

FLEURY'S ADDITION HISTORIC DISTRICT A NATIONAL REGISTER DISTRICT

3.1 DISTRICT OVERVIEW AND HISTORY

3.1.1 Overview

The Fleury's Addition Historic District, a National Register District, comprises both a residential neighborhood and a major arterial commercial thoroughfare in west Prescott. The district contains one, one and one-half, and two story buildings constructed primarily from the late 1890s through the 1930s. The contributing properties within this district represent Queen Anne Victorian, Vernacular with Victorian Cottage elements, and Classic and Craftsman Bungalow styles which were common in Arizona in the late 19th and early 20th centuries. Of the 77 properties in the district, there are 42 contributing and 31 noncontributing buildings, plus four noncontributing sites. The district is approximately 22 acres in size.

3.1.2 Location

The Fleury's Addition Historic District rises gently in elevation west of Granite Creek. Butte Creek runs west to east along the northern edge of the district. The district is generally bounded by Western Avenue to the north, the alley east of Grove Avenue to the east, Gurley Street to the south, and the alley west of Willow Street to the west. It also includes the west side of Grove from Western to 220 Grove Avenue, and the north side of Western from Garden to 650 Western Avenue. The district, including addresses of properties within its boundaries, is shown on Figure 3-1.

3.1.3 History of the District

The Fleury's Addition Historic District encompasses a portion of the northern half of the original Fleury's Addition to Prescott, which was first platted in 1885 and then replatted in 1890. Murphy's First Subdivision, located within Fleury's Addition, was created in 1902. Early development of the district generally followed an east to west pattern with Grove Avenue serving as an important arterial street as early as the 1870s. Lots throughout the district were usually 25 or 50 feet wide by 100 feet deep.

Judge Henry W. Fleury was one of Prescott's early citizens, coming to Arizona with President Lincoln's appointed Territorial officials early in 1864. Originally he served as Governor Goodwin's private secretary and eventually became Justice of the Peace in 1873. Judge Fleury first acquired much of the land which now encompasses the proposed district before Prescott was ever mapped into a town site. Surveyor Robert Groom reserved a quarter section of land west of Granite Creek for Fleury in 1864. However,



*Arthur W. Robinson House
(Queen Anne Victorian) - 115
Grove Avenue; c. 1900 and 1996*

the Judge became involved in various legal entanglements and lost much of his land to mortgages and sheriffs deeds as early as 1877. Prominent railroad financier Frank Murphy resubdivided much of Fleury's Addition including Murphy's First Subdivision (1902). Murphy sold and donated land on and adjacent to Grove Avenue for both Mercy Hospital and St. Joseph's Academy. Fleury remained a judge in Prescott until his death in 1895.

3.1.4 Formation of the Historic District

Although both residential and commercial areas are represented in the Fleury's Addition Historic District, contributing properties are mostly residential. The notable exception is 220 Grove which was originally the Sisters of Mercy Hospital Convent, part of Prescott's main care facility from 1896 to 1940. Because of the district's association with the growth and development of Prescott, it is considered eligible for the National Register under criterion "A." In addition, the district contains predominately Victorian and Bungalow style houses, thus making it also eligible under criterion "C" as a cohesive grouping of late 19th and early 20th century architecture. Although there are areas where either Victorian or Bungalow styles predominate, generally the two are evenly dispersed throughout the district.

Previous to the formation of the Fleury's Addition Historic District, three properties were surveyed, nominated, and accepted into the National Register of Historic Places. These buildings are the Rudolph Baehr House (111 Grove Avenue) and the Arthur W. Robinson House (115 Grove Avenue), both included in the Territorial Architecture of Prescott Multiple Resource Area of 1978; and the Mercy Hospital Convent (220 Grove Avenue), listed in 1982. Site surveys of the entire district were conducted in late 1993 and early 1994, with the nomination completed and submitted to SHPO in August of 1994. The district was listed in the National Register in January 1995. Buildings listed as contributing and noncontributing are shown on Figure 3-2.

3.1.5 Prescott Preservation Commission Responsibilities

As a National Register District, the Fleury's Addition Historic District is not subject to project review by the Prescott Preservation Commission. 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 considering proposed projects.

3.2 DISTRICT QUALITIES AND DESIGN ELEMENTS

3.2.1 Architectural Overview

The architecture of the Fleury's Addition Historic District represents a period of development and continued growth for Prescott between the years 1896 and 1940. Representative styles include Queen Anne, Vernacular



Sisters of Mercy Hospital/Prescott College - 220 Grove Avenue; 1925 and 1996



*Craftsman Bungalow - 130
Grove Avenue (c. 1910-1924)*

Victorian Cottage, Classic Bungalow and Craftsman Bungalow influences. One story houses are the norm; however, one and one-half and two story houses also occur. Both hip and gable roofs are represented throughout the district. Exterior walls are nearly uniformly sheathed with wood clapboard siding. With the exception of the Romanesque and Queen Anne structures on Grove Street, massing is straightforward; many of the residences are simple rectangles in plan, with a mixture of the ends and sides facing the street. Foundations are usually made of concrete or stone. Both wood frame and brick are commonly used. Reentrant porches are common in the district. Original outbuildings are also common although they have not been individually evaluated for their contributing or noncontributing status. Several parcels also contain newer, non-historic buildings behind the main houses, several of which are used for rentals.

Although both Victorian and Bungalow styles can be found throughout the district, concentrations of each occur in several areas. Early Queen Anne and Vernacular Victorian Era residences dominate the east side of Grove Avenue, while Classical and Craftsman Bungalow style residences dominate the area west of Grove Avenue. Thus, Grove Avenue represents early upscale residential development whereas Garden, Western and Willow Streets represent a typical early 20th century middle-class residential neighborhood. The historic patterns of development within the district can be seen on Figure 3-3.

Certain patterns have developed over time as Grove has become a major arterial and commercial street linking Miller Valley Road to downtown Prescott. Along Grove Avenue early residential buildings have been converted to serve various types of commercial business. Significant among these is 111 Grove, originally owned by Rudolph Baehr, a well known territorial photographer. This building has recently served as a cafe. Other examples include 115 and 146 Grove, additional examples of early residences that have been converted to business. These buildings are excellent examples of Queen Anne Victorian and Craftsman Bungalow styles. These and other buildings, such as the Hospital, helped bolster the early development of west Prescott and continue to be one of the city's historic focal points. Existing land use within the district is shown on Figure 3-4, and existing zoning is illustrated on Figure 3-5. Examples of the various architectural styles found in the district are as follows:

Queen Anne Victorians

- 111 Grove Avenue
- 115 Grove Avenue

Vernacular Victorian

- 114 Willow Street
- 132 Garden Street
- 134 Garden Street



*Vernacular Victorian - 134
Garden Street (1901)*

Classical Bungalow

- 126-128 Grove Avenue
- 108 North Willow
- Visitation House, Sisters of Mercy Convent, 220 Grove Avenue

Craftsman Bungalow

- 130 Grove Avenue
- 146 Grove Avenue

Romanesque Revival

- Rectory and Chapel, Sisters of Mercy Hospital, 220 Grove Avenue

3.2.2 Landscape/Streetscape

The district retains some of its native vegetation, particularly to the northwest where the intensity of development is the least and adjacent terrain is the roughest. Native oak trees can be found on Ash and Willow streets. Ponderosa pine can be found in patches between Garden and Willow. Elm trees have been planted along Grove Avenue and Garden Street. These large shade trees are unique to the district and provide continuity along the streets. Granite outcroppings are common on land adjacent to the northwest corner of the district and along Butte Creek.

