

ARIZONA PIONEERS' HOME HISTORIC DISTRICT A NATIONAL REGISTER DISTRICT

7.1 DISTRICT OVERVIEW AND HISTORY

7.1.1 Overview



*Arizona Pioneers' Home - c. 1915
and Today*

The Arizona Pioneers' Home, a National Register Historic District, is situated on a granite outcropping in west Prescott overlooking the downtown. The Pioneers' Home faces northeast, and is a prominent structure which is clearly visible from many locations in Prescott. The site includes two contributing buildings, seven noncontributing structures and one contributing object within its boundaries.

With its prominent location, the Pioneers' Home is an excellent example of Classical Revival architecture, a popular movement during the time the building was constructed. Later additions during the 1920s follow the basic architectural pattern, resulting in a consistent, intact representation of the time and style in which it was built. Using brick as a prominent material, the main building maintains an appropriate residential scale despite its size.

The site retains much of the native vegetation. Soils are decomposed granite. Granite rock outcroppings remain in many parts of the site as natural landscaping features with the Home actually being sited in among the boulders. Stone retaining walls are common. The Arizona Pioneers' Home retains the same scale, setback, massing, materials, color, craftsmanship and architectural style as when it was first constructed during the first few decades of the 20th century.

7.1.2 Location

The Arizona Pioneers' Home and its accompanying structures (including a garage, the Superintendent's House and Garage, and other facilities), is located on an irregularly shaped parcel located in the hills west of Granite Creek. Primary access is via a winding road which begins at the base of the hill to the east, at the south end of McCormick Street. The Pioneers' Home is also accessible from Bridge Street to the northwest, and by Pioneer Drive to the west (the later is currently closed and is primarily used for emergencies). The site is comprised of one parcel. The boundary of the district is shown on Figure 7-1.

7.1.3 History of the District

Initially, Granite Creek formed a natural boundary on the west side of the original Prescott Townsite, resulting in the major early residential development occurring in east Prescott. However, as businesses began to pre-

dominate in the blocks north and west of downtown, businessmen began to build their homes in the west Prescott area to be closer to their business interests. One of those businessmen was Frank M. Murphy, who lived in east Prescott but owned large tracts of land in west Prescott. In 1910, Murphy donated the four-and-one-half acre parcel of land known as "Murphy's Park" to the State of Arizona (then the Arizona Territory) for the purpose of providing a site for "an institution to be known as the Home for the Aged and Infirm Arizona Pioneers." The authorization for the Home had been approved by the Legislature in 1907 but funding was not available. It was reintroduced on January 27, 1909 by George Morris of Yavapai County. The bill passed and was signed by Governor Joseph H. Kibbey on March 11, 1909. Governor Kibbey named A.J. Doran as Superintendent. Later, Thomas G. Norris donated additional land, known as "Tract B" north of the Murphy parcel. This parcel has been designated as a park and includes a stone obelisk monument. This monument is a contributing object within the property.

At first, only men were admitted and miners were given preference for admission (there were originally 24 guests at the facility in 1911, growing to 33 by 1912). It soon became apparent, however, that there was a need for women's facilities as well. Under the will of W.C. Parsons, a trust fund was established in 1914 for the benefit of the Home. This trust fund was used several times as the match to funds appropriated by the Legislature for the expansion, remodeling and improvements to the Home. This trust fund was used toward the construction of the Women's Annex in 1916, and the hospital, dining room and kitchen in 1926.

7.1.4 Formation of the Historic District

The Arizona Pioneers' Home is eligible for the National Register under criterion "A" for its association with the development of Prescott and of the State of Arizona during the Territorial Period (pre-1912). The district contains one of the best examples of the Classical Revival architectural style in northern Arizona, as represented by the main building. No buildings or structures have been previously listed in the National Register.

Site surveys of the district were conducted in 1994, with the nomination completed and submitted to State Historic Preservation Office (SHPO) in December of the same year. The district was listed in the National Register in November 1995. Buildings listed as contributing and noncontributing are shown on Figure 7-2.

7.1.5 Prescott Preservation District Responsibilities

As a State-owned property and as a National Register District, projects within the Pioneers' Home Historic District are 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. Applicants are encouraged to meet with the City's Preservation Specialist prior

to beginning a project to answer any questions and obtain assistance in designing a historically compatible project. The City may investigate options to protect the neighborhood and should consider the nature of the area when reviewing proposed projects.



*Main Entry and Original Structure
(to Right)*

7.2 DISTRICT QUALITIES AND DESIGN ELEMENTS

7.2.1 Architectural Overview

At the turn of the century, commercial architecture in Prescott shifted to reflect the growing national trend to Revival styles, particularly Colonial Revival and Classical Revival. In Arizona, the desire of new residents to identify with their predominately Midwestern origins was combined with a desire to conform to the national identity as a way to dispel the frontier image. In spite of its large size, the Pioneers' Home was intended to be a home, and the Classical Revival style of the structure, which has been maintained throughout its many additions, reflects this architectural preference of the community at the time that it was constructed.

Original Structure - 1911

On January 22, 1910, the Prescott Journal Miner reported that "(m)any architects are at present engaged in different cities of the Territory drawing plans and specifications for the Pioneer (sic) Home to be located in Prescott, proposals for which are to be opened on February first at Phoenix." Prescott architect W.S. Elliott submitted plans and his plans were accepted on March 24, 1910. On January 11, 1911, the building was accepted from the contractor and made ready for the first residents to arrive on February 1, 1911. There were accommodations for 40 male guests. The Home was furnished by M. Goldwater & Bros. and the Bashford-Burmister Company, both of Prescott.

The Arizona Pioneers' Home is designed in a Classical Revival style, constructed of red brick laid in a common bond pattern with cast concrete window sills. The foundation is of native blue granite ashlar with beaded mortar joints. The granite undoubtedly was excavated on the site. Originally, the building was constructed with a cross-shaped floor plan and consisted of three stories. A central rectangular structure with a large covered porch on the east (front) was flanked on each side by a square wing which was set back from the plane of the central structure. The main entrance was on the second floor, with the partial first floor used primarily for storage. Roofs are hipped, with fir trusses. The original roofing material consisted of wood shingles, which remain underneath the current composition shingles on the original part of the structure. There is a hipped dormer centrally located on the main roof on the front elevation. This dormer contains two windows set together as a pair flanked by louvered vents on each side. Windows are typically "one-over-one" wood frame. The windows are evenly spaced and symmetrically aligned. Eaves are boxed and bracketed with an articulated

soffit. There is one brick chimney which pierces the roof line at the intersection of the main hip and the north hip. This serves a large brick fireplace in the main lobby. Two covered second-story porches connected by a promenade were main features on the front and north side of the original structure. The north porch was removed when a wing was added in 1926. A front central stairway leads from the outside grade level to the second floor porch and the main entrance. The porches and promenade were partially enclosed below the floor level at a later date. The porches and promenade had a low railing supported by square spindles. The porch roof is supported by Classical wooden columns in the Doric order set in threes at the corners with two single columns in between. These columns are supported by ashlar granite piers. There is a third-story porch surrounded by a similar railing.

