

EAST PRESCOTT HISTORIC DISTRICT A NATIONAL REGISTER AND PRESCOTT HISTORIC PRESERVATION DISTRICT



Soap Box Derby on South Pleasant Street; 1948 and the Same View Today

10.1 DISTRICT OVERVIEW AND HISTORY

10.1.1 Overview

The East Prescott Historic District comprises one of the largest concentrations of historic properties in Prescott. The district primarily consists of residential properties constructed from 1885 to 1937 within the original town-site of Prescott. This period corresponds with the growth and development of Prescott as the early Territorial Capital of Arizona and the seat of Yavapai County. During this significant period of growth, Prescott was also a major trading center for the considerable mining activities being conducted in the area, for the military installation at nearby Fort Whipple, for cattle and lumbering industries and, later, for the tourist business. The arrival of a rail line connecting Prescott with the Atlantic & Pacific in 1886 further contributed to the expansion of the Prescott economy and the prosperity of her citizens.

The buildings within the district constitute one of the oldest and best preserved collections of American architectural styles built in Arizona during the late nineteenth and early twentieth centuries. It is also notable for being the most outstanding collection of Victorian-era residences in the state. Historically, the East Prescott area features the residences of numerous influential citizens active in local commerce and civic affairs.

The East Prescott Historic District comprises both a historic residential neighborhood, a major arterial commercial thoroughfare (Gurley Street), and major secondary collector (Sheldon Street/Highway 89). The district includes 187 contributing buildings within the combined boundaries of the National and Local Districts.

The land in the district rises from north to south, becoming steeper south of Gurley Street. Just to the north of the district, across the old railroad right-of-way, lies Granite Creek, the principal drainage for the area in and around East Prescott. Many of the lots are relatively level for Prescott, although grade variations increase as one moves toward the southern end of the district. The more prominent two-story homes which dominate the streetscape along Mt. Vernon and Pleasant Streets tend to be located near the middle of the district (usually within a short distance of Gurley Street), with more modest one-story residences located on the north and south ends.

The continuity of the streetscapes make this a unique and cohesive neighborhood, reflecting the turn-of-the-century development of Prescott. Other historic neighborhoods are adjacent to or near the East Prescott Historic

District, reflecting the large number of historic resources within the boundaries of the original Townsite. These historic districts including the Prescott Armory (to the east); the South Prescott Townsite (to the south and west); and the Courthouse Plaza, Union Street, Elk's Theater, and Hassayampa (to the west). The Rev. E. Meany House, a single property Prescott Preservation District, is located within the East Prescott Historic District.

Although the East Prescott Historic District is a National Register District, a significant section is also a Prescott Preservation District. Most of the southern half of the National Register District (south of Gurley Street to Carleton Street) achieved local district status in 1995 and extends one additional block south and west of the National Register District. This local district is known as the Southeast Prescott Historic Preservation District. For simplicity, this section of the Historic Preservation Master Plan will consider both districts together under the title "East Prescott."

10.1.2 Location

The boundaries of the district generally encompass the eastern half of the original Prescott Townsite (platted in 1864) and the 1872 East Prescott Addition. The portion north of Sheldon Street encompasses the 1887 Moeller addition, and the southern extension includes the Bashford Tract, also of 1887. The boundaries include the area of Prescott which was developed as residential property during the historically significant time periods. The major dividing line between the north and south portions is Gurley Street, although both share the same historic development pattern and association. Both Gurley and Sheldon Streets have suffered a severe loss of integrity due to recent commercial development, at least partially as the result of commercial pressures brought on by the opening of both of these streets to Highway 69 in 1960. Several significant buildings remain, however, including the Washington School (300 East Gurley Street), the Congregational Church and the church office (220 and 216 East Gurley Street, respectively), the James House (417 East Gurley Street) and the A.J. Head House (309 East Gurley Street).

The northern boundary of the District generally follows the railroad right-of-way north of Sheldon Street, which was the approximate northern boundary of residential development during the historic period. The eastern boundary of the District follows the alley east of Mt. Vernon Street and the southern boundary is formed by Aubrey Street. The western boundary generally bisects the block between Marina and Alarcon Streets, but is less straightforward due to the interface between commercial and residential areas of development. East Prescott is the largest district in Prescott, containing portions of 23 blocks and comprises a total of 293 parcels in both the National and Local Districts. The boundary of the district is shown on Figure 10-1.



W.H. Timerhoff House, 116 South Mt. Vernon Street (1899); Builder's Queen Anne; Central Hipped Roof with Front Gables and Pediments, Clapboard Siding

10.1.3 History of the District



201 South Mt. Vernon Street (1904); Steep Hip Roof with Dormers, Shingled Gables, Shiplap Siding, 1/1 Double-Hung Wood Windows

During the years as Territorial Capital, Prescott was the dominant political center of the Territory and was protected and influenced by the presence of nearby Fort Whipple. By 1880, Prescott had a population of 2,000 and was the center of prosperous lumbering and mining industries. The city was well established by the time the transcontinental Atlantic & Pacific railroad crossed northern Arizona in 1882. By that date, many prominent and prosperous families in the Territory had settled in Prescott and built homes.

It was during the late nineteenth century that much of the Prescott townsite was developed, including East Prescott, and the Victorian architectural image began to emerge. Queen Anne became the predominant architectural style of this growth period, and after the arrival of the railroad, more elaborate and sophisticated examples of Queen Anne appeared, many with Eastlake influences. The increased availability of materials, including "special orders" from Los Angeles, broadened the variety of styles of the residential and commercial architecture of Prescott. The majority of homes built in the District during this period reflect the predominance of Victorian-era architecture.

At the turn of the century, architectural design had begun to change to controlled formality, and Neo-Classical, Romanesque Revival and Second Romanesque Revival styles began to predominate, especially in commercial buildings. Trained architects were appearing on the scene (there were at least 13 in Prescott in late 1900). The Richard Sloan Residence (128 North Mt. Vernon Street) and W.A. Drake House (137 North Mt. Vernon Street) are fine residential examples of Classical Revival design. These changes and the increased availability of standardized and mail-order building components also influenced the shift toward a more formal style in the first decade of the twentieth century.

The granting of Statehood to Arizona in 1912 continued the architectural shift toward Neo-Classical design, a trend that is visible throughout Arizona. This time period represents a transitional period in architecture in Arizona. During this period, Prescott's few Colonial Revival residences were constructed, two examples of which are located at 127 and 327 North Mt. Vernon Street.

As a result of the prosperity of the early part of the twentieth century, the City of Prescott was able to initiate several improvements. Residents organized the Mt. Vernon Improvement District to pave the streets. Five blocks of Mt. Vernon Street were paved in 1920. As a result of this effort by the residents, Pleasant, Carleton, Gurley and Cortez Streets were also paved, and street lights were soon installed (many of which still remain in working condition). The paving of the streets had a noticeable effect on the East Prescott area. Residential building continued into the 1920s, and new houses were constructed in variations of the Bungalow style, particularly at the northern end of Mt. Vernon Street. Excellent examples include 230 North Mt.

Vernon Street and 231 South Mt. Vernon Street. Many other improvements in the area were completed during the 1930s using WPA funds. New construction increased substantially toward the end of the 1930s, and by the end of the decade, the East Prescott Historic District was almost completely developed.

The district represents a cohesive history of architectural development in early Prescott. The number and quality of the many Queen Anne Victorians and Bungalow/Craftsman structures, in addition to the several other styles found in the district, represent outstanding architectural examples found nowhere else in Arizona in this concentration. These styles transition according to the corresponding era of construction and give the district a distinct sense of historic and architectural cohesiveness.

10.1.4 Formation of the Historic District

The District is considered eligible for the National Register under criterion "A" for its association with the development of Prescott and criterion "C" as a cohesive grouping of late nineteenth and early twentieth century architecture which illustrates the changes in form and taste from the 1880s through the turn-of-the-century to the late 1930s. Seventeen properties in the District are already listed in the National Register as a component of the Prescott Territorial Buildings Multiple Resource Area Nomination (1978).

Site surveys of the district were conducted in early 1982. After review and updates, the nomination was completed and submitted to the Arizona State Historic Preservation Office in September of 1988. Official listing in the National Register of Historic Places occurred in April, 1989. The Prescott Preservation District was formed through a grassroots, neighborhood effort in 1995. Buildings listed as contributing and noncontributing are shown on Figure 10-2.

10.1.5 Prescott Preservation District Responsibilities

The Prescott Preservation Commission has review responsibilities for those properties within the boundaries of the Prescott Preservation District (Southeast Prescott). The review process is required for any project requiring a building permit. Applicants are encouraged to meet with the City's Preservation Specialist prior to submission to answer any questions and obtain assistance in designing a historically compatible project.

Those properties only within the National Register District are not subject to project review by the Prescott Preservation Commission. Here, this would pertain to properties within East Prescott but outside Southeast Prescott (see Figure 10-1). Input from the Commission is nevertheless encouraged to maintain the historic integrity of the district. The City may investigate options to protect the neighborhood and should consider the nature of the area when reviewing proposed projects.



Moses B. Hazeltine House, 202 South Mt. Vernon Street (1903); Bungalow with Classical Detailing; Exterior Plaster with Brick Columns, Large Center Gable-Dormer with Two Smaller Dormers to the Side, Shingled Gables

10.2 DISTRICT QUALITIES AND DESIGN ELEMENTS

10.2.1 Architectural Overview



220 South Mt. Vernon Street (1890); Front Palladian Window, Projecting Window Bay and Re-Entrant Porch, Clapboard Siding with Shingled Gables

The East Prescott Historic District encompasses a major portion of the original townsite and includes many early properties along with evidence of later continuing growth. The area was originally laid out in rectangular residential lots, with development following an orderly pattern extending eastward and southward from the commercial center and from the Courthouse Plaza, which was reserved as a central focus of the town. Residences were for the most part consistently set back from the street 15 to 25 feet with small side yards. Many properties had small agricultural outbuildings built close to or on the rear property line (not counted in the list of contributors and noncontributors). Many of these structures have been converted to or replaced by garages. Others are unchanged or tend to be in poor repair.

Additional significant early residences include the J.J. Hawkins Residence (122 South Mt. Vernon Street), home of a territorial judge, and the Fredericks Residence (202 South Pleasant Street), home of a prominent banker with extensive mining interests. These residences were constructed between 1895 and 1903, and are Queen Anne with elements of the Shingle Style. This early construction in the eastern portion of the townsite relates to the location of Fort Whipple east of the city and the streetcar line which went from downtown to Fort Whipple in the 1910s. Granite Creek formed a natural boundary on the west side of the townsite, resulting in the major residential development occurring in the East Prescott District until the western area was subdivided in the 1920s.

