



# PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION  
SPECIAL MEETING/PUBLIC HEARING  
WEDNESDAY, March 24, 2021  
8:00 AM**

**Virtual Zoom Meeting  
201 S. CORTEZ STREET  
PRESCOTT, ARIZONA  
(928) 777-1100**

The following agenda will be considered by the **Prescott Preservation Commission at its public hearing to be held at 8:00 AM on March 24, 2021 via Zoom Virtual Meeting.** Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

**The Community Development Department of Prescott AZ is inviting you to a scheduled Zoom meeting.**

**Topic:** Historic Preservation Commission **Special Meeting**  
**Time:** Mar 24, 2021 08:00 AM Arizona

### **Join Zoom Meeting**

<https://us02web.zoom.us/j/87567914125>

### **Dial by your location**

1 669 900 6833 or  
1 346 248 7799

**Meeting ID:** 875 6791 4125

- I. CALL TO ORDER – Housekeeping – Please keep your phone or PC microphone on mute unless you are speaking to minimize background noise.**

**Please identify yourself each time you speak so that we can record your comments in the minutes and properly count motions and votes.**

## **II. ATTENDANCE**

### **Members**

Robert Burford, Chairman  
Michael Mirco, Vice-Chairman  
Richard Sprain  
Mary Ann Suttles

Mike King  
James McCarver  
Rob Johnson

## **III. REGULAR AGENDA**

1. **Approval of the minutes from the February 12, 2021 meeting.**
2. **HP21-002** 202 S Montezuma St. APN: 109-02-046A. Historic Preservation District #1, Courthouse Plaza. Request approval for remodel of building for new restaurant, Colt BBQ & Spirits.

**IV. UPDATE OF CURRENT EVENTS**

**V. ADJOURNMENT**

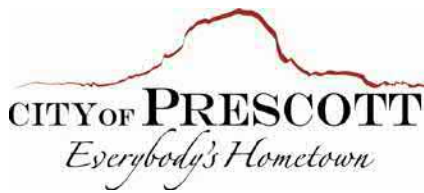
CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 3/22/21 at 8:00 am in accordance with the statement filed by the Prescott City Council with the City Clerk.

*Sarah M. Siep*

\_\_\_\_\_  
Sarah Siep, 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](http://www.azrelay.org)**



# PRESCOTT PRESERVATION COMMISSION MINUTES

**PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
FRIDAY, February 12<sup>th</sup>, 2021  
8:00 AM**

**Virtual Zoom Meeting  
201 S. CORTEZ STREET  
PRESCOTT, ARIZONA  
(928) 777-1207**

## **I. CALL TO ORDER**

## **II. ATTENDANCE**

### Members

Robert Burford, Chairman

Mike King

James McCarver

Michael Mirco, Vice-Chairman

Rob Johnson

Richard Sprain

Mary Ann Suttles, Absent

### Staff:

Cat Moody- Historic Preservation Specialist

Bryn Stotler- Community Development Director

George Worley- Planning Manager

Tammy DeWitt- Community Planner

### Council:

Phil Goode, Liaison

## **III. REGULAR AGENDA**

*The meeting was called to order at 08:00 am by Chair Burford.*

### **1. Approval of the minutes from the January 8<sup>th</sup>, 2021 meeting.**

Commissioner King made a motion to approve the minutes of January 8<sup>th</sup>, 2021. Commissioner Sprain seconded the motion. The motion passed (6-0).

### **2. HP21-001 132&134 S Montezuma St. APN: 109-02-013. Historic Preservation District #1, Courthouse Plaza. Request approval for three new storefront awnings for Arts Prescott Gallery**

Historic Preservation Specialist Cat Moody presented historical photos of the subject property and explained that it is not listed as a contributor to the national (historic) register due to significant changes to the front façade. The building was originally a garage, then the Green Frog Café (1930-1965), the Brokerage House and is now the Arts Prescott Gallery. Ms. Moody stated that the front façade has not changed much since its 1980s configuration

and that the building has not previously had awnings. The applicant is requesting to install three awnings on the facade; one over each door and one over the display window. The color proposed is *Sunbrella Slate*, a medium tone grey. The lettering proposed contains the address numbers and 'arts prescott cooperative gallery'.