The interior spaces consisted of individual and group rooms, a lobby, kitchen, infirmary, dining room, pantry and library.

Women's Annex - 1916

The wing was added to the north facade of the original structure and was designed by J.C. Wallingford in a Classical Revival style very similar to the original structure. This wing is also three stories in height, of red brick in a common bond pattern and has a two story front porch supported by Classical columns arranged exactly as the original structure. Roof lines, materials, eave and soffit treatments are also the same as the original structure. The Women's Annex was completed in May, 1916.

In 1917 the Legislature approved appropriations for improvements to the Home. These improvements included relocation of the hospital (infirmary) to the first floor of the Women's Annex and changes in the dining room. A fire alarm system was also installed.

Hospital, Dining Room, Kitchen - 1926

This wing was constructed on the northwest corner of the complex west of the Women's Annex. It bears a plaque dedicated to W.C. Parsons. This three-story wing is also constructed of red brick in a common bond design, has a hipped roof which is an extension of the roof line of the Women's Annex, and one-over-one single and double hung windows.

At approximately this same time, a freestanding kitchen building was added to the complex to the west of the original main structure. This facility is one story, constructed of red brick, and has one-over-one single hung wood frame windows set in threes. It also includes a wooden cage-type freight elevator to the basement and an ice delivery door to the walled-in cooler. This building still serves as the kitchen, though it is now connected to the main structure by breezeways and storage buildings which are actually porch enclosures. A new dining room was also added to the original main structure. An arched doorway at the rear of the main lobby leads to the dining room, which consists of one large space with individual tables and chairs.



Brickwork and Inset Wood Windows; Exposed Eave Above



Superintendent's House

French doors open on to a patio area to the southeast. This two-story structure is also constructed of red brick and has an end gable roof. This addition resulted in the creation of the "Rock Room" on the first floor. This room is literally dug into the granite outcroppings which form the hill upon which the Home is built. A third story was added to this structure in 1954.

West Wing and Miners Hospital - 1929

On August 6, 1929 construction started on the three-story West Wing, by workmen who began drilling dynamite holes in the granite formations. Prescott architect Chris Totten prepared the plans for the new addition and acted as project superintendent. The addition provided 50 additional rooms and 100 additional beds. Heating, plumbing and mechanical improvements were also made to the entire Home as part of this project. As soon as the West Wing was completed, work was started on the two-story Miners' Hospital, which was located to the rear (west) of the 1916 Women's Wing addition. Both of these additions are constructed of red brick with hipped roofs (which are extensions of the existing hipped roofs) and have the same details as the original structures. These additions result in an overall "E"-shaped configuration of the complex.

Superintendent's House and Garage - 1953

In August, 1946, a recommendation was made to build a separate residence for the Superintendent of the Pioneers' Home. This would free up the use of two large and one small room in the Women's Wing for guests, relieve crowding, and fulfill a need which had existed for several years. Records show that plans for the Superintendent's House were not prepared until 1953 and at the same time plans were prepared for the construction of a Superintendent's Garage. These structures are freestanding, constructed of red brick, and are located north of the main complex. They are noncontributing buildings due to an age of less than 50 years.

The historic patterns of development within the district can be seen on Figure 7-3 and existing zoning is illustrated on Figure 7-4.

7.2.2 Landscape/Streetscape

Landscape features which serve to unify and distinguish the site include the retention of native evergreen and semi-deciduous growth together with native shrubs such as mountain mahogany, scrub and gambrel oak, Apache plume and native grasses. Native stone is frequently used in retaining walls, distinguishing one elevation from the next as a consequence of terrain. These features are common in the residential neighborhood surrounding the Pioneers' Home and lend a continuity and cohesiveness to the residential setting. These are contributing features within the property, but are not documented individually.

The district thus retains the feel of large, comfortable home set in a natural landscape. The native stone walls contribute to this, as do the generous setbacks, mature trees, and numerous rock outcroppings.

7.2.3 Integrity

The Arizona Pioneers' Home possesses integrity of location, design, setting, materials, workmanship, feeling and association. The architectural period of significance (1911-1929) represents the earliest documented completion of construction and the most recent construction more than fifty years old and of a historic style. The architecture of the Pioneers' Home is representative of the various Revival style dwellings built throughout the historic period.

The main building, with its various additions, represents an intact example of the Classical Revival style. Unlike much of the earlier development in Prescott, the Pioneer Home was, for the most part, platted in accordance with the terrain and natural environment, resulting in a unique setting for the residences of the Home. Alterations are seldom obtrusive nor do they detract from the historic character of the structures (with the exception of the west [rear] elevation).

The noncontributing structures are not large enough to constitute a notable intrusion. These include three structures not eligible due to age (the Superintendent's House and Garage and picnic shelter) and four architecturally incompatible storage/maintenance facilities. The integrity of the various facilities is illustrated on Figure 7-5.



Front Elevation

7.3 DISTRICT RECOMMENDATIONS

7.3.1 Elements Worthy of Preservation

The Arizona Pioneers' Home retains much of its original character and natural landscape, both of which provide a strong sense of time and place. Development trends that have been a concern in other districts do not apply to the Pioneers' Home due to the size of the property, its location on a prominent hilltop, and its setting within a well-established residential neighborhood. The land use pattern within the property remains essentially unaltered, or has been slightly modified in a consistent and compatible manner. The primary building, the Pioneers' Home, has been well maintained, although significant improvements are necessary.

The Pioneers' Home Historic District is cohesively linked by the integrity of the architecture and the natural landscape and by the way the structure relates to its environment. 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)



Rock Curbs, Roses and Natural Landscape

The current zoning for the entire district, as well as for the area immediately surrounding the district, is Residential "B" (RB). This zoning designation provides a height limit of 2-1/2 stories, or 35 feet, and front setbacks of 20 feet. Obviously, the existing layout of the district more than accommodates these requirements. The location of the main building is not only in the center of the property, but also rests on the highest point of the hill formally known as Murphy's Park. Thus, there is little chance that a parcel on an adjoining parcel could negatively impact the district.