The northern and southernmost portions of the District generally exhibit a slightly later stylistic character due to later development and their location slightly farther from the central business district. There is a distinct correlation between the development of this area and the paving of the streets in 1920, which is particularly evident on North and South Mt. Vernon Streets. The Kastner House (105 North Mt. Vernon Street), was built in 1911 by a prominent local businessmen who owned a retail business and building on the north side of the Plaza. Other significant homes built in the 1910 to 1920 time period include 125 North Mt. Vernon (1917), 140 North Mt. Vernon (1914), 216 North Mt. Vernon (1919), 226 North Mt. Vernon (1915), 230 North Mt. Vernon (1920), 211 North Alarcon (1914), 227 North Alarcon (1919), 314 North Alarcon (1914), 126 North Pleasant and 201 North Pleasant.

While the East Prescott Historic District is primarily residential, it is traversed by Gurley Street and Sheldon Street, both of which are characterized by modern commercial development and contain the heaviest concentration of noncontributing buildings. These two streets have traditionally provided space for commercial and residential uses along with religious and public facilities. The most prominent of the three churches in the district is the Congregational Church (220 Gurley Street), built in 1904. The church parsonage (216 Gurley Street) was built in 1899. The imposing Washington

School (216 Gurley Street) replaced an earlier school on the same site in 1902-03 and still serves as a public school. These religious, public, commercial and residential mixed use areas are an integral part of the setting, streetscape and historical development of the area.

Beginning in the 1880s and continuing through the turn of the century, buildings styles evolved from the simpler early territorial structures to more elaborate and sophisticated residences. A significant number of homes built during this period are multi-storied, well-constructed and elegantly detailed. Massing is typically asymmetrical, although floor plans are irregular and rectangular shapes. Roofs are most often gabled with a variety of ridge heights resulting in varied silhouettes. Hip roofs and gambrel roofs are occasional found. Residences are often highly sculpted and ornate, with details frequently supplemented with turned ornament in the carpenter-built tradition. Bay windows, turrets, Palladian windows, dormers, "L"-shaped verandas, fish scale shingles and bracketed columns are major design elements. The historic patterns of development within the district can be seen on Figure 10-3 (note that not all of the construction dates are currently known, thus the large number of parcels listed as "unknown").



Gardner House, 101 North Mt. Vernon Street (1890); Hipped Main Roof with Hipped Porch Cover, 1/1 Wood Windows, Clapboard Siding

Many of the house designs from this period are best considered as eclectic compositions using a Queen Anne base. At the turn of the century, Colonial Revival style residences were constructed, some incorporating Queen Anne characteristics. These residences are typified by large and more accurately rendered classical details, symmetrical facades, and hipped or gabled roofs. The Timerhoff Residence (116 South Mt. Vernon Street) and the Gage/Murphy Residence (105 South Alarcon Street) illustrate the combination of Classical features with Queen Anne characteristics. Occurring side-by-side with the Colonial Revival homes and late Victorian-era residences are examples of early 20th century styles, primarily Bungalow/Craftsman. Buildings of this style generally lack elaborate ornamentation, are one or one and one-half stories, rectangular in plan, and feature moderately pitched, broad gabled roofs with offset porches, tapered porch piers, shingle siding and exposed rafters.

The primary building materials in the district are wood, brick, concrete, stone and stucco for walls; stone, concrete and brick for foundations; and wood, slate, asbestos and asphalt for roofs. Many of the district's wood frame residences are sheathed in horizontal siding of shiplap or clapboard.

Existing land use within the district is shown on Figure 10-4, and existing zoning is illustrated on Figure 10-5.

10.2.2 Landscape/Streetscape

Mature landscaping characterizes the district with streets being uniformly lined by an assortment of deciduous and evergreen vegetation. American and European elms dominate the length of the streets, interspersed with



115 North Mt. Vernon Street (1892); Asymmetrical Massing, Prominent Main Front Gable, Shed Entry Dormer with Cut-Out Brackets

Arizona Ash, cottonwood, box elder, and silver leaf poplars, providing a verdant setting for the stately historic residences. Large evergreens are equally common, including Arizona cypress, silver spruce (white fir), alligator and shagbark juniper, and arborvitae. Yards and hedges are well-maintained, with residences set in their own frame of grass and trees; a necessary condition for the picturesque ideal which dominated 19th century design concepts. While there is an assortment of fencing material (wood picket, cast iron, stone, concrete and chain link), they conform to a uniform setback and are generally in keeping with house styles. The original street lamps line the district and further enhance the streetscape.

10.2.3 Integrity

In overall integrity, the district exhibits an abundance of late nineteenth and early twentieth century predominantly Queen Anne residences which make up a series of cohesive streetscapes reflecting an identifiable small-town Midwestern style unique in Arizona.

The buildings in the East Prescott Historic District are, with few exceptions, intact examples of their respective styles. The land use pattern and general streetscape character of the neighborhood have remained virtually unchanged (with the exception of Gurley and Sheldon Streets), with the original structures continuing to provide homes for the middle and upper class citizens of Prescott. While the area has never experienced serious decline, in recent years it has witnessed significant preservation and restoration activity, with homeowners sensitively maintaining their properties.

Alterations on some of the contributing buildings are minor and do not detract from their historic character. In recent years, the area has been the focus of numerous architectural walking tours and serves to favorably attract the attention of residents and tourists alike. Many of these homes are in exemplary condition, reflecting a pride of ownership which has been evident in the district since its inception. Of the 293 surveyed buildings in the District, 187 (64 percent) have retained sufficient integrity to be considered contributors.

Except for parts of Gurley and Sheldon Streets, the noncontributing structures are, fortunately, evenly disbursed throughout the District and thus do not constitute a notable intrusion. The East Prescott Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association.

There are 143 properties identified as having "good" integrity; 66 properties are listed as "fair," and 84 are "poor" or vacant. The integrity of the various parcels is illustrated on Figure 10-6.

10.3 DISTRICT RECOMMENDATIONS

10.3.1 Elements Worthy of Preservation

The East Prescott Historic District retains much of its original terrain and has a very high proportion of contributing buildings, both of which provide a strong sense of time and place. Development trends have primarily impacted areas near Gurley and Sheldon Streets, although some apartments and four-plexes can be found throughout the district. Overall, most of the homes continue to be used as single-family residential units, with some conversions to professional offices and bed-and-breakfast hotels. Many of the historic structures have been well-maintained, offering excellent examples of their various architectural styles. Historic buildings, including many of the smaller homes in the district, are continually being renovated and used for their original purpose. The district offers a useful tool for understanding the early development of Prescott, the lifestyles of its citizens and for studying significant architectural styles.

The East Prescott Historic District is cohesively linked by uniform lot sizes and mature landscaping and by the way the structures relate to each other in terms of scale, setback, massing, materials, color, and craftsmanship. The following discussion identifies the major elements of the district worthy of preservation and that should be considered for rehabilitation, restoration, and infill projects.

Siting of the Building(s)

The current zoning for the district varies from Residential "A" to Business "B." The front setbacks vary from 15 to 25 in the residential zones, and from zero to 15 feet in business zones. The historic pattern is generally between 15 and 25 feet, depending on location. What is important is that even in areas where the setback is only 10 feet (such as parts of North Pleasant and Alarcon Streets) it is used consistently along an entire city block. It should also be noted that the many deep, well-maintained parkways in the district provide an additional buffer between the street and the buildings.

The relatively level terrain (as compared to other districts) allows a continuity of streetscape in East Prescott found nowhere else in town. This consistency provides much of the district's cohesiveness in the parkways, street plantings, front yards, building massing and setbacks. It is vital that this historic pattern be respected regardless of location within the East Prescott Historic District.

Thus, as a rule of thumb, the siting of any new construction, additions or alterations should be compatible with neighboring structures, including those not immediately adjacent to the lot. Compatibility with both the streetscape and the historic siting should be followed at all times.



Richard E. Sloan House, 128 North Mt. Vernon Street (1900); Georgian Revival; Deck at the Top of a Truncated Roof, Entry Porch with Supported by Classical Columns, Pilasters at Building Corners



A. Blumberg House, 143 North Mt. Vernon Street (1900); Builder's Queen Anne; Hipped Roof with Side Gables and Gable Dormers, Decorative Vergeboards, Bowed Window Bay, Polygonal Turret, Bracketed Porch

An aspect of site design that is consistent throughout the district, regardless of time or style, is the orientation of the front facade to the public right-of-way. The front elevation is usually set symmetrically on the lot, with the front door located at or near the middle of the front elevation. A walk from the street or sidewalk is in the middle of the property leading directly to the front porch and door. This "formal" siting of the building is generally true for smaller vernacular and bungalow buildings as well as larger, more ornate residential structures. This simple element should be maintained on all future design projects involving front facades.

Streetscape/Landscape

All of the streets in the district have deep parkways on both sides, which are better maintained than any other district in Prescott. Many have well-kept lawns that are an extension of the grassy front yards in which elegant homes are placed. Mature street trees, particularly along Mt. Vernon and Pleasant Streets, add stateliness, shade and shelter to residents and pedestrians. Some parkways are not as well maintained, however, particularly toward the north and south ends of the district. Some of these are covered with gravel, pavers, or are not maintained at all. Others have large bushes or other vegetation that obscures the front facade and blocks public access to the right-of-way. In a few instances, cars are parked in the parkway (usually in front of larger rental units or other multi-family dwelling), a practice that is inconsistent with the historic character and should be discouraged. Other have been covered with various pavers, stone or flagstone. Any future conversion of historic resources should include an agreement to maintain the parkways in an attractive and compatible manner.

Several of the streets were paved by the WPA in the late 1930s and include sidewalks from the same era. On the east-west streets, sidewalks are included on both sides of Sheldon, Willis and Gurley Streets and most of Goodwin Street. No sidewalks are located on Moeller Street and were only on the south side of Carleton Street. Running north-south, sidewalks may be found on both sides of Alarcon, Pleasant and Mt. Vernon Streets. Although the sidewalks were in generally good condition, this condition tended to degrade toward the north and south ends. These areas should be repaired, and a sidewalk should be completed on the south side of Goodwin Street and on both sides of Moeller Street for public safety.