Streetscape features vary throughout the district. In 1938 the WPA provided Grove Avenue with sidewalks, curbs, and gutters. Wire and chainlink fence are the most common type of property boundary markers along Grove Avenue and Garden Street. These fences usually occur along the front and sides of the properties. Stone retaining walls can be found along Western Avenue, Willow, and Garden Streets.

Open space consists of the Honor Island park on Gurley Street, and the area immediately adjacent to Butte Creek, just to the northwest of the district. Honor Island, which is a passive park, serves as a buffer between the primary residential area of the district and the busy traffic on Gurley Street.

Gurley Street originally curved in front of 656, 658, 654, 650, and 646 West Gurley Street (see Figure 3-1). In 1966 Gurley Street was realigned to connect with Thumb Butte Road to the west, creating a "island" of land which is now designated "Honor Island," a landscaped city park commemorating veterans and containing benches, a flag pole, and a permanently mounted cannon.

3.2.3 Integrity

Integrity is good throughout much of the district, particularly along Grove Avenue and Garden Street. Of the 77 surveyed properties in the district, 42



Classical Bungalow - 108 North Willow Street (c. 1910)



Classical Bungalow - 126-128 Grove Avenue (c. 1910-1924)



North Willow Streetscape - Note Surrounding Native Vegetation and Terrain

of them have remained original enough to be considered contributors. Noncontributors have either lost original qualities or were constructed after the historic period (1896-1940). The three noncontributing sites include Honor Island and three vacant parcels.

There are 27 properties identified as having "good" integrity; 26 properties are listed as "fair," and 24 are either "poor" or vacant. The integrity of the various parcels is illustrated on Figure 3-6.

3.3 DISTRICT RECOMMENDATIONS

3.3.1 Elements Worthy of Preservation

The Fleury's Addition Historic District is unique among existing historic districts in Prescott. Bordered by two of the busier streets in the City (Gurley and Grove), it nevertheless has retained numerous and well-defined examples of middle class homes from the first few decades of the 20th century. Although commercial properties exist, they are mostly constrained to Gurley Street and Grove Avenue, with little intrusion into the residential neighborhoods. Thus, the context of the district is of a relatively quiet residential neighborhood behind two busy arterials containing commercial development. Although the nature of the commercial development has changed over the years, this arrangement represents a microcosm of early development in Prescott.

The various elements of the Fleury's Addition Historic District are linked by the way the structures relate to each other in terms of architectural style, materials, scale, setbacks and the uses of residential and commercial areas. 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)

Although the existing zoning code allows a setback of only 15 feet for front yards of residential properties, the historic trend has been approximately 25 feet. The consistency with which this setback has been maintained over the years helps give the district part of its cohesiveness, particularly along Willow and Garden Streets. Where the historic setbacks have not been maintained, such as 131 and 202 Grove Avenue, the streetscape is interrupted and the buildings appear out-of-place. Every effort should be given to maintaining the historic setbacks in the district. This is true even for commercial buildings in the Business-A zoning areas along Gurley and Grove, where no setback is required for such uses.

Streetscape/Landscape

The overall continuity of the street edge is good throughout the district, with



"Honor Island"

the previously mentioned exception of newer buildings placed closer to the road than has historically occurred. Street trees help this continuity, particularly along Garden Street, where trees are planted in parkways behind the curb. Ash and Elm Streets are unpaved, leading to dusty conditions in the heart of the district; future paving of these streets should be considered.

Many sidewalks originate from the WPA-era and several are in poor condition. The separation of the sidewalk from the street by the parkways on Garden Street greatly enhances the character of this neighborhood. No sidewalks exist on the east side of Willow Street, leading to unsightly and potentially unsafe conditions. This is especially true along 662 Gurley Street (a commercial laundry) and 121 Willow Street (an old sanitorium, now used for apartments), both of which typically have small children walking adjacent to the road. Sidewalks exist on both sides of Grove Avenue with wide parkways. The planting condition of the parkways is poor.

Very few buildings in the district have driveways on the main street. Most are accessed in the back via alleys. Garages, where they exist, are usually simple vernacular structures located well behind the main house. Where driveways exist, they are located on the edge of the property so as not to interrupt the front facade of the building. Driveways in the district should continue to be discouraged, and no garages should be allowed in front of or adjacent to the front elevation of the building.

Several small stone retaining or garden walls exist in the district and should be preserved. Generally built of native stone, they add a historic feel to the area and represent a feature that is quickly disappearing in Prescott. Another cohesive element is the openness of the front yards. Chainlink fence, though not the most desired material, is the most common type of fencing used and does allow a good degree of openness to the neighborhoods. However, several homes utilize various designs of wood picket fences which provide the same open feel while maintaining a more historic quality. Metal fencing should generally be discouraged and wood encouraged wherever practical. In all cases fences should not be more than approximately three feet in height (current zoning allows six feet between residential and multi-family, commercial, and business uses; front yard fencing may not exceed four feet in height).

Existing landscape throughout most of the district consists of simple lawn areas accented by small- to medium-sized shrubs. With the exception of the previously mentioned street trees (which enhance the overall streetscape), landscaping that obscures historic resources should be discouraged. Landscaping should instead complement, frame, or enhance the building. For example, low shrubs along the front of a building can provide a natural "base;" slightly taller vegetation can be used to accentuate an entrance or building edge; and ornamental plants can be used along a entrance path or other select areas to provide variety and interest.



Typical Residential Streetscape - Garden Street



Fence Detail - Garden Street

Building Size and Scale

The scale of the buildings varies from parcel to parcel, yet without compromising the unity of the district. Some structures have a low, horizontal emphasis, while others have more vertical accentuation. The overall emphasis in the residential areas is of unpretentious, comfortable-looking dwellings that provide a strong sense of shelter. Even those buildings over one story are largely designed in such a way that the mass of the structure is minimized from the public right-of-way. Thus, proposed new buildings and rehabilitation projects should emphasize the scale and proportions of the buildings and not necessarily on the width of the front elevation.



