

# PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
FRIDAY, July 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, July 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 June 9, 2017 meeting.**
- 2. HP17-005** 101 E Goodwin St. Historic Preservation District #1, Courthouse Plaza. APN: 109-02-075. Request approval for cornice replacement.
- 3. HP17-006** 1107 Old Hassayampa Ln. Historic Preservation District #15, Historic Homes at Hassayampa. APN: 108-07-169. Request approval for 4 and 6ft high fencing.
- 4. HP17-007** 824 E Gurley St. Historic Preservation District #11, Prescott Armory. APN: 114-04-045. Request approval for window restoration and ADA bathroom remodel.

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

- V. ADJOURNMENT**

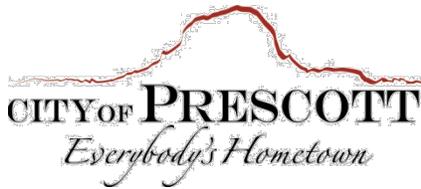
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#### **CERTIFICATION OF POSTING OF NOTICE**

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 July 7, 2017 at 3:00 PM in accordance with the statement filed with the City Clerk's Office.

Darla Eastman, Recording Secretary  
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  
JUNE 9, 2017  
PRESCOTT, ARIZONA**

**MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on JUNE 9, 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.

**II. ATTENDANCE**

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

**III. REGULAR AGENDA**

**1. Approval of the minutes of the May 12, 2017 meeting.**

**Mr. Teeters, MOTION to approve the May 12, 2017 meeting minutes. Ms. Hastings, 2<sup>nd</sup>. VOTE 6-0; passed.**

**HP17-004 122 E Gurley St. Historic Preservation District #7, Hassayampa Inn. APN: 113-16-060A. Request approval for window replacements.**

Cat Moody presented the staff report and displayed aerial photos on the overhead projector. She reviewed the current and previous requests for the property. She stated that the building was originally built in 1927 and it was funded by private parties with donations. She said that the applicant proposes to replace the rotting wood transom windows and frames on the Gurley Street side of the building with wood windows with exterior aluminum cladding pre-finished in white. These will include all the transoms above the restaurant and historic bar doors, two tower casement window units in the remaining guest rooms that have not had replacements done previously, and the circular transom over the main entrance.

The window openings will retain their historic dimensions and locations. The interior wood will be pre-finished in white also. The window styles will match the existing window styles and the more recently replaced windows in the guest rooms. The replacement windows are double pane energy efficient windows.

Rick Lewis, 6640 Intercal Way, stated that the three (3) doors the door slabs were replaced and not the frames. We plan to replace the door transoms since the frames are still in good

shape. However, the frames of the transoms above the windows have dryrot and we plan to replace those. We will be using the masonry opening as our guide and we will match it on the outside for profile. He said the all the windows have a different thickness grid and we are going to try to match the thickness of each window. The copper on the top of the roof will stay and we plan to do something to keep the water from infiltrating through.

**Mr. Teeters, MOTION to approve HP17-004 122 E Gurley Street request approval for window replacements. Mr. Buchanan, 2<sup>nd</sup>. VOTE 6-0. Motion passed.**

**IV. DISCUSSION ON NOTICING OF NEIGHBORS**

Ms. Moody stated that she will be preparing a draft of the process for noticing of neighbors for Prescott Preservation Commission meetings.

**V. OTHER**

Ms. Moody stated that she will be attending the Statewide Historic Conference this month. She said that City of Prescott is scheduled to host the Conference next year.

**VI. ADJOURNMENT**

Chariman Edelbrock adjourned the meeting at 8:35 a.m.

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Gary Edelbrock, Chairman



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Darla Eastman,  
Administrative Specialist



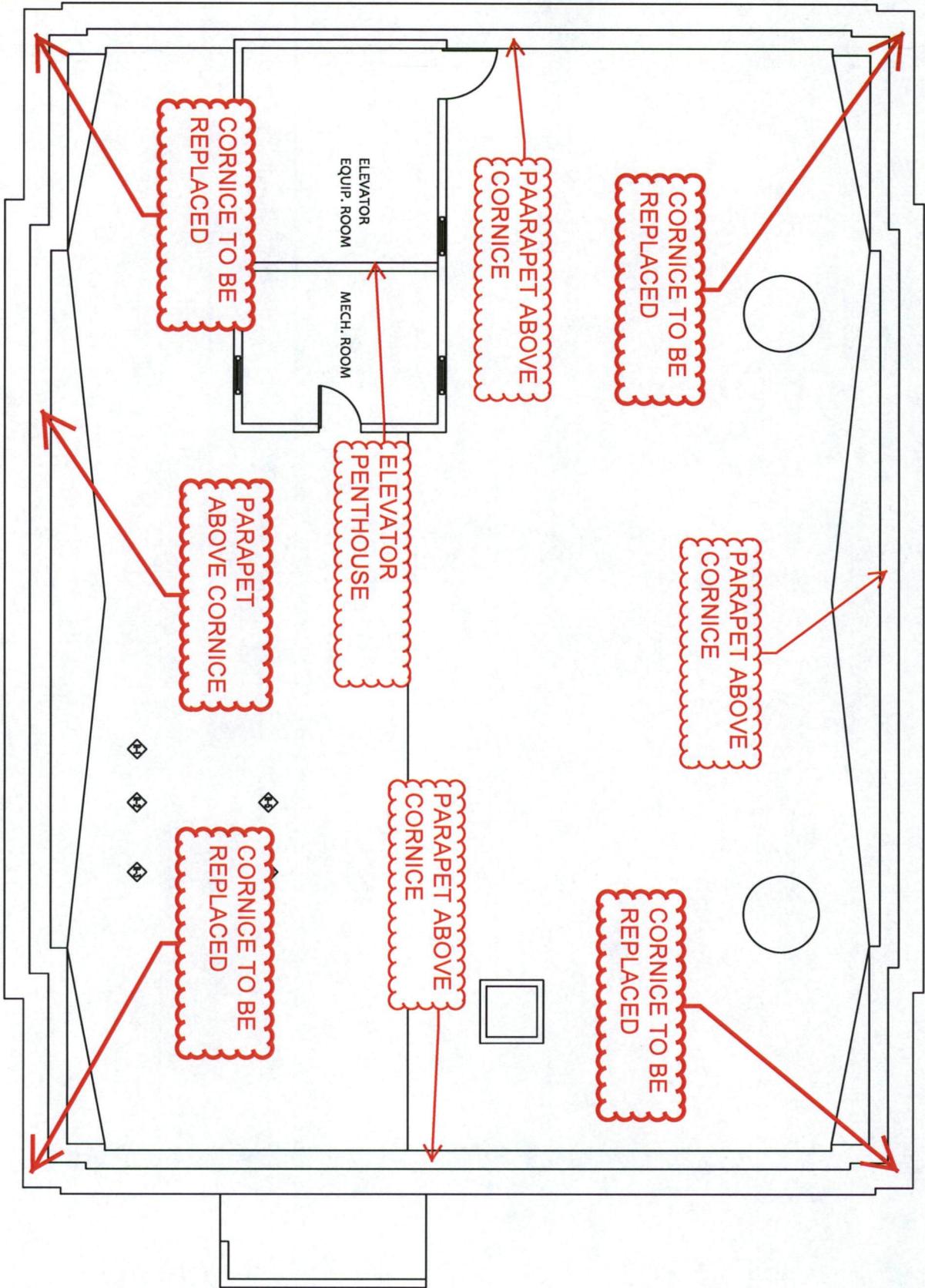
**Agenda Item:** HP17-005, 101 W Goodwin St

