

Photographs in this Chapter Highlight Areas for Future Survey Work for Historic Resources as Identified in Section 2.2.



Area 1 - Apache Lodge; Priority: High; At the Intersection of Gurlley and Sheldon Streets

MASTER PLAN RECOMMENDATIONS AND IMPLEMENTATION

2.1 INTRODUCTION

The purpose of this section is to recommend future preservation actions in the implementation of the Historic Preservation Master Plan. It identifies and prioritizes future survey areas for nomination to the National Register of Historic Places, recommends implementation actions to incorporate the Plan into the City's planning system, and lists several options that the Prescott Preservation Commission may pursue in expanding or improving local preservation efforts.

2.2 AREAS FOR FUTURE SURVEY WORK

There are 16 areas within the City of Prescott that are recommended for survey work for possible inclusion in the National Register of Historic Places. The boundaries of the areas identified in this Plan are based on observations taken in June 1997. The boundaries are subject to change based on the results of the historic survey, which will reveal dates of construction and any changes to the property since the time of the original observations. The neighborhoods have been prioritized as "high," "medium" and "low."

A high priority district should be evaluated immediately or as soon as possible due to development or other pressures. A medium priority district has experienced some development pressures, but not enough to require immediate documentation. Surveys in medium priority districts should be undertaken in one to two years. Low priority districts tend to be more stable and should be surveyed in the next three to four years.

Once complete, all neighborhoods in Prescott will be surveyed that were constructed prior to 1950 and that still retain a large degree of historic integrity. A summary of the recommended survey areas is shown in the following table (on the next page) and illustrated on Figure 2-1.

CITY OF PRESCOTT, ARIZONA

Table 2-1
Recommended Additional Survey Areas

No.	Survey Area	Priority	Approximate No. Parcels	Notes
1	Apache Lodge	High	3	Threatened with immediate demolition
2	Whipple Heights	High	90	Commercial pressures from Gurley and Sheldon Streets
3	Original Townsite	High	45	Pressures for four-plexes & apartments
4	North Prescott Townsite	High	110	Commercial pressures; bisected by Montezuma and Sheldon Streets
5	Murphy's Additions	High	100	Contiguous to West Prescott National Register District
6	Northwest Prescott	Medium	100	Contiguous to Fleury's Addition National Register District
7	Sharlot Hall Museum	Medium	8	Significant Historic Site and Museum
8	Parkview Addition	Medium	10	Recently eligible for listing
9	Donneybrook Estates	Medium	25	-
10	West Country Club	Medium	20	Contiguous to West Prescott and Pine Crest National Register Districts
11	White Spar Corridor	Medium	*	South of area shown on Figure 2-1
12	North Miller Valley	Medium	*	Bordered by Whipple, Campbell, Hillside and Walnut; north of area shown on Figure 2-1
13	Dameron Tract	Low	85	-
14	Prescott Sanatorium	Low	6	Original site of PAMSETGAAP
15	Mile High Middle School	Low	4	Old Prescott High School
16	Mountain Club	Low	*	South of area shown on Figure 2-1



Area 2 - Whipple Heights; Priority: High; Houses Along Willis Street

* Number of parcels dependent on historic resources survey.

2.3 IMPLEMENTATION RECOMMENDATIONS

2.3.1 General Implementation Strategies



Area 3 - Original Townsite; Priority: High; Houses on South Pleasant Street

In order to be successful, the Historic Preservation Master Plan, as with any plan, must be incorporated into the decision making process within the City's planning system. The following recommendations are provided to assist in this effort.

- 1 Make sure that the Historic Preservation Master Plan is officially adopted by the Prescott City Council, and specify that in the event of a conflict with the Plan, the Historic Preservation Master Plan is given equal consideration with other elements or ordinances.
- 2 Follow adoption of the plan with an Executive Order of the Mayor or City Manager requiring each City department "to give special attention to the needs of any historic resource under its jurisdiction or affected by its actions."
- 3 The Prescott Preservation Commission should work with city staff to implement the policies of this Plan.
- 4 Ensure that Planning and Zoning Department review processes systematically consider the possible adverse impact on historic resources of all applicable projects.
- 5 Incorporate preservation review into community review processes such as planning and zoning (plan check, site plan review, rezoning requests, intensity, setbacks, off-street parking, etc.); health and sanitation; building construction; the maintenance of vacant lots; the care and maintenance of trees; land uses; earth moving and disturbance; and other activities directly affecting the quality of life in historic neighborhoods.
- 6 Be certain that the City gives attention to areas and neighborhoods not yet qualifying as "historic" but which some day might be so considered.
- 7 Encourage Prescott Preservation Commission involvement in City activities which may impact historic resources in the community such as the General Plan, zoning code rewrite, rezoning requests, overlay zoning, and other similar tasks.
- 8 Increase participation of historic preservation issues in the comprehensive planning process. Elements affected include land use, housing, circulation, education, tourism, recreation, utilities, etc.
- 9 Improve zoning and building codes to be more supportive and consistent with preservation districts and goals (addressing such issues as heights, lot coverages, setbacks, uses, etc. - see the summary at the end of each district chapter).