*Building Scale and Massing -
Grove Avenue*

Roof styles consist of both gable and hip designs. In both cases the ends or sides of the roof are facing the street, depending on the orientation of the structure. Overhangs are short, generally between 12 and 18 inches, with exposed rafter tails. Many of the residences do not have chimneys and where existing they are not highlighted or treated with special detail. The exception to this, of course, are the Queen Anne structures on Grove Avenue, where the chimneys are an ornate and a highly detailed element of the overall design. Skylights and other appurtenances do not exist on the historic structures, while some (such as air conditioning units) exist on newer, noncontributing buildings. Roofing materials are primarily asphalt 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.

Doors and Windows

Doors tend to be located in the center of the front facade, especially on buildings with hip roofs or gabled roofs where the broad side of the building faces the street. The doors are flush with the front elevation and often include porches that run up to the full width of the house. On the Queen Anne and on gabled buildings where the gable end faces the street, entrance doors are placed to the sides of the buildings and set deep behind reentrant porches.



*Residential-Scaled Buildings -
Grove Avenue*

Windows tend to be vertical, as was the custom of the time. This is true even of the lower, more horizontal structures in the district. Double hung windows are the most common, with simple "one-over-one" pane designs. Even where a broader opening was desired, the windows often use a Palladian arrangement (one double-wide opening flanked on either side by a single-wide opening) to maintain the vertical emphasis. This subtle pattern adds continuity and rhythm of the neighborhoods, even where it occurs on buildings with different styles and roof forms. Few awnings exist in the district, though they would not necessarily detract from the rhythm of the windows.

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.

Materials

Exterior walls of nearly all contributing buildings are sheathed with wood clapboard siding. This is one of the key unifying themes of the district and provides a sense of scale even on the busy arterials streets. Wood siding should be preserved to the greatest degree possible on existing buildings and strongly encouraged on new construction. A limited number of buildings are constructed of brick or stone masonry, which would be acceptable as an alternative exterior material. Exposed masonry on buildings such as the old Mercy Hospital complex and the contributing brick structures on Grove Avenue should not be stuccoed, encased, or otherwise covered. Stucco and painted concrete block occurs only on commercial structures along Gurley Street and Grove Avenue. In each instance where it has been used, it is out of place with the character of the district; future use of these materials should be discouraged.

Many of the original residential buildings in the district, even those that are no longer considered contributing, are constructed on concrete, block, or stone stem walls. This raises the elevation of the first floor about two feet above finished grade, resulting in stairs leading to broad porches prior to reaching the front door. This design theme should continue to be encouraged; slab-on-grade construction should be discouraged.

Open Space

This most significant open space in the Fleury's Addition Historic District is Honor Island along Gurley Street. The location of this island has resulted in an effective buffer between the traffic of Gurley Street and the residential neighborhoods of Willow, Ash, and Garden Streets. Although property located on Gurley Street to the east and west of the district has transitioned primarily to business and commercial uses (albeit at a small scale), Honor Island has resulted in a "pocket" defining the southern edge of the district. The park, however, is poorly maintained. Necessary improvements include trimming of overgrown shrubs, replacement of deteriorated and broken benches, repair or replacement of the flag pole, improved lighting, and signage indicating the purpose of the park. Since it is surrounded by four streets, active use is not recommended (i.e., playground equipment). It should be noted that, although it is a veteran's memorial, the flag is not flown any longer. A new flag should be raised and lighted as part of the overall improvements.

Other Miscellaneous Elements

Many of the bungalow buildings in the district contain turned or battered posts on the corners of the porches which should be preserved as part of the character of this style. Of course, the Queen Anne buildings on Grove



Vernacular with Victorian Cottage Elements - 114 North Willow Street (1910)

Avenue contain a great deal of ornate trim, posts, shingle details, and rail styles which should be protected. These elements have been well maintained and add to the significance of these structures.

Lighting throughout most of the district is simple and is usually mounted directly on the structure. Consideration should be given to replacing the modern aluminum street lights with those of a more historic character. 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.

3.3.2 Threats to District Integrity

Past Projects

As has been noted previously in this section, both Gurley Street and Grove Avenue have been significant thoroughfares since the earliest days of Prescott. However, as these roads have grown and connected with other roads, through traffic has dramatically increased, which nearly always places increased pressure on historically residential neighborhoods (see, for example, Gurley Street east of Alarcon Street). It is remarkable, in fact, that Grove Avenue within the historic district has retained much of its residential character over the years.

Nevertheless, several incompatible projects have occurred over the years, such as 702, 624, 600, and 528 West Gurley Street and 131 and 202 Grove Avenue. These structures consist of flat roofs; stucco, block, or metal siding; are often located much closer to the street than has been the historical pattern; and are lacking in the style and detail that existed in the buildings they replaced or that exist immediately behind or alongside of them.

Several of the old residences, particularly along Gurley and Grove, have been converted to professional office space. In many instances this has been done in a sensitive and compatible manner. This represents a valid compromise between retaining historic resources while accommodating a change in use. This trend of reuse and rehabilitation should continue to be encouraged along the arterials. Good examples of past residential-to-commercial rehabilitations include 111, 115, 136, and 146 Grove Avenue.

Likewise, several of the residential buildings on Willow, Ash, and Garden Streets and Western Avenue have also been maintained or restored to the point where they have retained their historic integrity and are considered contributors to the district.

Another past project that has had a significant impact on the district (although it may have been unintentional), was the 1966 realignment of Gurley Street with Butte Street, forming Honor Island. As mentioned, this provides a visual buffer to the residential area and has lessened commercial pressure. This is a valid design consideration that may be considered in other historic areas of the city, as conditions allow.



Vernacular Victorian - 132 Garden Street; Note Symmetrical Massing and Design (1901)



Chalmer's Sanatorium - 121 North Willow Street; Now Used as Apartments (c. 1910)

Future projects

Known future projects within the district include the paving of Ash and Elm Streets and implementation of the Prescott College Master Plan. There is no schedule for the paving of Ash and Elm Streets, however, this should be considered as an enhancement of the district. This project, along with the recommended installation of a sidewalk on the east side of Willow Street, should be done in a manner consistent with the neighborhood and that does not damage historic resources.

Prescott College is currently preparing a Master Plan to improve the use of existing facilities and to plan for future growth. Although still under development, some of the preliminary suggestions include closing Garden Street north of Western Avenue at the Butte Creek crossing; closing part of the alley behind the main building (220 Grove Avenue) for use as public space; refurbishing existing buildings to better suit current needs; and leasing or purchasing additional buildings for expansion. The historic facilities owned by the college have been well-maintained over the years; the College, the neighborhood, and the Commission should work together as the plan progresses to ensure that final recommendations are compatible with the individual buildings and the entire district.