Although the Pioneer Home is sited on top of the hill, it still fits in well with the surrounding terrain. The side hills and large granite outcroppings have been maintained over the years, providing a significant buffer around the Pioneers' Home. The use of on-site materials on the foundation, retaining walls, and curb edges further incorporates the building into the site. The slope of the roofs roughly correspond to the shape of the hill, providing a "cap" to the rustic landscape. And the use of warm-colored brick further establishes a connection to the exposed formations around the property. The protection and preservation of all of these elements should be respected to the greatest degree possible.

Thus, the siting of any new construction, additions or alterations to the Pioneers' Home property should be compatible with the district, including both the existing main structure and the natural landscape. Existing terrain or rock outcroppings should not be demolished or should be incorporated into the design.

The primary focus of the property is to the northeast, toward downtown Prescott. This is true even though the two primary entrances arrive at the back of the main building. The northeast facade is clearly the "formal" entrance to the Pioneers' Home, presenting the same image to the town at a distance and to the automobile up close. This alignment is further enhanced by a simple flagpole and small commemorative area across the entry drive in the middle of the front elevation. No new buildings, alterations or circulation elements should compromise this formal orientation.

Streetscape/Landscape

Although the compound is surrounded by natural landforms to the north, east and south, more formal landscape areas may be found. Roses and other flowering plants have been placed at the front of the Home along planters and in the island of the entry drive (this includes a small fountain).

The largest improved area in the district is the park located at the southwest corner. This area includes a covered shade structure surrounded by a large lawn. Also included are picnic tables, a shuffleboard court, and a horse-shoe pit. The park provides a good area for eating, conversing or for recreational activities.

The other park is "Parcel B" along the north edge of the property. Included within the rocky terrain are short trails, benches and the commemorative stone obelisk. The trails are fairly steep and difficult to negotiate in some places, thus limited their usefulness to the elderly. Some portions of the trails are in disrepair and irrigation water was observed running across the rocks and paths. In some places the route of the path may be easily lost.

Many native trees on the parcel have been maintained over the years, providing canopy, shade and a natural buffer. The stateliness of the main building, coupled with the informal and natural landscape, creates a comfortable, appropriate and scenic setting for the residents of the Pioneers' Home. Although landscaping should typically not obscure historic resources, the sheltering aspects of the many older trees and shrubs around the buildings are a part of the historic fabric of the district. Low shrubs and ornamental plants should continue to be encouraged to provide variety and interest to the natural landscape.

The many stone retaining walls in the district are a key unifying element and should be preserved. Generally built of native rock from the site, they add a historic feel to the area and represent a feature that is quickly disappearing in Prescott. The walls average two to four feet in height, with several exceeding six feet. In many cases, rock outcroppings are incorporated directly into the stone walls.

Most of the parking is appropriately placed at the rear (west) of the property. Some parking is available at the front (east), and is used primarily for handicapped and visitors. This general arrangement should be maintained, with some improvements to the rear parking areas recommended.

Building Size and Scale

Building size and scale within the Pioneers' Home Historic District is appropriate to the setting and use of the facility. The main building is three stories in height (four stories on the west elevation) yet is not imposing upon the site. The Classical Revival style of the structure incorporates a low hipped roof, dormers, chimneys, porches and a simple window design to invoke a residential feel. The use of brick provides additional warmth and scale to the main building. The compatible additions to the original structure over the years provides a strong sense of uniformity; to the untrained eye the Pioneers' Home appears as if it were all constructed at one time.

The Superintendent's Home and Garage are also constructed of brick and are of an appropriate scale, however, their age does not yet qualify them as contributors to the district. The same is true for the ramada in the southwest park.

Although a small garage to the west of the main building was constructed of stone and not brick, it nevertheless is appropriate through the use of the



Commemorative Obelisk in Parcel "B."



Exit Stairs on the Rear Elevation

native materials. These materials tie the structure to the landscape, the foundation of the main building, and the many rock retaining walls.

Additional storage and maintenance facilities are found on the west side of the property, all constructed of wood or metal and all noncontributing. Any additional support facilities should also be located on the west side, but designed in a more compatible manner with the rest of the district.

Roofs are almost exclusively hipped with low pitches to diminish the overall mass of the structure. Hipped dormers appear on the east side of each of the main wings as an architectural feature. Overhangs are at least two feet deep, providing a deeper shadow line and stronger sense of shelter. The overhangs are supported with simple brackets under a wood soffit. Chimneys have been added over the years and are constructed of brick. Although most of the roof is free of utilities (at least on the east elevation) some vents and other features are apparent. Any roof-mounted skylights or other appurtenances should be discouraged, especially on the east elevation.

The light-colored composition shingles currently on the roof further reduce the mass of the buildings, particularly at a distance. Flat roofs and roofs of a different pitch from the main building are not in keeping with the character of the historic district and should be discouraged.

The foundation walls are of native stone on the primary elevations of the main building, but are painted concrete block on some additions (such as the north porch on the front elevation) and on the rear elevations. The use of the stone facing on raised foundations should be encouraged on any future construction or remodels, and slab-on-grade construction should be discouraged. Stem wall construction also works best with the uneven and rocky terrain, resulting in less disturbance to the natural setting of the district.

Doors and Windows

The formal entry doors to the Pioneers' Home are centrally located on the east side of the middle wing, at the top of a flight of stairs. The simple double wood doors leading to the lobby are another subtle reminder of the residential emphasis of the architecture. Other doors on the front elevation lead to porches and are usually French in style. Most of the original doors have transoms. Doors are painted white (including the door trim) which highlights the opening and is the common trim color throughout the building.

Doors tend to be far less formal on other elevations, as many of these provide service access. Although many doors are still constructed of wood, metal doors are more evident. Wood should remain as the desired material for doors and windows, especially for those used primarily by the residents.

Windows are of a simple design with a slight vertical emphasis. Nearly all of the original windows are still in place and are constructed of wood in a one-over-one pattern. The windows are set approximately eight inches deep in the wall, with brick returns at the sides and a cast concrete sill. The window trim is painted white, including the sill.

The window pattern is a strong unifying element that provides continuity and rhythm to the entire building. This pattern should be maintained and horizontal and sliding windows should be discouraged. Some awnings exist on the main elevation, providing a further sense of shelter.

Some of the porches have been enclosed or screened in. This practice should be discouraged as it detracts from the historic pattern of the facade. This is not considered a serious compromise of the architectural integrity, however, since the enclosures can easily be removed.

Windows on the Superintendent's House are horizontal sliders constructed of galvanized aluminum. Consideration should be given to changing these to a style more compatible with the main building.