- 10 The Prescott Preservation Commission should work with city staff to encourage the retention of historic resources and discourage demolition where possible. Demolition requests should be accompanied by an outline of the future use of the property to ensure compatibility with the neighborhood.
- 11 Make the Historic Preservation Master Plan available to the public at the planning counter through the use of a series of handouts for each chapter.

2.3.2 Implementation Goals and Objectives

The following are recommended goals and objectives in implementing the Historic Preservation Master Plan:

- 1 *Locate, designate, protect and maintain Prescott's historic sites, districts and landscapes.*
 - a Continue to improve the City's inventories and knowledge of historic and natural resources
 - b Encourage nominations to the National Register of Historic Places
 - c Encourage designations of neighborhoods as Prescott Historic Preservation Districts
 - d Encourage the highest standards of maintenance and restoration of the exteriors of historic structures
 - e Encourage the restoration and preservation of the interiors of historic structures, as requested by the property owner
 - f Preserve as much as possible the contexts of designated districts, sites, landscapes and natural features
 - g Incorporate the preservation of important historic and archaeological resources into all planning and development
- 2 *Maintain the elements of the neighborhoods, including the streetscape, that contribute to the attractiveness and historic character of the neighborhoods and Prescott.*
 - a Encourage the preservation of not only buildings, but other features that contribute to the character of a district. These can include historic lamp posts, stone retaining walls, mature landscaping, outbuildings, fences, bridges, and rock outcroppings.
 - b Where appropriate, facilitate the reuse of historic structures in ways consistent with the historic character and current environment.



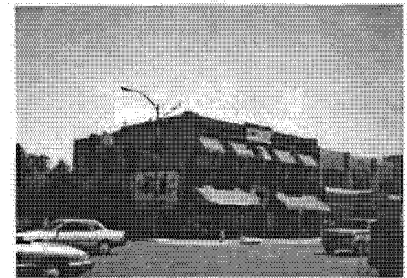
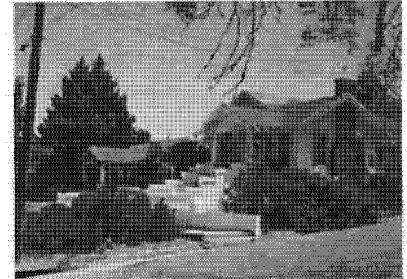
*Area 4 - North Prescott Townsite;
Priority: High; Old Catholic
Church, Corner of Marina and
Willis Streets*



Area 5 - Murphy's Additions; Priority: High; Houses on Congress Street and Brinkmeyer House (Corner of Gurley and Park Streets)

- c Prepare, where appropriate, neighborhood plans (which may include design guidelines) to address specific compatibility issues. The neighborhood planning process is a good vehicle for accomplishing and coordinating this effort.
 - d Preserve historic structures, landscapes and streetscapes that together help define or maintain the sense of identity of neighborhoods.
 - e Incorporate natural features and archaeological sites into new development in ways that will insure their protection and enjoyment.
- 3 *Maintain the historic character of Prescott while encouraging its use as a residential, commercial and cultural center.*
- a Continue to promote a strong sense of identity in Prescott by preserving historic buildings, streetscapes and landscapes.
 - b Encourage the maintenance, rehabilitation and appropriate adaptive reuse of historic structures in the community.
 - c Permit only those new construction or major renovation projects that are complementary and compatible in design, siting, materials, etc. with existing historic structures and which contribute to the historic character of the area.
 - d Improve pedestrian and vehicular access routes in and around historic districts that do not compromise the character of the area.
- 4 *Improve the economy of Prescott by encouraging expenditures for restoration work, adaptively reusing buildings, and promoting tourism related to historic resources.*
- a Protect the value of properties and neighborhoods by working to prevent the deterioration of structures.
 - b Encourage continued high levels of construction employment by promoting and facilitating rehabilitation projects.
 - c Encourage the appropriate adaptive reuse of older and historic properties to conserve construction materials and reduce disposal expenditures.
 - d Promote tourism associated with historic sites, districts, landscapes and natural features.
- 5 *Foster greater public appreciation and understanding of historic and archeological resources, and public support for preservation in Prescott.*

- a Provide opportunities for education and appreciation of historic and archeological resources.
- b Implement a signage program for key sites and districts throughout Prescott
- c Encourage the study of Yavapai County and its architectural and historic resources.
- d Encourage the preservation and study of the archeological resources of Prescott.
- e Assist such groups as the Yavapai Heritage Foundation, the Yavapai Chapter of the Arizona Archaeological Society and the Sharlot Hall Museum in their public education and preservation efforts.
- f Promote the dissemination of technical information that could assist property owners in their research and restoration efforts.



Area 6 - Northwest Prescott; Priority: Medium; Houses on Summit Street and the Mulvenon Building (Corner of Gurley and Granite Streets)

2.4 ADDITIONAL PRESERVATION TOOLS AND TECHNIQUES

Most historic properties remain in private ownership; few properties are federal or state owned and an even smaller number are owned by local governments. Most historic properties are preserved through the efforts of private citizens or organizations. However, a wide array of preservation tools and techniques have evolved over the years to assist them. Preservation tools generally fall into three categories: financial incentives (grants, loans or tax benefits), regulatory tools and educational activities.