- Promote continued use of the Courthouse Plaza Historic District as a cornerstone commercial and business area with historically consistent and compatible development
- Encourage detailing in the design; details must be historically consistent with the district and generally constructed of materials already on the building

**Site Visit: Recommended**

**Recommended Action:** Approve, or Approve with Modifications HP17-005, Request approval for replacement cornice.

**MAIN ENTRANCE BELOW**



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



**IA1.1**

ROOF PLAN

DRAWN AS  
DATE 24 AUGUST 2015  
PROJECT 15117.00

**APMI**  
ARCHITECTURE PLANNING INTERIORS

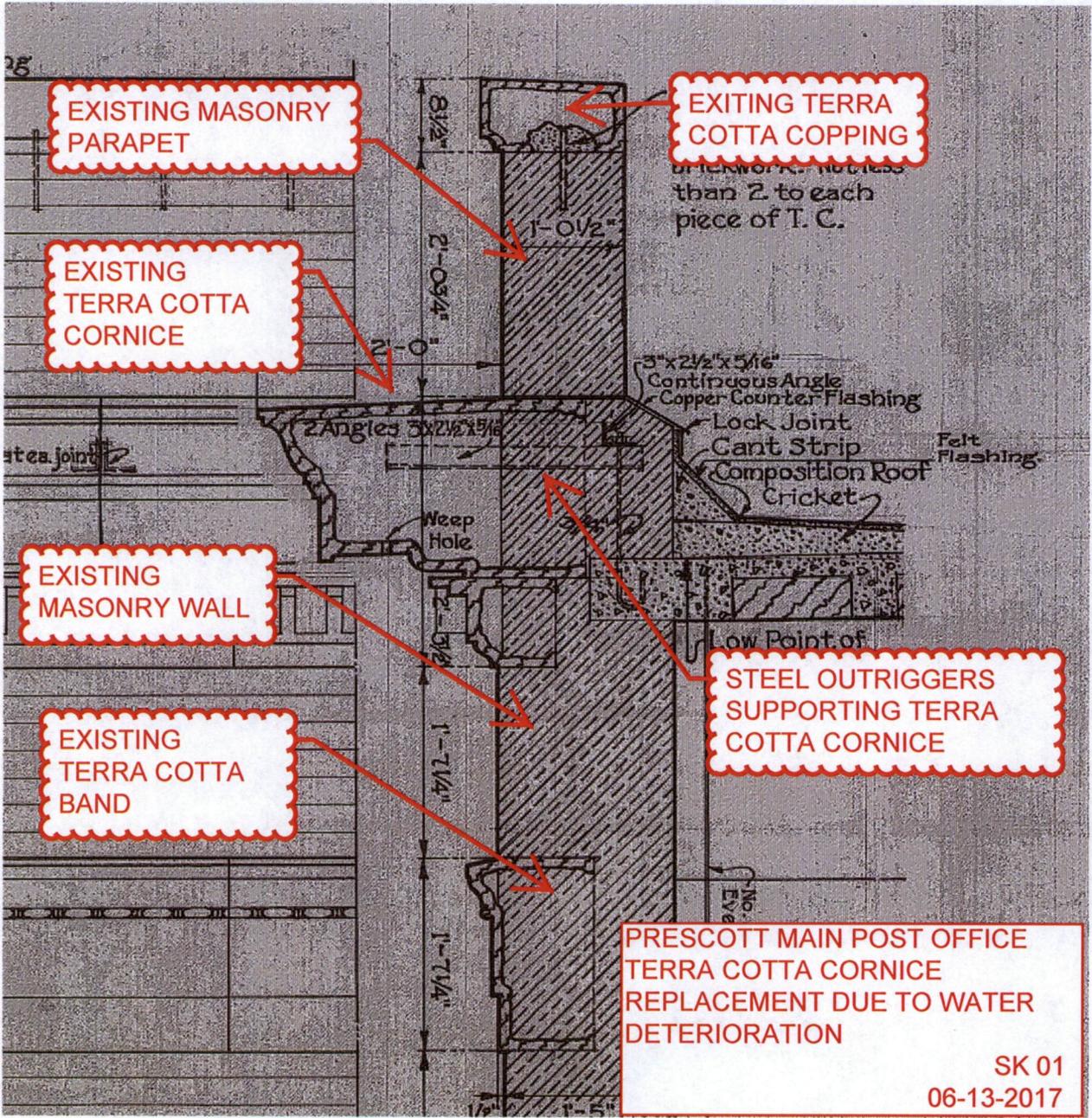
8300 NORTH HAYDEN ROAD, SUITE A-204  
SCOTTSDALE, ARIZONA 85258