Nearly all of the properties in the district can still be accessed by alleys. This has taken a large burden off the front of the lot to accommodate the automobile. In many cases, properties have no front driveways at all, or driveways are shared with a neighbor. Driveways are usually located at the property edge, leading to a carport or garage at the side or rear of the property. Many residents have repaired or replaced alley-accessed garages, a practice that should be encouraged. Some parking still occurs on the street, which is generally acceptable on the wide residential streets. However, parking should be encouraged at the back of the buildings to the greatest degree possible.

In some cases, cars are allowed to park inside the front setback. This usually occurs on commercial buildings and in newer multi-family structures. This practice has resulted from the lack of foresight in approving infill development, the suburban automobile emphasis which traditionally places the parking area in the front of the house, and increased density resulting from the incursion of multi-family and other land uses. Parking inside the front property line is inconsistent with the historic neighborhood and should be discouraged. Where necessary, driveways should continue to be located at the side yard and no garages should be allowed in front of or adjacent to the front elevation of the building.

In other cases, the parkways have been paved over to allow parking access adjacent to the building. This practice should be eliminated. If parking can only be provided at the front of a building (such as along Gurley Street), then, at a minimum, the parkways should be maintained and improved.

Although not as numerous as in other parts of town, several native and cut stone retaining walls exist in the district and should be preserved. Generally built of local material found on-site, they add a historic feel to the area and represent a feature that is quickly disappearing in Prescott. Other walls are constructed of concrete and either left as-is or covered with stucco. Corner pillars and caps are also common and should be encouraged on new designs.

Wrought iron is a common fencing material, especially on Mt. Vernon Street. Usually painted black or white, it contributes to the stateliness of the neighborhood. Several homes also utilize various designs of simple wood picket fences, which also contribute to the character of the district while providing an open feel. The use of chainlink fence should be discouraged. For some lots, retaining walls at the front property line are used in lieu of fences. In all cases where fencing is used, they should not be more than approximately three feet in height at the front property line (current zoning allows six feet for side and back yards; front yard fencing may not exceed four feet).

Much of the landscaping in the district is formal and ordered, in keeping with the garden ideal of home and site design in the late 19th and early 20th centuries. This includes large lawn areas which transition to well-trimmed shrubs at and near the base of the house. This, along with the mature trees, provides both a frame and setting to the overall site design. One of the outstanding landscape features of the district are the many old trees that occur in various locations. Although landscaping should not obscure historic resources, the sheltering aspects of the many older trees are an important part of the historic fabric of the neighborhood. Low shrubs and ornamental plants should continue to be encouraged to provide variety and interest to the streetscape.

As mentioned, many of the parkways are in excellent condition. Efforts should be undertaken to improve poorly maintained areas, including appropriate plantings and the removal of nonporous materials.



C.A. Sewall House, 220 North Mt. Vernon Street (1893); Builder's Queen Anne; Round Turret, Shingled and Shiplap Siding, Prominent Porch and Second Story Deck with Decorative Trim

Building Size and Scale



337 North Mt. Vernon Street (Pre-1924); Truncated Hip Roof with Hip Dormers, Arched Windows at First Floor, Brick Construction

Building size and scale within the East Prescott Historic District varies according to location and architectural style. Although Queen Anne and large Craftsman Bungalow homes (primarily in the center) mix with smaller Bungalow and Period Revival homes (primarily to the north and south), the impression is nevertheless one of uniformity. This is due to several factors: 1) many of the buildings are intact representations of their respective styles, providing a consistent feeling of craftsmanship; 2) most of the buildings fit well within the landscape, whether through siting, vegetation, or the use of native stone walls; 3) no one style dominates the district, though particular styles are often consistent within one neighborhood; 4) setbacks are consistently used; and 5) intrusions and incompatible development have been kept to a minimum (so far).

Thus, it may be said that through these key unifying elements, the various architectural styles serve as variations of a consistent collective theme running throughout the district. This theme is of comfortable, often stately dwellings that fit well within their collective streetscape.

Buildings that have been expanded over the years usually have additions to the rear of the property, maintaining the historic front facade on the street. Thus, proposed new buildings and rehabilitation projects should continue to emphasize the existing scale and massing of the neighborhood.

Roofs are primarily gables, although hips and a few gambrels do appear, often as an accent or on newer construction. Roof slopes are steep (especially on two story buildings) so as to diminish the mass of the overall structure. Roof slopes on newer buildings tend to be much lower, a practice which should be discouraged. Overhangs are generally between 12 and 24 inches, with exposed rafter tails or simple fascias (the overhangs are shorter on the Victorians and deeper on the Bungalows). Many of the residences do not have chimneys and where existing they are not highlighted or treated with special detail (except on the Queen Anne buildings). Skylights and other appurtenances are not visible on the contributing buildings and should be discouraged. Roofing materials are primarily asphalt and wood shingles. Many newer roofs on contributing structures include an "architectural style" to the shingle design that is both cost effective and attractive. Flat roofs are not in keeping with the character of the historic district and should be discouraged, except where consistent with the historic style (such as Mission Revival).

Doors and Windows

As mentioned above, doors tend to be near the center of front facade, flush with the front elevation. The entrance is then highlighted by a separate roof form extending from the main roof of the house. This feature forms an entrance porch that varies from very small to the entire width of the front

elevation. Reentrant porches are fairly common, and although the entry door is offset, it still tends toward the middle of the front facade.

Front porches are a dominant and important element throughout the district. The porches provide a human scale and openness to even the largest homes of Mt. Vernon Street. The spaciousness of many of these porches is made possible by the lack of a garage or carport on the front elevation. In some cases, driveways have been removed over the years to allow for expansion of the house and front porch.

Windows tend to be vertical, with a stronger vertical emphasis in the older homes of the district. Most original windows were constructed of wood and some incorporate limited amounts of leaded or stained glass in the upper panes. The leaded glass feature is present on both smaller bungalows and larger Queen Annes. Larger openings usually consist of groupings of vertical windows rather than a monolithic horizontal window. The vertical window design is a subtle pattern that adds continuity and rhythm to the neighborhood. This pattern should be maintained and horizontal and sliding windows should be discouraged.

Double-hung windows are the most common with a predominant pane design of "one-over-one" for all architectural styles. Some multiple pane designs over a single bottom pane also occur. Awnings exist in several locations, especially on the larger homes, which add color, shelter and vitality to the street elevation. Awnings should also be encouraged on commercial structures on Gurley and Sheldon Streets for the same reasons.

Trim around both doors and windows tends to be broad, milled from one by four or six material. In many cases this trim is painted a contrasting color from the main body color of the building, providing visual interest where carefully done. The header trim is often extended, capped with a crown molding, and sometimes painted a contrasting color.

Materials

Exterior walls of most contributing buildings are sheathed with wood siding in a clapboard, beveled or shiplap design. Limited use of shingles occurs as the primary sheathing material or as an accent on upper gables. Stucco is used as a historic material on Mission Revival homes. Brick is used to a limited degree on residential buildings.

The use of historic siding materials is one of the unifying themes of the East Prescott Historic District. Although the type of material varies, it is usually consistent with the architectural style and is used in a way that is not common today. These materials should be preserved and additions or alterations to existing buildings should seek to use these same materials to the greatest degree possible. New construction should seek to use materials of a type and manner consistent with neighboring buildings. The use of exposed block, including "slump" block (which occurs on some of the non-



Theodore W. Otis House, 113 North Pleasant Street (1877); Gothic Revival; Prominent Front Gable with Pointed (Gothic) Window, Bay Window, Shallow Porch, Curved Brackets Below a Steeply-Pitched Roof

contributing buildings), should be discouraged. Likewise, stucco should not be used over a building sheathed in wood or brick, which has already occurred in several locations. Many of the recently rehabilitated homes have used a varied and contrasting color scheme, which should continue to be encouraged.



313 North Pleasant Street (Pre-1924); Steeply Pitched Hip with an Off-Set Gable Extension to Street, Projecting Bay Window, Clapboard with Shingled Gables, Re-Entrant Porch

Many of the original residential buildings in the district, even those that are no longer considered contributing, are constructed on concrete or masonry stem walls. The stem walls are faced with stone, brick, wood or stucco, consistent with the style of the building. This raises the elevation of the first floor above finished grade, resulting in stairs leading to porches prior to reaching the front door. This further sets the buildings within and above the landscape, contributing to the elegance of the overall setting. This design theme should continue to be encouraged; slab-on-grade construction should be discouraged. Stem wall construction also works best with the uneven terrain, resulting in less disturbance to the natural setting of the district. Slab-on-grade construction has been used on several buildings in the commercial corridors, which is one reason why many of these are incompatible with the historic district.

Open Space

Although there is no formal open space in the district, the often generous setbacks, well-maintained parkways, mature landscaping, and arrangement of homes within the landscape presents a comfortable (and even park-like) image. This image should be maintained through the sensitive siting of buildings, preservation of the native landscape, and improvement in the treatment of the parkways.

Other Miscellaneous Elements

The treatment of porch posts differs throughout the district, depending on the architectural style. Variations include simple four-by-four and six-by-six columns, battered posts (Bungalows), finely detailed turned posts (Victorians) and formal columns of the Doric and Ionic order.

Lighting throughout most of the district is simple and is usually mounted directly on the structure. The cast iron street lamps are significant features of the historic streetscape and should be preserved.

A number of homeowners in the East Prescott Historic District have invested in plaques stating that the building is listed in the National Register of Historic Places. This is evidence of a "pride of ownership" in the district that should be encouraged in other districts.

Another subtle element of the district that should be preserved are the "hitching rings" found in various locations. These take the form of posts set in the parkway in front of a house, or as rings cast into the sidewalk or curb.

Utilities such as air conditioning units should not be installed in roofs visible from the public right-of-way or in windows on the front facade.

10.3.2 Threats to District Integrity

Past Projects

The traffic on Gurley and Sheldon Streets (and, to a lesser degree, Mt. Vernon, Moeller, Willis, and Goodwin Streets) has resulted in pressures to the East Prescott Historic District that can threaten the integrity of the area. In some cases, these changes have easily and graciously been absorbed without harming (and, in some cases, helping) the character of the district. The best example of this include the several bed-and-breakfast hotels in the district, and the conversion of older residences to professional offices along Union Street.

In other cases, these changes have not been so easily made. The several apartment buildings in the district and buildings in the commercial corridors have made clear the need to better monitor proposed use changes and new construction in the district. This type of incompatible construction is permitted within the current zoning. Diligence must be maintained to remain cognizant of trends within and on the edges of the district.