Grass-Covered Park at Southwestern Corner of Property

Open Space

Although the district is buffered on three sides by undisturbed open space, two areas have been designated as park areas. One is the grassy area at the southwest corner of the property, and the other is "Parcel B" along the northern edge of the district. Parcel B still retains the rock outcroppings native landscape found in other areas, but is more accessible than other, steeper, areas. The grass park appears to be in good condition and is well maintained. Parcel B, on the other hand, needs significant work to make it more usable, particularly to the elderly residents of the Home.

The overall image of the natural landscape should be maintained through the sensitive siting of any additions or new construction and preservation of the native landscape.

Other Miscellaneous Elements

The Doric columns on the front porches of the main buildings are a strong unifying element, providing shade to the main (second) floor and support to porches on the third floor. These columns should be maintained; the design could be used in a simple manner on future additions or alterations.

The use of stucco should be discouraged as incompatible with the historic pattern. Stucco currently occurs on miscellaneous additions and alterations throughout the district.

Lighting throughout most of the district is simple and is usually mounted directly on the structure. Additional lights, such as those used to light the grounds or the road, should be of a style consistent with the district.

Most of the porches are enclosed by a metal handrail, painted white. Although wood was likely the original material for the rails, the design and color of the metal railing is similar to a wood rail and is therefore not considered an encumbrance to the design.

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. Many utilities are exposed in the rear of the building and could be screened in a better fashion.

7.3.2 Threats to District Integrity

Past Projects

The Pioneers' Home is situated in the middle of an established residential neighborhood in west Prescott. As a result, nonresidential development pressures have not intruded onto district, nor are they likely to for the near future. There are several reasons for this:

- The siting of the Pioneers' Home in the middle of the property has provided a significant buffer against neighboring development. Although incompatible development could occur on adjacent parcels in the future, these buffers, along with the location of the main building on the hill, would make serious impacts unlikely.
- The area is almost completely surrounded by residential uses. The location of the Mile High Middle School east of the property provides an additional buffer against development. Some limited commercial development has occurred on Summit Street to the north, but this has been very low-scale.
- Traffic on South McCormick and Bridge Streets is primarily residential, except for traffic proceeding to the Home. Both streets dead-end into the property, resulting in no bypass traffic that would encourage commercial development.

Although all of the above are valid reasons why the district has not been subjected to incompatible development pressures, none represent a guarantee that these pressures will not occur in the future. Diligence must be maintained to remain cognizant of development trends on the edges of the district.

Elements of past projects that are incompatible with the district include stuccoed exteriors, incompatible additions or alterations, incompatible storage and maintenance buildings, banded windows, painted concrete block construction, aluminum or steel windows, and sliding windows with a horizontal orientation.

One of the clearest examples of an incompatible alteration is the addition of several ramps on the west elevation of the buildings. The are painted white (which makes them stand out), are in generally poor condition (several rust and other stains are evident), and do not meet current code requirements (the ramp runs are too long). The location of the ramps correctly avoids the north, east and south elevations, but were added in an awkward manner that obscure much of the west elevation. A new solution to these ramps to meet current codes is likely, and is discussed in the following section.

Future projects

Every ten years, the State Auditors' Office conducts an evaluation of the costs, benefits and value of various state-run institutions. The Arizona Pioneers' Home is currently undergoing this audit, the results of which are due in the summer of 1998. The current evaluation has identified several deficiencies in the facilities, most of which deal with code compliance issues (such as the ramps mentioned above).

A recent structural report was conducted by Otwell and Associates of Prescott, which found the building to be in good structural condition. The State Auditors' Office has reported that the Pioneers' Home is well-run and is functioning properly. Although the Home has survived previous audits, a recommendation to close or move the facility is possible.

The results of this evaluation are likely to have significant impacts to the Pioneers' Home. If the recommendation is to close or move the Home, the future use of the property must be addressed. If the decision is to maintain the Home in its current location, then improvements may be recommended that could have a significant impact on the integrity of the property, if not handled properly.

The Preservation Commission must remain cognizant of the unfolding issues concerning this historic resource in order to ensure that any projects, if undertaken, are done in a manner consistent with the district and that do not damage historic resources.

Likewise the City, in particular the Public Works Department, and the Prescott Preservation Commission should work together to ensure that any future public improvements are compatible with the entire district.

Circulation and Parking

Most traffic appears to approach the Pioneers' Home from the east via South McCormick Street. Signs direct drivers to approach from this direction (including signs at the intersections of Montezuma and Goodwin Streets and Goodwin and McCormick Streets). Upon cresting the hill, cars can proceed directly to the primary parking area to the rear of the main building (used mostly by staff) or can turn right and continue to the front of the building (used mostly by visitors).



Stone Structure West of Main Building

Although the intersection at the top of the hill is awkward, and the north loop road is narrow, these do not appear to be problems due to the relatively low amount of traffic involved.

The rear parking lot is sufficient, but autos are often parked in a haphazard manner up to the edge of the property line. In order to be a "good neighbor" to the surrounding houses, it is recommended to screen these areas with increased landscaping and additional setbacks, where appropriate. The recent installation of simple split-rail fences in this area has helped somewhat.

Proximity to Other Land Uses

The Arizona Pioneers' Home Historic District is flanked by landforms and land uses that have helped maintain its character as a comfortable, residential-scaled retirement home. The district is buffered by granite outcroppings and steep slopes as the land rises to the crest of the hill upon which the Pioneers' Home sits. The land surrounding the district is well established residential, resulting in little commercial development pressures on the district. Threats to the character of the district can be primarily anticipated to result from the following conditions:

- Recommendation from the State Auditors' Office. Closing the facility, relocating, or remaining in the same location with building upgrades will present a challenge in maintaining the historic integrity of the Pioneers' Home.
- Incompatible additions, alterations or modifications to existing buildings.
- Unnecessary destruction of rock outcroppings, landscape or rock walls to accommodate more parking or increased development.
- New construction or modification that block, obscure or retard the character of the main building.
- Projects that are incompatible with the historic district but are allowable under the current zoning code (see following discussion).

Zoning

The entire district, along with all of the property immediately adjacent to the district, is zoned RB. The following description is an overview of the RB designation. For a full description see the City of Prescott Zoning Code. It should be noted that the following is provided as a guide only, as the City's Zoning Code has no jurisdiction on State property.

The RB designation allows several additional types of residential uses beyond single-family homes. These include limited apartment use, planned area developments, and several additional uses allowed as conditional uses.