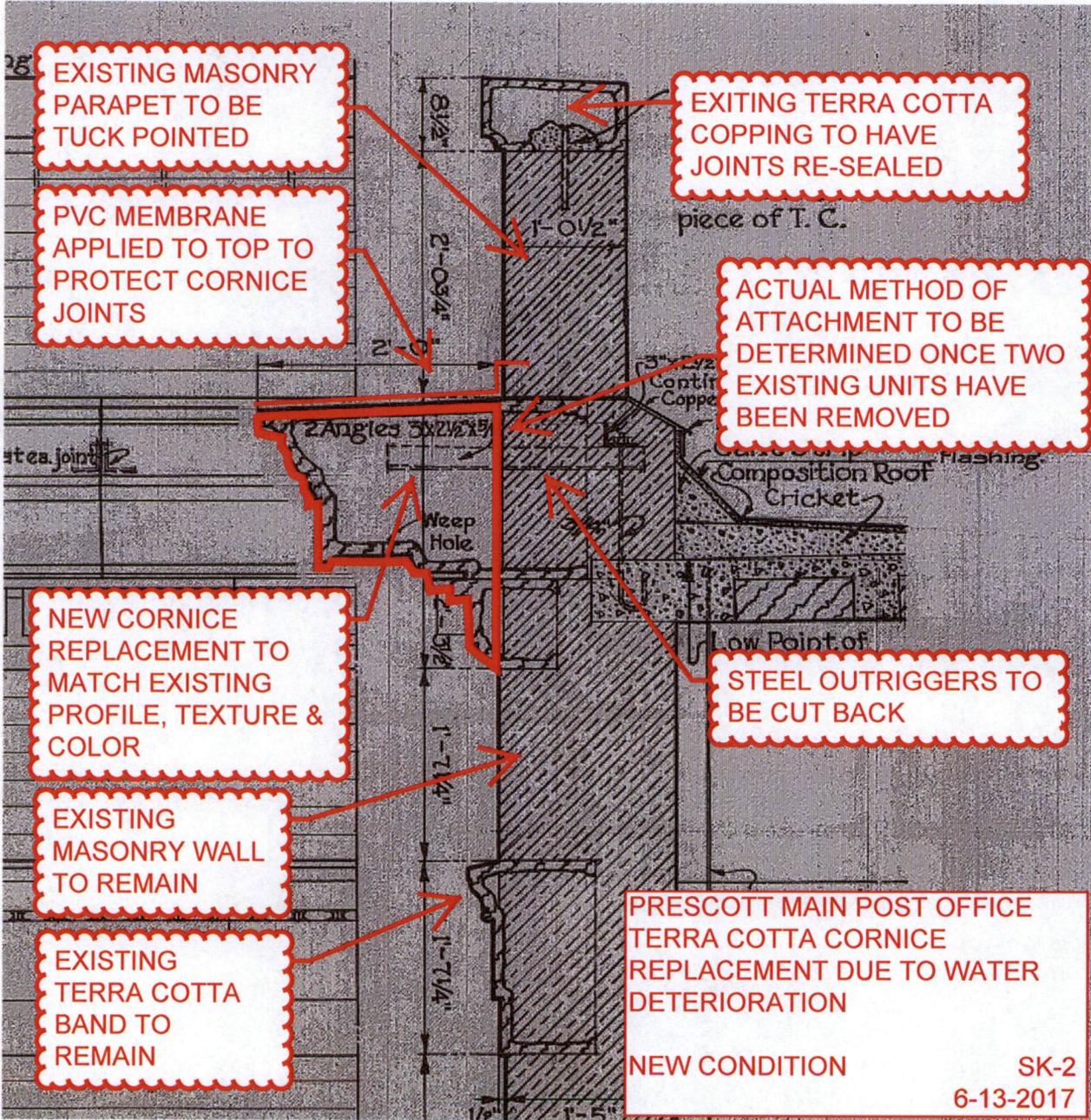
T: 480.998.0709  
WWW.APMI.COM

USPS - PRESCOTT EXTERIOR RESTORATION  
URS  
1501 4TH AVE SOUTH  
SEATTLE, WA 98101



101 W GOODWIN STREET  
PRESCOTT, ARIZONA 86303





NEW CONDITION SK-2  
6-13-2017

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

**AGENDA ITEM: HP17-006 Request approval for 4 and 6ft high fencing.**

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

**Historic Preservation Specialist:** Cat Moody *CM*

**Report Date:** July 7, 2017

**Historic Preservation District:** #15 Historic Homes at Hassayampa  
**APN:** 108-07-169 **Zoning:** SPC  
**Location:** 1107 Old Hassayampa Ln  
**Owner /Applicant:** Frank Flanders, 1107 Old Hassayampa Ln, Prescott AZ 86303

**Existing Conditions**

National Register Status: This building is listed in the National Register of Historic Places and its style is defined as Spanish Eclectic. This home was designed by Elizabeth (Barlett) Born, the daughter of Harvey Cory- see the attached history on the development of the Hassayampa Country Club.

**Request**

The applicant proposes to install fencing to enclose the property that includes:

- 4 ft high (where max fence height is 4 ft) and with a rusted metal finish in a prairie style design
- 6 ft high iron fencing (where max fence height is 6 ft) with a rusted metal finish in a prairie style design
- 4 ft high split rail fence along the southwest corner of the fenced area

Please see rendering for fencing design and plan for the various fence style locations.

**Analysis**

The proposed work is in keeping with the fencing styles present in the district- both wood and metal split rail and iron panel fencing can be found nearby.

**Site Visit: Recommended**

**Recommended Action:** Approve HP17-006 Request approval for 4 and 6ft high fencing.

# Plot Plan

FLANDERS RESIDENCE	
1107 OLD HASSAYAMPA	
6-1-17	BY SUN GID DESIGNS
N.T.S.	FENCING

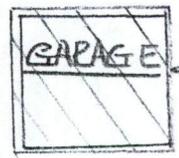
12'L x 6'H SLIDING GATE  
PRAIRIE STYLE

SURVEY LINES

SURVEY CURVE

7 1/2' to edge  
Road

6'  
4'H RUSTY METAL  
FENCE. PRAIRIE STYLE



4'  
4'H RUSTY METAL  
PRIVACY FENCE  
EMPLOYING THE  
PRAIRIE STYLE DESIGN.



4'H. SPLIT RAIL FENCE

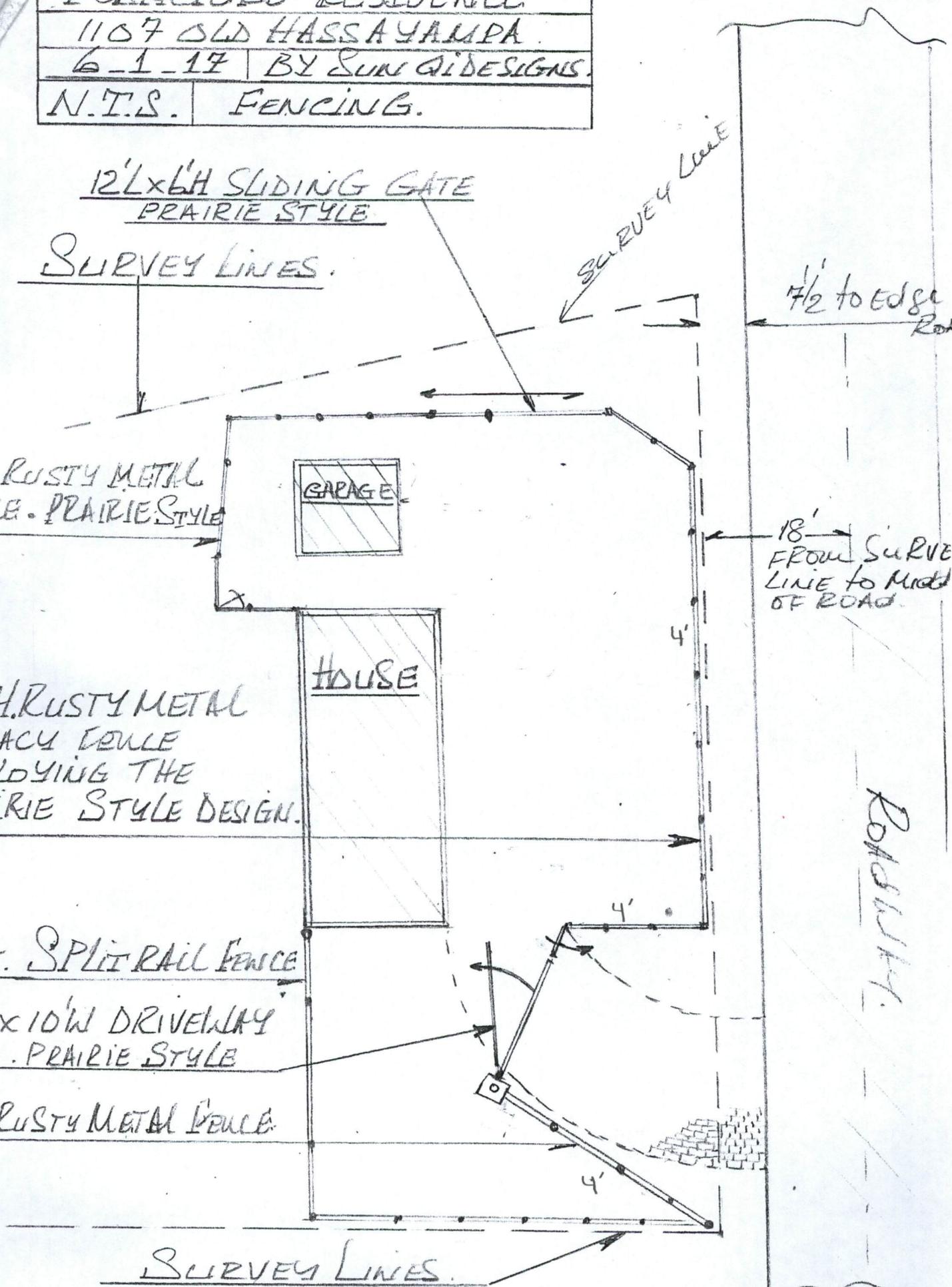
6'H x 10'W DRIVEWAY  
GATE. PRAIRIE STYLE

