

# PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
FRIDAY, April 14, 2017  
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, April 14, 2017** 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**

Gary Edelbrock, Chairman  
Mike King, Vice-Chairman  
Russ Buchanan

Christy Hastings  
Robert Burford  
Michael Mirco  
Tony Teeters

#### **III. REGULAR AGENDA**

- 1. Approval of the minutes of the February 10, 2017 meeting.**
- 2. HP17-002 939 Apache Dr. Historic Preservation District #13, Pinecrest. APN: 108-01-045A. Request approval for remodel/addition.**

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

#### **V. ADJOURNMENT**

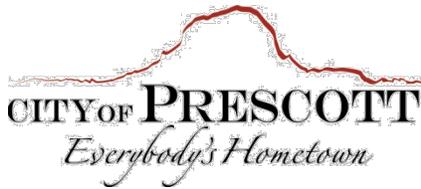
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#### **CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on April 7, 2017 at 3:00 PM in accordance with the statement filed with the City Clerk's Office.

Darla Eastman, Administrative Assistant  
Community Development Department

*The City of Prescott endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 928-777-1100 (voice) or (TDD) to request an accommodation to participate in the meeting.*



**PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
FEBRUARY 20, 2017  
PRESCOTT, ARIZONA**

**MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on FEBRUARY 10, 2017 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.**

**I. CALL TO ORDER**

Vice-Chairman Edelbrock called the meeting to order at 8:00a.m. Mr. Edelbrock announced, sadly, that Chairman Buttke had passed away last month at his home. He thanked Chairman Buttke for his work on the Prescott Preservation Commission and that he will be missed.

The Commission discussed where services will be held and where to send their condolences.

**II. ATTENDANCE**

<b>MEMBERS PRESENT</b>	<b>STAFF PRESENT</b>
DJ Buttke – Chair - Absent	Cat Moody, Preservation Specialist
Gary Edelbrock – Vice Chair	George Worley, Planning Manager
Russ Buchanan	Darla Eastman, Administrative Specialist
Robert Burford	
Christy Hastings	<b>COUNCIL PRESENT</b>
Mike King - Absent	Councilman Shishka
Tony Teeters	

**III. REGULAR AGENDA**

**1. Approval of the minutes of the October 14, 2016 meeting.**

**Mr. Edelbrock, MOTION to approve the October 14, 2016 meeting minutes. Mr. Teeters, 2<sup>nd</sup>. VOTE 6-0; passed.**

**HP17-001** 117 E Gurley St. Historic Preservation District #2, Elks Theatre. APN: 109-01-011E. Request approval for sign package for Elks Theatre retail spaces.

Cat Moody presented the staff report and stated the request is to remove the white insert panels in the existing cabinet box signs and install a dark grey insert as a background for all four retail signs. There are three businesses already established in the building that will have their business name in white lettering which include the Performing Arts Center, John Hancock Barbershop, and Paisley's.

Ms. Moody stated that the exterior and front portion of this building has just been completely renovated. The building owner has engaged a sign contractor to develop a cohesive signage design for the four retail spaces in the front of this building.

Ms. Moody said that the new signage will not impact the historic status of the building, and will improve the appearance of the façade by having consistent signage integrated with the building's current color scheme.

**Mr. Burford, MOTION to approve HP17-001 sign package for Elks Theatre retail spaces. Mr. Buckanan, 2<sup>nd</sup>. VOTE 6-0; motion passed.**

**VI. VIDEO PRESENTATION- SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT**

Ms. Moody presented a video on Section 106 of the National Historic Preservation Act of 1966 (NHPA). The video described how Federal agencies using Federal funds are required to take into account their effects on historic properties. The video also described the Advisory Council on Historic Preservation and how they provide a reasonable opportunity to comment on the historic preservation review process which is mandated under Section 106. See Ms. Moody for a copy of the video.

**VII. ADJOURNMENT**

Vice-Chairman Edelbrock adjourned the meeting at 8:35 a.m.

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Gary Edelbrock, Chairman



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Darla Eastman,  
Administrative Specialist

**PRESCOTT PRESERVATION COMMISSION  
COMMUNITY DEVELOPMENT DEPARTMENT  
Staff Report  
April 14, 2017**

**AGENDA ITEM: HP17-002, Request approval for addition/remodel.**

**Planning Manager: George Worley  
Director: Tom Guice**

**Historic Preservation Specialist: Cat Moody**

**Report Date: April 6, 2017**

**Historic Preservation District: # 10, Pine Crest**

**APN: 108-01-045A**

**Zoning: SF-9**

**Location: 939 Apache Dr**

**Owner: Betsy and Jarred Maddox, 939 Apache Dr, Prescott AZ 86303**

**Existing Conditions**

National Register Status: This property is listed in the National Register of Historic Places, and is within the Pine Crest Local Historic District. The original section of this house was constructed in 1924, and the two story tower section was a later addition.

**Request**

Applicant proposes to add a second story addition at the rear of the house that will create more livable space in the upstairs and provide a connecting roof gable to tie the tower to the original portion of the home.

The addition will be finished with horizontal wood siding to match the material and reveal of the existing siding. New windows will be Pella wood windows to match the existing windows. Both the siding and windows would be painted to match the existing colors of the house.

Please see the architect's description of the project and the renderings and plan set for more detailed information on the addition.

**Analysis**

The Historic Preservation Master Plan for this district specifically recommends:

- Encourage scale consistent with existing structures
- Use gables and hip roofs consistent with historic pattern
- Encourage additions to the back of the existing houses, preserving the historic front facades
- Encourage wood horizontal and shingle siding
- Encourage stem walls with raised porches
- Encourage details consistent with the historic style of the building

**Agenda Item:** HP17-002 939 Apache Dr

**Site Visit: Recommended**

MOVE TO Approve, Approve with Modifications, or Deny - HP17-002, Request approval for addition/remodel.



## **MADDOX RESIDENCE R.164**

939 Apache Dr.  
Prescott, AZ 86303

Pine Crest Historic Preservation District

2017.03.31

### PROJECT NARRATIVE:

The 1-story framed residence at 939 Apache Drive was built in 1924 and is indicative of the Bungalow Style. Sitting upon an exposed and painted CMU foundation, the house is massed with four separate gables at different elevations, one of them a “tower” that was a later addition. Cladding is a mix of white painted lap board siding and shingles. Accents include flat-stock painted wood trim and detailing, with louvered panels on the three west facing clipped gables. The front porch is simply detailed with painted wood columns, boxed beams, and a simple concrete pad. From Apache Drive the roofline is a collection of three similar gables juxtaposed against the taller tower gable, which breaks up the roofline, to the North. The roof overhangs have exposed rafter tails while the fascia boards are flat-stock with K-style gutters.

The owners came to TBDA to help renovate the home so that it might work more efficiently for a family of four. An important goal was to increase the safety and comfortability of the home by fixing previous, non-code-compliant, additions which created problematic flow within the house. The proposed addition provides second floor space by extending an existing gable, but the massing maintains the four gable configurations. The added height and mass of the addition is to the rear of the house, maintaining the home’s sense of scale from Apache Drive as much as possible.

The addition also utilizes a clipped gable similar to the existing gables yet the shape and roofline of the tower is still distinct given its separation in elevation. The new faux dormer to the south balances out the asymmetry of the west elevation and relates to the existing louvered attic vents. We are providing compatibility by using the existing palette of materials, keeping the addition to the rear, and maintaining the scale and complexity of the existing massing.



EXISTING APPROACH FROM YAVAPAI DRIVE 6



EXISTING GARAGE @ EAST FACADE 4



EXISTING EAST FACADE 2



EXISTING NORTH FACADE (OBSCURED BY BOULDERS) 5



EXISTING SOUTH FACADE 3



EXISTING WEST FACADE 1



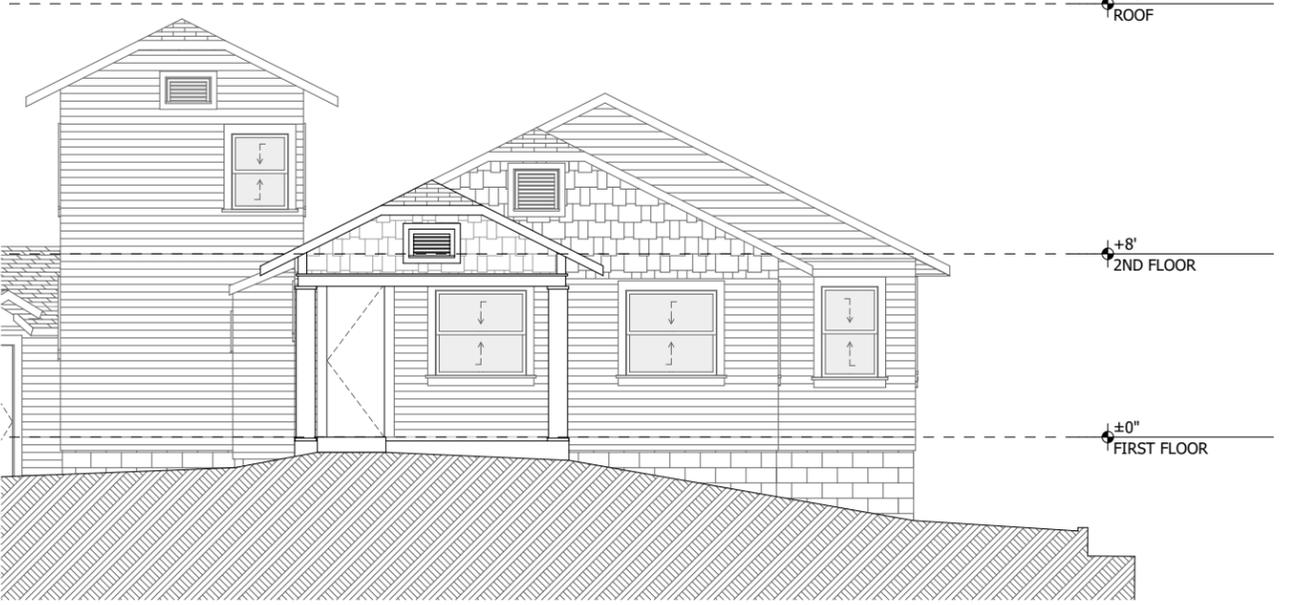
**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0" **4**