Without question, the East Prescott Historic District has one of the strongest "neighborhood feeling" in the city. In order to maintain this, the following recommendations are made:

- Encourage continued parkways plantings
- Discourage automobile parking in parkways and in front of residential structures, thereby "surrendering" the streetscape to the automobile
- Maintain and encourage alley use
- Pursue less density in residential areas
- Maintain historic setbacks and building relationships
- Preserve historic identity and character of existing buildings
- Preserve residential character of neighborhoods
- Enhance commercial sector along Gurley and Sheldon Streets by restoring visual appearance, controlling parking and carefully monitoring new infill development.

Previous projects that have compromised historic integrity are those applied to remodels or new/infill construction on the residential and commercial lots. Many of these parcels are currently listed as noncontributors to the district.

Elements of past projects that are incompatible with the district include inappropriately stuccoed exteriors, incompatible additions or alterations, incompatible carports, slab-on-grade construction, incorrect siding, removal or significant alteration of elements of specific architectural styles, parking



Burmister/Storey Residence, 109 South Pleasant Street (1901); Victorian with Elements of Shingle Style; Two First Floor Bay Windows, Deep Porch Recess with Deck Above, Boxed and Returned Cornices, 1/1 Double-Hung Wood Windows

directly in front of homes, painted concrete or slump block construction, aluminum or steel windows, and sliding windows with a horizontal orientation.

Should conversion from residential to another use be inevitable to preserve the building, then business use rather than commercial should be the desired route. This is for the following reasons:

- 1 Most businesses generate less traffic than commercial uses and therefore present less of an impact to the neighborhood (however, see discussion on zoning below)
- 2 Most businesses are concerned with presenting a "professional image" and thus will be more sensitive to the external appearance of the building and the landscaping
- 3 Business uses do not spawn neighboring business conversions to the same degree as commercial uses; in historic neighborhoods it is easier for business and residential to coexist than commercial and residential.



114 South Pleasant Street (Pre-1924); Side Gable Main Roof with Off-Set Gable Extension Covering the Porch, Battered Porch Columns, Stuccoed Exterior with Shingled Gables; Recently Restored

Keeping the alleys open for property access should be encouraged to reduce pressures at the front of the property. This practice should also be encouraged in other historic areas of town wherever possible.

Lastly, in order to maintain the character of the historic neighborhoods, it is strongly encouraged that the city considering calculating on-street parking in counting the code-required needs in historic districts.

Future projects

Installation and improvements to the sidewalks are recommended. Likewise, street projects are an ongoing event given the busy nature of the area. These projects must always be done in a manner consistent with the neighborhood and that does not damage historic resources.

The City, in particular the Public Works Department, and the Prescott Preservation Commission should work together to ensure that future projects are compatible with the individual buildings and the entire district.

Circulation and Parking

The busy nature of the streets within the district has already been identified. Sheldon, Gurley and Mt. Vernon Streets serve as collectors for the entire district and for areas adjacent to the district. Because of this, streets such as Carleton and Pleasant Streets serve as bypass routes during busy times of the day, with cars traveling faster than the posted speed limit. This has a detrimental indirect effect on the district by giving the impression that the neighborhood is less than safe.

Efforts to reduce traffic will be difficult, since Sheldon Street also serves as part of Highway 89 (and is under the jurisdiction of the Arizona Department of Transportation - ADOT) and Mt. Vernon Street is a designated truck route and the only way south to new development and the Groom Creek area. Additional solutions should be sought, including alternate bypass routes. Other improvements include upgrading the streetscape of the commercial areas. The Preservation Commission should take an active role in working with ADOT on improvements to Sheldon Street/Highway 89, as ADOT has expressed an interest in beautifying this area (a project to improve the intersection of Montezuma and Sheldon Street is already underway).

Although alley access remains, some cars still park on the street and in the front yards of some of the buildings. This can be reduced by maintaining or cutting density, prohibiting parking in parkways, and not allowing garages and carports at the front of the property. The extra parking required appears to be generated from within the district and not from adjacent areas. In some locations, such as South Pleasant Street, the spill-over parking from commercial businesses on Gurley Street results in several cars often parked in front of residential properties.

Parking along the commercial corridors should include permanent upgrades to the streetscape. Many of the businesses in these areas have been allowed to pave over the entire stretch of their property from back-of-curb to the front facade of the structure. This is inconsistent with the historic area and should not be allowed.

Proximity to Other Land Uses

The East Prescott Historic District enjoys an enviable location in the city, which is one reason why it, along with South Prescott, was one of the first areas to develop during the early Territorial days. The residential neighborhoods are close to many of the attractions and functions of downtown Prescott. Within walking distance are commercial and business areas, schools, the library, churches, government offices and the Courthouse Square.

However, these same features are the elements that bring increased development pressures. Bisected by busy corridors, East Prescott remains a pocket of established residential development between commercial and business areas to the east and west. As a result, commercial pressures are likely to be the most intense on properties near the Gurley and Sheldon Street corridors. Pressure may also come from denser development resulting from four-plexes and apartments in the RB- and RC-zoned areas of the district. These conversions, by demolishing smaller homes and constructing denser (and usually incompatible) development, will slowly erode the cohesiveness of one of the oldest and best preserved sections of Prescott. Several (though limited) examples of this incompatible development can already be seen in the district.



115 South Pleasant Street (Pre-1924); Bellcast Hip Roof, Bracketed and Soffitted Eaves, Wide Frieze Board Supported by Wood Columns with Decorative Molding, Bay Window, Beveled Siding



Rev. E. Meany House, 118 South Pleasant Street (1893); Side Gable with Continuous Dormer Above the Front Porch, Porch Supported by Decorative Wood Columns and Trim, Fish Scale Shingles at Second Floor, Bay Windows at North and South Elevation; Recently Restored and Separate Prescott Preservation District

Threats to the character of the district can be primarily anticipated to result from the following conditions:

- Commercial pressures on and near Gurley and Sheldon Streets. Increased traffic will cause increased pressure for larger commercial ventures, which will, in turn, spill over into the nearby residential neighborhoods.
- Demolition of historic resources to make way for larger residential uses. This degrades the scale of the neighborhoods and results in the loss of historic resources.
- Incompatible additions, alterations or modifications to individual buildings.
- The acquisition of several properties by a single developer to make way for a larger project, such as apartments or large office buildings.
- Projects that are incompatible with the historic district but are allowable under the current zoning code (see following discussion).

Zoning

The various uses and allowances of the current zoning code present a threat to the integrity of the East Prescott Historic District.

The district contains Residential "A-9" (RA-9) along both sides of South Mt. Vernon Street; Residence "B" (RB) west of Mt. Vernon and between Gurley and Sheldon Streets; Residence "C" (RC) between South Alarcon and Pleasant Streets and north of Moeller Street; Business "A" (BA) along Gurley Street; and Business "B" (BB) along Sheldon Street. The far northwestern corner of the district also contains Industrial "A" (IA) zoning, but is limited to the west side of the 300 block of North Alarcon Street. The following description is an overview of the district zoning; for a full description see the City of Prescott Zoning Code.

RA-9 zoning is a basic residential classification that is used primarily for single-family homes on lots of 9,000 square feet or less. It has many more restrictions than the RB or RC designations.

The RB and RC designations allow several additional types of residential uses beyond single-family homes. These include apartments, bungalow courts and planned area developments.

BA zoning is a basic business classification for "neighborhood commercial" and apartments. It has more restrictions than BB or commercial designation.

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BB zoning is the classification for general commercial, entertainment and light manufacturing. It also includes apartments and height allowances of up to 100 feet.

IA zoning is the City's standard classification for commercial storage and light manufacturing. It contains a 50 foot height limit and only a 10 foot front yard setback.

**Table 10-1
District Zoning Classifications - Residential**

<i>Item</i>	<i>Residence A-9</i>	
Building Height Limitation	2-1/2 Stories 35 Feet Max.	
Building Site Area	50 Feet Wide, Min. 40 Percent of Lot, Max.	
Yards, Front	25 Feet, Min.	
Yards, Side	5 Feet, Min.*	
Yards, Rear	25 Feet, Min.	
Accessory Buildings	15 Percent of Lot, Max.*	
Screening	Back and Sides: 6 Foot Max. Front: 4 Foot Max.	
<i>Item</i>	<i>Residence B</i>	<i>Residence C</i>
Building Height Limitation	2-1/2 Stories 35 Feet Max.	3 Stories 40 Feet Max.
Building Site Area	50 Feet Wide, Min. Apartments 50 Percent	50 Feet Wide, Min. Apartments 50 Percent
Yards, Front	20 Feet, Min.	15 Feet, Min.
Yards, Side	10 Percent of Yard Width*	10 Percent of Yard Width*
Yards, Rear	20 Percent of Lot Depth*	15 Percent of Lot Depth*
Accessory Buildings	17 Percent of Lot, Max.	20 Percent of Lot, Max.
Screening	6 Foot Wall Next to More Restrict. Zoning	6 Foot Wall Next to More Restrict. Zoning



137 South Pleasant Street (Pre-1924); Wide Eaves with Exposed Rafters and Triangular Bracing, Re-Entrant Porch, Stucco Walls, 1/1 Wood Windows

* Additional stipulations attached to this requirement. See Zoning Code.

Source: City of Prescott Zoning Code, 47th Edition, December 1995.



142 South Pleasant Street, Victorian Style; Building Moved to this Location From South Marina Street, Continuous Bay at Front Elevation, Wood Siding, Deep Front Porch, Now Used as Bed-and-Breakfast Hotel

**Table 10-2
District Zoning Classifications - Business**

<i>Item</i>	<i>Business A</i>	<i>Business B</i>
Building Height Limitation	50 Feet, Max.	100 Feet, Max.*
Building Site Area	Business: None Residential: Same as RC	Business: None Residential: 60 Percent*
Yards, Front	Business: None Residential: Same as RC	Same as BA
Yards, Side	Business: None Residential: Same as RC	Same as BA
Yards, Rear	Business: 10 Feet Residential: Same as RC	Same as BA
Accessory Buildings	None*	Same as BA
Screening	6 Foot Wall Next to More Restrict. Zoning	Same as BA

* Additional stipulations attached to this requirement. See Zoning Code.

Source: City of Prescott Zoning Code, 47th Edition, December 1995.

