



**PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
APRIL 14, 2017  
PRESCOTT, ARIZONA**

**MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on APRIL 14, 2017 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.**

**I. CALL TO ORDER**

Chairman Edelbrock called the meeting to order at 8:00a.m and he also thanked Councilman Shishka for attending.

**II. ATTENDANCE**

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

**III. REGULAR AGENDA**

**1. Approval of the minutes of the February 10, 2017 meeting.**

**Mr. Buchanan, MOTION to approve the February 10, 2017 meeting minutes.  
Mr. Teeters, 2<sup>nd</sup>. VOTE 7-0; passed.**

**2. HP17-002 939 Apache Dr. Historic Preservation District #13, Pinecrest. APN: 108-01-045A. Request approval for remodel/addition.**

Cat Moody presented the staff report and displayed the renderings and plans on the overhead projector. She stated that the original front porch was constructed in 1924, and also the tower-like construction followed. She said that the home currently has 1,201 square feet and the proposed square footage is 1,560. She stated the applicant is requesting 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 existing garage will be removed.

Ms. Moody said that the addition will be finished with horizontal wood siding to match the material and reveal of the existing siding. The new windows will be Pella wood windows to match the existing windows and that both the siding and windows would be painted to match the existing colors of the house.

Ms. Moody provided an analysis of the other homes in the area and their lot coverage. She said that the following are recommendations from the Prescott Preservation Master Plan:

- 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, and
- Encourage details consistent with the historic style of the building.

Tom Basset-Dilley, Architect, 301 Harrison Street, Oak Park, IL, (Via Conference Telephone) stated that their approach was to accommodate a third bedroom and bathroom and to keep the project as budget friendly as possible. He said that when designing the addition he was sensitive to the massing and complexity and kept those in mind.

Dixie Lee Sargent, 937 Apache Drive, stated the garage on the applicant's property encroached to her property and asked if they tear down the garage, will she get that property back?

Eric Foreste, 945 Yavapai Drive, gave a little history of how the lots were originally purchased. He asked if the structure foundation will be stable enough for the new addition and if a soils test is required.

Virginia Jackson, 944 Apache Drive, stated that the tower portion of the home is an eye sore and the new addition of connecting roof gable to tie in the tower is a great fix to the problem.

The Commissioners discussed the project in more detail including setbacks and "grandfathered" lot lines. Most felt that the proposed addition did have a consistent pattern of tying in the gables and hip roofs and aesthetically fits and relieves the "tower" look of the previous addition. The Commissioners suggested including the shake-style façade on the front of the addition to give it a consistent look with the other gable end.

Jarred Maddox, 939 Apache Drive and owner, said that he plans to keep a portion of the garage and appreciates the Commissions' suggestions on the façade, but he is not committing until he gets an estimate for the costs.

**Ms. Hastings, MOTION to approve HP17-002 939 Apache Drive, request approval for remodel/addition. Mr. Buchanan, 2<sup>nd</sup>. VOTE 6-1; Mr. Teeters opposes. Motion passed.**

## VI. ADJOURNMENT

Chariman Edelbrock adjourned the meeting at 8:45 a.m.

  
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Gary Edelbrock, Chairman

  
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Darla Eastman,  
Administrative Specialist