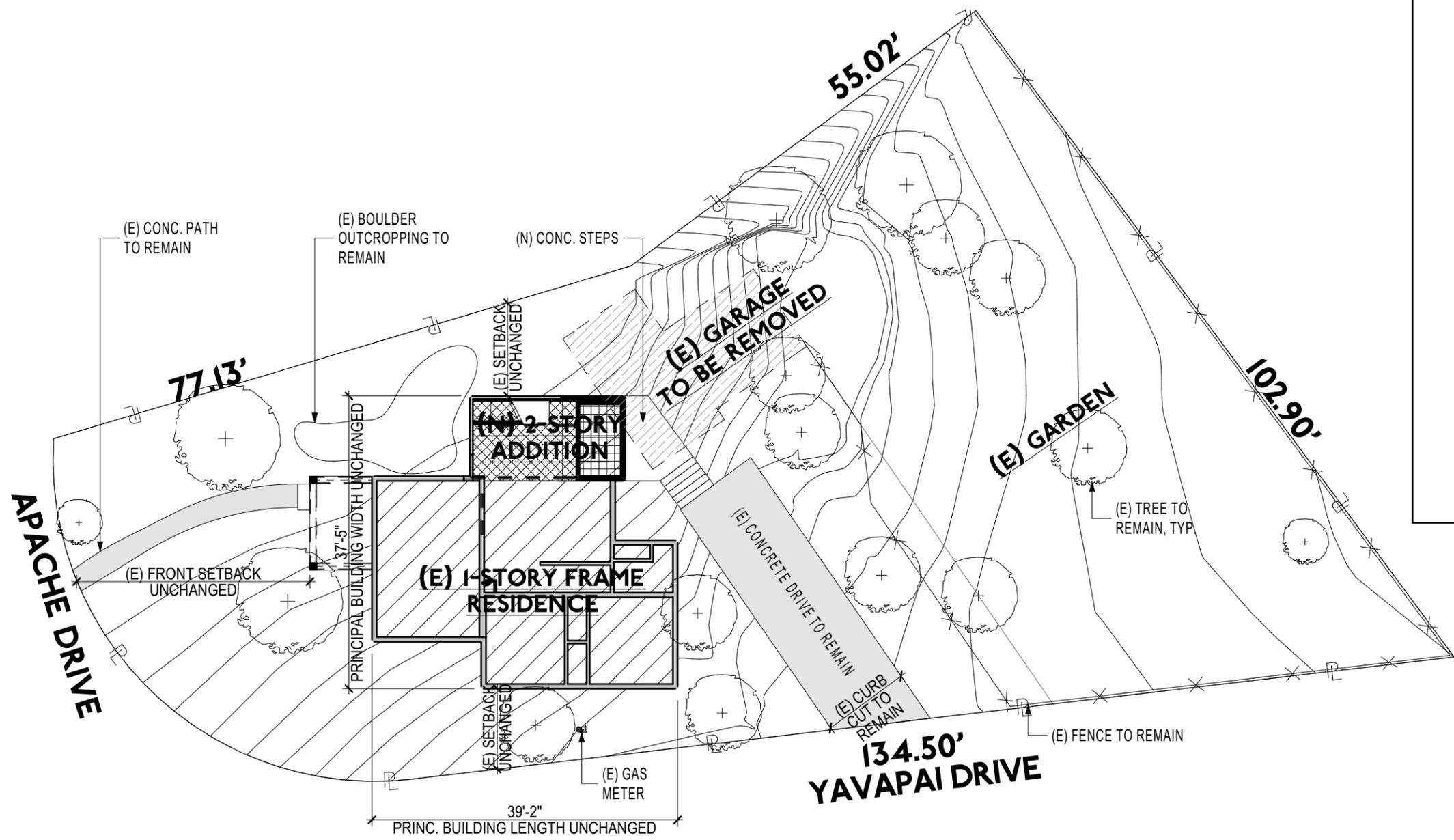
**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0" **2**



**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0" **3**



**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0" **1**  
**EXISTING ELEVATIONS**



= PROPOSED / NEW   
 = EXISTING TO BE REMODELED   
 = EXISTING TO REMAIN UNCHANGED   
 = EXISTING TO REMAIN UNCHANGED

### SYMBOL LEGEND

	NEW INSULATED WALL
	NEW UNINSULATED WALL
	EXISTING WALL TO REMAIN
	MATERIAL TO BE REMOVED
	SCOPE OF WORK
	SECTION NUMBER
	SECTION CUT
	SHEET NUMBER
	ELEVATION NUMBER
	ELEVATION TAG
	SHEET NUMBER
	(N) DOOR
	(N) WINDOW / PATIO DOOR
	0° ELEVATION TAG
(E)	EXISTING
(R)	RENOVATED/RESTORED
(N)	NEW
	(N) WALL TO MATCH (E)
	(E) WALL TO REMAIN
	(N) ROOF TO MATCH (E)
	(E) ROOF TO REMAIN

PPC SUBMISSION  
 03.31.2017 25% CD  
 03.26.2017 50% SD  
 03.09.2017 11X17 PRICING SET  
 02.28.2017 PPC PRELIM REVIEW  
 02.23.2017 PLOTTED 3/31/2017

R.164  
 MADDOX RESIDENCE  
 939 APACHE DR.  
 PRESCOTT, AZ 86303

TBDA  
 TOM BASSETT-DILLEY ARCHITECT  
 301 HARRISON STREET OAK PARK ILLINOIS 60304  
 P. 708.434.0381

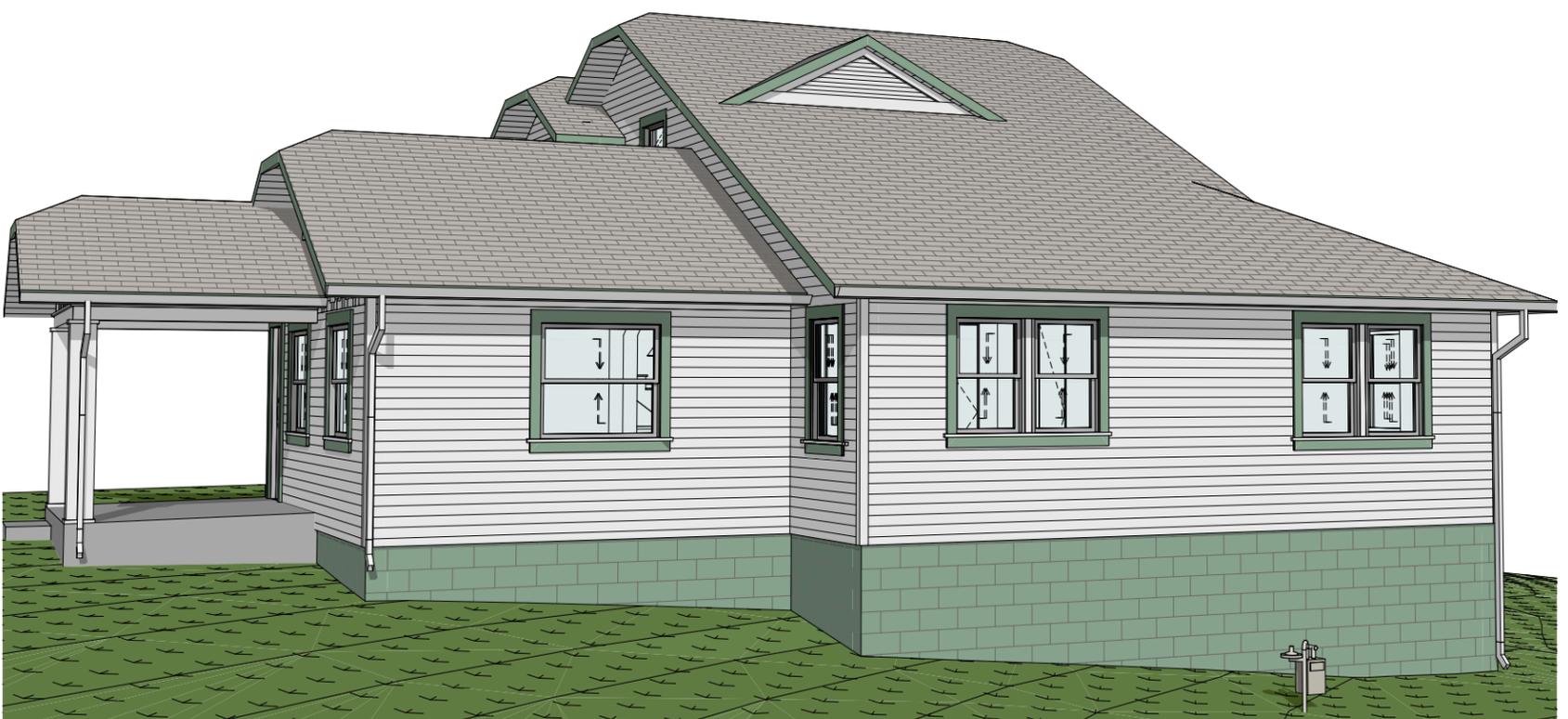
SITE PLAN  
 SCALE: 1/16" = 1'-0"