**Table 10-3
District Zoning Classifications - Industrial**

<i>Item</i>	<i>Industrial A</i>
Building Height Limitation	50 Feet, Max.
Building Site Area	None
Yards, Front	10 Feet
Yards, Side	None
Yards, Rear	10 Feet
Accessory Buildings	Same as BB
Screening	6 Foot Wall Next to More Restrict. Zoning

* Additional stipulations attached to this requirement. See Zoning Code.

Source: City of Prescott Zoning Code, 47th Edition, December 1995.

The RA-9 zoning of South Mt. Vernon Street is an appropriate application of the code to this historic street. The height limit accommodates the taller Victorians, the building site area ensures the openness of each lot, and the front yard setback is the maximum allowed by the current code (except for RA-35). In some parts of the neighborhood, homes are set back more than the allowed 25 feet, thus the historic pattern should be respected if any infill work is proposed. Nevertheless, the RA-9 designation is a farsighted designation that will help preserve one of the most historic streets in Prescott. Code changes to accommodate commercial pressure must be resisted in this area.

The 40 foot height allowance is inconsistent with RC zoning in this district, particularly in the area north of Moeller Street. Likewise, the 35 foot allowance under RB is debatable for most of the district. With few exceptions, the buildings in these two zones are well under the current allowed height (the exception would be the Washington School, the Congregational Church and the Church of Christ, located at 300 Gurley, 220 Gurley and 120 North Mt. Vernon Streets, respectively). The concern is to maintain the historic residential scale of the neighborhoods and not allow incompatible, oversized apartments or commercial structures, both of which are allowed under current standards. A two story limit with a 30 foot height limitation is recommended; existing taller buildings may be "grandfathered" into the changes.

It is likely that 50 feet is also too large for the BA zone. All of the existing buildings, residential and commercial, are well under this limit. Historically, Gurley Street was residential in nature with homes set well back from the street similar to Mt. Vernon. Some of these homes still remain. Although it may be impractical to return Gurley Street to a residential area, it should still be compatible with the several historic neighborhoods that back directly against the corridor and can be severely affected by commercial development (an example of this are the affects to 109 and 115 South Pleasant Street as the result of a fast food restaurant on the southeast corner of Gurley and Pleasant Streets). A 40 foot height limit is recommended, with setbacks deep enough so that the building does not dominate the street.

The 100 foot allowance under the BB zone is incompatible with the scale and character of Sheldon Street and the residential neighborhoods behind it. There are no existing buildings along the corridor greater than two stories in height and most are one story. A limit of three stories and 45 feet in height should be implemented immediately to preserve district character.

The 50 foot height allowance is also too big for the IA zone. The 300 block of North Alarcon Street has retained its residential character and residential uses still predominate on the east side of the street as well as along the 300 block of North Pleasant and North Mt. Vernon Streets, all of which are zoned RC. It is recommended that this area be rezoned to RC to preserve the integrity of the street and the surrounding residential neighborhoods.



212 South Pleasant Street (Pre-1924); Hipped Roof with Multiple Minor Hips, Soffitted Eaves, Turned and Bracketed Posts Support the L-Shaped Front Porch Roof, Stickwork at Front Porch

The lot coverage under the residential zones appears to be acceptable. The lot coverages for the business and industrial zones, however, can prove to be problematic for the following reasons:



230 South Pleasant Street (Pre-1924); Victorian; Re-Entrant Front Porch, Main Side Gable with Off-Set Front Gables, Chamfered Wood Columns and Stickwork Railings, Tall 1/1 Wood Windows

- Both Gurley and Sheldon Streets have historically been residential neighborhoods and some of these homes remain. Demolition of these homes for commercial expansion or parking must be discouraged.
- Current zoning requires no setbacks for commercial uses. Commercial buildings set on or near the property line is not in keeping with the historic pattern of either street (for residential and commercial).
- Current zoning also allows nearly full lot coverage under BA and BB. Thus, in order to meet parking requirements, historic homes immediately behind commercial property could be acquired, demolished and paved to provide parking for businesses on Gurley or Sheldon Streets.
- Full lot coverage and only a 10 foot front yard setback are required for IA properties. There are no side yard setbacks required. It is also unwise to allow industrial uses immediately adjacent to residential areas for public safety reasons.

For these reasons, consideration should be given to applying additional restrictions on building setbacks and lot coverages in these areas.

The front yard setbacks in the residential area need to be carefully evaluated. In general, the 15 and 20 foot setbacks allowed under RC and RB, respectively, is acceptable in many areas. However, care must be given to the individual application so as to not compromise the historic pattern. For example, a 15 foot setback in an RC zone should not be used where neighboring buildings are setback 25 feet or more as the historic pattern. This needs to be applied on a case-by-case basis.

The zoning code also allows a number of uses within the RB, RC, BA, BB and IA classifications that are incompatible with the historic nature of the East Prescott Historic District. These incompatible uses include, but are not limited to, those outlined in the following table (on the next page).

**Table 10-4
Incompatible Zoning Uses Permitted**

<i>Zoning</i>	<i>Incompatible Uses</i>
Residence B	<p>Apartments (four-plexes), private clubs (golf, swimming, etc.), planned area developments.</p> <p>Conditional Uses: Auditoriums, ambulance service, cemeteries, colleges, county buildings, crematoriums, federal buildings, fraternal/sorority houses, hospitals, lodges, museums, public utility buildings, state buildings, parking lots.</p>
Residence C	<p>Apartments (all, including four-plexes), auditoriums, ambulance service, colleges, county buildings, crematoriums, federal buildings, hospitals, lodges, museums, public utility buildings, schools, state buildings.</p> <p>Miscellaneous Uses: Parking lots, boarding and rooming houses.</p> <p>Conditional Uses: Manufactured housing or mobile home parks, cemeteries, hotels/motels (other than bed-and-breakfast), crisis centers, fraternity/sorority houses.</p>
Business A	<p>Apartments, bars, private clubs (golf, swimming, etc.), cemeteries, public utility buildings, parking lots, agricultural produce markets, ambulance service (garages), auction/swap meets, auditoriums, cleaning and dyeing shops, clothing manufacturers, conservatories/green houses, department stores, drug stores, dry wall supply, furniture (new/used), grocery stores, hotels (other than bed-and-breakfasts), laundries (self-service), manufacturing, mini-storage, movers, poultry shops, recreational vehicle storage yards, recreational vehicle parks, service stations, taxi cab service, theaters, tire shops, trade schools, upholstery shops, video sales/rental outlets.</p> <p>Miscellaneous Uses: PADs, baseball batting cages.</p> <p>Conditional Uses: Manufactured housing or mobile home parks, automobile and trailer sales, bowling alleys, modern steam laundries, automobile garages, ceramic manufacturing, stockpiling of soils, tire recapping, miniature golf courses, adult entertainment businesses, crematoriums, car washes, automobile leasing, shuttle services, family game centers, palm readers, psychic interpreters, tattoo parlors.</p>
Business B	<p>Similar as BA, including the following: Beverage bottling, bowling alleys, car washes, bus terminals, fuel stores, fender and body repair, motion picture studios, poultry shops, recreational vehicle storage yards, roofing contractors/retail, skating rinks, shooting galleries, metal shops.</p>



133 North Alarcon Street (Pre-1924); Hipped Roof, Wide Boxed Cornice, Simple Front Veranda Supported by Wood Columns, Shiplap Siding



*150 North Alarcon Street (1913);
Masonry Building with Nearly
Identical Elevations to the North
and East, Hipped Roof, 1/1 Win-
dows in Singles or Pairs, Simple
Porch Coverings Supported by
Wood Columns*

Industrial A

Miscellaneous Uses: Manufactured housing or mobile home parks, planned area developments.

Conditional Uses: Similar as BA, including the following: ice manufacturing, aluminum garden furniture (manufacturing), light machine shops, carpet cleaning plants, automobile and trailer sales, archery shooting ranges, adult entertainment businesses, automobile leasing, hot tub rentals (outdoor), ornamental iron works, palm reading, psychic interpreter, tattoo parlors.

Similar to BA and BB, including the following: airports and aircraft uses, caretaker's residence, construction equipment (sales, service, rental or repair), contractor's yard, dry cleaning plant, gases and liquids (storage of), hatchery, lumber yards, machine shops (heavy), milk product distribution, pest control, petroleum (storage or gas stations), pipe storage, theater (drive-ins), trucking terminals, warehouses, welding works, well drilling (yard or shop).

All manufacturing uses (see zoning code).

Conditional uses: livestock or livestock auctions, recycling collection facilities (all), auto racetrack.

Pressures on historic neighborhoods are often the result of incompatible zoning. These pressures include increased parking demands, denser development, increased traffic, and land uses inconsistent with the historic pattern. Other problems include generous multi-family allowances that encourage demolition of historic resources, multiple zones in one district, and variances that allow dramatically different new development such as mobile home parks. In addition, there are a number of potential uses which can be immediately identified as incompatible within a historic residential neighborhood, such as car washes and adult-oriented businesses.

Many of the allowed uses in the residential neighborhoods permit automobile-oriented commercial uses, such as drive-through facilities with large parking lots, that conflict with the traditional street front and pedestrian orientation of the historic buildings. It should be stated that business and commercial reuse of historic priorities is often a valid and practical modern application of these buildings. However, these uses must be carefully reviewed to ensure that the reuse does not destroy the character of the area through indirect means (such as traffic and the paving of front yards and parkways). Likewise, uses should be discouraged that require large parking lots to meet public demand or the zoning code. Often, the demolition of historic buildings is required to meet the need for such on-site parking demands, thus hamstringing preservation efforts.

Normally, multiple zoning classifications within one district should be avoided. However, this is appropriate for the East Prescott Historic District due to the

location of the smaller-scale residential areas and the arterials of Gurley and Sheldon Streets. What is of concern, however, is the impact that uses along the commercial corridors could have on the residential neighborhoods, as well as the potential for apartments or incompatible commercial uses in the RB and RC neighborhoods.

Thus, the issues of most concern for the East Prescott Historic District are incompatibles uses, zoning that allows encroachment of inappropriately scaled multi-family and commercial uses in established residential areas, large height allowances on Gurley and Sheldon Streets, automobile-oriented uses that would encourage the demolition of historic resources to meet the parking requirement, and multi-family densities so generous that they encourage demolition of historic structures for redevelopment of new medium and high density residential projects.