Chair Burford asked whether there are minimum height clearance requirements; Ms. Moody answered that there are per the City's Land Development Code (LDC) and that the applicant would follow such. Applicant Wolfgang Dietrich from A Shade Beyond explained that the awnings would be mounted at 8' from the ground, with the valances hanging approximately 6" below that, this allows plenty of clearance for pedestrians. Commissioner McCarver inquired whether there are any color requirements and whether the existing storefront lights would interfere with the tops of the awnings Ms. Moody explained that color requirements are vague and that we are determining whether they are complimentary to the existing district context, which these are. She also commented that the lights above the valances are gooseneck style and will not interfere.

**Commissioner King made a motion to approve HP21-001. Commissioner Sprain seconded the motion. The motion passed (6-0).**

**IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE**

Ms. Moody announced that she would update Commissioners if there is going to be a ceremony scheduled to place a plaque at the refurbished railroad trestle (behind the Hilton Garden Inn).

**V. ADJOURNMENT**

Meeting Adjourned at 8:22 am

---

Kaylee Nunez, Recorder

---

Robert Burford, Chair

**PRESCOTT PRESERVATION COMMISSION  
COMMUNITY DEVELOPMENT DEPARTMENT  
Staff Report  
March 24, 2021**

**AGENDA ITEM: HP21-002 Request approval for remodel of building for new restaurant, Colt BBQ & Spirits.**

<b>Planning Manager:</b> George Worley	<b>GW 3/19/21</b>
<b>Director:</b> Bryn Stotler	<b>BS 3/19/21</b>
<b>Historic Preservation Specialist:</b> Cat Moody	<b>CM 03/19/21</b>
<b>Report Date: March 18, 2021</b>	

**Historic Preservation District:** #1 Courthouse Plaza  
**APN:** 109-02-046A **Zoning:** DTB  
**Location:** 202 S Montezuma St  
**Applicant:** Carson Clouston, 804 N Main St, Cottonwood, AZ 86326  
**Owner:** Montezuma Goodwin LLC, 3599 Lee Cir, Prescott AZ 86301

**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, but in the more recent past has served as an oil change business and then retail space. It's been sitting vacant for over a year.

**Request**

Applicant proposes to remodel the existing building and also build additions on the east, west and north facades of the building.

The additions serve to provide:

- an ADA accessible bathroom and access point on the west
- primary dining room area on the north
- and reception and BBQ smoker area on the east

The existing building will essentially be wrapped in additions that are a combination of stucco parapet walls in the rear (south side of the building) and framed walls with brick veneer under an asphalt-shingle hip roof that runs on the east, north, and west sides of the building.

**Analysis**

**Conformance with the Prescott Historic Preservation Master Plan (HPMP):** In part, the HPMP 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.
- Adhere to historic height ranges for one, two and three story buildings
- Require brick or stone as the major exterior material