**PROPOSED SITE PLAN**



VIEW FROM APACHE DRIVE

2



VIEW FROM YAVAPAI DRIVE

1

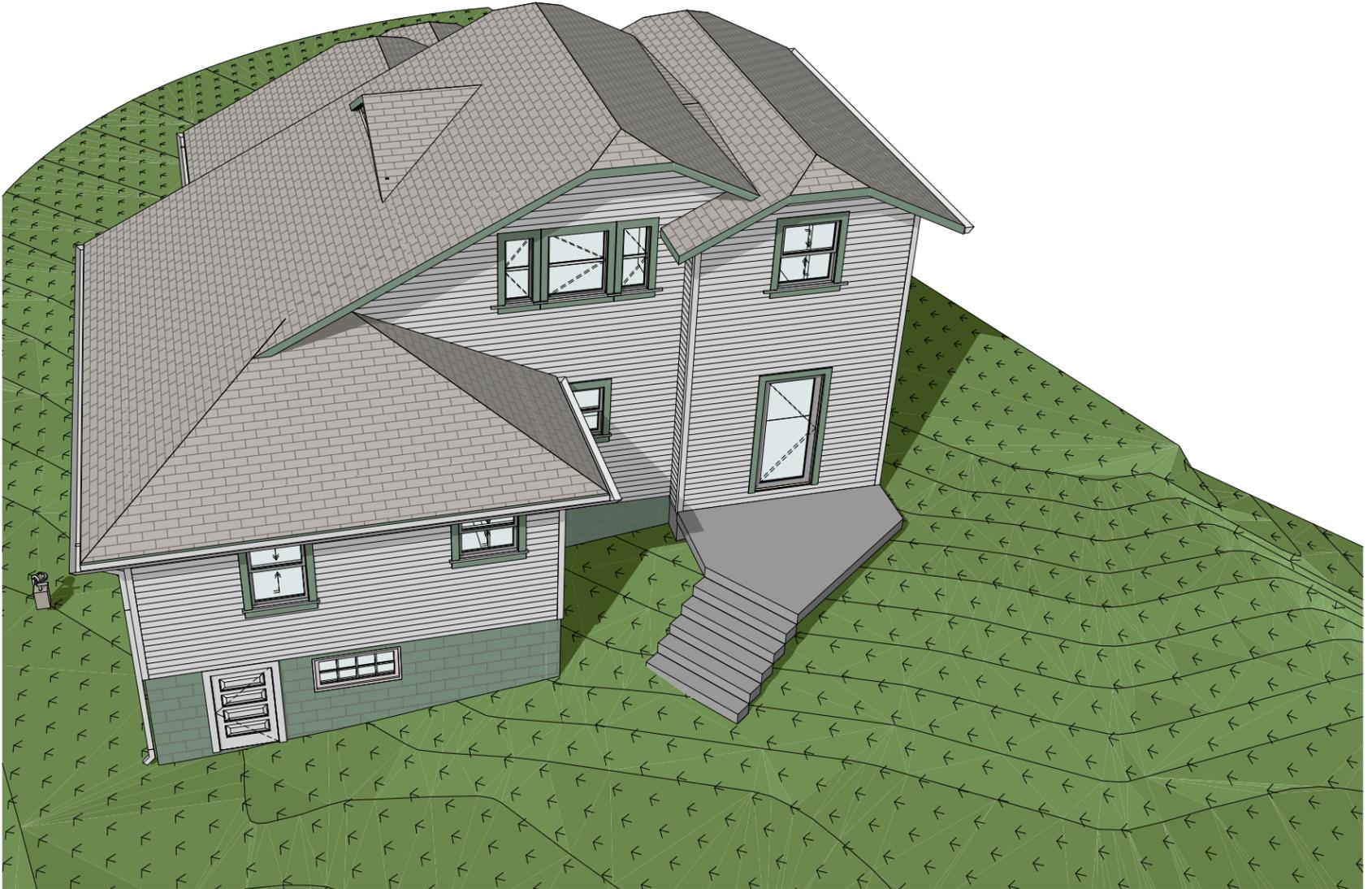
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301 HARRISON STREET OAK PARK ILLINOIS 60304  
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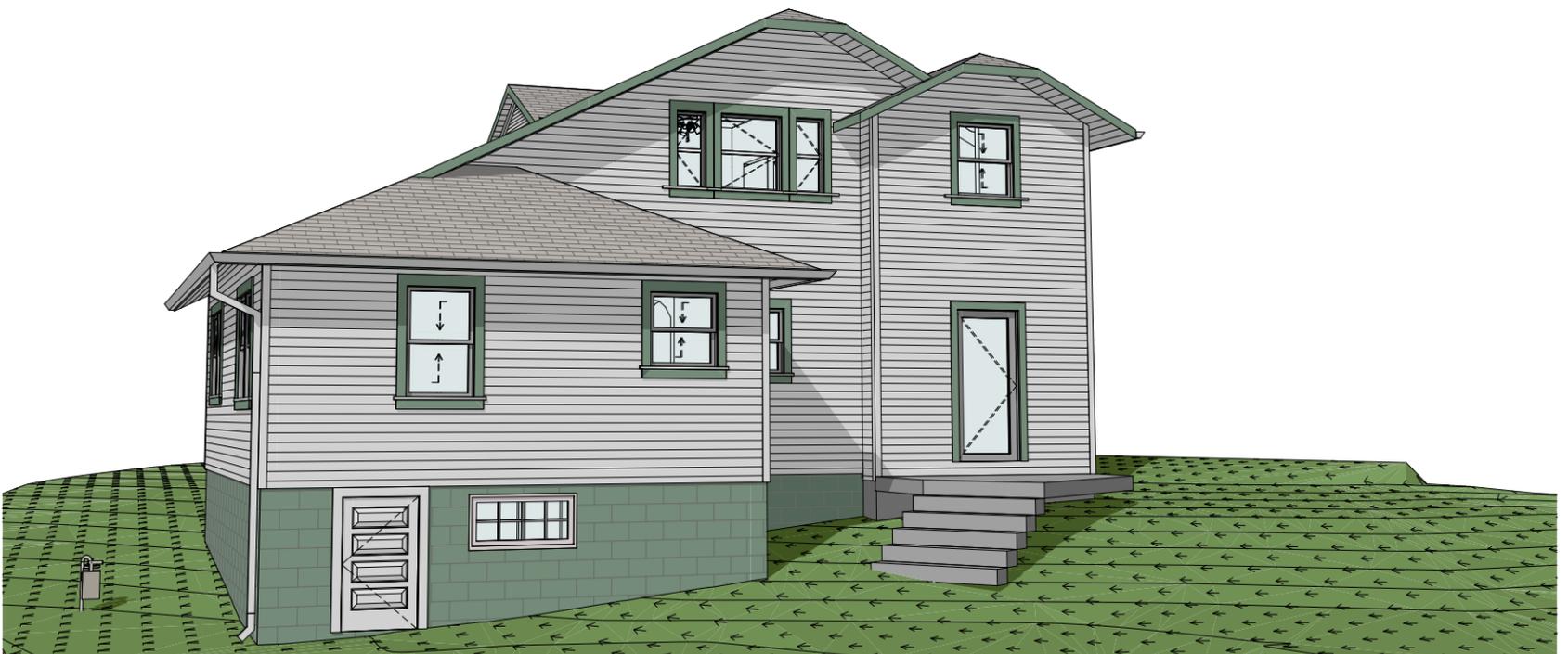
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02.28.2017 11x17 PRICING SET  
02.23.2017 PPC PRELIM REVIEW



BIRD'S EYE VIEW LOOKING NORTHWEST

2



PERSPECTIVE LOOKING NORTHWEST

1

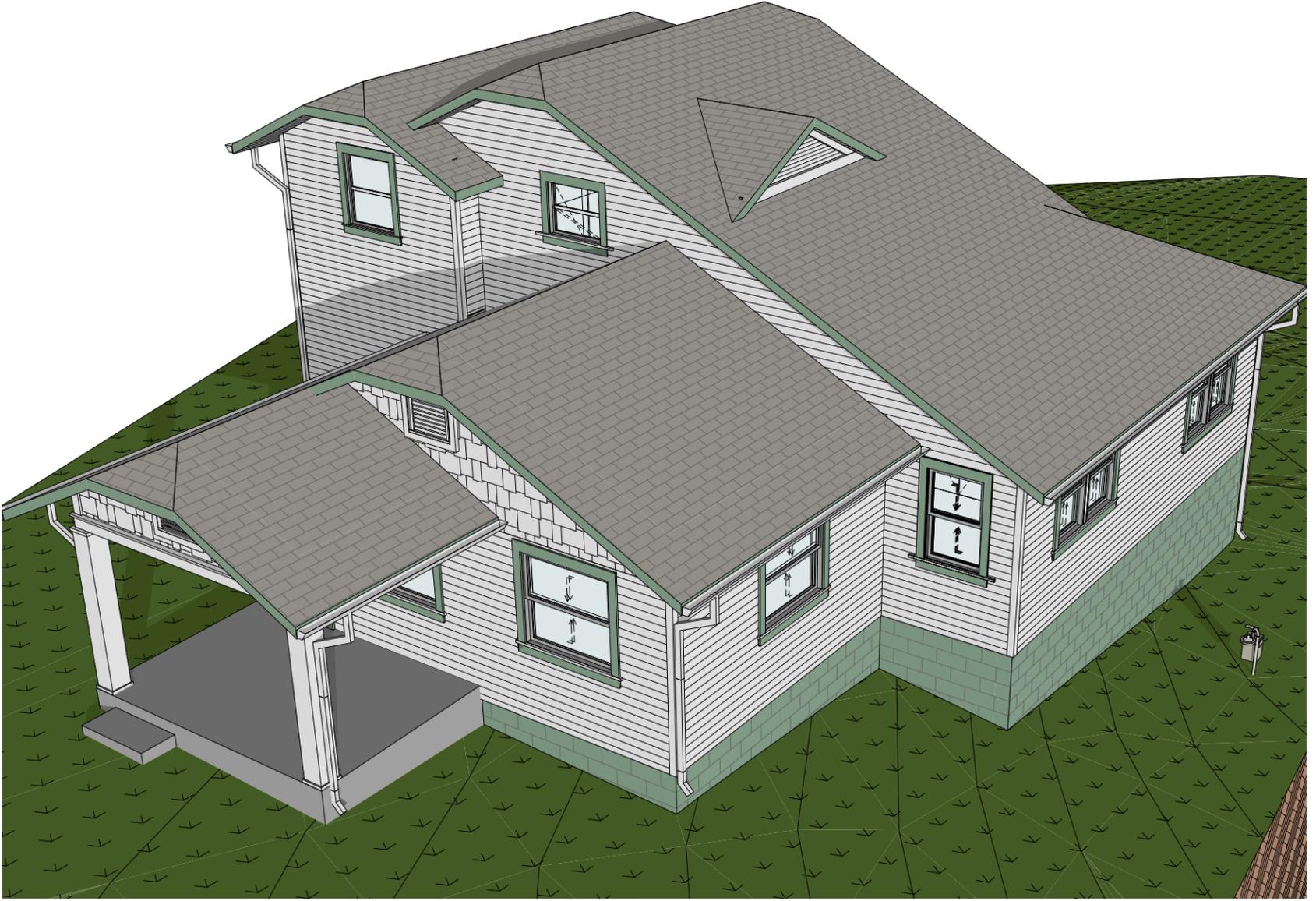
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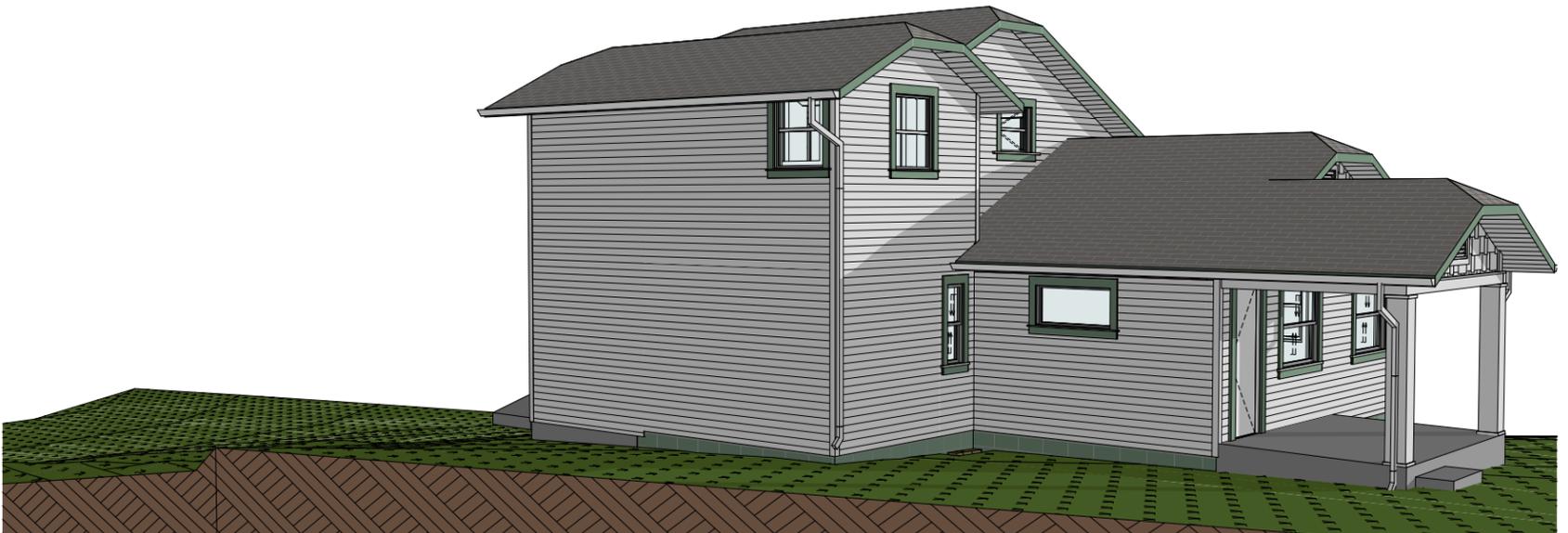
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BIRD'S EYE VIEW LOOKING NORTHEAST

