

PRESCOTT PRESERVATION COMMISSION AGENDA

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, May 10, 2019
8:00 AM**

**CITY COUNCIL CHAMBERS
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1100**

The following agenda will be considered by the **Prescott Preservation Commission** at its **Regular Meeting / Public Hearing** to be held on **Friday, May 10, 2019** in **Council Chambers, 201 S. Cortez Street, Prescott, Arizona at 8:00 AM**. Notice of this meeting is given pursuant to *Arizona Revised Statutes, Section 38-431.02*.

I. CALL TO ORDER

II. ATTENDANCE

Members

- | | |
|------------------------------|----------------|
| Robert Burford, Chairman | Gary Edelbrock |
| Michael Mirco, Vice-Chairman | Mike King |
| Richard Sprain | James McCarver |
| Mary Ann Suttles | |

III. REGULAR AGENDA

- 1. Approval of the minutes from the March 8, 2019 meeting.**
- 2. HP19-006 300 N Montezuma St. APN: 113-13-038F. Courtesy review of the Hilton Garden Inn project and interface with the National Register eligible railroad trestle bridge.**

IV. UPDATE OF CURRENT EVENTS

V. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 5/3/19 at 4:00 pm in accordance with the statement filed by the Prescott City Council with the City Clerk.


Maureen Scott, City Clerk

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 72 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at www.azrelay.org



PRESCOTT PRESERVATION COMMISSION MINUTES

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, March 8, 2019
8:00 AM**

**CITY COUNCIL CHAMBERS
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1100**

I. CALL TO ORDER

II. ATTENDANCE

Members

Robert Burford, Chairman (Absent)
Michael Mirco, Vice-Chairman
Russ Buchanan
Tony Teeters (Absent)

Gary Edelbrock
Mike King
James McCarver

Staff: Cat Moody- Historic Preservation Specialist
Michelle Chavez, Recording Secretary
Bryn Stotler, Director of Community Development

Council: Phil Goode

III. REGULAR AGENDA

The meeting was called to order at 8:01am by Vice Chairman Mirco

1. Approve minutes from the February 8, 2019 meeting.

A motion was made by Commissioner Edelbrock to approve the February 8, 2019 minutes. This motion was seconded by Commissioner King and the motion passed unanimously.

2. **HP19-005: HP19-005:** 102 W Gurley St. Historic Preservation District #1, Courthouse Plaza. APN: 113-15-111. Request approval for awning and signage change for Better Homes and Gardens Real Estate/Bloom Tree Realty

Cat Moody presented on the history of the Bashford block including rail line and previous awnings and exterior finishes.

Ms. Moody gave an overview of the current signage and proposed signage. Awnings are encouraged in the courthouse plaza district. There has been some negative feedback regarding the current awnings.

Shari Heini from the Chamber of Commerce spoke to the Commission regarding their concerns. The Chamber is the state designated visitor center. Some of the language on the awning can be confusing to visitors. The Chamber has offered to work with Bloomtree Realty in the future to resolve confusion.

Raymond Zogab, Owner of Bloomtree expressed excitement about the transition to Better Homes and Gardens. Bloomtree was not aware of the concerns and is in talks with the Chamber. The realtors are trained to work in the welcome center and they are not looking to take the place of Chamber but to help facilitate.

Commissioner Buchanan asked what was in the purview of the Commission. Ms. Moody indicated that the Commission's role is to determine if the awnings and sign is compatible with the historic district. The signage square footage is at the maximum for this business. The signage on the grandfathered time and temperature clock is not counted in the square footage. There has been some concern about excessive signage at the site. Commissioners should consider all the signage on the site.

Mr. Zogab stated that the amount of signage has not changed and that they are only adding the "Better Homes and Gardens" verbiage to the awnings. The only change is the logo. They reduced the square footage of the logo by 25% to make room for a potential new tenant logo.

The Commissioners and staff discussed the awnings more and what was within their purview to approve. They also discussed the welcome center and chamber visitor center.

A motion was made by Commissioner Edelbrock to approve HP19-005: This motion was seconded by Commissioner King and the motion passed unanimously.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody gave an update on the 2019 Historic Preservation Conference at The Hassayampa and Elks Theater June 12-14, 2019. There is a record number of registrants. They expect at least 400 people to attend. Ms. Moody is doing a walking tour and that is already sold out.