6'H RUSTY METAL FENCE

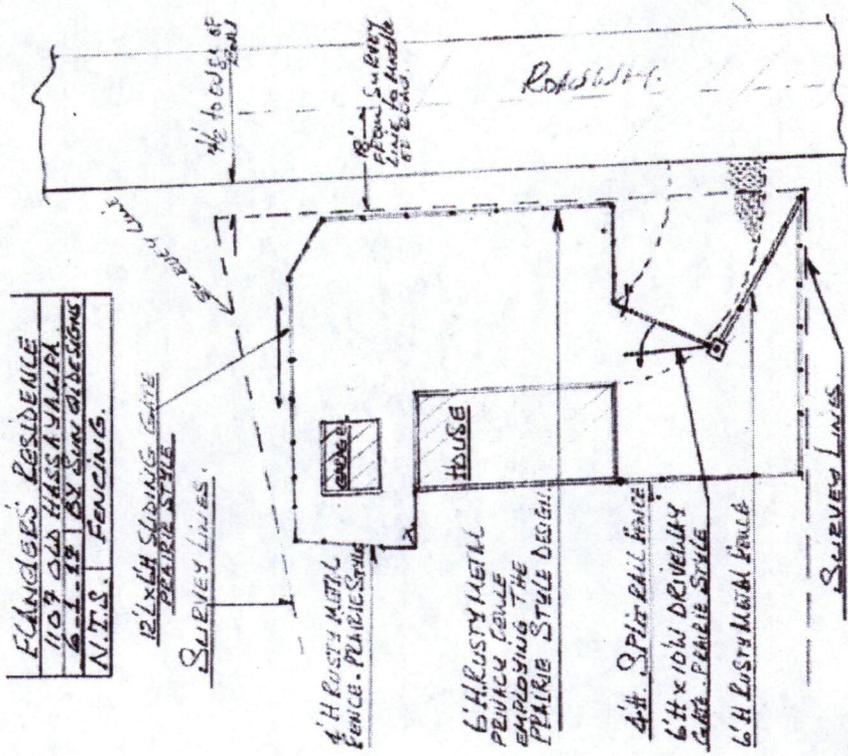
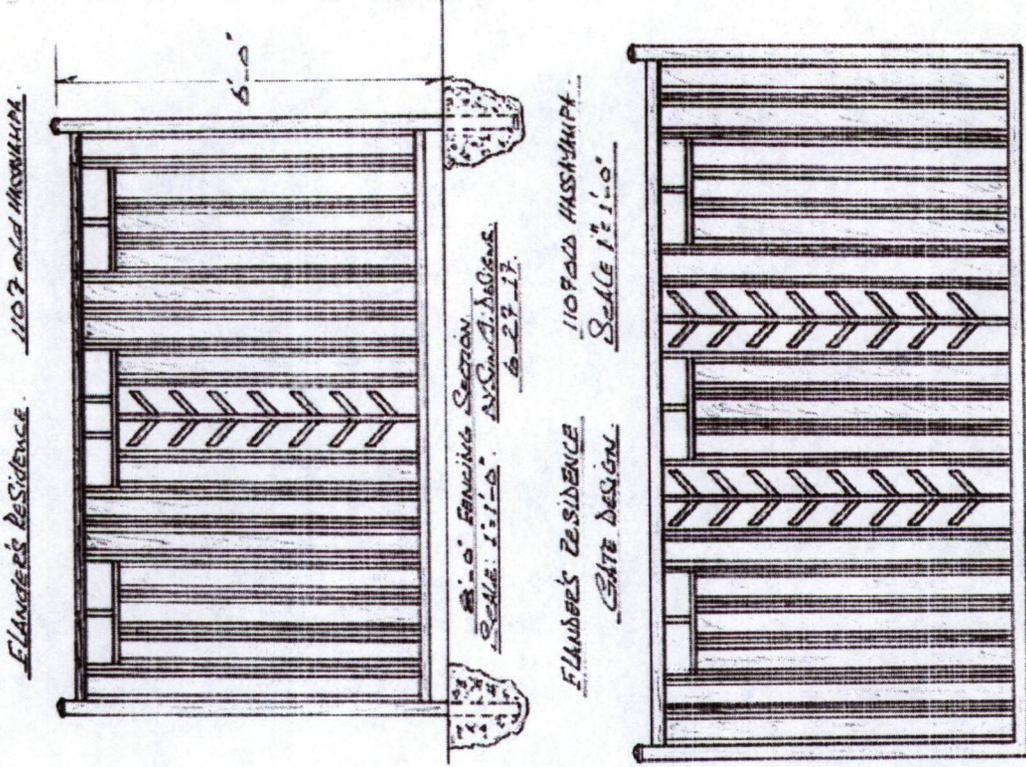
18'  
FROM SURVEY  
LINE TO Middle  
OF ROAD.

Roadway

SURVEY LINES



**Address: 1107 Old Hassayampa Lane, Prescott, AZ 86303**  
**Parcel: 108-07-169**  
**Historic Preservation District: Historic Homes at Hassayampa Country Club**



SUNCI DESIGN. 6-27-17

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
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				county	<u>Yavapai</u>
				state	<u>Arizona</u>

On July 14, 1900, fire destroyed most of the original wood frame business district of Prescott. Immediate rebuilding began and, as with many towns that had experienced a severe fire, brick, concrete, and stone were the materials chosen for rebuilding. Architecture varied from simple commercial buildings to various revival styles including Romanesque, Renaissance, and Neoclassical. As rebuilding continued, streets and sidewalks were paved and the frontier image of the town began to fade. Prescott remained a resource based economy during this time, but it was also the commercial center for central Arizona. Government services were also important to the town and in 1916 the original courthouse on the plaza was replaced with an impressive Beaux Arts building constructed of locally mined and finely cut granite. Also during this period residential areas began to be created to the west of town. Late Victorian homes with neoclassical detailing became popular at first, and as time passed Craftsman Bungalows and Revival Styles such as Tudor replaced the Victorian styles. Vernacular Cottages and even homes ordered from catalog stores were built in the twenties and thirties.

**Criterion A: Event**

**Background: 1919-1939**

In 1919 a group of leading Prescott businessmen organized by Leroy Anderson, the former Republican Representative from Yavapai County in the Arizona Territorial Legislature, created a corporation with the intention of purchasing land to create a golf course (Prescott Journal Miner, July 23, 1919). The founders settled upon the Hartson Ranch, an 80 acre tract of land located about one and half miles to the west of Prescott's Courthouse Plaza. The ranch was considered to be one of the most beautiful sites in the area. "No more picturesque spot in America can be found than the site of the Hassayampa Country Club. Protected by the majestic sweep of old Thumb Butte and completely surrounded on all sides by beautiful snow-capped mountains, the vista to be had from the links of the Hassayampa Country Club is one to inspire the gods" (Prescott Journal Miner, December 24, 1919). The creation of a country club was viewed as a way to fill a void in recreational opportunities for locals in the area. It was also viewed as a mechanism to increase business in Prescott by attracting wealthy tourists who might be lured to the area by a golfing opportunity, then enticed to invest in local mines, land, or other industries. The hopes were to increase economic and population growth in central Arizona. Every businessman in Prescott was urged to support the venture regardless of whether or not he planned to use the facilities (Prescott Journal Miner, June 28, 1919). One hundred and fifty members were enlisted at \$100.00 per share. The course was designed by Jock McLaren, a professional golfer from Philadelphia and completed by November 15, 1919 (Prescott Journal Miner, November 14, 1919). There was

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no irrigation and the greens were made of oiled sand. A clubhouse was built and other facilities such as a swimming pool and tennis courts were promised, although they were never constructed until Harvey Cory purchased the property in 1939 (Prescott Evening Courier, March 28, 1939). Prescott experienced steady growth during the 1920s with neighborhoods on the western side of town developing outward to within about one half of a mile from the Country Club.