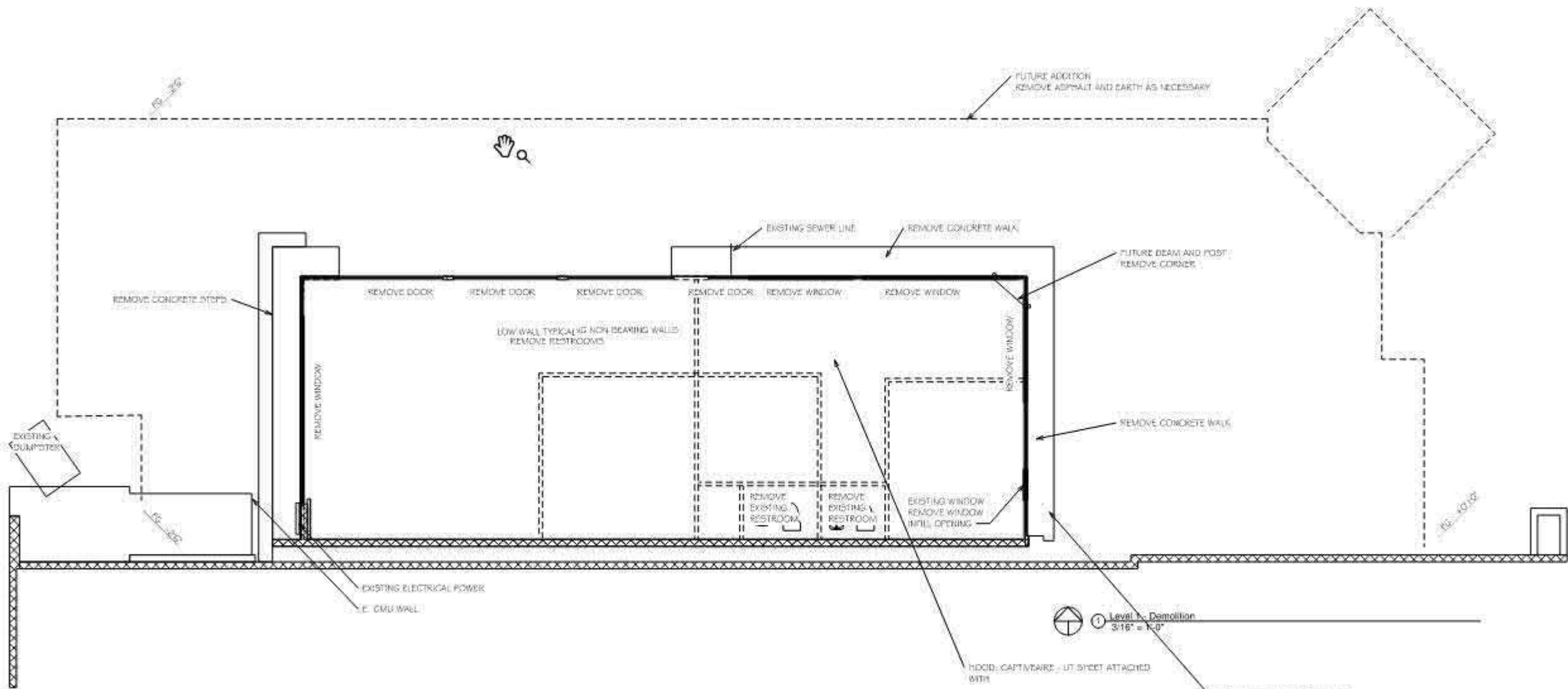
**Agenda Item: HP21-002 202 S Montezuma St**

- Promote continued use of the Courthouse Plaza Historic District as a cornerstone commercial and business area with historically consistent and compatible development

The proposed roof and brick veneer treatment of the façade additions are compatible with the district guidelines. The additions where they face the corner streets are stepped down from the existing building, and while the additions represent a substantial increase in square footage, the overall aesthetic is compatible with the architectural context of the district.