Table 7-1
District Zoning Classifications

<i>Item</i>	<i>Residence B</i>
Building Height Limitation	2-1/2 Stories, 35 Feet Max.
Building Site Area	50 Feet Wide, Min., 40 Percent of Lot Apartments 50 Percent Max.*
Yards, Front	20 Feet, Min.
Yards, Side	10 Percent of Yard Width*
Yards, Rear	20 Percent of Lot Depth*
Accessory Buildings	17 Percent of Lot, Max.
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 35 foot height allowance could detract from the appearance of the main building should a new structure be built too close. All future additions and new construction should be carefully evaluated in terms of its compatibility with the architecture of the Pioneers' Home.

The zoning code allows a number of uses within the RB classification that are incompatible with the historic nature of the Pioneers' Home Historic District. These incompatible uses include, but are not limited to, those outlined in the following table and pertain only to the district. Many of these uses would be incompatible due to their scale or the increased traffic resulting from their use. Some of the uses may be appropriate on the edges of the district, but each should be reviewed carefully.

Should the Pioneer's Home be closed as the result of recommendations from the State Auditor's Office, uses should be sought which would complement the existing facilities without harming the historic character of the district. Possible compatible uses could include a college annex, charter school, library, museum, neighborhood health care center, nursing home, assisted living center, or a mental health center. For some of these uses, such as education, parking and access issues would need to be resolved. One option is to take advantage of available land at the bottom of McCormick Street for parking and use a shuttle to transport people up the hill from their cars to the main building.

Table 7-2
Incompatible Zoning Uses Permitted

<i>Zoning</i>	<i>Incompatible Uses</i>
Residence B	Apartments (four-plexes), private clubs (golf, swimming, etc.), planned area developments (PADs). Conditional Uses: Ambulance service (business), cemeteries, crematoriums, fraternal/sorority houses, public utility buildings, parking lots (on existing open space).

Pressures on historic districts 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 or landscape (four-plexes) and variances that allow dramatically different new development (see table above). In addition, there are a number of potential uses which can be immediately identified as incompatible within this historic district, such as PADs.

The current zoning within the Pioneers' Home Historic District is generally compatible with the residential nature of the neighborhood. In addition, the size of the parcel and the siting of the buildings provides an established buffer against incompatible development. This, however, must be continually monitored should development pressures in the area shift.

7.3.3 Opportunities Within the District

Since 1911, the Arizona Pioneers' Home has been a significant part of Prescott's history and a sentinel on its western landscape. The Home is a link to Prescott's Territorial Past and represents the historical development of the area. The setting of the stately main building, with its several compatible additions within a natural setting provides a unique place in the city.

Given this history, the district would ideally continue to be used as the Arizona Pioneers' Home. Adequate buffers and controls (zoning) exist to maintain this area in essentially the same condition as it has been since 1911. All commercial development should be discouraged, as the scale and extra traffic would have a significant negative impact. The conversion of the property to some other use could have a detrimental effect to the historic resources as well as to the surrounding neighborhoods if not handled properly.

The Pioneers' Home Historic District is a National Register Historic District, with no local preservation designation.

7.3.4 Specific District Recommendations

Summary of Recommendations

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

Table 7-3
Summary of Recommendations - Pioneers' Home Historic District

<i>Item</i>	<i>Observation/Recommendation</i>
Siting	<ul style="list-style-type: none"> • Retain historic buffers around the district, working with the natural landforms • Maintain historic orientation of front (east) elevation • Maintain residential street emphasis in design
Streetscape/Landscape	<ul style="list-style-type: none"> • Maintain "formal" park areas and plantings to provide variety • Improve access and function of Parcel B • Retain/encourage stone walls and curbs • Encourage open wood fencing or fencing of a "residential" character • Use landscape to enhance (not cover) historic resources • Screen utility areas with brick or stone-faced walls
Building Size and Scale	<ul style="list-style-type: none"> • Encourage scale consistent with existing structures and styles • Use hip roofs with slopes consistent with the historic pattern • Do not emphasize chimneys • Additions to the main buildings should be to the rear of the property to maintain the front facade • Use light colored roofing materials to visually reduce the mass of the building • Discourage flat roofs • Discourage slab-on-grade construction
Doors and Windows	<ul style="list-style-type: none"> • Locate doors consistent with the historic pattern (see text) • Emphasize vertical orientation on windows, use simple "one-over-one" patterns. Maintain historic window pattern • Encourage wood for replacement doors and windows • Encourage double-hung windows, set deep into the skin of the building (see text)

HISTORIC PRESERVATION MASTER PLAN

Materials

- Use concrete sills and turn wall material in at sides of fenestrations (see text)
- Discourage screened-in porches. Remove existing screens and enclosures when appropriate
- Use brick as the primary building material
- Discourage stucco
- 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 natural rock outcroppings and mature native landscaping throughout the district
- Make improvements to Parcel B

Other Misc. Elements

- Preserve Doric posts on front elevation
- Continue use of metal handrails if painted white and in a "wood rail" design (see text)
- Keep lighting simple and attached to the structure; use historic posts for freestanding lighting
- Discourage skylights and utilities on roofs visible from the public right-of-way

Future Projects

- Monitor the potential results from the State Auditors' Office concerning the future of the Pioneers' Home
- Monitor code compliance issues, such as the ramps on the west elevation
- 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

Circulation and Parking

- Maintain most of the parking to the rear (west) of the main building; make improvements to the parking areas to be a "better neighbor" to nearby residences