2



REAR YARD LOOKING SOUTHEAST

1

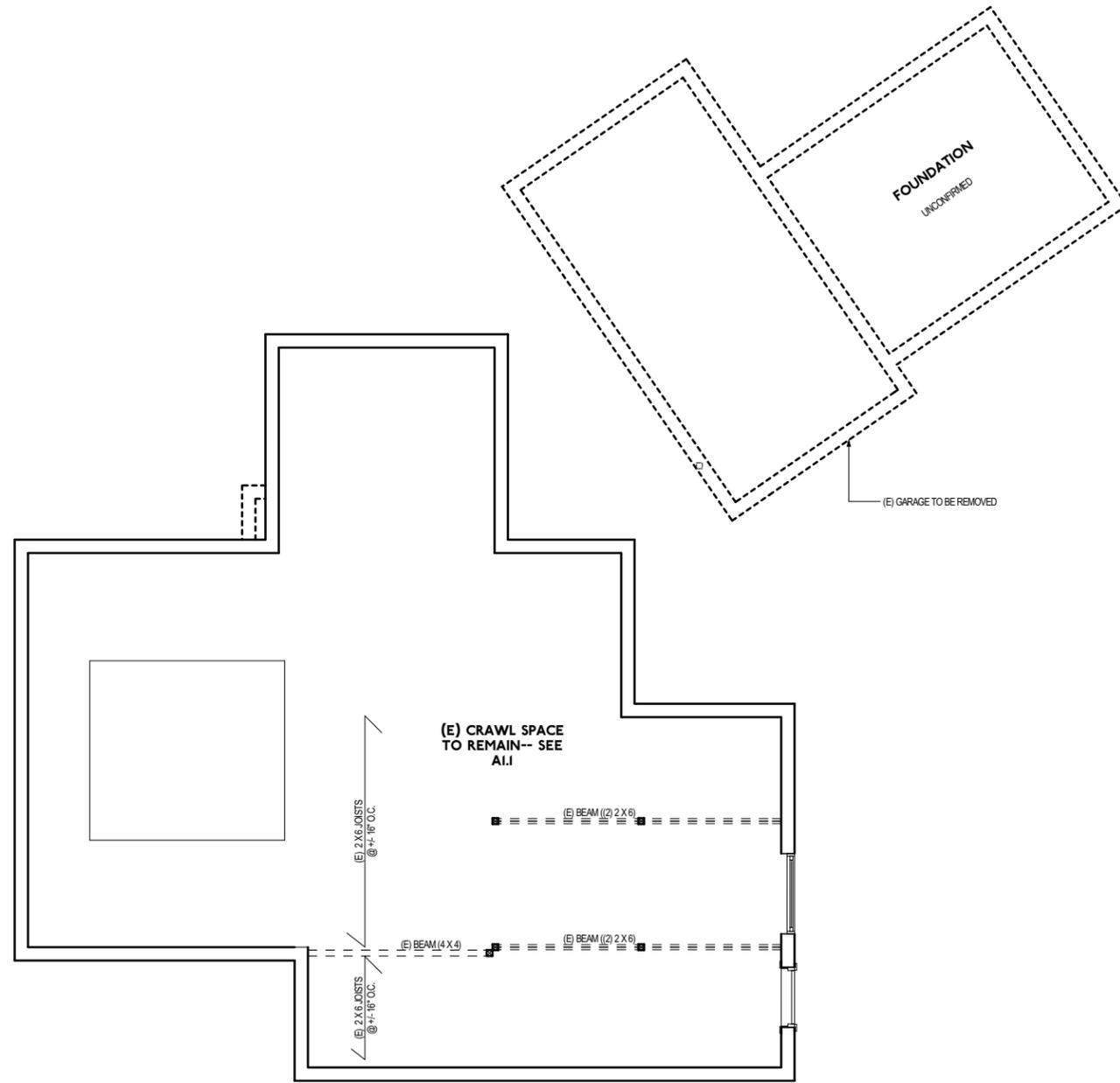


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CRAWL SPACE DEMOLITION PLAN  
 SCALE: 1/8" = 1'-0"

1



CRAWLSPACE DEMO PLAN

TBDA

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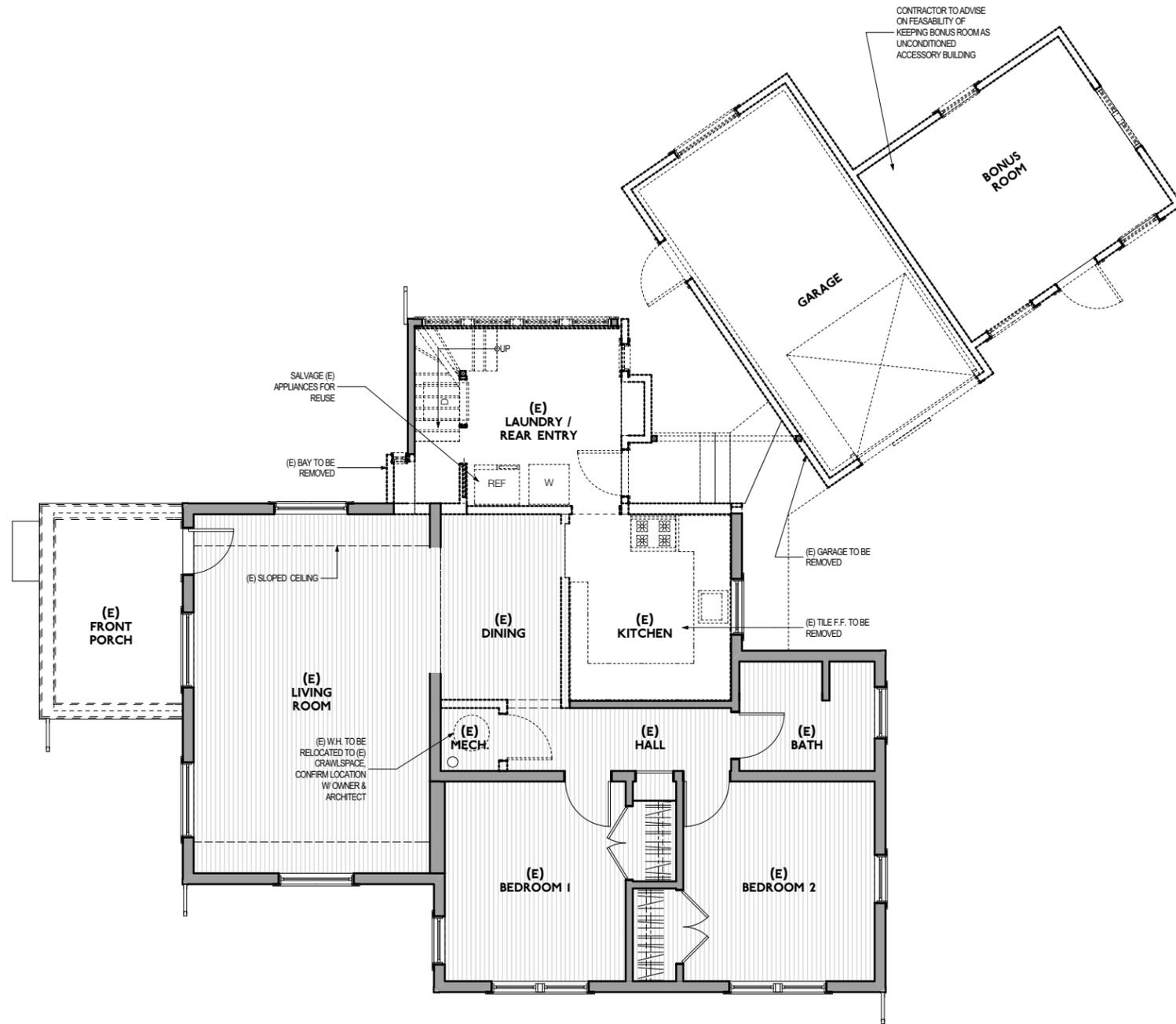
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PLOTTED 3/31/2017