**Site Visit: Recommended**

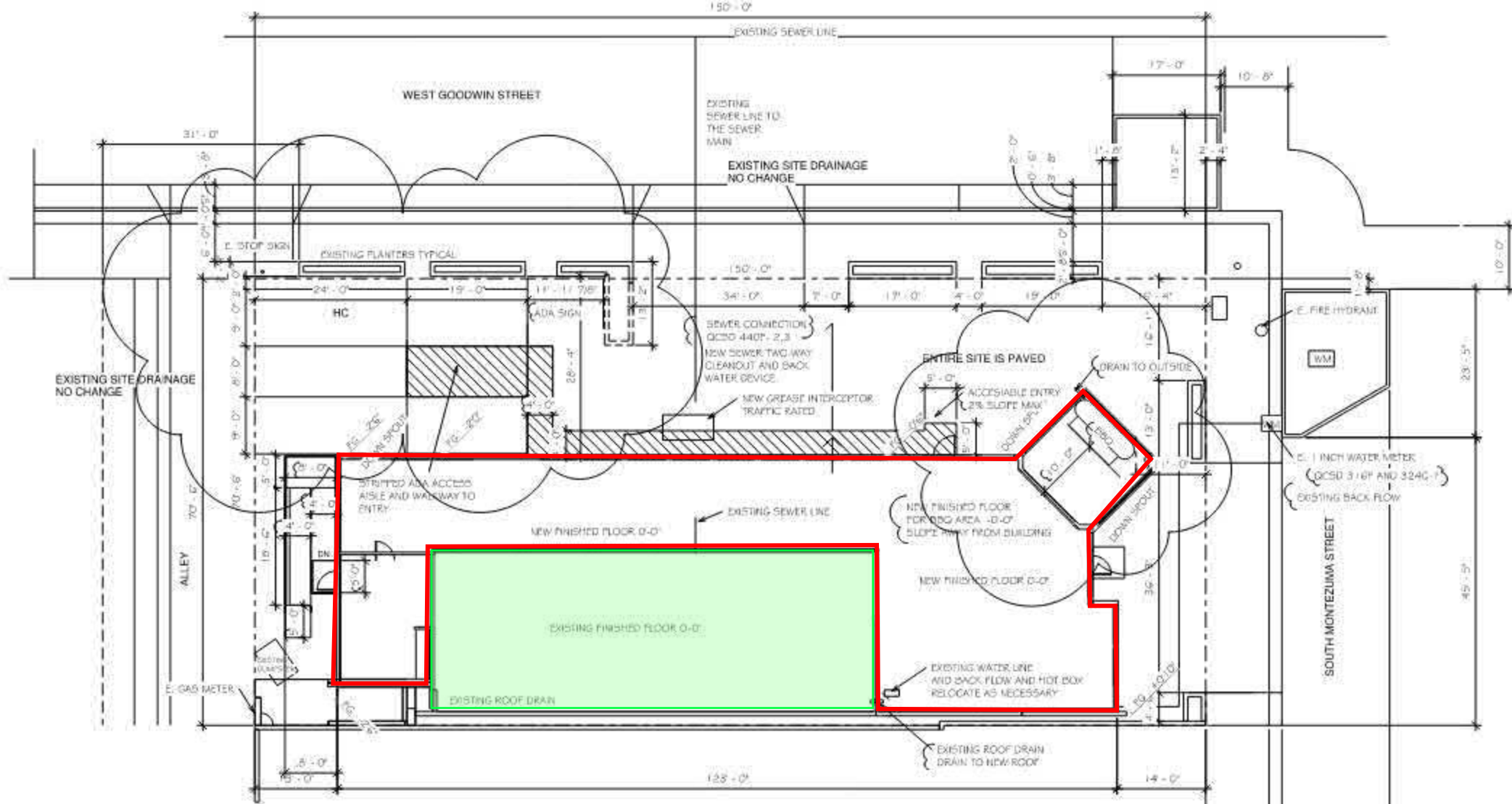
**Recommended Action:** Approve or Approve with modifications HP21-002 Request approval for remodel of building for new restaurant, Colt BBQ & Spirits.



FITCHEN HOOD EXHAUST HOOD FAN

EVAPORATIVE COOLER  
 DOWN DRAFT  
 ESSICK AIR, H31D  
 3,000 CFM  
 6.3 GALLON  
 DUCT - 1/3 5/8\"/>

RELOCATE E. BACK FLOW DEVICE



**Plumbing Notes**

1. Water lines to be provided with a city approved backflow prevention device and "Hotbox" per code.
2. Provide a sewer two-way cleanout 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.

