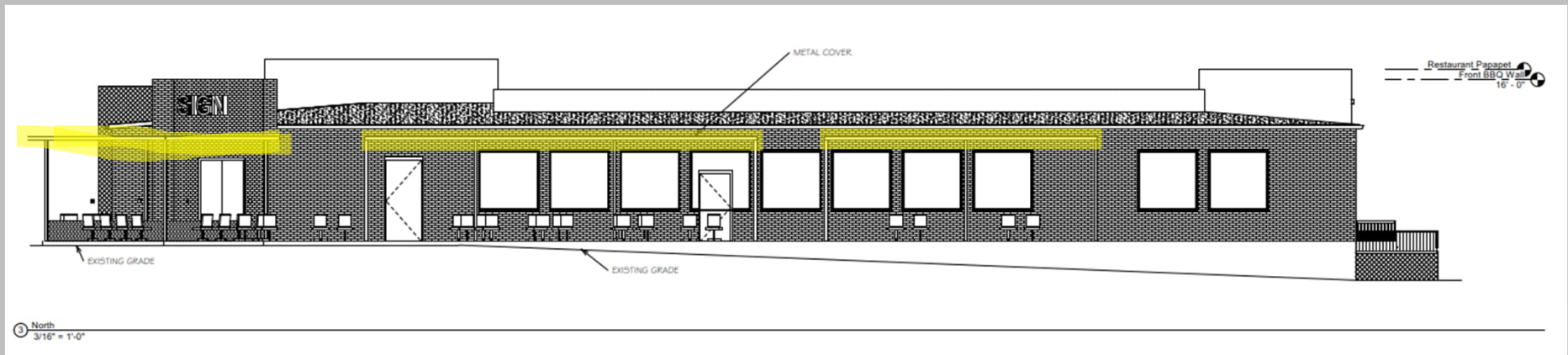


Proposed Covered Patio Locations





Install metal-frame and standing-seam metal flat patio covers, painted black to match the building.



Analysis

A more formal analysis has been completed by a third-party reviewer and included in your packet. The current Ordinance does not provide guidelines for evaluating patio additions or free-standing walls or fences. Broadbent and Associates leaned on Standards for Rehabilitation Standard 9 and 10 to analyze.

- Gabion Wall- Existing gabion wall does not meet Standard 9 in that it will not be compatible with the adjacent historic buildings within the District. The existing gabion wall meets Standard 10.
- Proposed Patio Covers- Proposed standing seam flat metal patio covers have been evaluated to be compatible with the district. Meets both Standard 9 and Standard 10.

Recommended Action

MOVE to Approve or Deny HP26-003 for installed fencing and new patio covers for Doc's BBQ & Whiskey.