10.3.3 Opportunities Within the District

Since the earliest days of area, East Prescott has remained largely a middle- and upper-class neighborhood, adjacent to major commercial areas and close to the heart of the city. As one of the first areas of Prescott to develop, it has retained a remarkably high degree of integrity considering the changes that have taken place around it. It represents a timeline of historical development in Prescott as the homes reflect the styles and times in which they were built. The almost unparalleled assemblage of Queen Anne, Craftsman/Bungalow and Period Revival homes, placed in a formal and stately setting, provides a picture of what life was like for the early citizens of the Territorial Capital.

Given this history, the ideal continued use for the district would be as a single-family neighborhood edged by compatible and non-intrusive commercial and business development. Changes to the zoning code or rezoning of some of the district is necessary to make this happen. As Prescott continues to grow, pressures will increase for multi-family housing in historic areas, as well as incompatible commercial development along the key corridors.

The use of residential properties for conversion to office space should be encouraged in this district, using a great deal of care. Any such use must not destroy or disrupt the essential character of the historic neighborhood. This would include not only the building, but also such things as parking, pavement, landscaping, signage and streetscape.

The East Prescott Historic District has limited possibilities for affordable housing programs north of Moeller Street. This must be applied carefully, so as not to allow incompatible or multi-family units. Given the continued condition of the entire district as a middle- and upper-class neighborhood, the neighboring residential land uses, and the relatively narrow parcels, the district is not recommended as a major provider for these programs.



*306 North Alarcon Street (1904);
Bowed Window Bay with
Shingled Gable and Recessed
Porch, Truncated Hip Roof, Ship-
lap Siding, 2/2 Wood Windows*

10.3.4 Specific District Recommendations

Summary of Recommendations

The following represents a brief summary of the recommendations discussed above.



Jack Detwiler Residence, 310 North Alarcon Street (Pre-1900); Late Queen Anne Cottage; Truncated Hip with Single Off-Set Gable, Clapboard Below Eaves and Shingles Above, Jigsawed Brackets, Front Fan Window

Table 10-5
Summary of Recommendations - East Prescott Historic District

<i>Item</i>	<i>Observation/Recommendation</i>
Siting	<ul style="list-style-type: none"> • Retain historic setbacks at all locations • Maintain historic orientation of front door/walk (see text) • Discourage garage doors which face the street • Discourage garages as part of main structure (place detached at side or rear of property) • Maintain residential street emphasis in design
Streetscape/Landscape	<ul style="list-style-type: none"> • Maintain and enhance parkway treatments; encourage grass and other "soft" materials, discourage pavers or other impermeable treatments • Maintain mature street trees • Install and improve sidewalks at selected locations (see text) • Discourage new driveways on main streets; encourage alley access • Do not allow automobile parking in the "front yard" or in the parkways • Require parkway improvements and maintenance as part of any new development agreement, especially those that change the use of residential structures • Preserve and maintain historic cast iron street lamps • Retain/encourage stone walls • Encourage wrought iron or open wood fencing at front of property; discourage chain link • Keep front yard fences at or below 3 feet in height • Use landscape to enhance (not cover) historic resources
Building Size and Scale	<ul style="list-style-type: none"> • Encourage scale consistent with existing structures and styles • Use gables and hip roofs consistent with historic pattern (including slopes - see text) • Do not emphasize chimney, except on Queen Anne buildings

- Additions to existing buildings should be to the rear of the property to maintain the front facade
- Encourage "architectural style" asphalt roofing material
- Discourage flat roofs except on historically appropriate architectural style
- Do not allow commercial additions to the front of historic residential buildings



201 South Pleasant Street, Frieze with Decorative Stickwork, 20/1 Front and Side Windows, Stone Foundation, Truncated Hip Roof with Off-Set Gable and Shed Dormer on North Face

Doors and Windows

- Locate doors consistent with the historic pattern (see text)
- Encourage porches consistent with the historic style (see text)
- Emphasize vertical orientation on windows, use several vertical windows for a larger opening versus a large horizontal window
- Encourage wood for replacement doors and windows
- Encourage double-hung windows, with pane design similar to neighboring buildings (see text)
- Maintain leaded and stained glass features in original designs
- Use wide trim material around fenestrations
- Encourage the use of fabric awnings, on both residential and commercial buildings

Materials

- Encourage wood siding on residential buildings; brick and stone as secondary materials
- Encourage brick on new commercial buildings
- Discourage stucco except on historically appropriate style (e.g., Mission Revival)
- Do not allow exposed concrete masonry or metal or vinyl siding
- Encourage stem walls with raised porches; face the stem wall with historically appropriate material

Open Space

- Maintain "park-like" image through consistent and compatible use of parkways, setbacks, landscaping and building siting.

Other Misc. Elements

- Encourage post and column treatment and other details consistent with the historic style of the building (see text)
- Keep lighting simple and attached to the structure
- Preserve historic cast iron street lamps
- Discourage skylights and utilities on roofs visible from the public right-of-way
- Encourage bronze National Register signage on buildings in the district



Congregational Church and Parsonage, 220 and 216 East Gurley Street (1902 and 1899, respectively); Church: Large Masonry Structure Rounded Fenestrations, Gabled Roofs, Tall Square Entry Tower with Intricate Brickwork, Three Large Stained Glass Windows on South Elevation; Parsonage: Pitched, Hipped and Polygonal Roof Forms, Bay Window, Dormer Window, Decorative Window Mullions.

Future Projects

- Preserve historic "hitching rings"
- Cover or otherwise improve open drainage areas in the district

Circulation and Parking

- Discourage projects that would increase density in the district
- For residential conversions, promote business versus other uses
- Keep all existing alleys open and usable
- Work with the City Public Works Department to ensure that any public improvements are compatible with the historic district
- Closely monitor variance and zoning change requests

Proximity to Other Land Uses

- Continue to investigate and support methods of relieving traffic volumes on historic residential neighborhoods
- Work with ADOT on improvements to Sheldon Street
- Discourage parking immediately in front of both residential and commercial buildings
- Allow off-site (street) parking to count in parking calculations

Zoning

- Monitor development pressures that could occur from Gurley and Sheldon Streets
- Monitor requests for apartments and fourplexes in the residential areas of the district
- Modify the zoning code to reduce the inconsistencies that currently exist between the code and the historic district. Issues to be addressed include building height and setbacks
- Maintain RA-9 zoning on Mt. Vernon Street; consider this classification for other historic neighborhoods in Prescott
- Restrict heights to two stories and 30 feet in the RB and RC zones; consider rezoning to RA-9
- Restrict height to 40 feet in BA zone, with increased setback requirements
- Rezone the BB strip on Sheldon Street or modify the zoning to allow a height limit of 3 stories and 45 feet (versus 100 feet now allowed)
- Rezone the IA area (west side of 300 block of North Alarcon Street) to RC
- Do not allow further demolition of historic residences on Gurley and Sheldon Streets
- Do not allow zero setbacks in the business zones

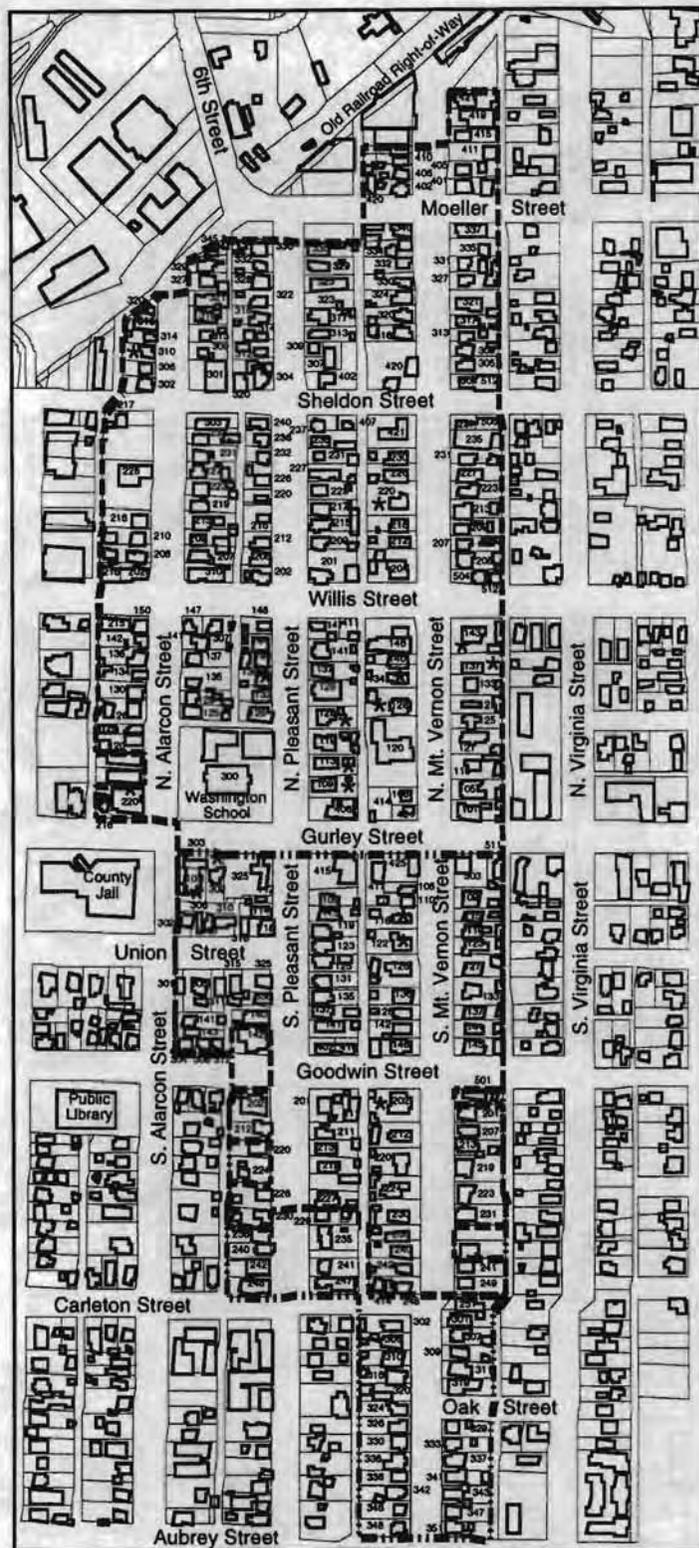
- Decrease lot coverage allowances in business areas; do not allow demolition of adjacent historic residence to provide parking for commercial endeavors
- Discourage uses that require a significant increase in automobile traffic and parking
- Disallow incompatible uses in the historic district (see text and tables)

District Opportunities

- Promote continued use of the East Prescott Historic District as a single-family residential neighborhood bordered by compatible commercial and business development
- Encourage compatible commercial and business office conversions
- Evaluate the district for limited use for affordable housing programs (north of Moeller Street only)
- Complete investigation of construction dates throughout the district
- Pursue expansion of local district designation for the district, focusing first on the 100 and 200 blocks of North Mt. Vernon and Pleasant Streets.