Classical Bungalow with Typical Stone Perimeter Wall - 650 West Gurley Street (1910)

Circulation and Parking

Since there is little through traffic in the interior of the historic district, circulation is not a major concern. Most traffic into and out of the district arrives via Gurley Street and Grove Avenue. Traffic within the district consists primarily of local residents.

Although the historic district contains commercial uses along the arterials, spill-over parking into the residential areas does not appear to be a significant problem. The commercial properties contain on-site parking, which keeps parking off the streets, but results in large areas of pavement that are inconsistent with the character of the district. The district is located far enough from the downtown that parking generated by downtown activities does not extend to this area. The impact of parking upon the district, however, could change significantly if commercial pressures increase. This has occurred in a few areas where the front yards of historic homes have been paved to accommodate parking for a new use.

Proximity to Other Land Uses

The Fleury's Addition Historic District sits in a pocket of landforms and land uses that has led to its development as a middle class neighborhood. The land rises dramatically north of Butte Creek to large and unbuildable rock outcroppings. In addition to this natural boundary, the land also rises quickly, though not as dramatically, to the south of Gurley Street. Thus, the land to the north and south of the district has remained largely residential, as the landforms are not conducive to commercial development.

The eastern half of the district is dominated by Grove Avenue. Although a good deal of this area is now being used for commercial or business purposes, these uses greatly increase further to the east as one approaches downtown.



Classical Bungalow - 112 Garden Street (1924)

The area west of the district consists of areas similar to Willow Street, but with less historic integrity (small scale residential areas behind commercial areas along Gurley Street). This quickly diminishes in both depth and scale, however, as the terrain steepens significantly.

Given these boundaries, the pressures for change within the district are probably not as great as they are in other parts of the city. Threats to the character of the district can be primarily anticipated to result from the following conditions:

- Demolition of historic resources to make way for larger commercial or business projects. This is particularly true along Gurley Street and Grove Avenue. This option may be attractive to property owners living in lower income areas, at the expense of the quality-of-life of the entire neighborhood.
- Incompatible additions, alterations, or modifications to individual buildings. In addition to standard home remodels, this is also true for conversion projects from residential to commercial.
- The acquisition of several properties by a single developer to make way for a larger project, such as apartment buildings or office space. Areas of particular concern are the 600 blocks of Gurley and Western, and properties in the 100 to 130 range along Willow and Garden.
- Projects that are incompatible with the historic district but are allowable under the current zoning code (see following discussion).

Zoning

The Fleury's Addition Historic District is comprised of two zoning classifications: Residential "C" (RC) and Business "A" (BA). It is bounded to the north by BA, RC, and Residence "B" (RB); to the east by BA and various residential zones; to the south by BA; and to the west by BA, RC and RB. The following description is an overview of each of the districts; for a full description see the City of Prescott Zoning Code.

The RC designation allows 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 that can also include the types of residential uses allowed under RC. It has more restrictions than BB or "commercial" designation.

Table 3-1
District Zoning Classifications

<i>Item</i>	<i>Residence C</i>	<i>Business A</i>
Building Height Limitation	3 Stories, 50 Feet Max.	50 Feet, Max.
Building Site Area	50 Feet Wide, Min. Aptmnts: 50 Percent Max.	Business: None Resid.: Same as RC
Yards, Front	15 Feet, Min.	Business: None Residential: Same as RC
Yards, Side	10 Percent of Yard Width*	Business: None Residential: Same as RC
Yards, Rear	15 Percent of Lot Depth*	Business: 10 Feet Residential: Same as RC
Accessory Buildings	20 Percent of Lot, Max.	None*
Screening	6 Foot Wall Next to More Restrict. Zoning	6 Foot Wall Next to More Restrict. Zoning



*Victorian with Decorative
Shingles and Stone/Wood Fence
- 123 Garden Street (1901)*

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

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

The 50 foot height allowance is inconsistent with RC zoning in this district. Given the low, residential scale of the neighborhoods, a building of this size would dwarf the area. There are also no three story buildings in the residential area of the district. It is likely that 50 feet is also too large for the BA zone. Even the large historic buildings at 115 and 220 Grove Avenue are less than 40 feet in height; therefore, any structures approaching this height must be designed in a manner sensitive to the entire area.

The front yard setbacks are likewise inconsistent with the historic residential nature of the district. As previously mentioned, the historic setback is approximately 25 feet, while the RC zone allows 15 feet as a minimum and the BA zone requires no setback for business uses. The BA designation also allows no side yard setback for business uses, again inconsistent with the historic pattern.

The zoning code also allows a number of uses within the RC and BA classifications that are incompatible with the historic nature of the Fleury's Addition Historic District. These incompatible uses include, but are not limited to, those outlined in the following table.

**Table 3-2
Incompatible Zoning Uses Permitted**



*Victorian - 646 Western Avenue
(1901)*

<i>Zoning</i>	<i>Incompatible Uses</i>
Residence C	<p>Apartments, private clubs (golf, swimming, etc.), auditoriums, ambulance service, cemeteries, crematoriums, federal buildings, fraternal/sorority houses, hospitals, public institutions, public utility buildings, schools (new), state buildings, parking lots.</p> <p>Miscellaneous Uses: Planned area developments (PADs).</p> <p>Conditional Uses: Manufactured housing or mobile home parks, hotels/motels, group foster homes.</p>
Business A	<p>Apartments, private clubs (golf, swimming, etc.), auditoriums, cemeteries, public utility buildings, parking lots, agricultural produce markets, auction/swap meets, bars, cleaning and dyeing shops, clothing manufacturers, conservatories/green houses, department stores, drug stores, dry wall supply, grocery stores, hardware stores, laundries, manufacturing, mini-storage, movers, recreational vehicle storage yards, recreational vehicle parks, service stations, taxi cab service, theaters, tire shops.</p> <p>Miscellaneous Uses: PADs, baseball batting cages.</p> <p>Conditional Uses: Manufactured housing or mobile home parks, automobile and trailer sales, bowling alleys, automobile garages, stockpiling of soils, tire recapping, miniature golf courses, adult entertainment businesses, car washes, automobile leasing, shuttle services, palm readers, psychic interpreters, tattoo parlors.</p>

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 the 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 BA zone 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 commercial buildings. It should be stated that commercial reuse of historic priorities, such as those along Grove Avenue, 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 encourage large parking lots to meet the 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 Fleury's Addition Historic District due to the location of the small-scale residential area and the arterials of Gurley Street and Grove Avenue. What is of concern, however, is the location of the BA zone five parcels deep along Gurley Street. Allowing BA compatible uses this far into these neighborhoods would cause serious permanent harm to the character of the entire district. The BA zoning should extend only one parcel deep, as is the case on the western side of Grove Avenue.

In general, the areas immediately surrounding the district provide adequate buffers against encroaching incompatible development. This is especially true given the terrain bordering the northern and southern edges of the district.