Proximity to Other Land Uses

- Monitor development pressures surrounding the district

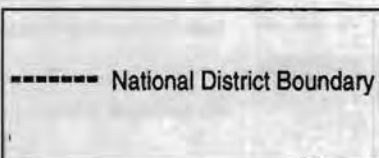
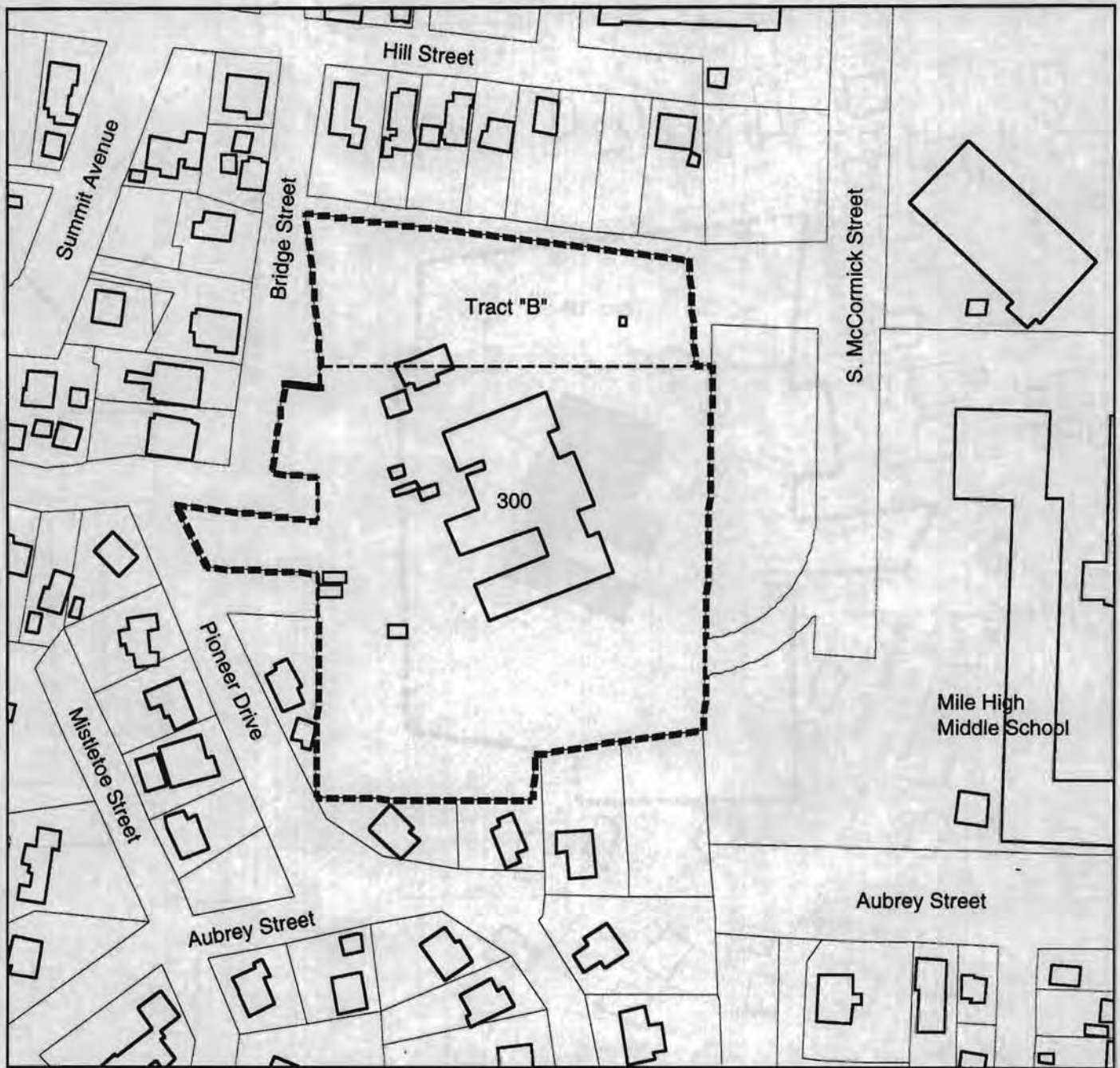
Zoning

- Maintain the existing RB zoning throughout the district; strongly oppose any zoning changes as incompatible with the district
- Do not allow incompatible uses within the district allowed by the code as a conditional use; monitor variance and rezone requests at the district edges

District Opportunities

- Promote continued use of the Pioneers' Home Historic District as a retirement home for Arizona's elderly population
- Discourage commercial development
- Consider working with the State to obtain local Prescott Preservation District designation

HISTORIC PRESERVATION MASTER PLAN

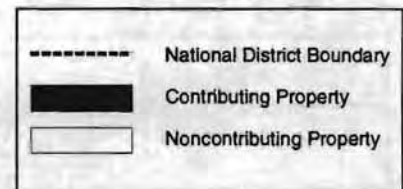
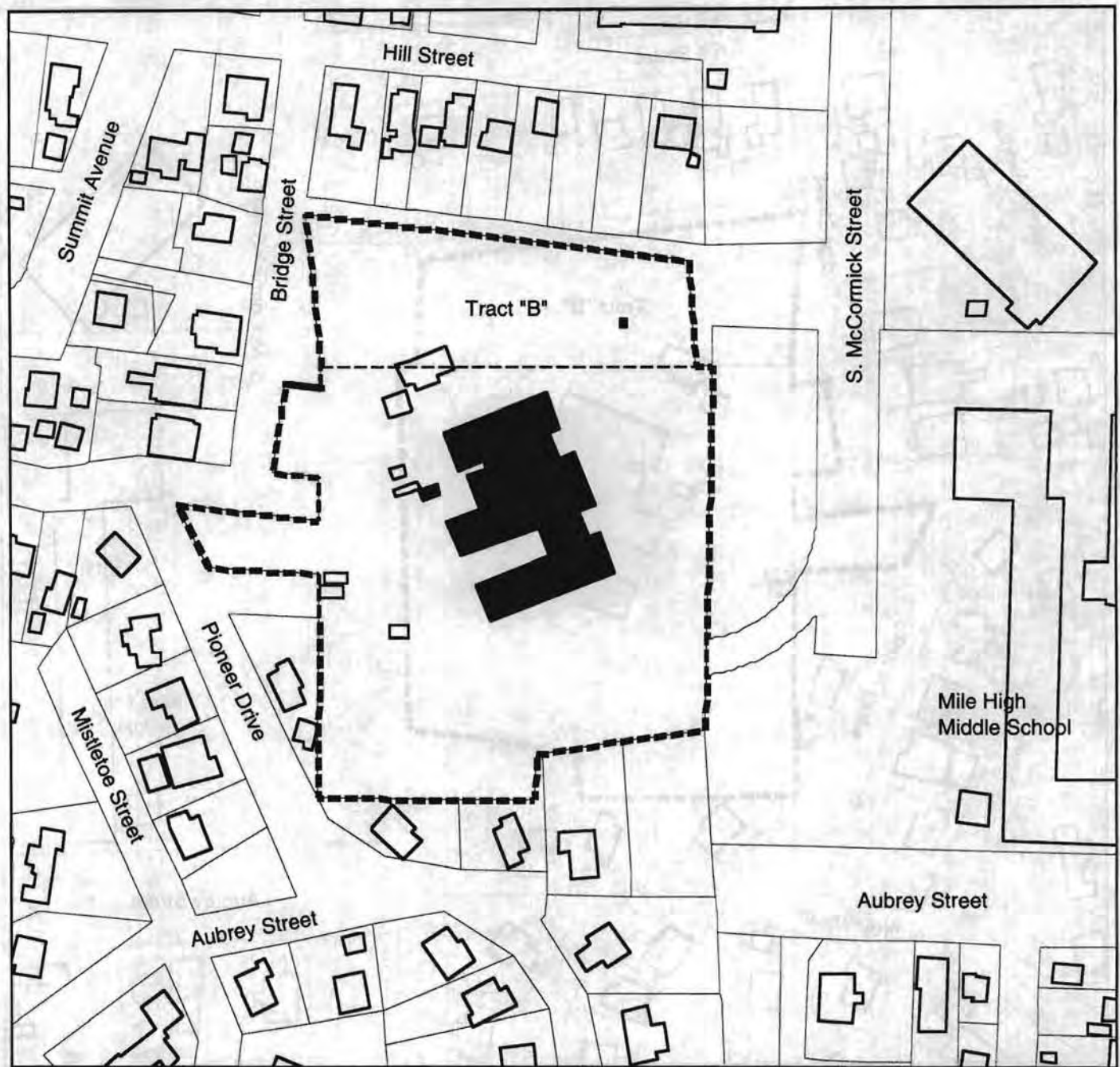