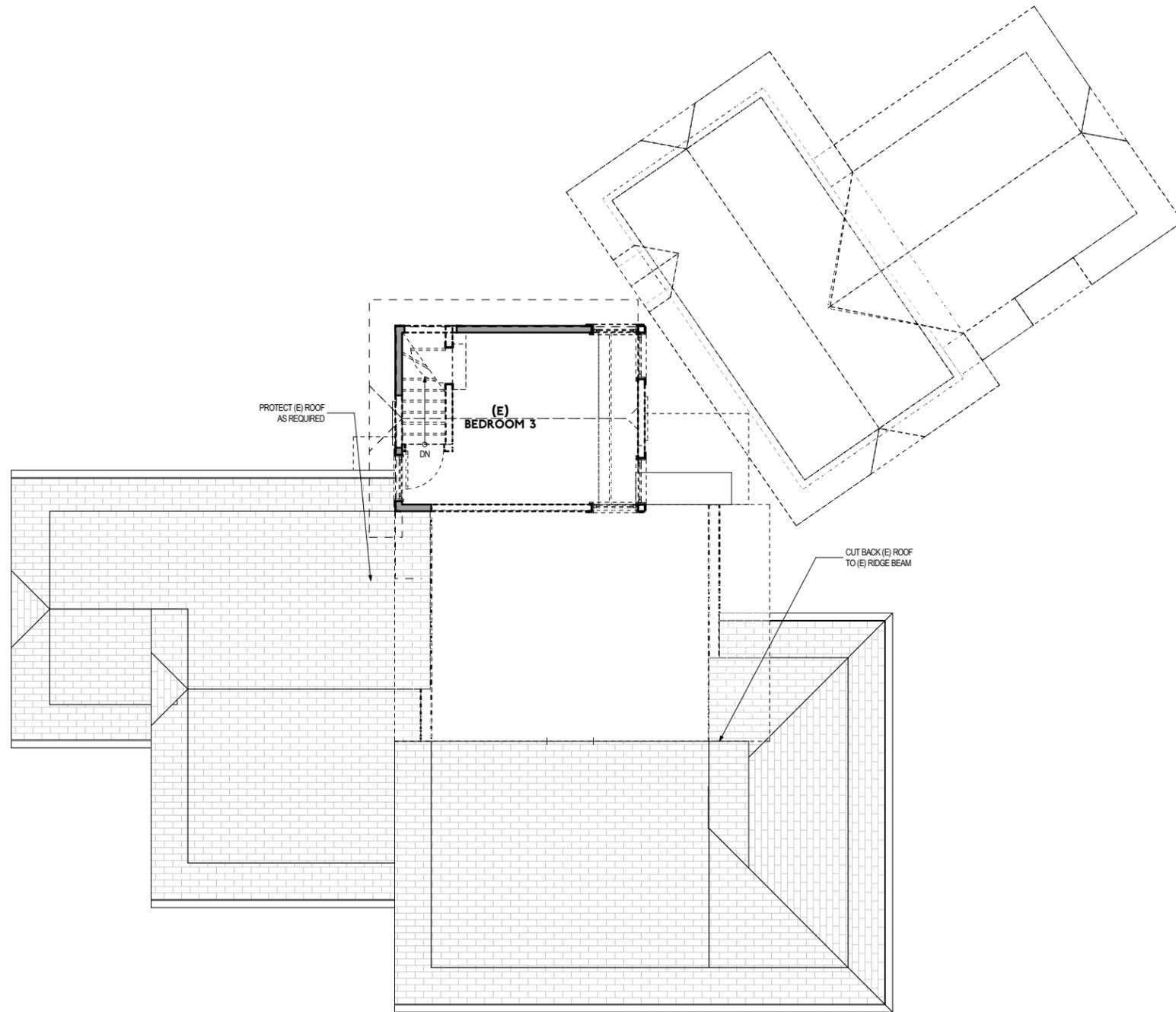


FIRST FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR DEMO PLAN



SECOND FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

1



SECOND FLOOR DEMO PLAN

TBDA

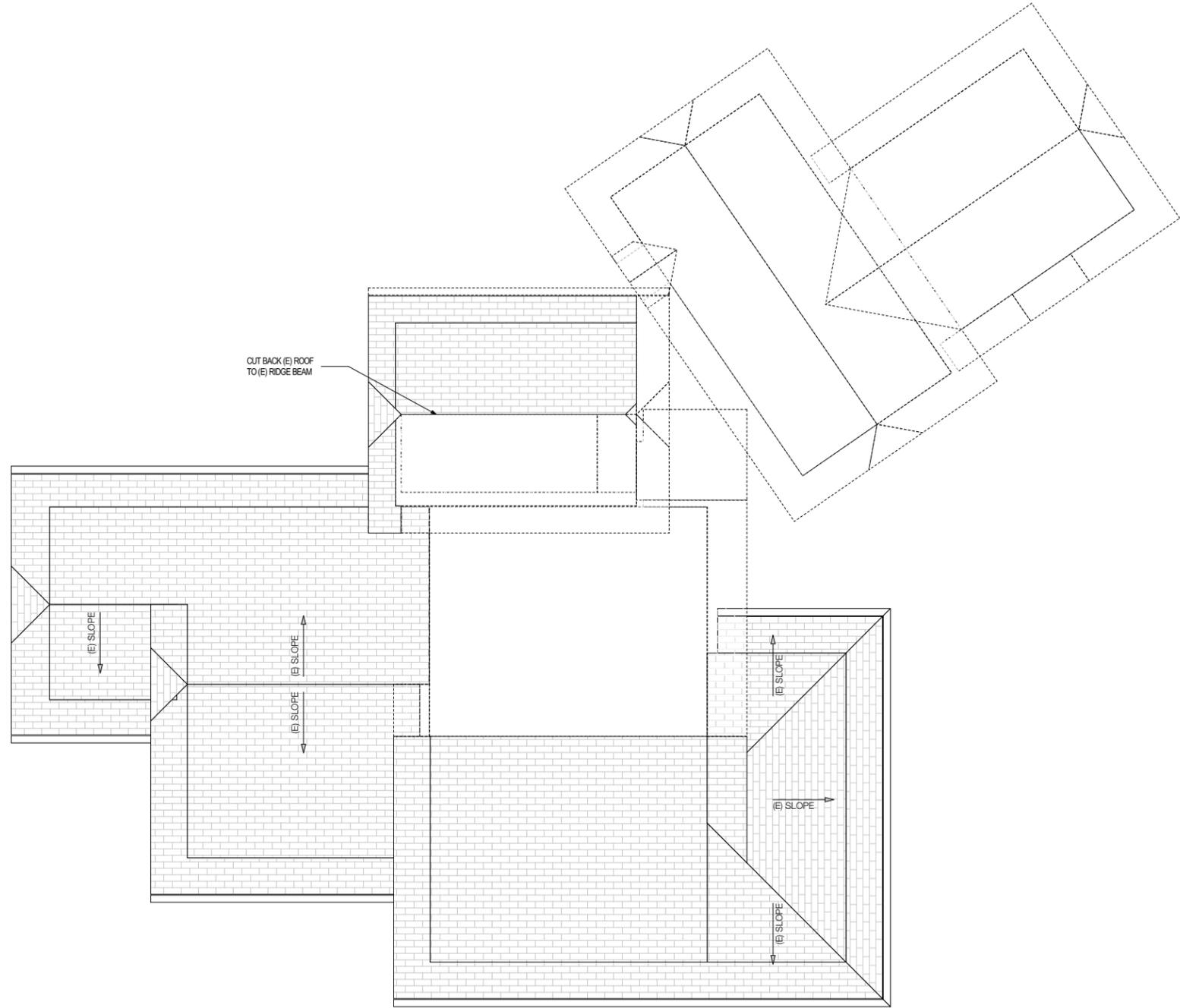
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PPC SUBMISSION  
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50% SD  
11X17 PRICING SET  
PPC PRELIM REVIEW  
PLOTTED 3/31/2017



ROOF DEMOLITION PLAN  
 SCALE: 1/8" = 1'-0"