Commissioner King asked about when their term ends. The Commission would like to recognize Russ Buchanan for his many years of service. If Tony Teeters is no longer on the Commission, we need to recognize him also.

V. Adjournment.

Meeting Adjourned at 8:32am

Michelle Chavez, Recorder

Robert Burford, Chairman

**PRESCOTT PRESERVATION COMMISSION
COMMUNITY DEVELOPMENT DEPARTMENT
Staff Report
May 10, 2019**

AGENDA ITEM: HP19-006 Courtesy review of the Hilton Garden Inn project and interface with the National Register eligible railroad trestle bridge.

Planning Manager: George Worley 
Director: Bryn Stotler

Historic Preservation Specialist: Cat Moody 

Report Date: May 3, 2019

Historic Preservation District: NA

APN: 113-13-038F

Zoning: DTB

Location: 300 N Montezuma St

Applicant: Shane J. Shumway, WBI Companies; Hilton Hospitality Co; City of Prescott

Owner: City of Prescott, 201 S Cortez St, Prescott AZ 86303

Existing Conditions

This property is **not** listed in the National Register of Historic Places. However, it is immediately adjacent (north) of the North Prescott Townsite National Register Historic District. The historic Santa Fe, Prescott and Phoenix Railway Bridge, owned by the City of Prescott, is located on this property. The bridge has been determined to be eligible for listing in the National Register by the Arizona SHPO. Also, the Santa Fe Depot, which is listed in the National Register of Historic Places, is across the street (Montezuma Street) to the east.

The purpose of this review by the Preservation Commission is to give input as to the compatibility (scale, massing, materials, and architectural details) of the proposed design with the historic downtown commercial core and the nearby mix of commercial and residential properties. This also includes the interface and treatment of the trestle bridge.

Site Design and Hotel Building

The site design places the hotel building to the north, with a parking lot (120 spaces) to the south. The design provides access from Montezuma at the traffic signal with Sheldon Street and from the alley leading south to Willis Street. A small portion of the parking (13 spaces) will be accessible from North Granite Street.

The hotel building adjoins Granite Creek Park and will integrate access to the trails within the park. Landscaping around the north side of the hotel will blend into the natural vegetation of the park in coordination with the City's Recreation Services Department park improvements. The project also features rehabilitation and pedestrian connectivity to the historic railroad trestle just to the west of the hotel site. Public access will be accommodated. Future commercial or hotel related development west of Granite Street will also be accessible via the renovated trestle.

The hotel building is proposed to be four stories, with a total guest room count of 100. The design will include architectural features from a number of iconic structures in the downtown. The nearby railroad trestle features strongly in the design. Other common features of downtown buildings, such as extensive use of brick in the façades and a window pattern similar to existing historic buildings, are also included. The building will be below the height of many of the nearby trees in Granite Creek Park, a feature that will reduce visual impacts to nearby properties.

Pedestrian Bridge from Hotel Attaching to Historic Trestle Bridge

The east side of the bridge is approximately 15 feet above grade. This side will connect to the hotel by an elevated pedestrian bridge built on caisson footings with similar design elements as the historic bridge including steel posts supporting the new bridge, iron detailing for the railing, concrete foundations painted to match historic bridge foundation, and wood plank flooring. See Sheet A4104 of Architectural Plans. The west side of the bridge sits flush with current grading leading to the Sam Hill Warehouse.

Refurbishment of Historic Trestle Bridge

The intent of the refurbishment of the historic bridge is to maintain its character while making it safe for pedestrian usage. The east side is currently not accessible due to damage to the flooring. The remainder of the bridge presents issues related to tripping hazards including change in surface heights, change in materials, and parts open to the ground below. The project would address these items by:

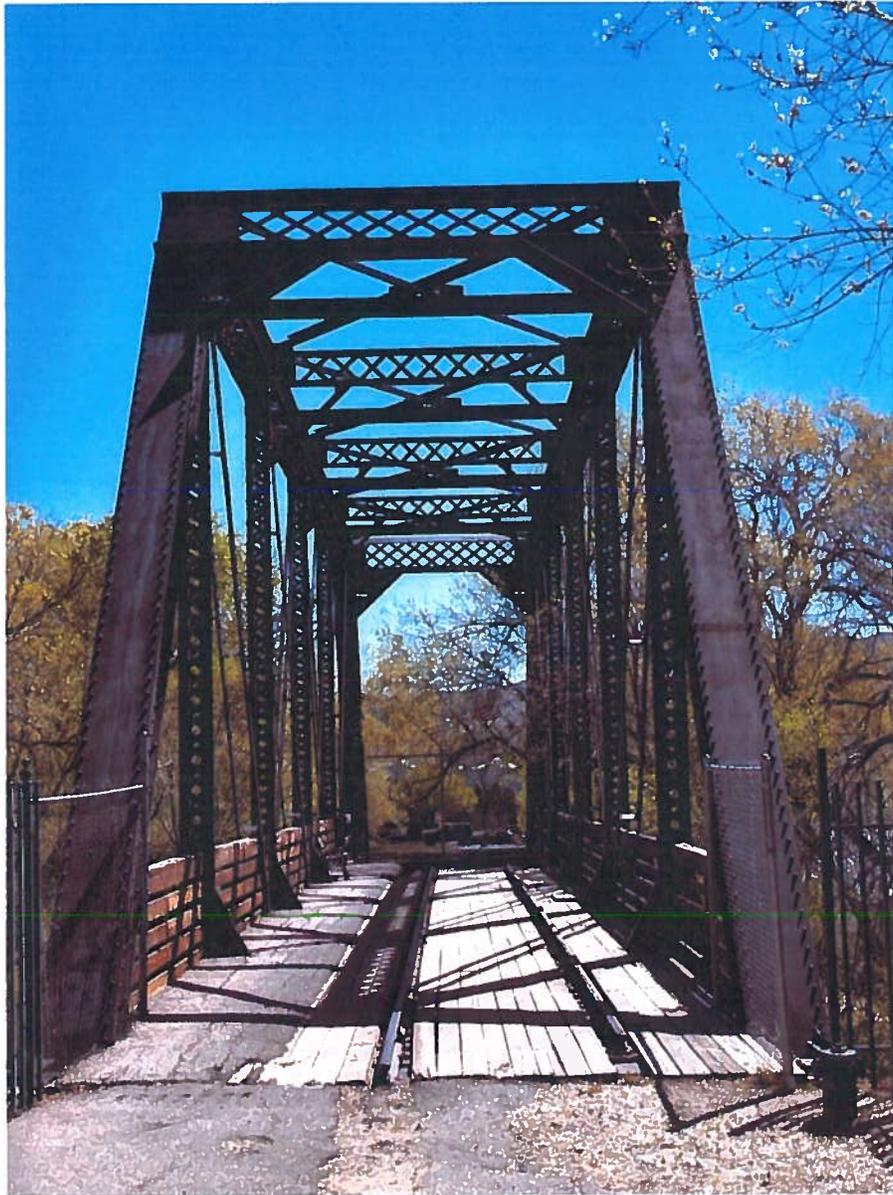
1. removing asphalt that has been poured over wood deck,
2. pulling up wood deck to point of railroad ties and save safe deck materials for further usage,
3. using salvaged wood deck and reclaimed wood to create a flat surface,
4. adding or repairing side railing where needed,
5. adding iron hand rail to top of side wood railing.
6. The metal rails on the deck will be left in place, and the floor will be brought up to be flush with those rails so there is no longer a tripping hazard.