Thus, the issues of most concern for the Fleury's Addition Historic District are incompatibles uses, zoning that allows encroachment of inappropriately scaled multi-family and commercial uses in established residential areas, and multi-family densities so generous that they encourage demolition of historic structures for redevelopment of new medium and high density residential projects.

3.3.3 Opportunities Within the District

For nearly a century, the Fleury's Addition has remained a unique residential neighborhood close to the heart of the city. It has remained as an excellent example of a middle-class neighborhood with a cohesive assemblage of Classical and Craftsman Bungalow, Vernacular Victorian, Queen Anne Victorian, and Romanesque Revival architecture. This has occurred despite two major arterials in close proximity.

Given this history, the ideal continued use for the district would be as a single-family neighborhood, flanked by commercial corridors. Adequate buffers exist to maintain this area in essentially the same condition as it has been since the early 1900s. Although commercial development would be compatible along selected areas of Gurley Street and Grove Avenue, it must occur in a manner that is more consistent and sensitive than has occurred in the past with newer buildings. It should be noted that several excellent examples of historic reuse from residential to commercial do occur along Grove Avenue.

The reuse of residential properties for small or home-based businesses can occur in this district, particularly on properties along Gurley Street. Any



Vernacular Victorian - 147 Grove Avenue (c. 1901); Residential-to-Business Conversion, Front Porch Enclosed



Queen Anne Victorian - 119 Grove Avenue (1901); Residential-to-Commercial Conversion, Restoration in Process

rehabilitation for commercial conversion, however, must not destroy the essential character of the historic resources. This would include not only the building, but also such things as parking, pavement, landscaping, signage, and streetscape. Under the current zoning code, a variance would be required for commercial uses in the RC zone.

It is also possible in such districts as the Fleury's Addition for the inclusion of affordable housing. Grants for affordable housing and historic rehabilitation, for example, may be combined to either rehabilitate existing resources or construct compatible structures on vacant or noncontributing parcels. Historic resources should not be demolished for affordable housing. Affordable housing, though possible, should conform to the recommendations in this plan and Yesterday, Today, Tomorrow: A Guide to Preserving Your Prescott Home.

3.3.4 Specific District Recommendations

Summary of Recommendations

The following represents a brief summary of the recommendations discussed above. It is interesting to note that, with the exception of Mercy Hospital, all of the contributing buildings within the district were originally constructed for residential use. Thus, many of the recommendations for the Fleury's Addition Historic District deal with attempting to maintain this characteristic, recognizing that commercial pressures will likely increase.

Table 3-3

Summary of Recommendations - Fleury's Addition Historic District

<i>Item</i>	<i>Observation/Recommendation</i>
Siting	<ul style="list-style-type: none"> • Retain historic setbacks at all locations • Maintain residential street emphasis in design
Streetscape/Landscape	<ul style="list-style-type: none"> • Maintain continuity of street edge; encourage more street trees • Consider paving Ash and Elm Streets • Repair/replace deteriorated sidewalks; provide sidewalk on east side of Willow Street • Discourage driveways on main streets • Do not allow garages as part of main structure (place in rear of property) • Retain/encourage stone walls • Encourage open wood fencing; discourage metal • Keep front yards fences at or below 3 feet in height • Use landscape to enhance (not cover) historic resources

Building Size and Scale

- Encourage scale consistent with existing structures
- Use gables and hip roofs consistent with historic pattern (see text)
- Do not emphasize chimney, except on Queen Anne buildings
- Encourage "architectural style" asphalt roofing material
- Discourage flat roofs

Doors and Windows

- Locate doors consistent with the historic pattern (see text)
- Emphasize vertical orientation on windows, use several vertical windows for a larger opening versus a large horizontal window
- Use doors and windows constructed of wood
- Use wide trim material around fenestrations

Materials

- Encourage wood siding; brick and stone as secondary materials
- Discourage stucco, exposed concrete masonry, metal or vinyl siding
- Encourage stem walls with raised porches

Open Space

- Enhance/improve Honor Island (see text)

Other Misc. Elements

- Encourage battered posts and other details consistent with the historic style of the buildings
- Keep lighting simple and attached to the structure
- Consider replacing modern street lights with those of a more historic character
- Discourage skylights and utilities on roofs visible from the public right-of-way

Future Projects

- Continue to coordinate with Prescott College to implement their master plan in a manner consistent with the historic character of the district and the recommendations of this plan
- Work with the City Public Works Department to ensure that any public improvements are compatible with the historic district
- Pave Ash and Elm Streets (including sidewalks); install sidewalk on east side of Willow Street.
- Improve landscaping in the parkways
- Closely monitor variance requests

Zoning

- 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, setbacks, incompatible uses, multi-family allowances



Rudolph Baehr Residence (Queen Anne Victorian) - 111 Grove Avenue (c. 1897); Now Used as a Restaurant, Ornamental Trim, Shingles