**ROOF DEMO PLAN**

**TBDA**

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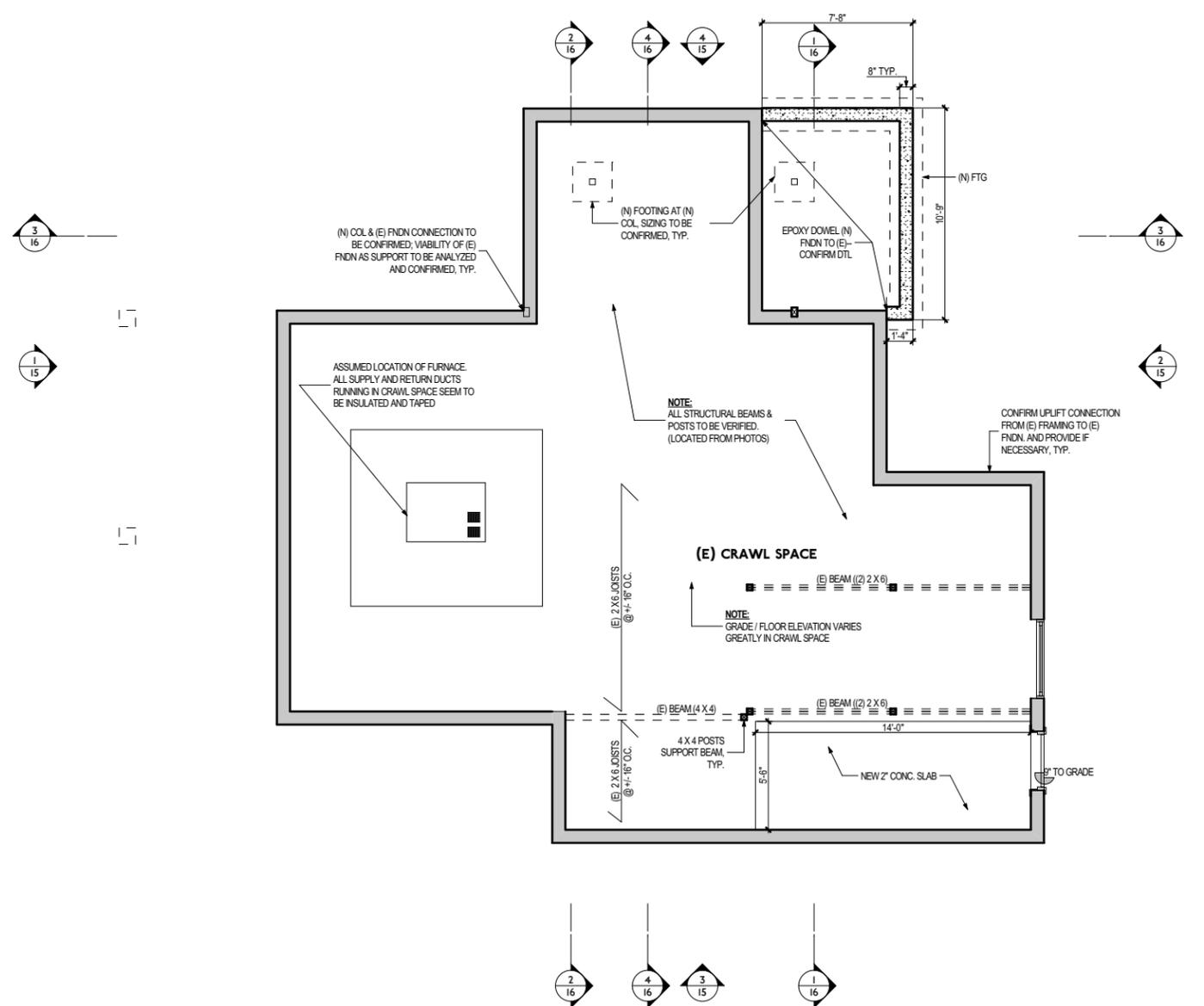
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CRAWL SPACE PLAN  
 SCALE: 1/8" = 1'-0"

1



PROPOSED CRAWLSPACE PLAN

TBDA

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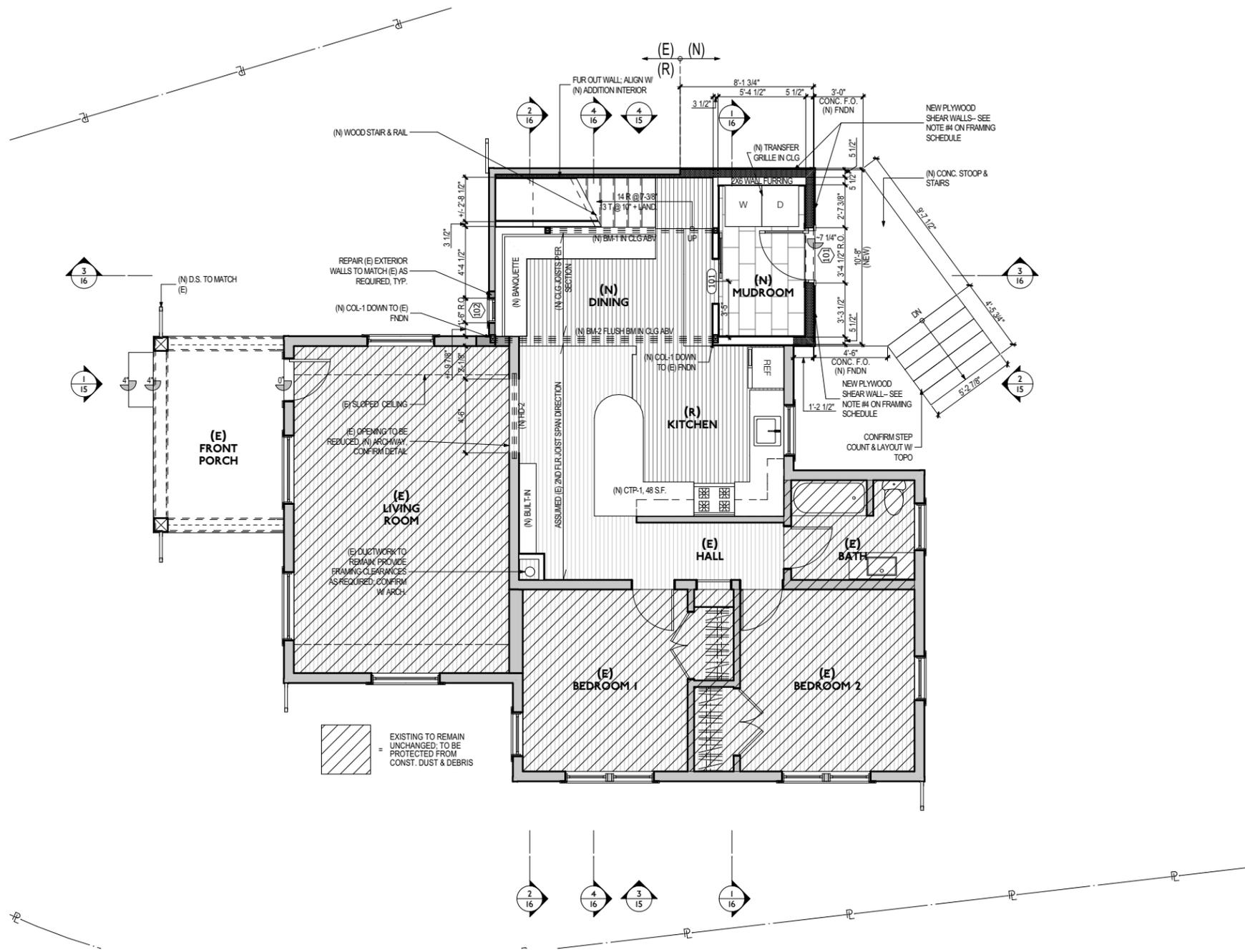
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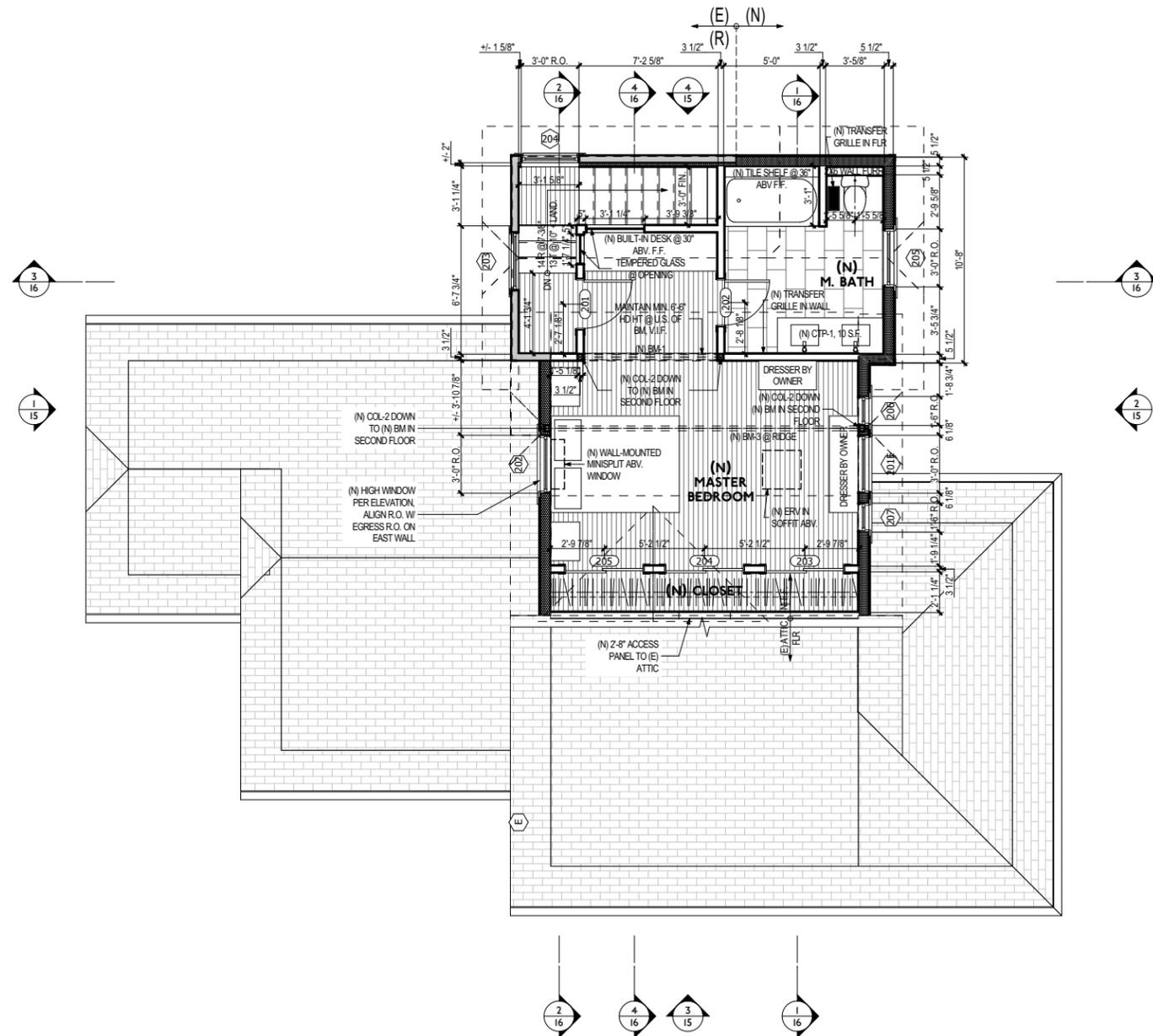
PPC SUBMISSION  
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 PPC PRELIM REVIEW