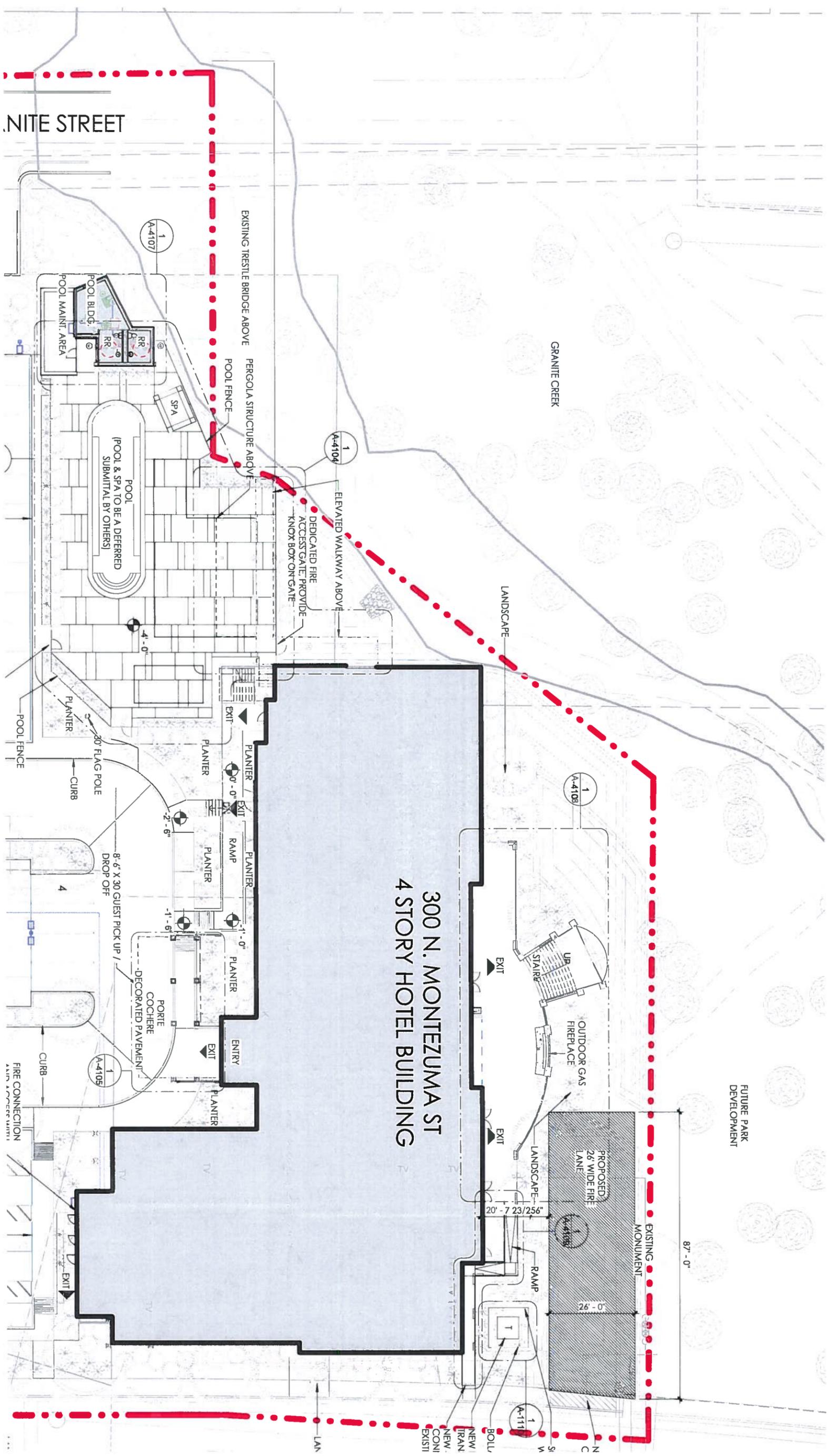
The concrete foundations of the bridge will be painted to match the principal current color of white and as a contrast to the dark metal of the bridge. Electrical connections will be added to the historic bridge to provide bistro style lighting for events.

ATTACHMENT 1



ATTACHMENT 2





NITE STREET

300 N. MONTEZUMA ST
4 STORY HOTEL BUILDING

GRANITE CREEK

FUTURE PARK
DEVELOPMENT

EXISTING TRESTLE BRIDGE ABOVE
PERGOLA STRUCTURE ABOVE
POOL FENCE
POOL BLDG.
POOL MAINT. AREA
SPA
POOL
(POOL & SPA TO BE A DEFERRED
SUBMITTAL BY OTHERS)

DEDICATED FIRE
ACCESS GATE. PROVIDE
KNOX BOX ON GATE

A-4104

A-4107

A-4108

A-4109

OUTDOOR GAS
FIREPLACE
STAIRS
UP

A-4110

A-4111

EXISTING
MONUMENT

87'-0"

26'-0"

20' - 7 23/256"

BOLL.
NEW
IRAN
NEW
CONI
EXISTI

FIRE CONNECTION
AND ACCESS POINT

LAN