**Period of Significance: 1939-1957**

During the Depression, the club fell on hard times and in March of 1939, Harvey E. Cory purchased the property agreeing to let the old corporate entity use the golf course and related facilities for ten years. He also agreed to spend three thousand dollars a year on course improvements, build an Olympic size swimming pool, two tennis courts, a children's playground, and an addition to an existing caddy house to create a new lounge, bar, and outside patio. It appears that Prescott was finally getting the type of country club it had always sought. "A number of interesting tournaments are in the offing and a series of social affairs is being planned which should focus the summer social life of Prescott at the club" (Prescott Evening Courier, March 28, 1939). Mr. Cory held true to his agreements and by April of the same year the old clubhouse had been demolished and a new clubhouse "of field stone to conform with the present caddy house," was started (Prescott Evening Courier, April 3, 1939). By the end of April the pool and two tennis courts had been started and a formal club opening in May drew hundreds of people from as far away as Phoenix (Prescott Evening Courier, May 8, 1939). All the new club facilities were completed by mid-July of 1939 (Prescott Evening Courier, July 18, 1939). The golf course continued to be unirrigated, but the greens were changed from sand to cottonseed and rolled three times a day (John A. Bartlett Interview, June 13, 2002). Mr. Cory kept membership fees very reasonable to encourage anyone who wished to be able to join. The fees were \$24.50 per year for a single adult and \$40.00 for a family (Prescott Evening Courier, April 7, 1939).

Never intending the yearly dues to support the club, Mr. Cory sought to create other means of income. Income from a pro shop, the lounge, and even slot machines provided some of the funds. Another source of funds was the income generated from twelve of the fourteen homes Mr. Cory built on the eastern edge of the club property which now form the Hassayampa Historic District. The first house (#5) was started in July of 1939 and became the residence of Art Ashton, the new club manager and golf pro. The cottage was constructed of granite field stone designed to complement the rustic architectural style of the newly completed clubhouse (Prescott Evening Courier, July 15, 1939). It was completed along with a residence for the Cory family by March of 1940

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(Prescott Evening Courier, March 25, 1940). By December of 1941 seven homes had been completed, two for the Cory family and five rentals. By 1945 all fourteen homes in the district had been completed with twelve homes producing rental income (Prescott Evening Courier, June 25, 1945). Although the motive for building the homes may have been to produce income to help cover the expenses of the Country Club, Mr. Cory also indulged in what he considered to be, along with golf, his favorite pastime: support and fondness for families with children. "Although none of these houses ever was long vacant, there was one inexorable rule to be adhered to; in leasing them he would rent to no family without children. This was his pet hobby and from it he never departed" (Prescott Evening Courier, October 17, 1949). In the summer the pool was a magnet for children from all over town, "the kids used to walk and go swimming, everyone went out there and swam" (Prescott Evening Courier, October 21, 1992). Under the leadership of Mr. Cory, the Hassayampa Country Club soon became a center for social events in Prescott, while also hosting many popular golf tournaments, which were widely attended. His goal, in which he succeeded, was to create, "a facility for the families of the community" (Prescott Evening Courier, January 23, 1994).

Mr. Cory ran the club until his death in 1949. His wife Maude and daughter Elizabeth Bartlett Born continued to manage the facilities until 1957, when they leased the club for a dollar a year to a stockholder group on a non-profit basis (Prescott Evening Courier, September 25, 1957). This group installed irrigation and ran the club until 1969 when the club was permanently closed due to lack of membership and the cost of irrigating the course (Prescott Evening Courier October 29, 1969). The twelve rental homes have continued until recently to be rentals and were still owned by the heirs of Mr. Cory. The two Cory family homes were used by Cory family heirs as a residence. In late 2001 the clubhouse and surrounding facilities were demolished to accommodate a condominium project tied to the development of a new golf course development located on the site of the old Hassayampa Country Club. On August 6, 2002, after being approved by the City of Prescott, the property was recorded in Yavapai County as thirteen lot subdivision. An individual lot was created for all the rental homes and one lot for homes #8 and #9. The lot containing homes #8 and #9 may be subdivided once, one lot for each home. No other lots within the district may be subdivided.

The Hassayampa Historic District is significant due to its association with the Hassayampa Country Club when it was a center of social activity for the town of Prescott. Twelve of the homes provided income which helped defray the costs of running the club, while two of the homes (#8 & 9) were used as residences of the Cory family. The buildings and structures of the district are the only historic features remaining from the days when

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this area was considered to be the center of social life for residents of Prescott. The neighboring setting, although altered, still is in keeping with the historic uses of the area. The district is also significant because it serves as a reminder of a time when children reigned supreme in a setting that is often now relegated only to adults. Today most families with children living in Prescott or the surrounding communities could not afford the amenities offered by a private country club. For the most part membership in the new country club is now relegated to well-to-do retirees and summer residents who have permanent residences elsewhere. In relation to the themes of entertainment and recreation, the district still maintains its integrity of location, setting, feeling, and association.

**Criterion B: Person**

**Background: 1882-1939**

Harvey E. Cory, a native of Selma, Alabama was born in 1882. After the death of his father in 1893, Mr. Cory quit school to support his family. At eighteen he moved north and found work with the Pittsburgh Coal Company and by the age of twenty two he had patented several devices used for separating coal, a tedious process that had previously often been done by hand using child labor. He later formed his own corporation and prospered as an operator in the coal business. In 1906 he met and married Maude Markell (1886-1994) and moved to Chicago. In 1915 he moved to Long Beach, CA where he did automotive work and designed accessories for cars which became quite popular. He also invested in real estate. In the 1920s he moved back to Chicago and created accessories for Ford Motor Company. He created the first metal radio ever built, and also owned and operated the most powerful radio station in the Chicago area. After selling off his radio investments, Mr. Cory formed the Glass Coffee Brewing Corporation of Chicago. He improved upon a vacuum method of home coffee brewing using glass filter rods. His corporation was quite successful at marketing brewing devices for both home and commercial use. He also devised an automatic coffee grinder for the home and other kitchen accessories (Prescott Evening, Courier, October 17, 1949; John A. Bartlett Interview, June 13, 2002).

**Period of Significance: 1939-1949**

It was through an acquaintance with Rankin Roberts, a resident of Prescott, that Mr. Cory heard about Prescott and the beneficial effects the climate had on those suffering from asthma (Prescott Evening Courier, October 17, 1949). Mr. Cory made a visit in 1938 and in 1939 he purchased the Hassayampa Country Club. The main reason he looked to Prescott, however, were the hopes that the climate would improve his granddaughter's

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severe asthma. In 1939 Mr. Cory's family, including his granddaughter, visited Prescott and they found the climate greatly improved her condition. In 1940 The Cory family moved to Prescott and Mr. Cory soon sold his business interests in Chicago and joined them. Thrilled at his granddaughter's recovery, he created the non-profit Children's Asthma Relief Society and began to advertise at his own expense in medical journals such as the Journal of the American Medical Association about the beneficial effects of Prescott's climate for asthmatics (Prescott Evening Courier, June 25, 1945).