PLOTTED 3/31/2017



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

PROPOSED FIRST FLOOR PLAN



SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

1



PROPOSED SECOND FLOOR PLAN

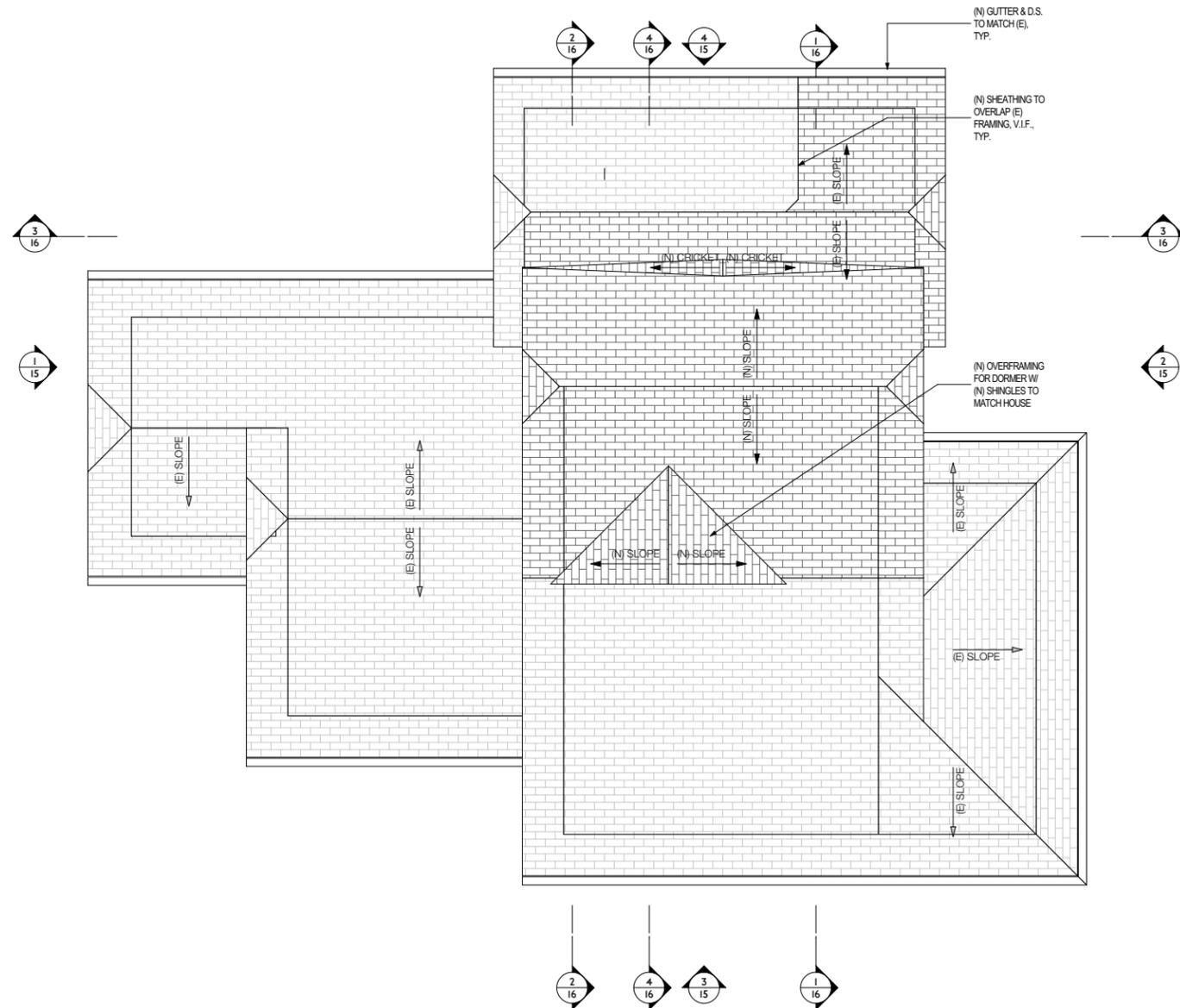
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R.16.4

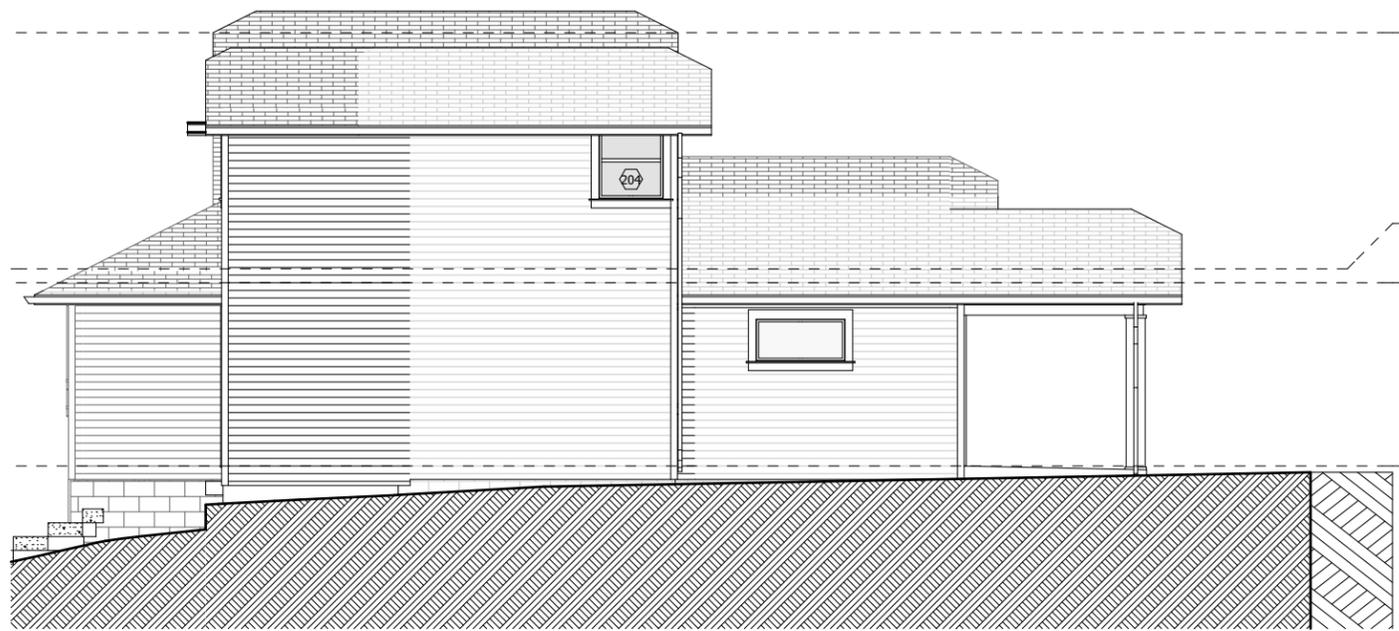
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 PLOTTED 3/31/2017



ROOF PLAN  
 SCALE: 1/8" = 1'-0" 1



**PROPOSED ROOF PLAN**



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

4



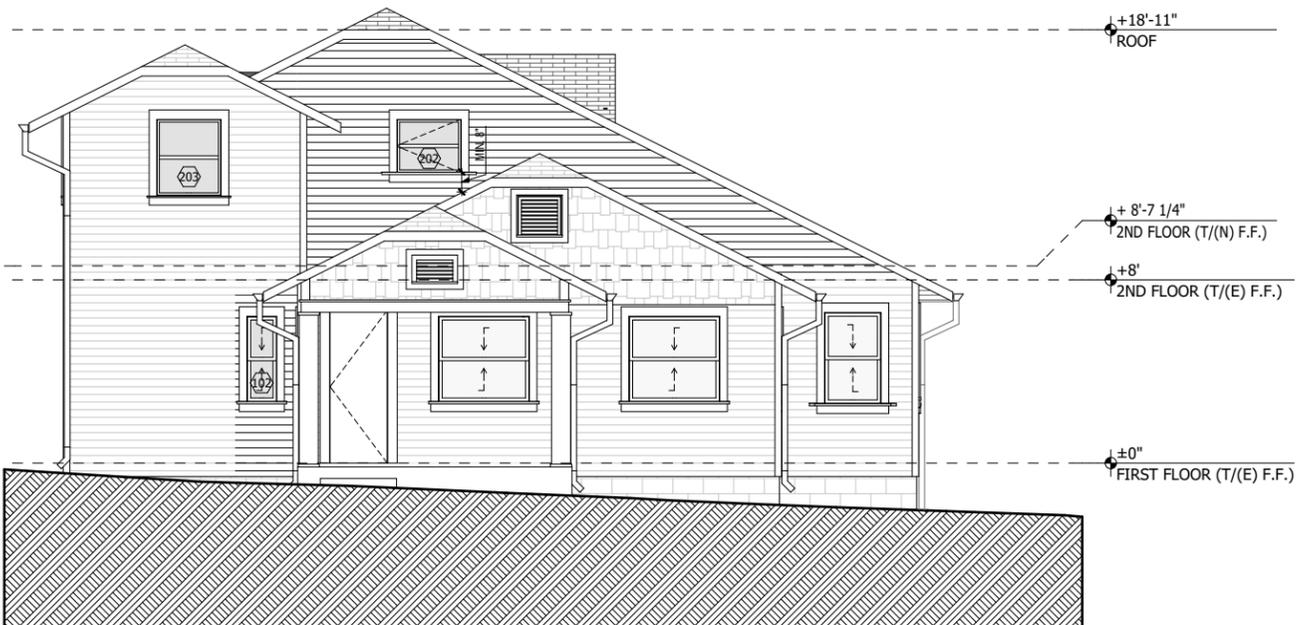
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