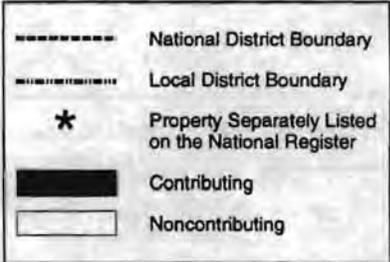
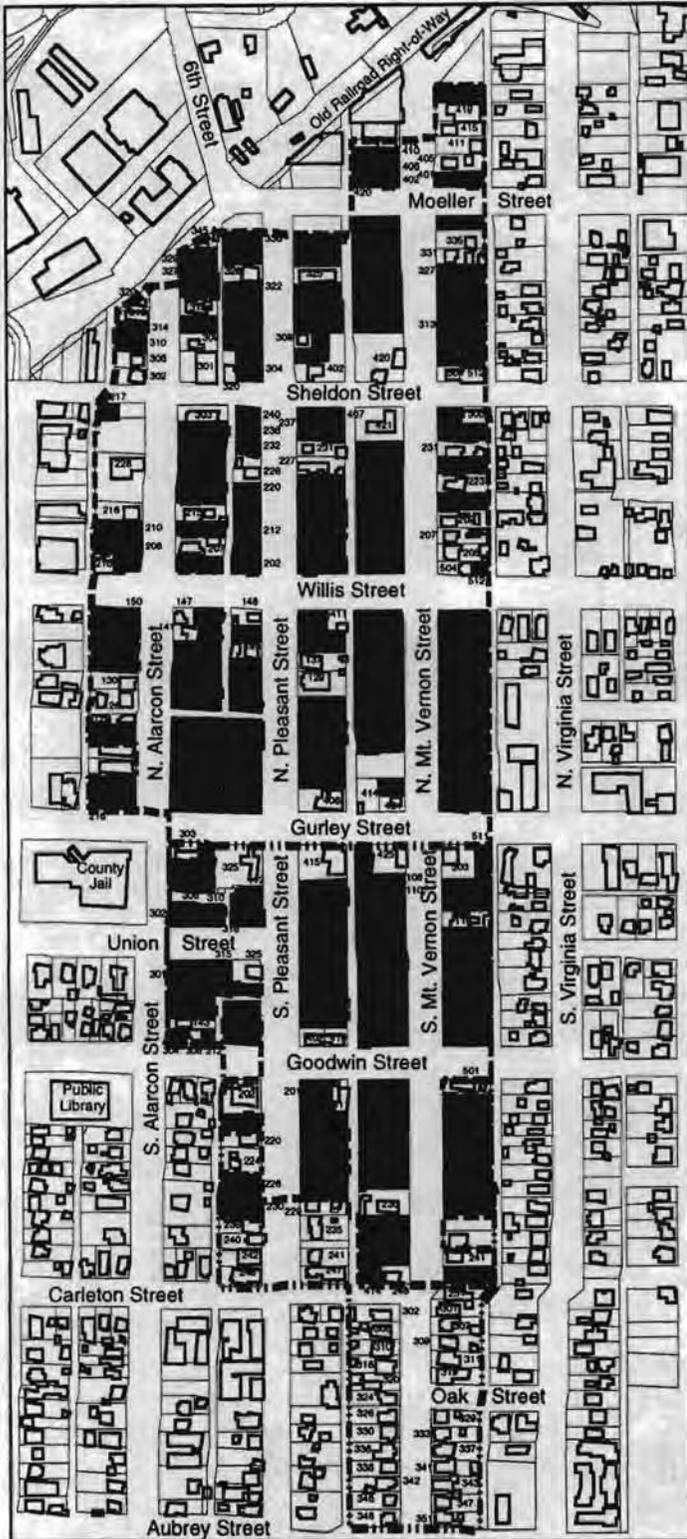
Washington School, 300 East Gurley Street (1902); Classical Revival Influence; Two-Story Masonry Structure with Full Basement, Hipped Main Roof with Hipped Dormers, Brackets Support a Boxed Cornice, Windows Organized in Groups of Three or Five, Broad Masonry String Course Above the Windows at Each Floor



- - - - - National District Boundary
 - · - · - · Local District Boundary
 * Property Separately Listed on the National Register

Figure 10-1

East Prescott National Register & Prescott Historic Preservation District Boundary Not to Scale



East Prescott National Register & Prescott Historic Preservation District
Contributing & Noncontributing Properties NTS

Figure
 10-2

HISTORIC PRESERVATION MASTER PLAN

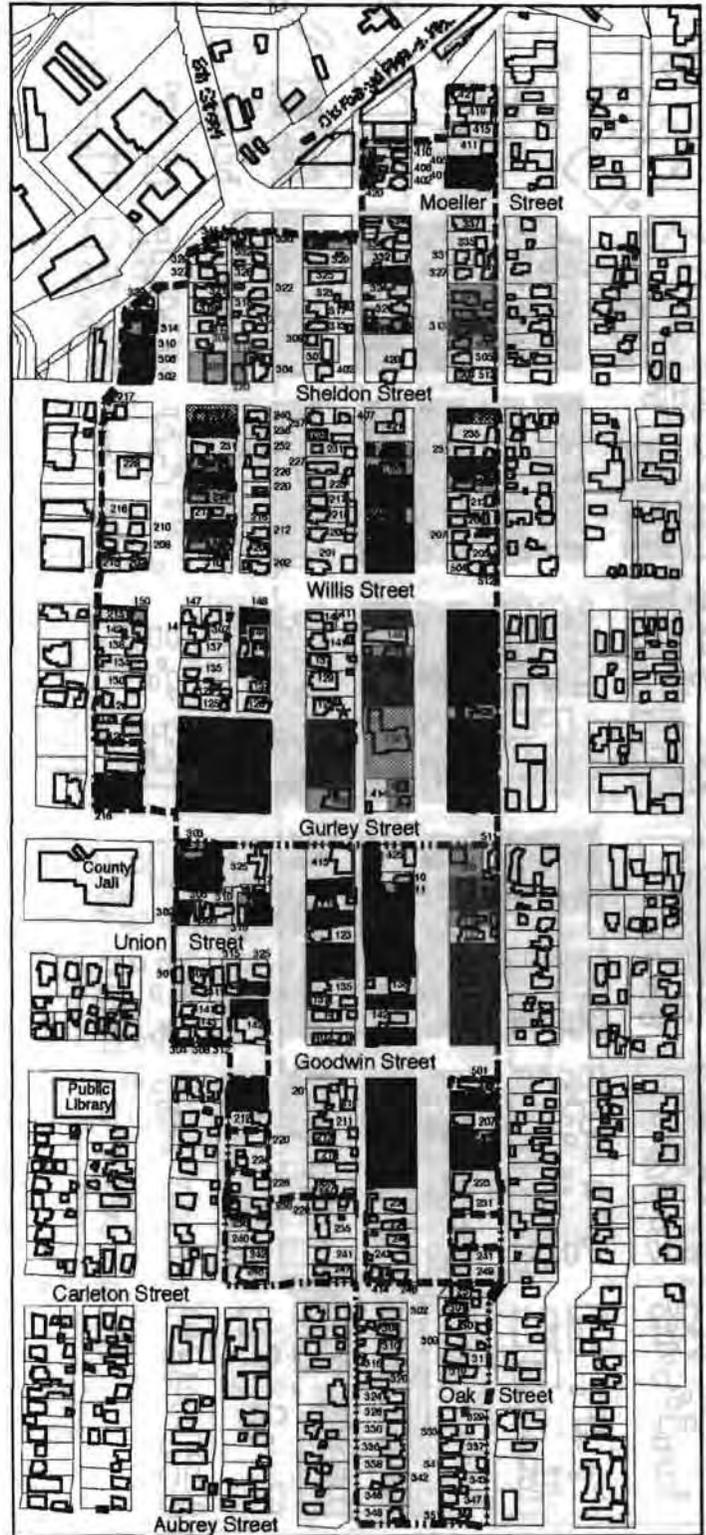
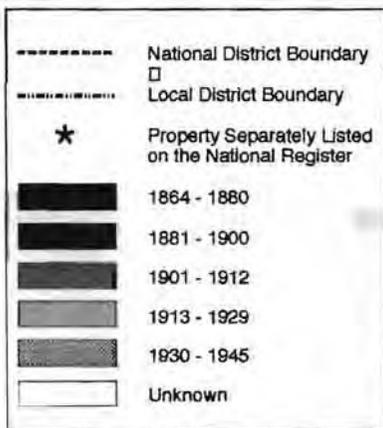
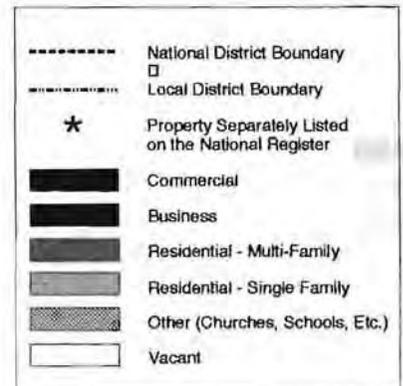
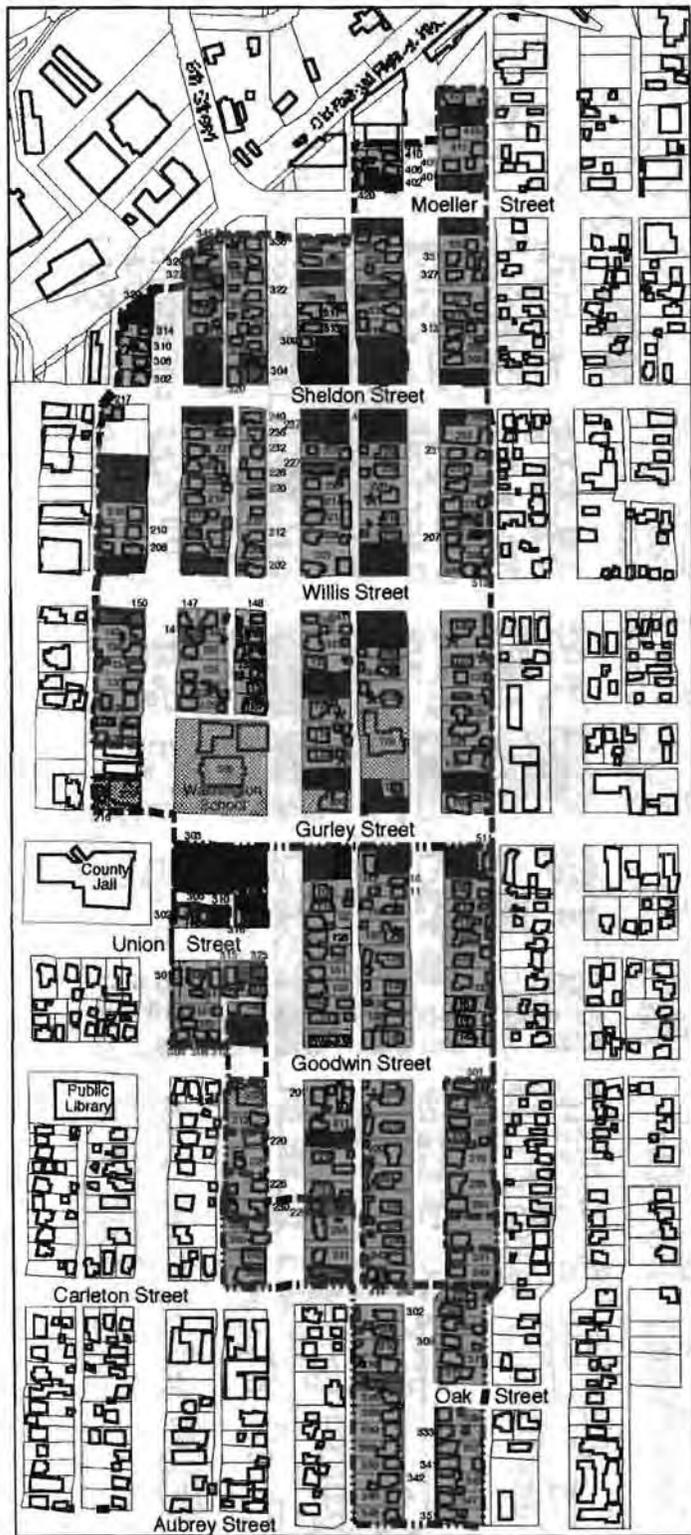