Local residents looked upon Mr. Cory's purchase of the country club in 1939 with skepticism. The board of directors approved his offer by only one vote even though the club had failed to break even for many years (John A. Bartlett Interview, June 13, 2002). He soon changed opinions by immediately making substantial improvements to the property and creating membership fees that were considered to be very reasonable. Under his ownership the club became financially sound and was considered one of the finest country clubs in the Southwest. His strong support of families with children also quickly endeared him with the entire town. Besides the country club, Mr. Cory bought and operated three farms in the area under the name Cory Farms. He raised Black Angus cattle from Scotland on the Bianconi Ranch near the Granite Dells, alfalfa for his cattle in Chino Valley, and kept horses and chickens and ran a small dairy on land adjoining the golf course to the west. He was also a major stockholder in Valley National Bank, an Arizona bank at the time (Prescott Evening Courier, October 17, 1949; John A. Bartlett Interview, June 13, 2002).

Mr. Cory was also an active civic leader, being on the board of directors of the Prescott Chamber of Commerce. One of his major goals was to bring higher education to Prescott. It was considered by the town to be one of his greatest accomplishments that just before his death, after working for many years and making generous donations, that Grand Canyon College chose Prescott as a site for their new college (Prescott Evening Courier, October 17, 1949). He was considered one of the five men who did the most to bring the college to town (Prescott Evening Courier, October 14, 1949). Unfortunately, after his death support for the college waned and the school decided to move to Phoenix. The final paragraph in the Prescott Evening Courier displaying a banner headline mourning his death probably gives the best indication of his significance to Prescott during the last nine years of his life: "Harvey Cory was a man of exceptional ability, firm determination, and highest integrity. No one in so short a time ever did as much for this community, and his death is a blow to the Mile High City. No one fully can take his place in the life of Prescott" (Prescott Evening Courier, October 17, 1949).

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**Criterion C: DESIGN/CONSTRUCTION**

**Period of significance: 1939-1953**

The Hassayampa Historic District possesses a significant continuity of buildings and structures united by historical events and aesthetics. They have a strong temporal connection as the buildings were all constructed during a six year period beginning in July of 1939 (Prescott Evening Courier, July 15, 1939; June 25, 1945). The contributing additions to the Cory family homes were completed by 1949, finalizing the work by which the district's integrity should be judged. The site plan and infrastructure improvements, plus construction of the first eight residences, were conceptualized by Harvey Cory. Marion Scott, a local builder, was contracted to build these homes (Prescott Evening Courier, July 15, 1939). Mr. Cory's daughter, Elizabeth Bartlett Born, was instrumental in the design of the last six residences constructed and additions to the Cory residence, however the builder is unknown (Bartlett Interview, June 13, 2002). The historic uses of the residences as single family homes have been continuous since their completion.

The Great Depression and World War II impacted Prescott in much the same manner as most rural communities throughout the United States. Employment was scarce and construction of new homes almost ceased. Material shortages were also a common problem. This district is a cohesive grouping of the type of homes and method of construction one would find being built in Prescott during these turbulent times when very little new construction was occurring. It is also significant to note that creation of this district was the vision of one family and how they believed this neighborhood should present itself and function. There was a philosophy placed upon the neighborhood that drove the planning from street layout to building sites, to the design of individual homes. This neighborhood was envisioned to be a place where families with children could be safe to enjoy the surrounding amenities.

The architectural significance of this district is multi-level. First, site planning was carefully conceived so that each building not only had a personal aesthetic, but also interrelated with neighboring buildings. Some buildings relate intimately with each other (#3 & 4; #8 & 9) while others afford privacy. Topography on the sloping site created residences of varied form, some with detached garages and some with basement garages. Viewsheds were preserved for all the homes. Retaining walls of granite field stone were used to tie homes to one another and to terrace the site for outdoor landscaping and activities. The streets were paved but kept

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		state	<u>Arizona</u>

narrow and "speed traps were placed on the roads so that a motorist cannot drive more than 10 miles per hour" (Prescott Evening Courier, June 25, 1945). Native landscaping was left in place creating islands that split the road. These significant planning features remain essentially unaltered today providing integrity of location, design, setting, feeling, and association.

The individual residences fall into three architectural categories, Vernacular Cottages, Modern Minimal Traditional Homes, and Spanish Eclectic Homes. All can be considered to be a vernacular interpretation of these styles, but completed in such a way that no building clashes with another, however at the same time maintains its own identity. There is a harmony and balance achieved through proper massing, the interrelationship of construction materials, and the placement of outbuildings and landscaping. Residences exhibit elements of various popular early 20<sup>th</sup> Century detailing such as heavy Arts and Crafts brackets and chain railings or Prairie Style patterns in the muntins of casement windows. The landscape is not dominated by one home, although the owner's residences (#8 & 9) assume their proper position on the highest bluff overlooking the entire site. All the residences are of masonry construction. Four homes are of granite field stone and were sited to relate to the field stone clubhouse (now demolished) that was located directly to the west of these homes. The stonework is rustic, but of high quality. Huge boulders are placed within the walls with smaller stones carefully fitted around them. The effect is of a sturdy home that appears to have grown from the boulders found on the site. The remaining residences, regardless of their architectural style, are constructed of formed and poured concrete, with some having field stone stemwalls. Pumice was used as the aggregate in the concrete mix under the assumption that its porous composition would create better insulating values. Locally this building material was called "pumcrete." Residential masonry construction in Prescott before 1945 is rather rare. Most homes in Prescott are of wood frame construction or brick. There is a small scattering of stone cottages and only a very few of formed and poured concrete, however there is no site in Prescott that contains fourteen contiguous masonry buildings of such high quality. Upon Mr. Cory's death the Evening Courier says that he "constructed a group of the best homes in the city" (Prescott Evening Courier, October 17, 1949). It is possible that masonry was chosen due to a shortage of lumber during the depression and the years of World War II. It may also be that Mr. Cory believed that masonry, regardless of its higher costs as a construction material, was the right choice when building homes that were to be associated with the Hassayampa Country Club. Integrity of materials and workmanship can be found throughout, as one observes the individual buildings and the structures that taken as a whole comprise the district.

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

<b>AGENDA ITEM: HP17-007 Request approval for window restoration and ADA bathroom remodel.</b>	
<b>Planning Manager:</b>	<b>George Worley</b> <i>EW</i>
<b>Director:</b>	<b>Tom Guice</b>
<b>Historic Preservation Specialist:</b>	<b>Cat Moody</b> <i>CM</i>
<b>Report Date:</b>	<b>July 7, 2017</b>

**Historic Preservation District:** #11 Prescott Armory

**APN:** 114-04-045

**Zoning:** RS

**Location:** 824 E Gurley St

**Owner /Applicant:** Mic Fenech, Facilities Manager, 433 N Virginia Street, Prescott AZ 86301

**History**

**National Register Status:** This building is listed in the National Register of Historic Places.

The Prescott Armory Historic District comprises a group of adjacent properties which are all associated with Depression Era construction between 1929 and 1939.

In July 1935, one of the most familiar and best known federal relief programs was implemented -the Works Progress Administration (WPA). In April 1936, ground was broken for the WPA-financed Prescott National Guard Armory. It was finally completed in November 1939, under the guidance of Grace Sparkes.

The Prescott National Guard Armory was constructed to fulfill a need in the community for facilities for the increased strength of Company "M", 158th Infantry. In 1939, Company M hoped that the new Armory, which provided more advantages for the enlisted men, would enable the Company to recruit to a strength of 78 and would enable the Company to become more proficient in the future.