2



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

3



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

1

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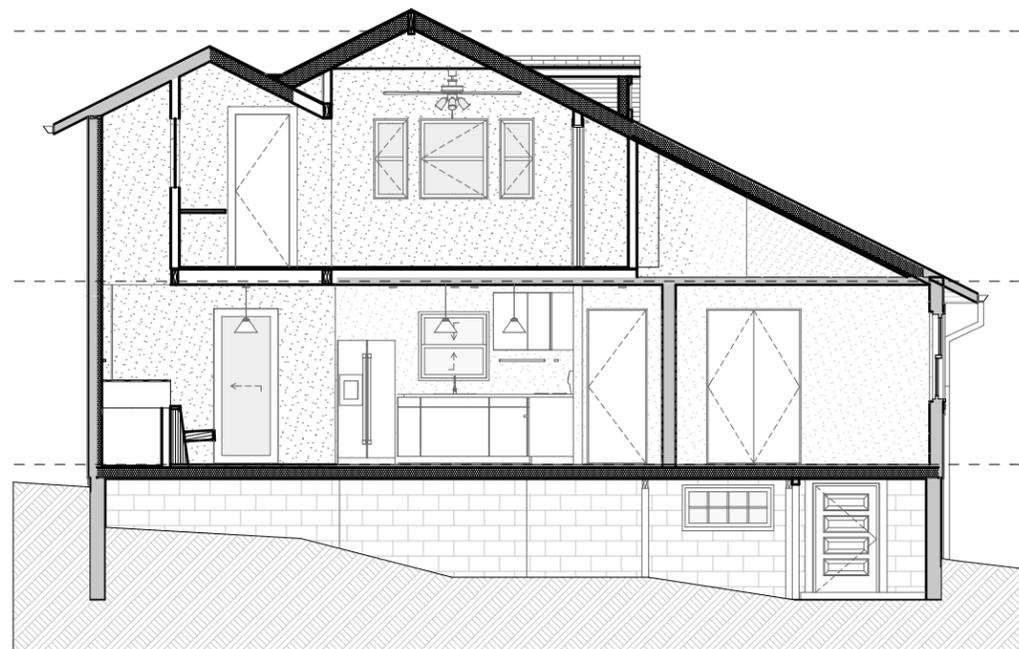
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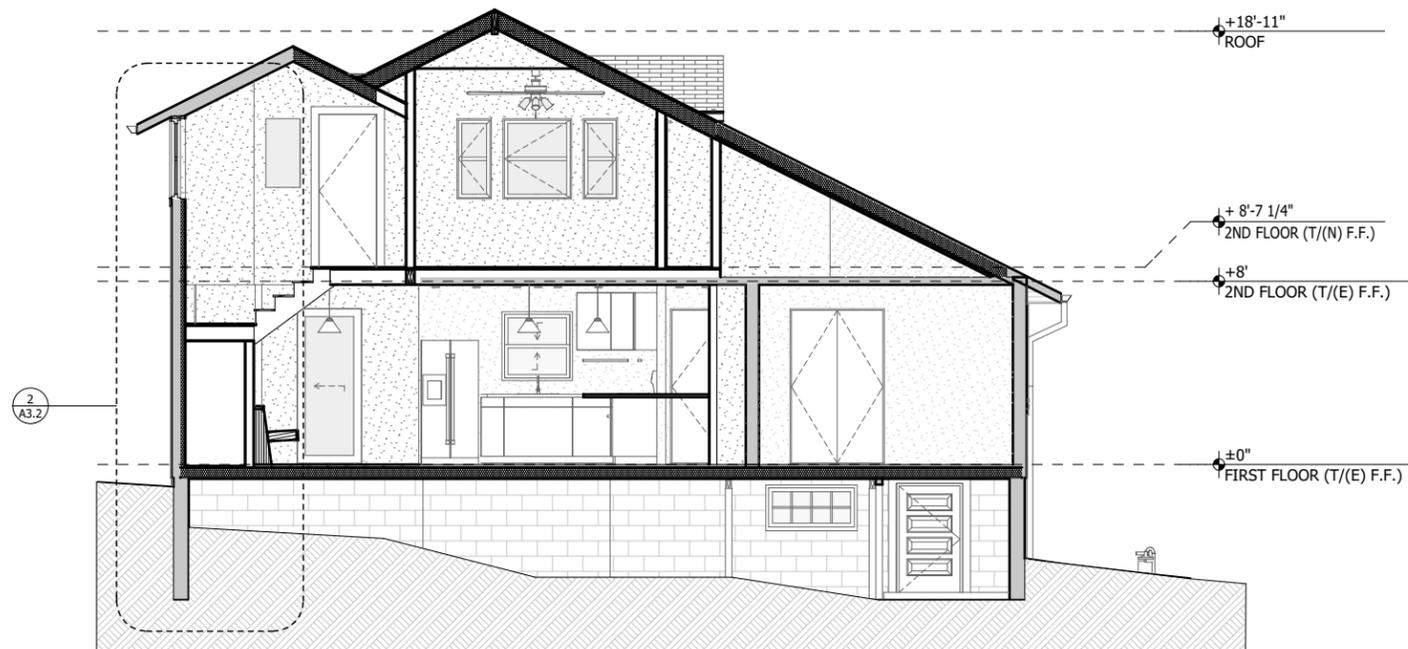
TBDA

15



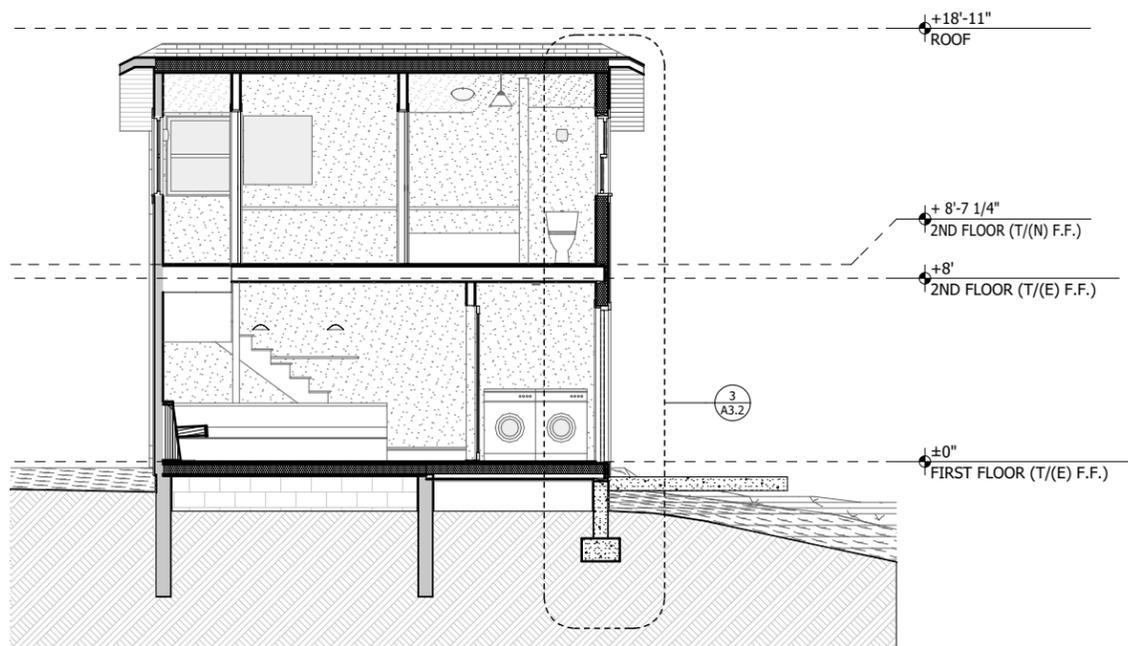
NORTH-SOUTH BUILDING SECTION  
SCALE: 1/8" = 1'-0"

4



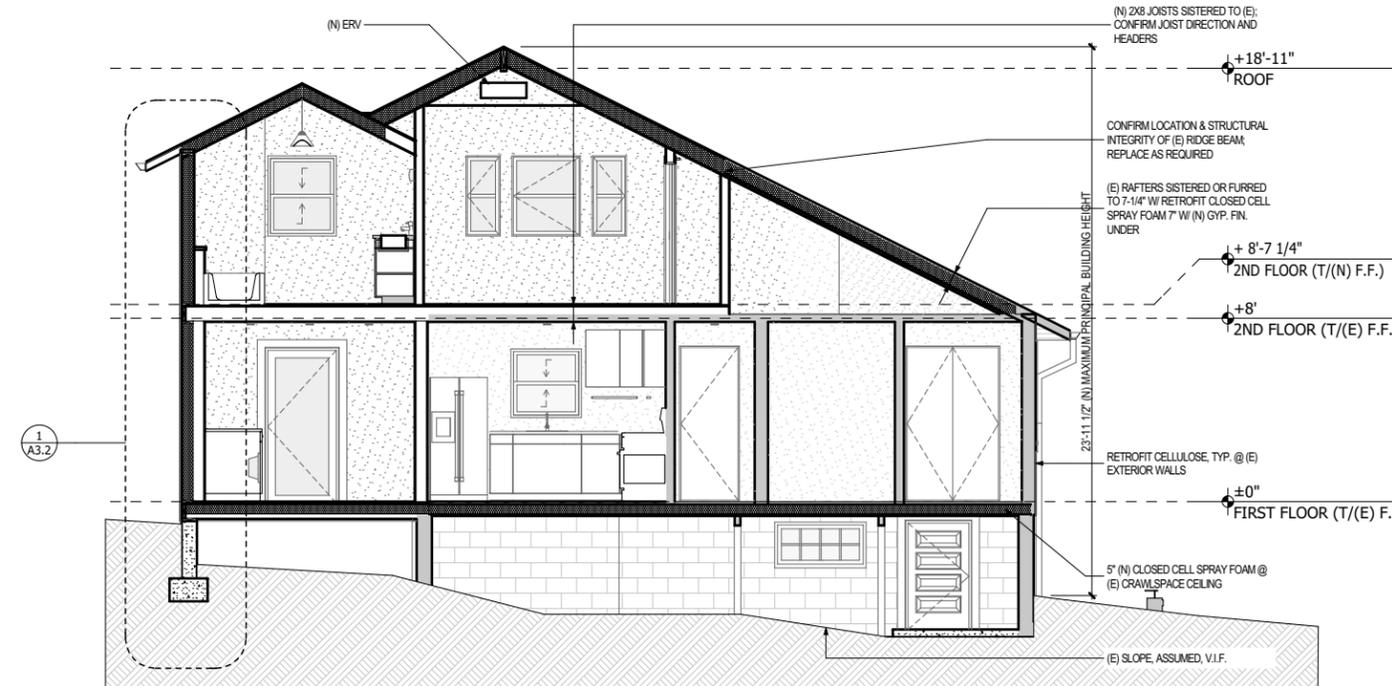
NORTH-SOUTH BUILDING SECTION  
SCALE: 1/8" = 1'-0"

2



EAST-WEST BUILDING SECTION  
SCALE: 1/8" = 1'-0"

3



NORTH-SOUTH BUILDING SECTION  
SCALE: 1/8" = 1'-0"

1

MADDOX RESIDENCE  
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16

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R.16.4

PLOTTED 3/31/2017