Figure

7-1

Pioneers' Home
National Register Historic District
District Boundary

Not to Scale



Pioneer's Home
National Register Historic District
Contributing & Noncontributing Properties NTS

Figure
7-2

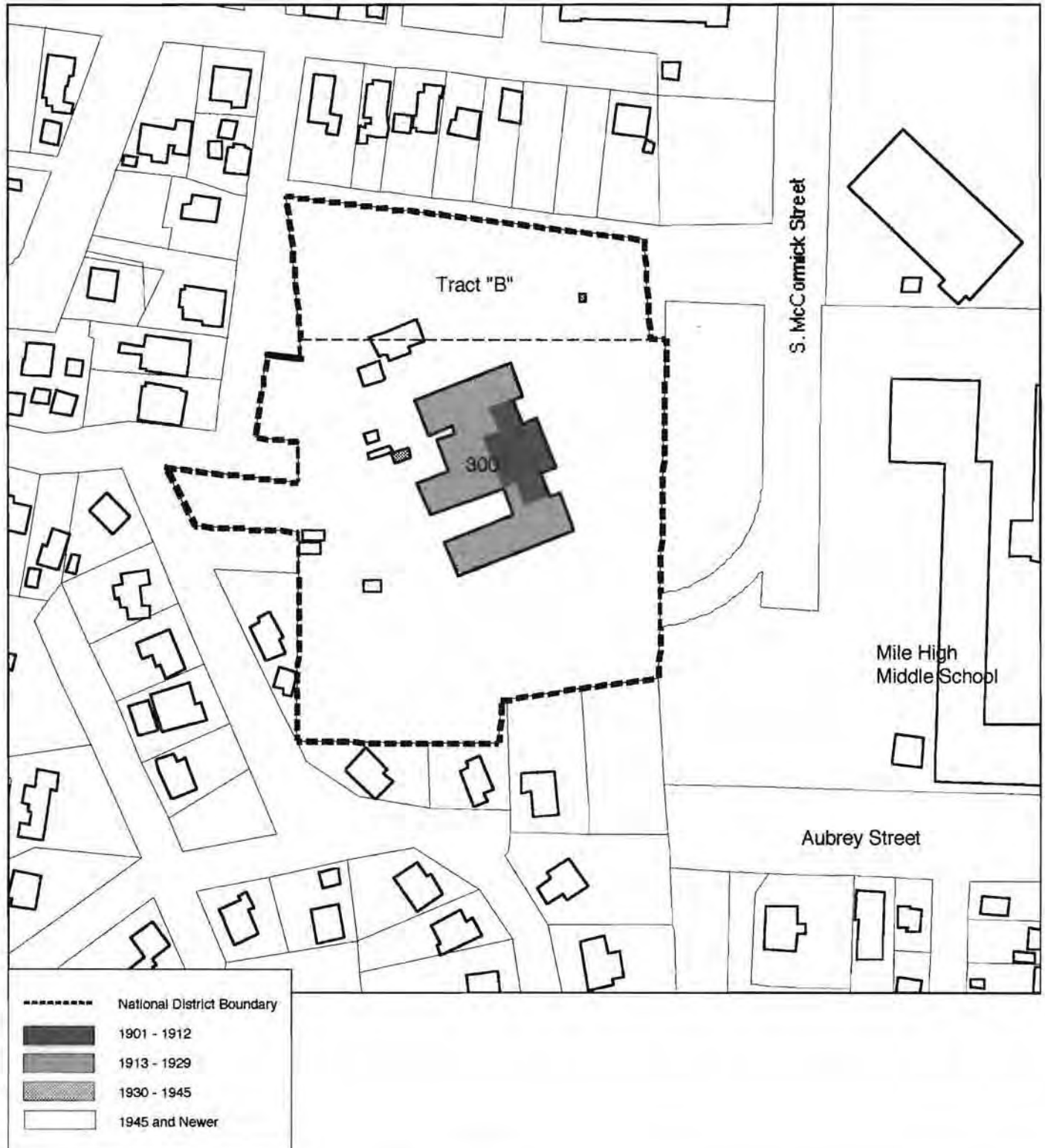
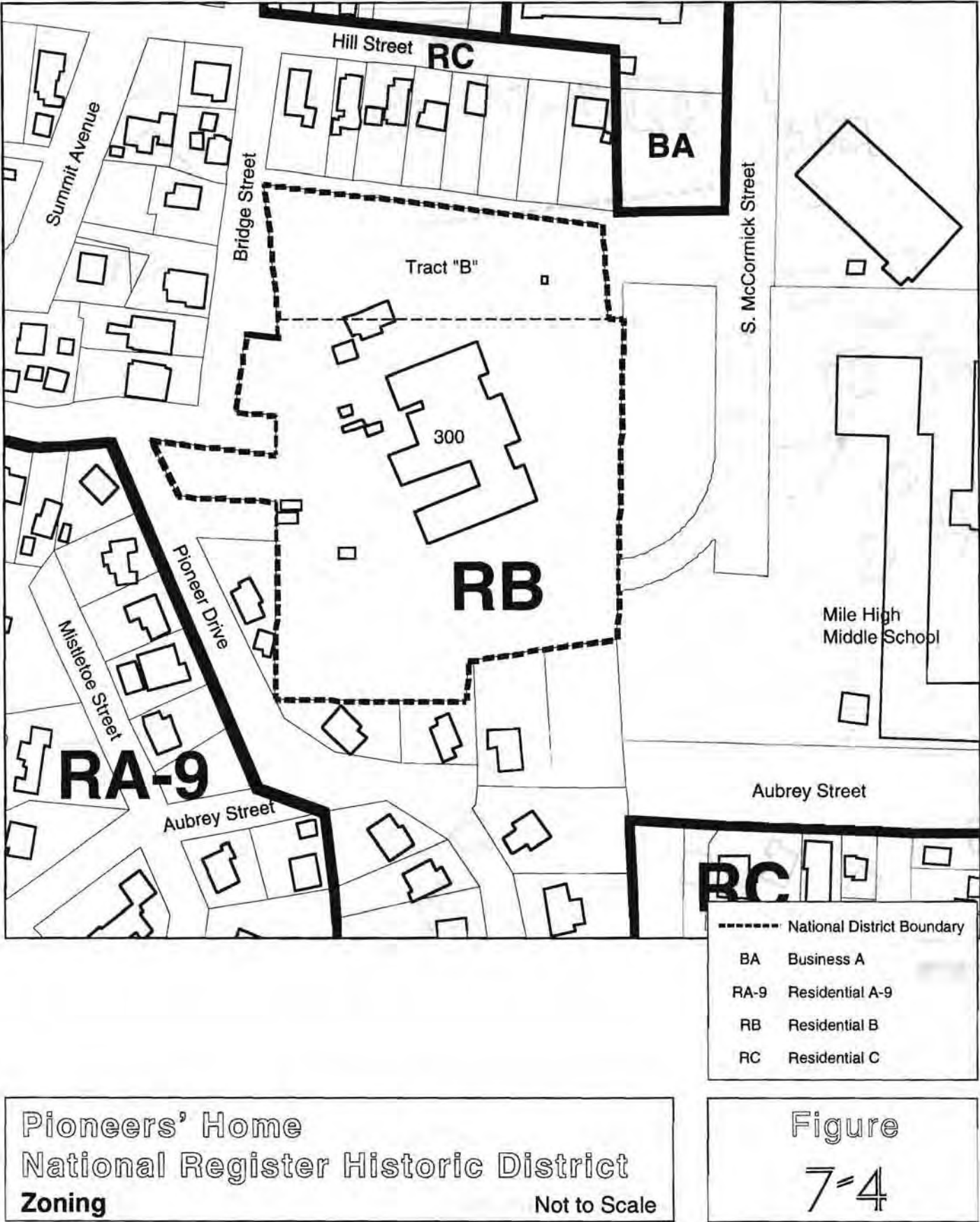