Prescott was one of the first towns in Arizona to have a National Guard unit (companies Band C of the First Territorial Rifles were organized in Prescott in 1865). Company M of the First Arizona Infantry was organized on January 19, 1910, but little is known of its early history. Company M, 158th Infantry of the National Guard of Arizona, was recruited to strength during the spring and summer of 1929 but did not receive Federal recognition until February 3, 1930. The Company originally used a church located on the northwest corner of Montezuma and Carleton Streets as their Armory. It was described as "totally inadequate."

The Prescott National Guard Armory is a vernacular structure with elements of Richardsonian Romanesque style apparent in the decorative detailing. It was constructed with reinforced concrete footings and foundation and concrete walls with coursed, cut native stone facing. The structure consists of a three-story main drill hall with two-story wings on each side. It has 29,188 square feet of usable floor space. A lamella truss system over the drill hall supports the main roof of the structure. The building, described as "fortress-like" is regular in plan, ample in size and substantial in appearance with a masterful handling of oversized and heavily scaled stone masonry. Lower windows are small and deeply set, with sandstone lintels and sills. Windows on the upper level of the main structure are multi-paned rectangular units set in Romanesque arches. All windows are steel framed and most are multi-paned casement type. The centrally located oversized entry is topped by a huge sandstone flat arch with double wooden doors. These doors are topped by a decorative portcullis. Above the main entrance is the seal of the State of Arizona set into a stone circle. The original carved doors have been replaced. The main structure has gabled parapet walls on the south (front) and north (rear) flanked by stone piers which wrap around the corners of the main structure. The rear of the structure and the sides of the second story of the main structure are not faced with stone, exposing the concrete structural wall. The two-story wings each have buttresses topped with triangular sandstone caps. The broad front stairs are concrete with stone retaining walls capped with sandstone on each side. The rear of the Armory has three large garage-type doors which provide access to the basement, which originally contained a pistol and rifle range, heating and ventilating systems and a truck garage. An "L"-shaped concrete block building has been constructed to the rear and east side of the Armory which provides extra garage and storage space. This structure is freestanding and is not a contributor to this district.

### **Existing Conditions**

The upper windows in the main hall have been compromised by having air conditioning units placed in them at some point in the past. A new HVAC system for the building was installed recently and there is now an opportunity to remove the units and restore the upper windows in the main hall.

An unused stair well by the east side door is a potential location to retrofit an ADA accessible bathroom into the building that sees a variety of public uses.

### **Request**

The applicant proposes to

- 1) Remove the window air conditioning units in the main hall upper windows and restore the windows to their original design using a very thick, energy efficient laminated Sol-lex glass and steel to match the intact steel window panel dividers.
- 2) Build a floor within the existing east side stairwell to enable creation of an ADA restroom. The space under the floor will provide adequate room for retro-fitting plumbing. The only visible change to the exterior of the building will be at the door that is located on the east side of the building that serves as an exit at the bottom of the stairwell.

**Agenda Item:** HP17-007, 824 E Gurley St

**Analysis**

The proposed work will improve the historic integrity of the building through the window restoration work and provide an accessible restroom for the building's users without a substantial exterior visual impact.