District Opportunities

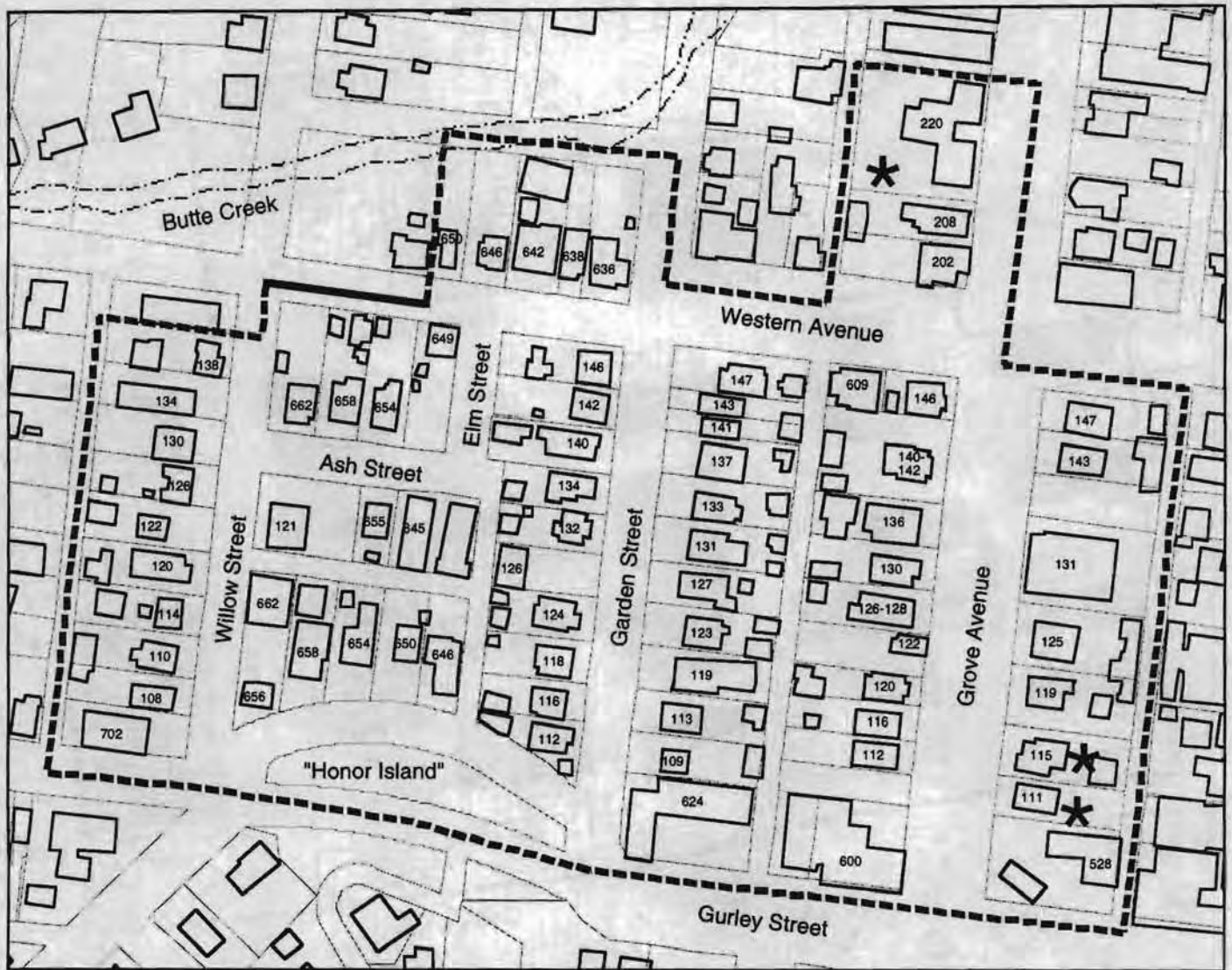


Sisters of Mercy Hospital Dormitory and Visitation House - 220 Grove Avenue (1919 and 1917); Now Used as Classrooms and Offices for Prescott College

- Consider moving the RC zone closer to Gurley Street
- Promote single-family uses in existing residential area; allow only those business reuses of residences that are compatible with the district; consider affordable housing that is consistent with the district; carefully monitor new commercial construction along Gurley Street and Grove Avenue

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HISTORIC PRESERVATION MASTER PLAN



----- National District Boundary

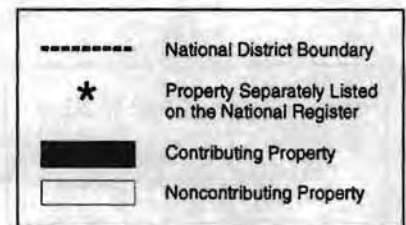
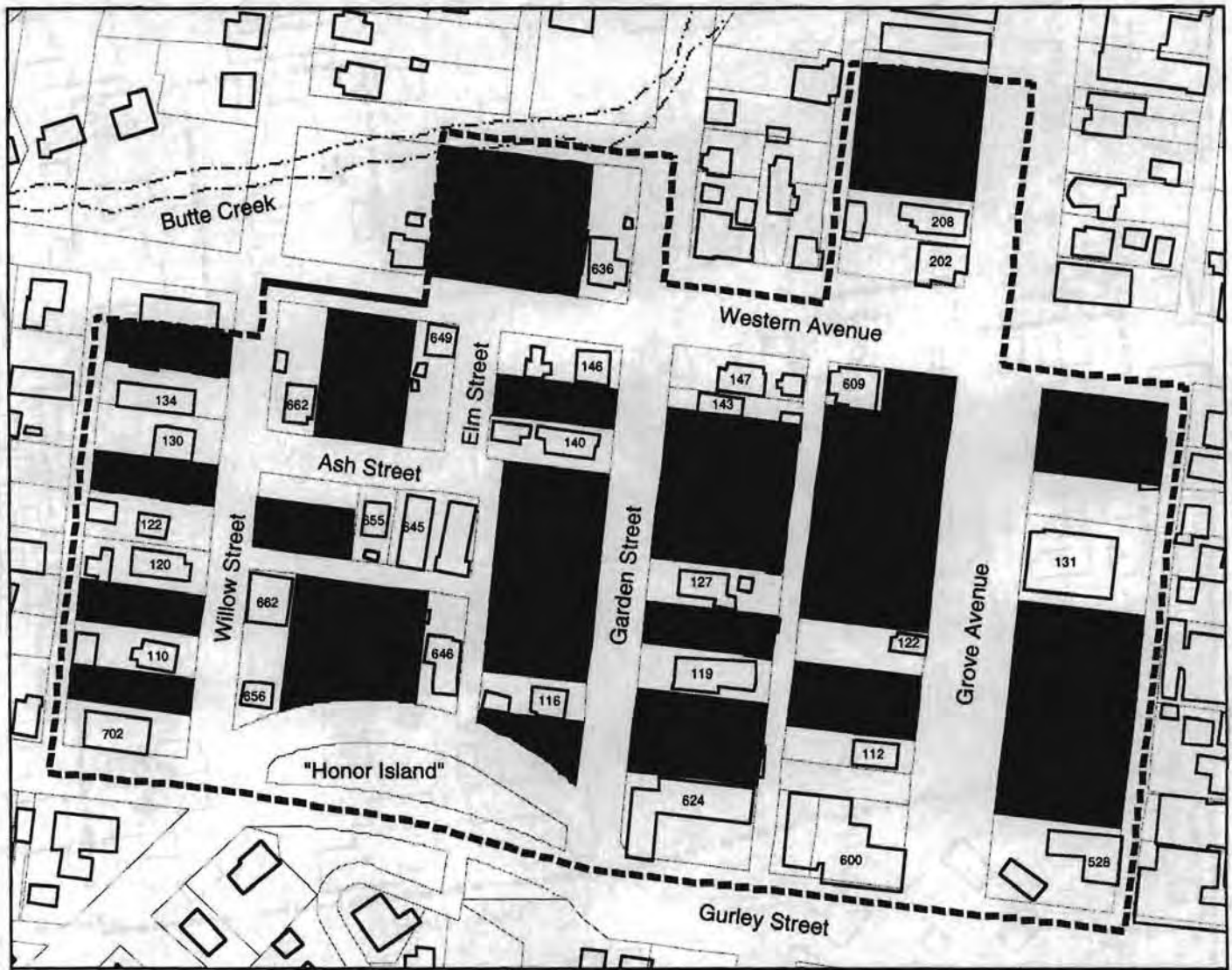
* Property Separately Listed
on the National Register