1 Site Plan  
1" = 10'-0"

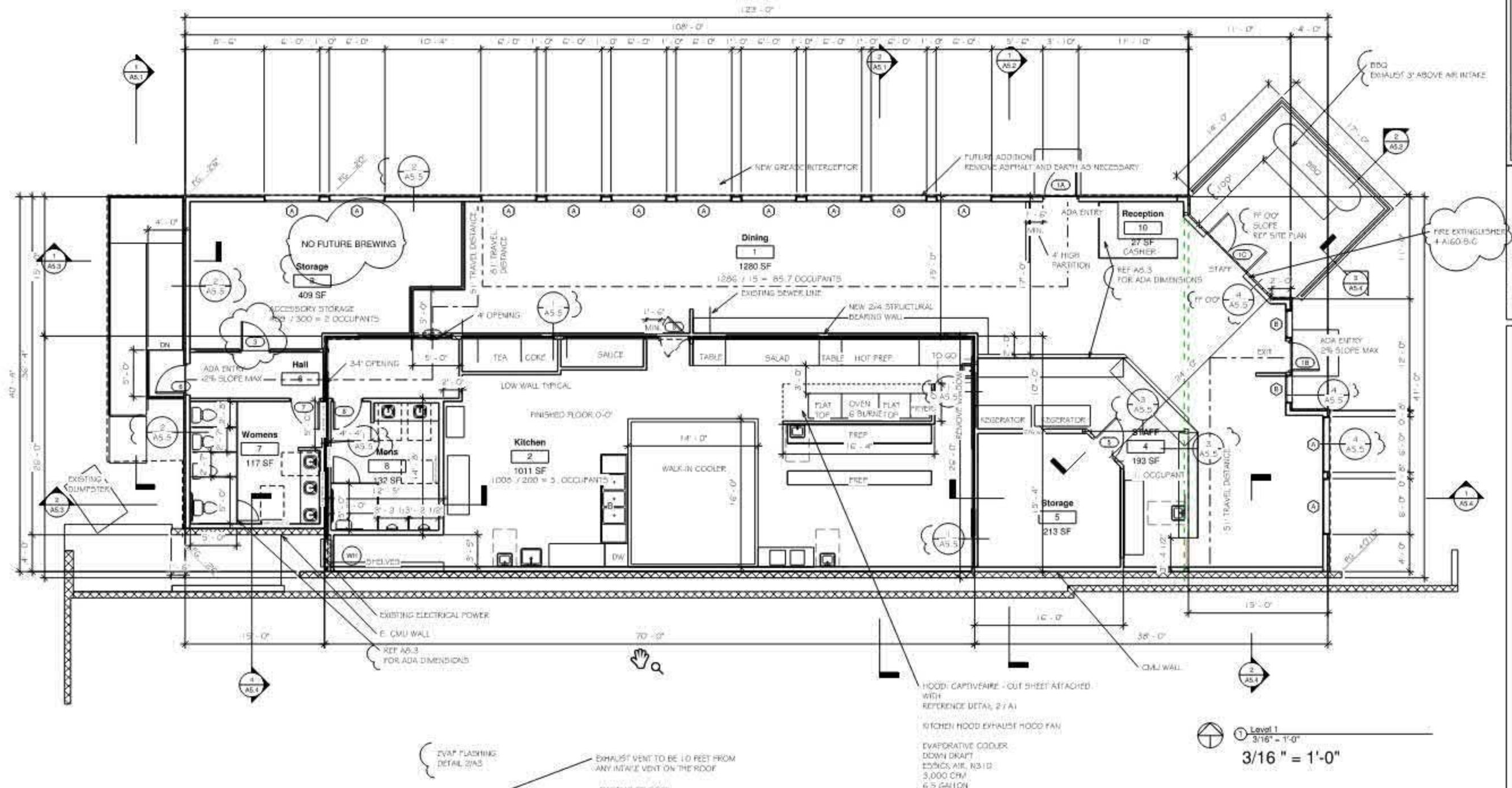


WHITE SYMBOL  
BLUE FIELD



1X1 1/2" X 6" ALUMINUM  
HANDICAPPED PARKING SIGN; SIGN  
TO BEAD RESERVED PARKING WITH





HOOD CAPS/VEILS - OUT SHEET ATTACHED WITH REFERENCE DETAIL 2/1A

KITCHEN HOOD EXHAUST HOOD FAN

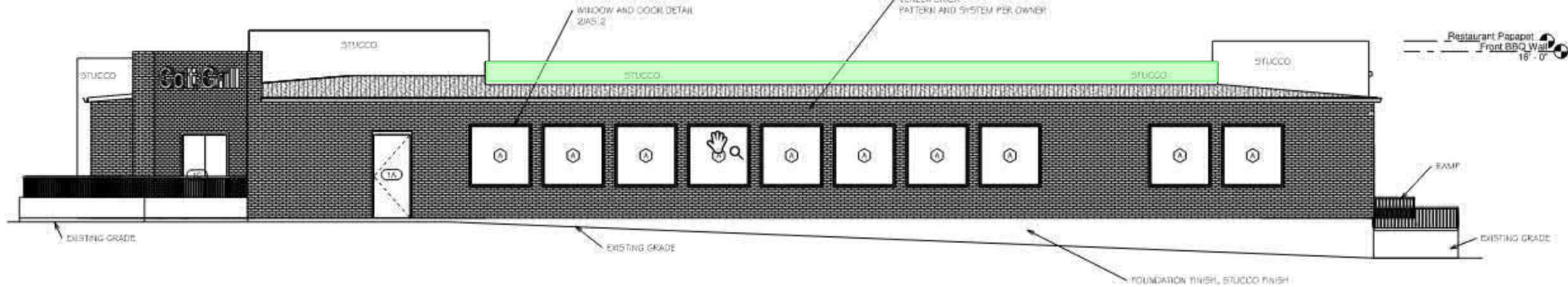