**Site Visit: Recommended**

**Recommended Action:** Approve HP17-007 Request approval for window restoration and ADA bathroom remodel.

BOXING RC

AREA OF WORK

VAULT

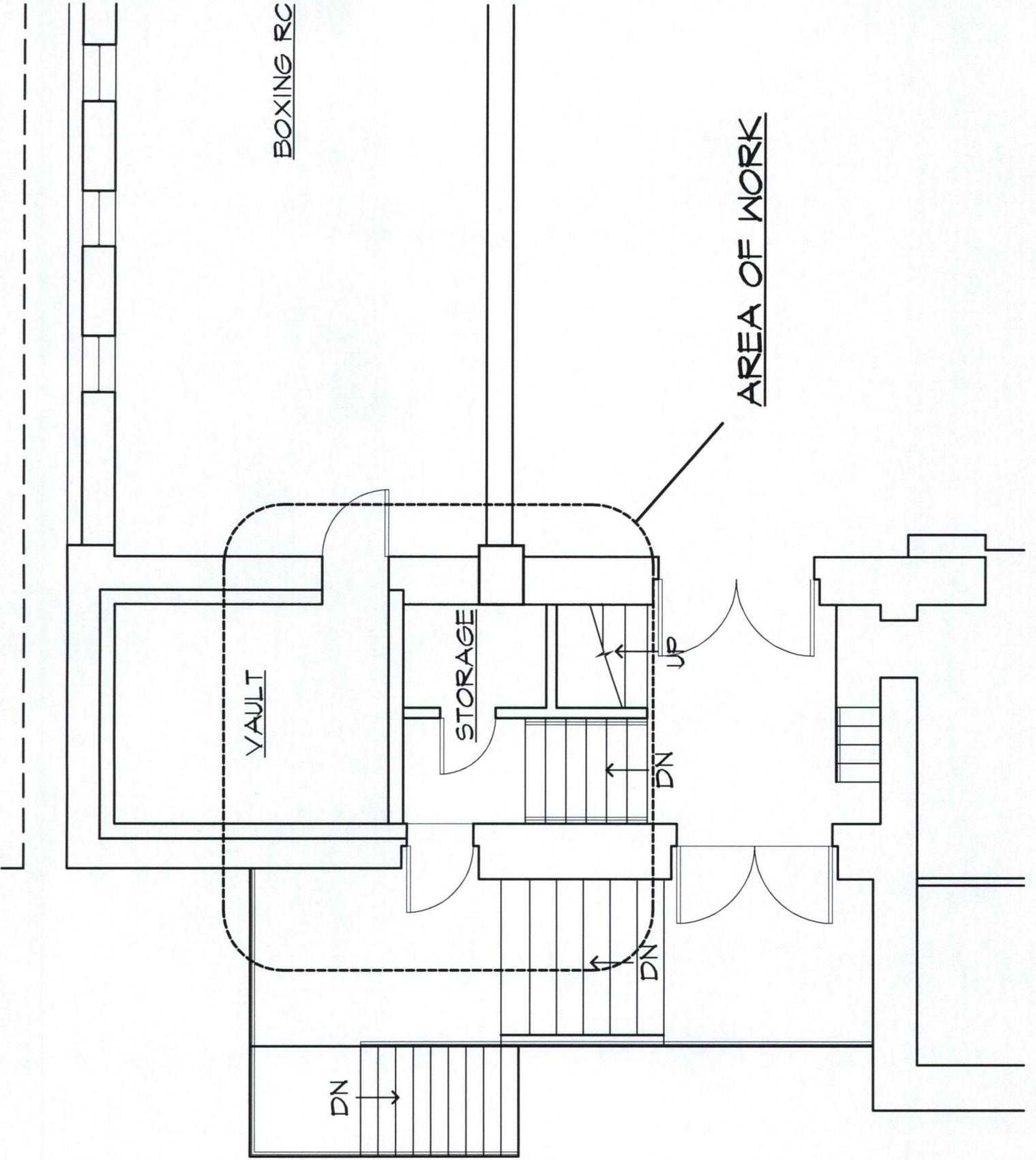
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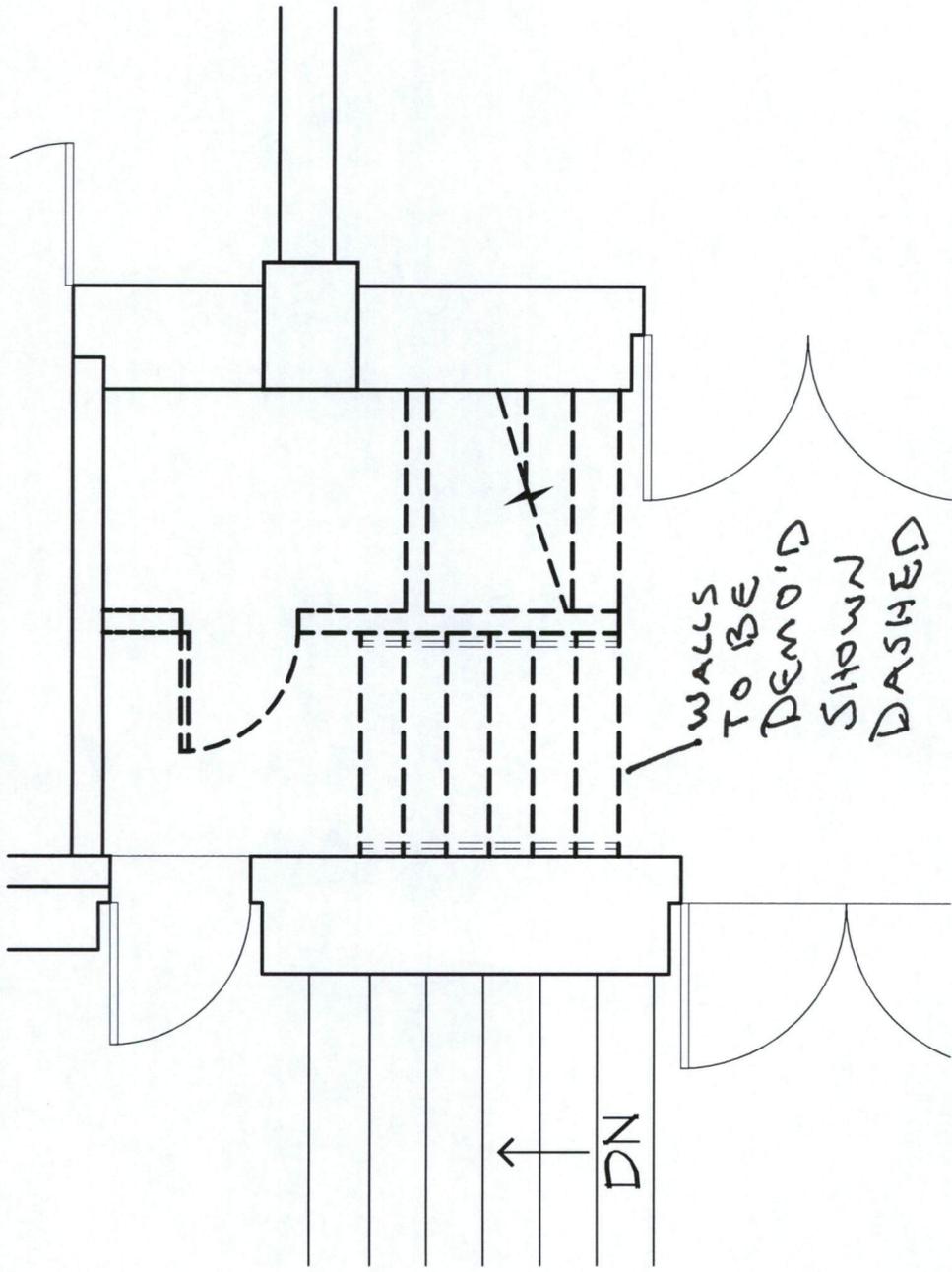
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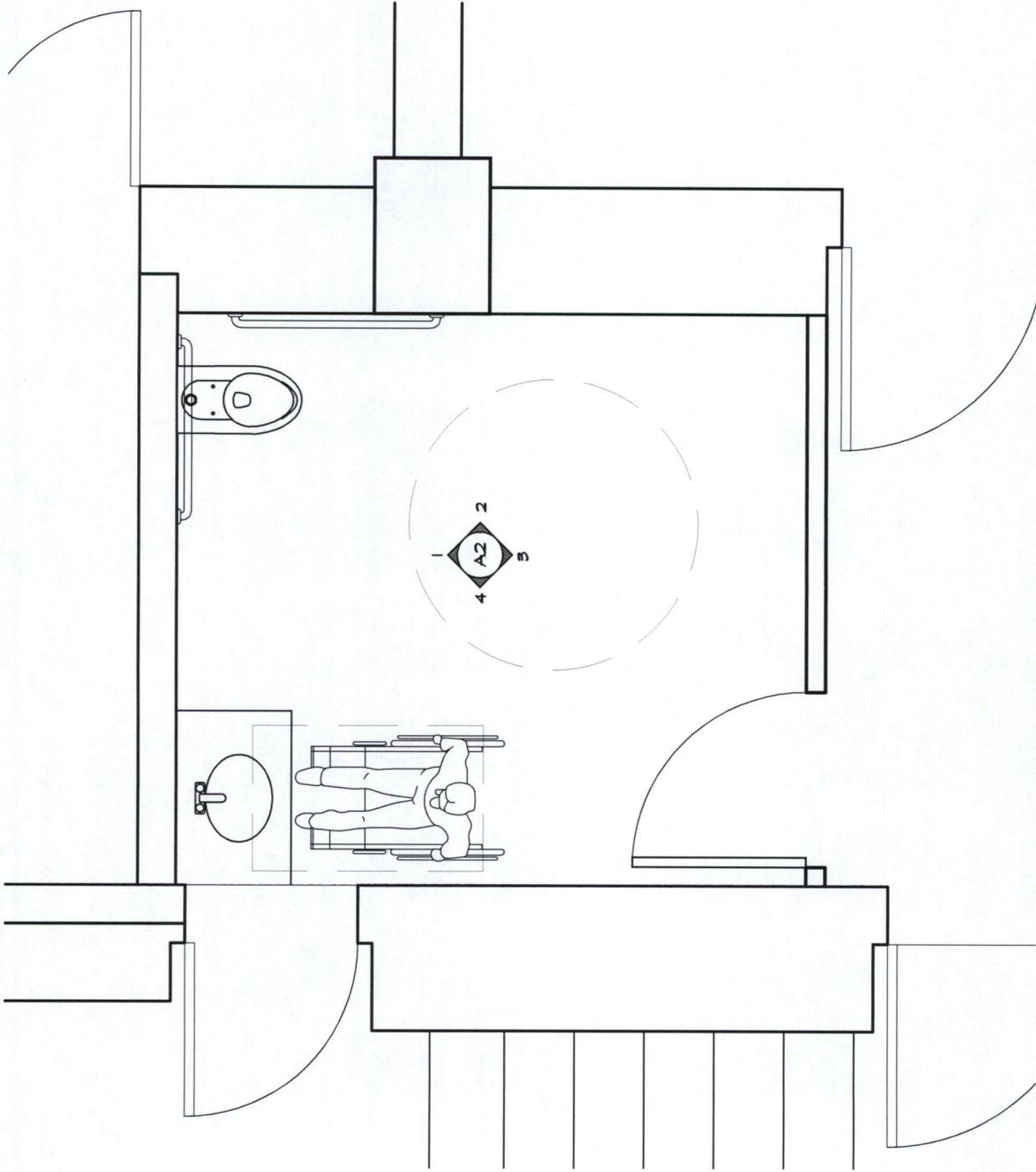
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EXISTING ENLARGED  
MAIN LEVEL FLOOR PLAN  
WITH DEMO SHOWN  
1/4" = 1'-0"





NEW ADA RESTROOM FLOOR PLAN  
1/4" = 1'-0"