Figure
10-3

East Prescott National Register & Prescott Historic Preservation District
Era of Construction
Not to Scale



East Prescott National Register & Prescott Historic Preservation District
Land Use Not to Scale

Figure
 10-4

-----	National District Boundary
-----	Local District Boundary
★	Property Separately Listed on the National Register
RA-9	Residential A-9
RB	Residential B
RC	Residential C
BA	Business A
BB	Business B
CA	Commercial A
IA	Industrial A

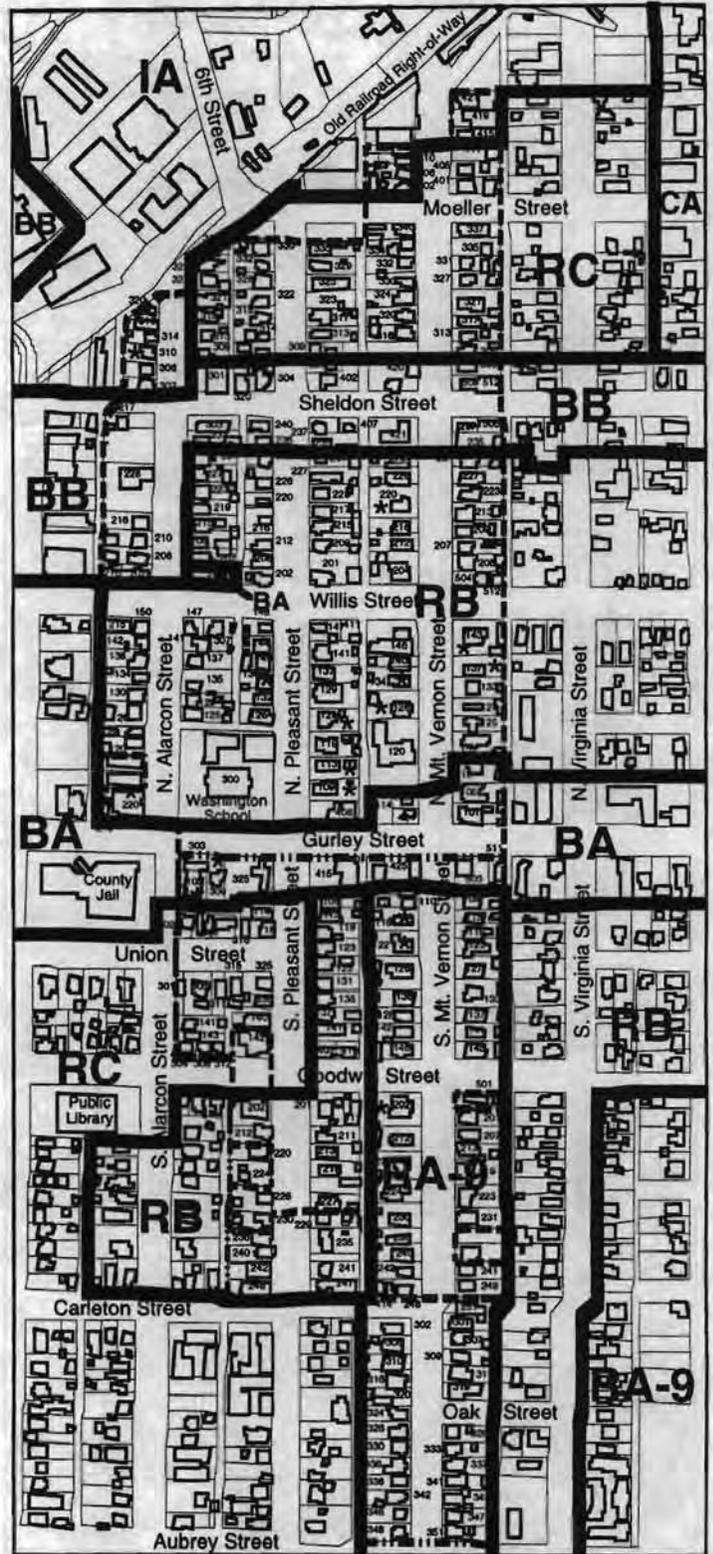
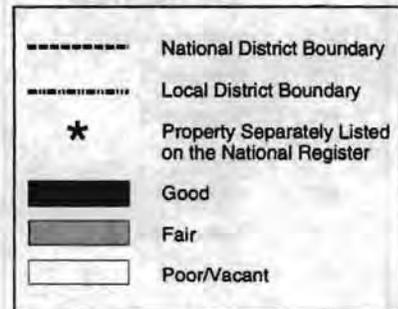
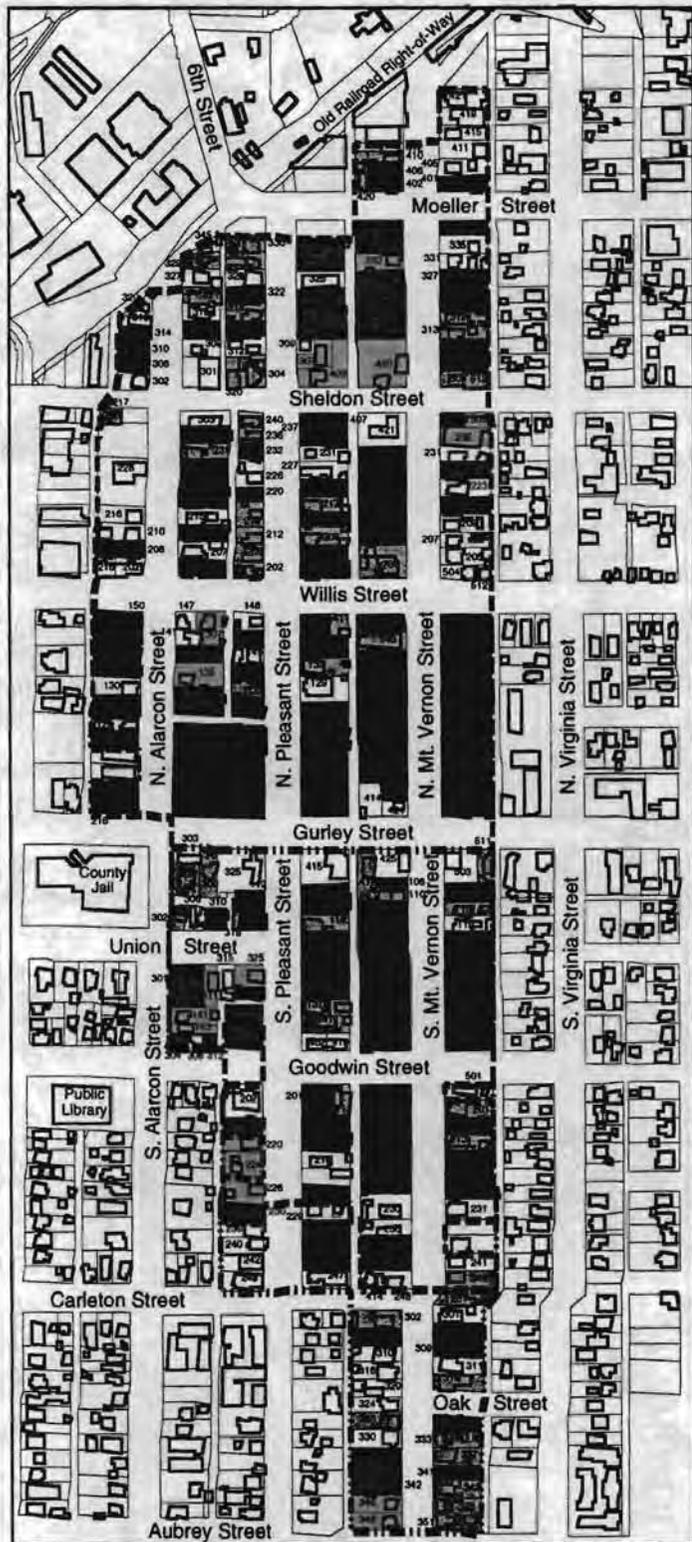


Figure
10-5

East Prescott National Register & Prescott Historic Preservation District
Zoning
Not to Scale



East Prescott National Register & Prescott Historic Preservation District
Historic Integrity Not to Scale

Figure
 10-6