Figure

3-1

Fleury's Addition
National Register Historic District
District Boundary

Not to Scale



**Fleury's Addition
National Register Historic District
Contributing & Noncontributing Properties** NTS

**Figure
3-2**

HISTORIC PRESERVATION MASTER PLAN

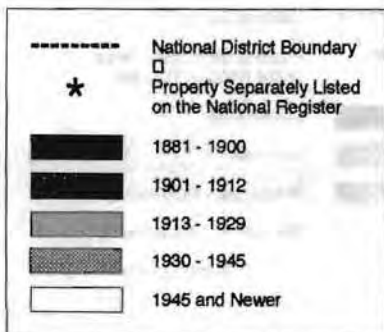
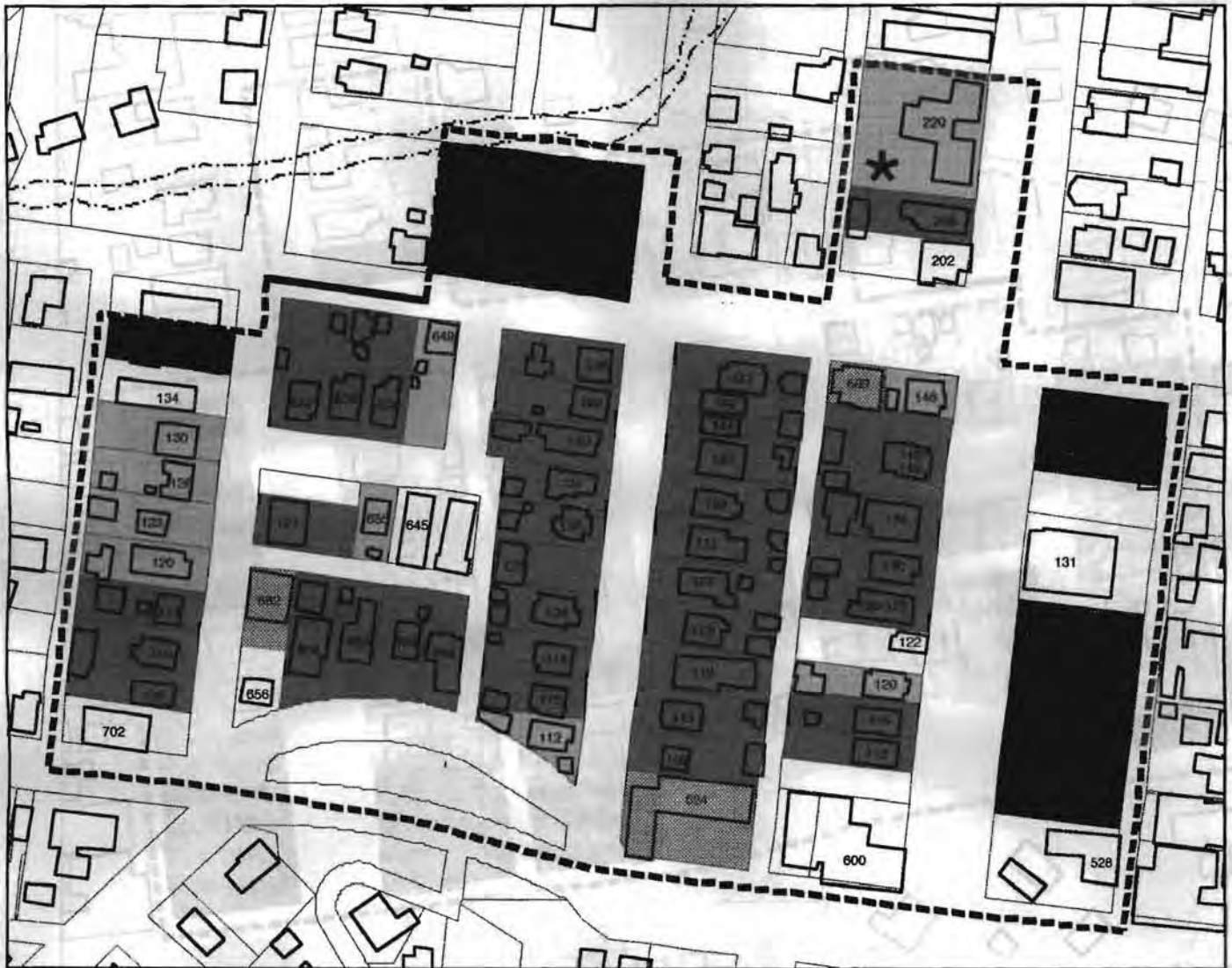
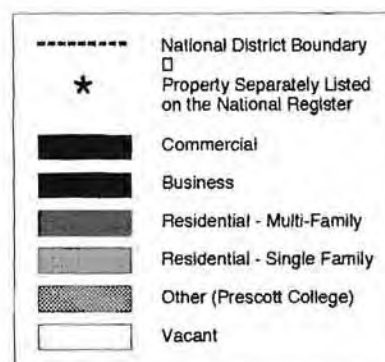