EVAPORATIVE COOLER  
DOWN DRAFT  
EDDICS AIR, N310  
5,000 CFM  
6.5 GALLON



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

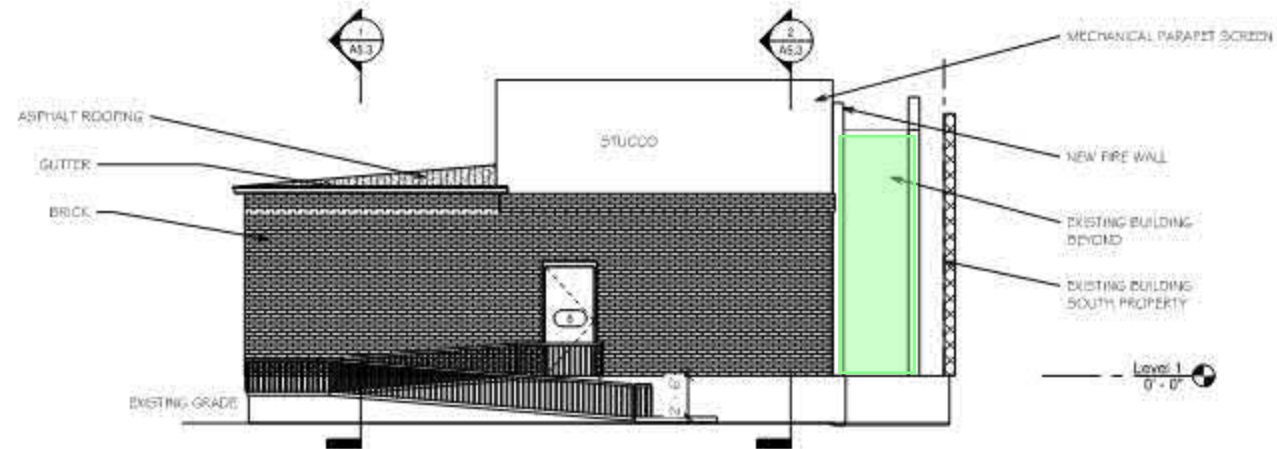
EVAP FLASHING  
DETAIL 21A5

EXHAUST VENT TO BE 10 FEET FROM ANY INTAKE VENT ON THE ROOF



③ North  
3/16" = 1'-0"