Figure
7-3

Pioneers' Home
National Register Historic District
Era of Construction
Not to Scale



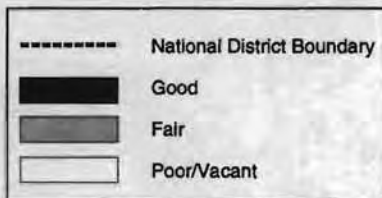
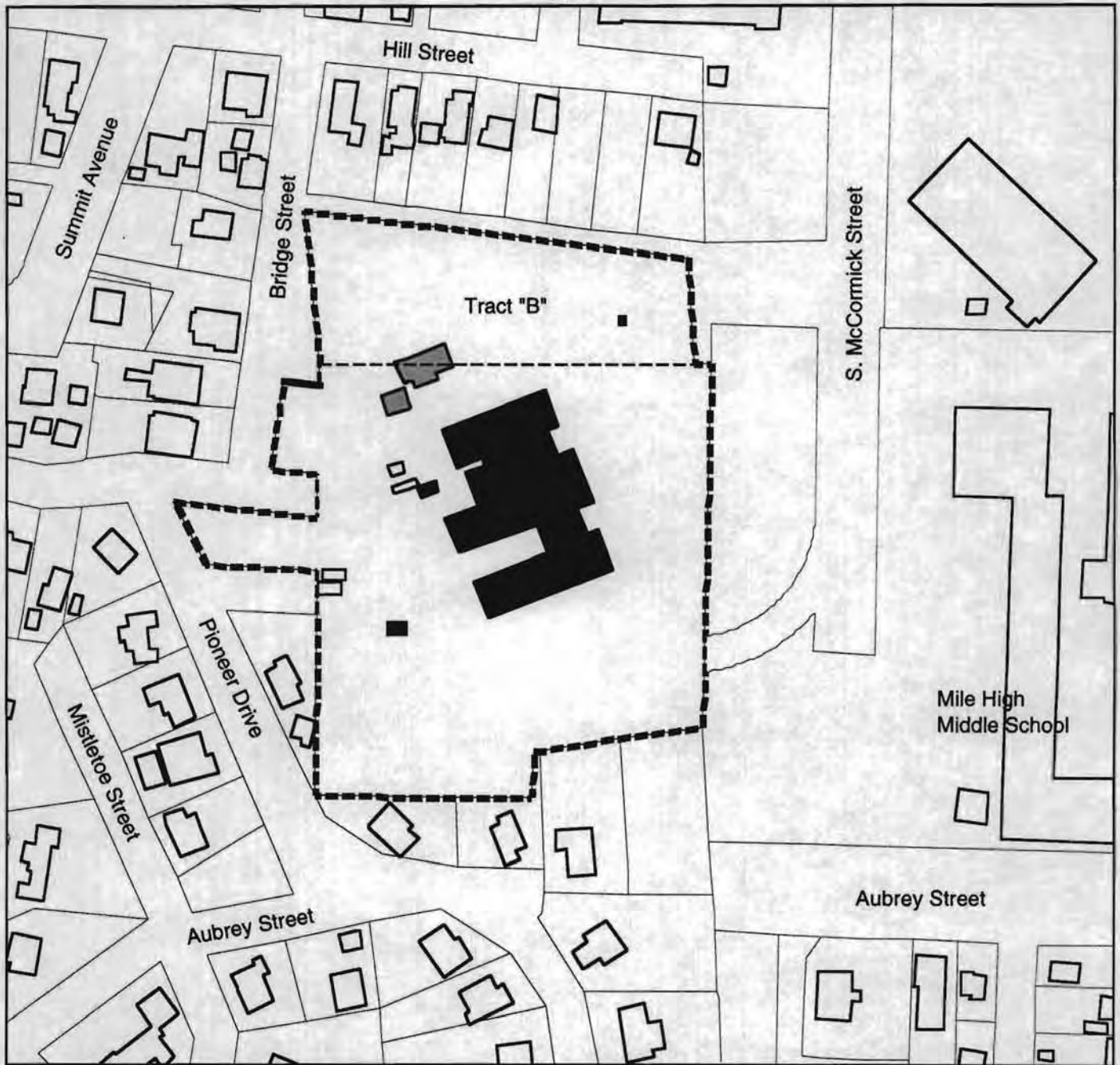


Figure
7-5

Pioneers' Home
National Register Historic District
Historic Integrity
Not to Scale