Figure
3-3

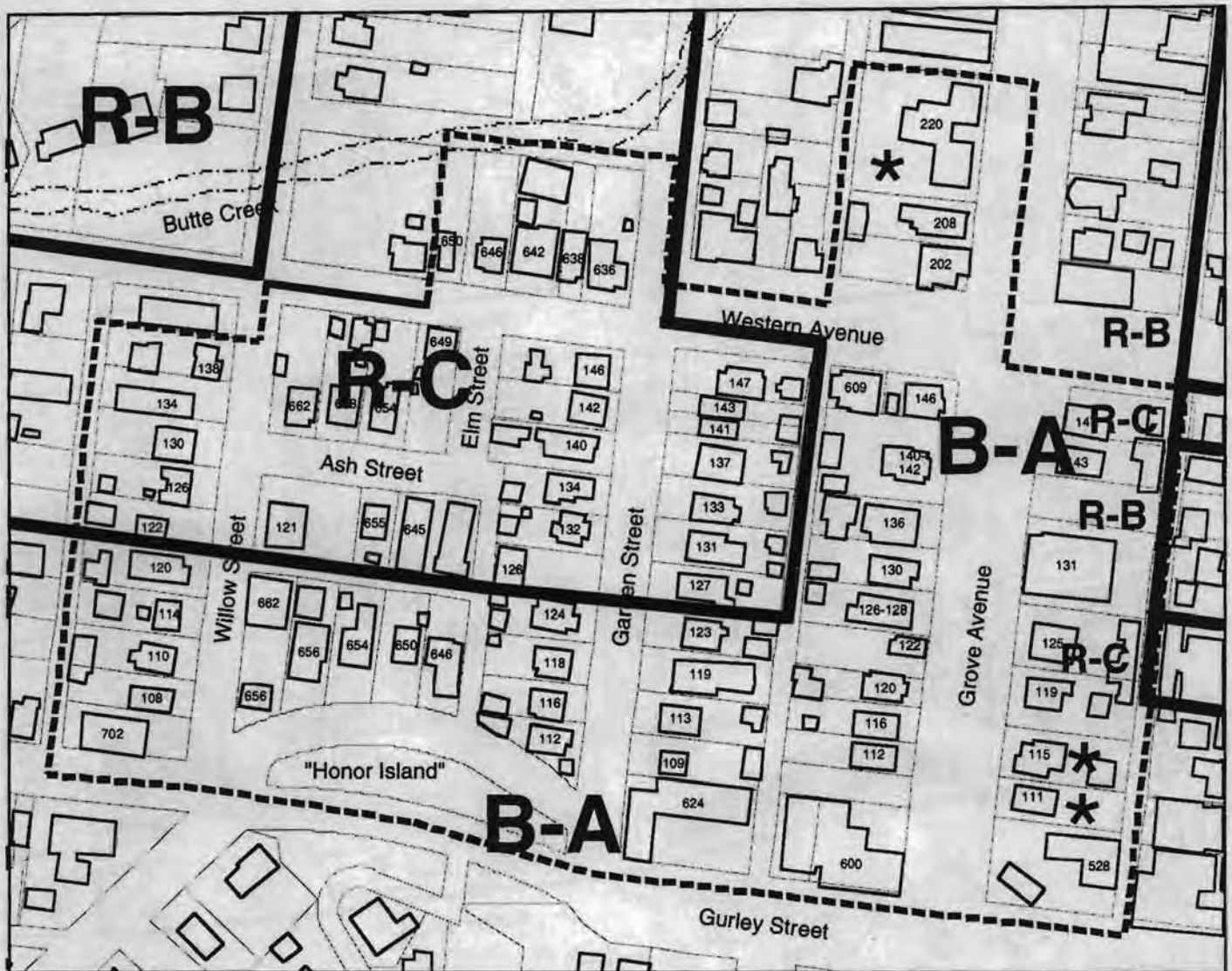
Fleury's Addition
National Register Historic District
Era of Construction
Not to Scale



Fleury's Addition
National Register Historic District
Land Use Not to Scale

Figure
3-4

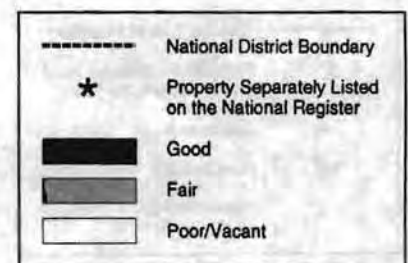
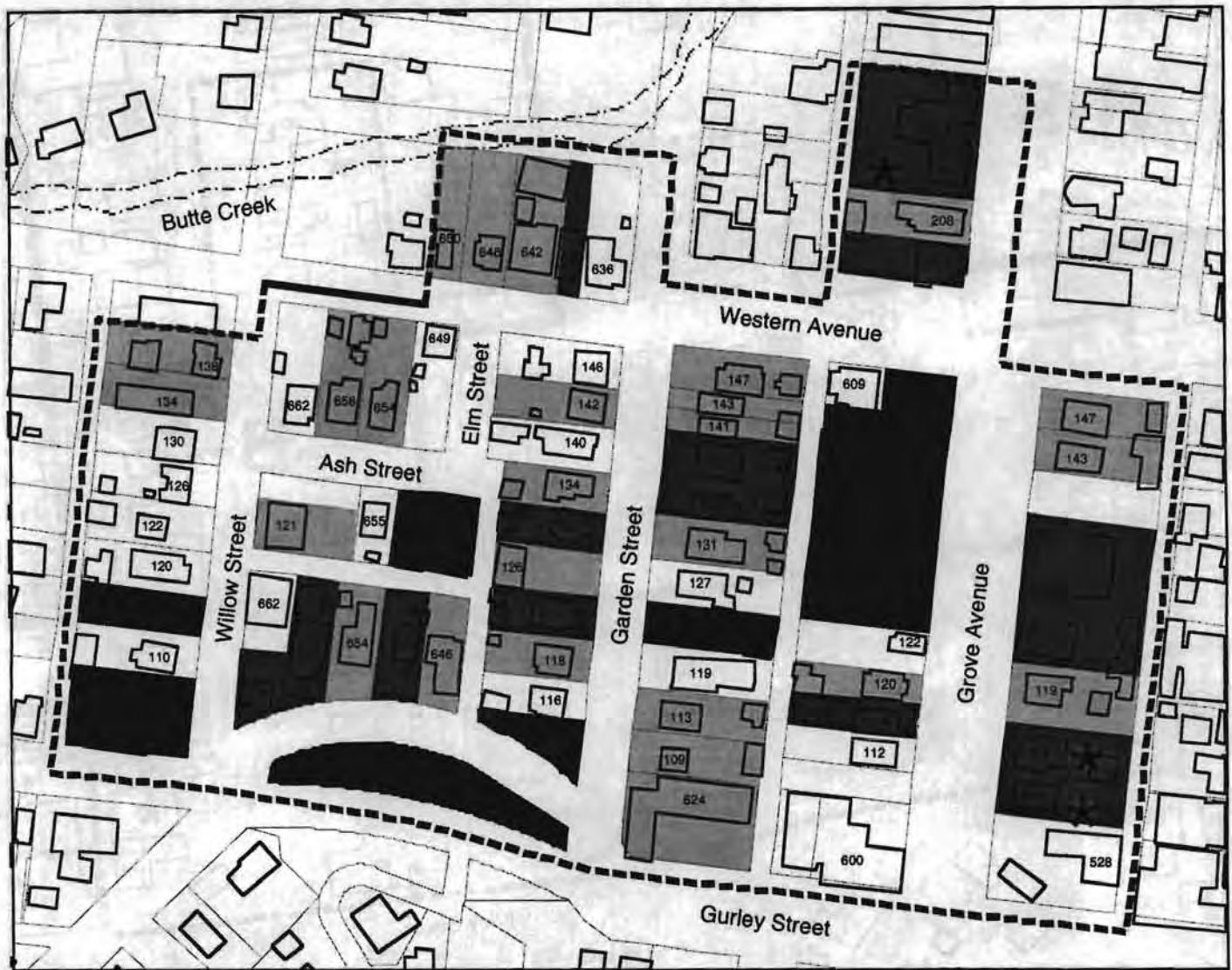
HISTORIC PRESERVATION MASTER PLAN



-----	National District Boundary
*	Property Separately Listed on the National Register
B-A	Business A
R-B	Residential B
R-C	Residential C

Figure
3-5

Fleury's Addition
National Register Historic District
Zoning
Not to Scale



Fleury's Addition
National Register Historic District
Historic Integrity

Not to Scale

Figure
 3-6