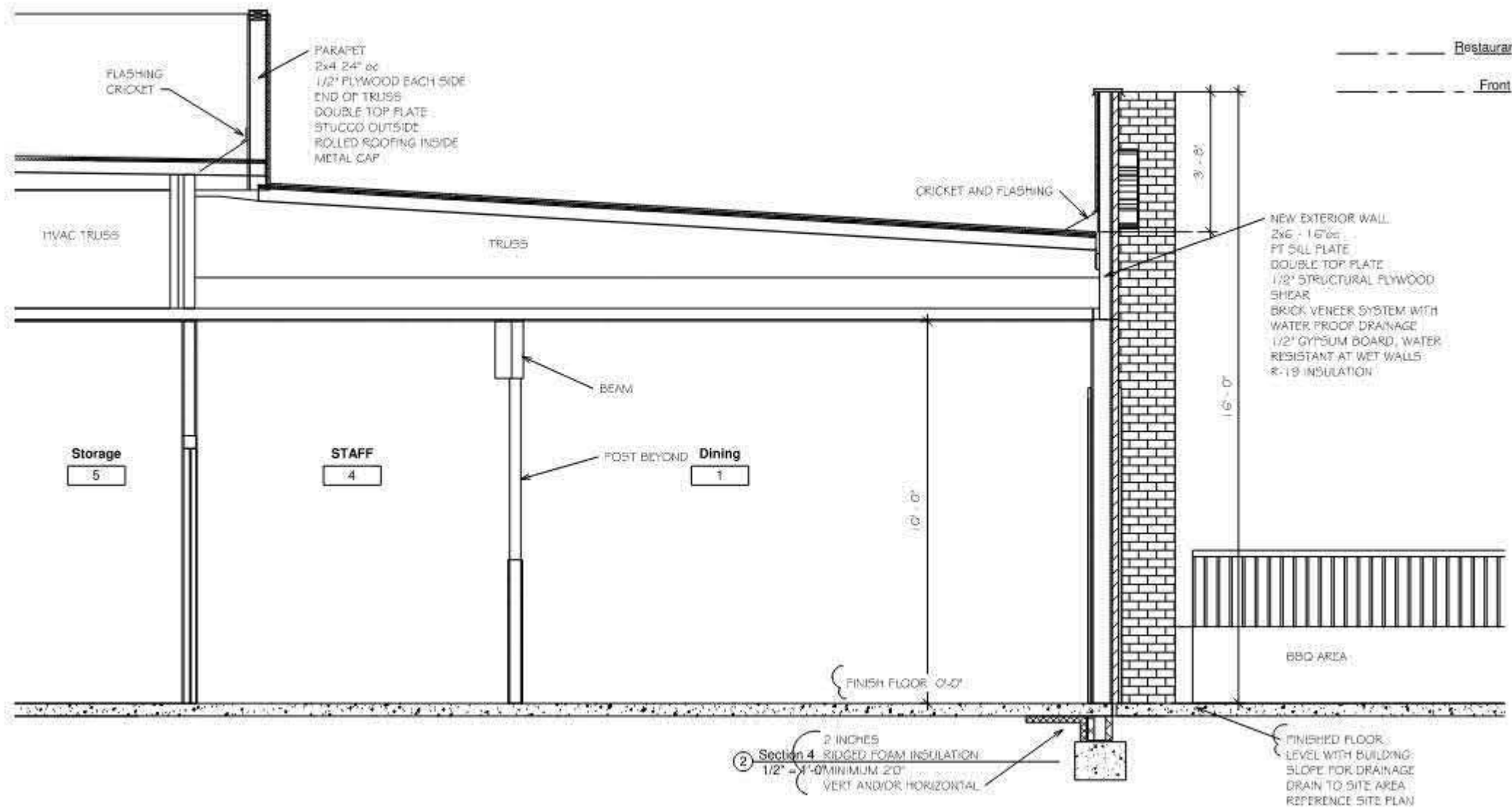
Restaurant Papapet  
Front BBQ Wall  
18'-0"



ALL SCALES 3/16" PER 1'0"



① Section 3  
1/2" = 1'-0"



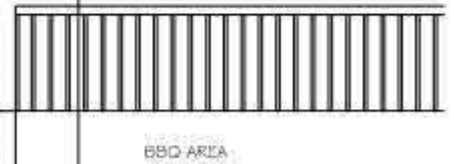
--- Restaurant Parapet 17'-0"

--- Front BBQ Wall 16'-0"

Storage  
5

STAFF  
4

Dining  
1



② Section 4  
1/2" = 1'-0" MINIMUM 20"  
VERT AND/OR HORIZONTAL

FINISHED FLOOR  
LEVEL WITH BUILDING  
SLOPE FOR DRAINAGE  
DRAIN TO SITE AREA  
REFERENCE SITE PLAN