2.4.1 Financial Incentives

Financial incentives provide a source of dollar assistance for the acquisition or rehabilitation of historic properties that otherwise might not successfully occur without that assistance. Generally, financial incentives are structured so that eligible properties must be listed in the National Register of Historic Places, be eligible for listing or possess state or local landmark designation. Rehabilitation work must meet the Secretary of the Interior's "Standards for Rehabilitation" and may have to be approved by the SHPO, the local historic preservation commission, the US Department of the Interior, or all three, depending upon who is administering the program.

Arizona Heritage Fund (State)

The Arizona Heritage Fund provides state grants, awarded on an annual basis, for the repair, rehabilitation or restoration of properties listed on either the National Register of Historic Places or the Arizona Register of Historic Places. Established by voter initiative in 1990, the Arizona Heritage Fund sets aside \$20 million from the state lottery fund to go toward preserv-

ing and enhancing Arizona's natural and cultural environment. Of this amount, \$1.7 million goes specifically toward historic preservation projects with a majority being awarded through a competitive grant program.

Preservation Services Fund (National Trust for Historic Preservation)

Preservation Services Fund grants are awarded once a year for the cost of architectural or engineering services, feasibility studies or other consultant services. Grants can also be used for preservation education activities. Grants range in size from \$500 to \$5,000; most average \$1,000 to \$2,000. Applicants must be a not-for-profit organization, public agency or educational institution. Grants must be matched dollar-for-dollar with non-federal funds. If a specific property is the focus of the project, the property must be either listed on the National Register of Historic Places or eligible for listing.

National Preservation Loan Fund (National Trust for Historic Preservation)

National Preservation Loan Funds are awarded as below-market rate loans, loan guaranties or lines of credit. Funds can be used to acquire, stabilize or rehabilitate a National Register listed or eligible property, establish or expand a revolving fund established for preservation purposes, or purchase options to acquire historic properties. Funds often must be matched at a minimum of a dollar-for-dollar match. Applicants must be public agencies or not-for-profit organizations, unless the project involves a National Historic Landmark. The significance of the property is a major criterion for project funding. Applications are accepted at any time.

Local Grant or Revolving Loan Programs

Many communities have established their own local matching grant or low-interest or no interest loan program. Grant or loan funds are raised through corporate contributions, fund-raising events, Community Development Block Grants (CDBGs) or cooperative relationships with local financial institutions. These programs can often be very effective despite modest grant awards; a small grant under \$5,000 can often leverage additional monies. Grants and/or loans are usually targeted towards exterior restoration items such as historic paint color schemes, roofs, missing porches, cornices and storefront facades.

A number of communities have convinced local financial institutions to provide major rehabilitation loans with generous financial terms either independently or in tandem with government or not-for-profit organizations. Local revolving funds have also been established for the sole purpose of acquiring threatened historic properties in crisis situations. A preservation easement is usually attached to the property before it is conveyed to a new owner.



Area 7 - Sharlot Hall Museum;
Priority: Medium; Old Gubernatorial "Mansion," Yesterday and Today

Historic Tax Credit (Federal)

A 20 percent federal income tax credit on rehabilitation expenses is available to property owners who renovate a historic property for either commercial, industrial or residential rental use. Homeowners cannot take the credit on their own home. Properties must be listed in the National Register of Historic Places or contribute to the historic significance of a district that is listed in the National Register. Property owners must spend \$5,000 or the adjusted basis of the property, whichever is greater. All rehabilitation work must be approved by both the SHPO and the US Department of the Interior.

Local Property Tax Relief

Many communities offer property owners who substantially rehabilitate historic properties a frozen property tax assessment for a specific number of years at pre-rehabilitation assessment levels. After that period, tax assessments again reflect the property's full market value. In some communities, assessments at full value are phased in over a period of time or, in some cases, the freeze is permanent.

Some communities and states offer a tax credit on property taxes similar to the federal historic tax credit. Arizona offers such a tax credit on owner-occupied property under the State Historic Property Tax Program. To receive the tax reduction, an owner of a residential or commercial property must maintain that property according to the Secretary of Interior's Standards for Rehabilitation. The tax reduction is given and administered by the county assessor in the county where the property is located.

Funding from Non-Traditional Sources

A large number of preservation projects are funded not from monies specifically earmarked for preservation, but instead from programs of which the focus is some other goal, but which can further preservation endeavors.

- The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) mandated the set aside of 10 percent of the funding for transportation "enhancement" activities; that is, projects that "enhance" the transportation experience. Eligible enhancement projects encompass projects related to transportation history. A number of train depots, bridge restoration projects, and other transportation-related resources have been financed with grants from this program.
- The federal low-income housing credit is frequently combined with the historic tax credit to rehabilitate historic structures for use as low-income housing.
- The US Department of Housing and Urban Development's Community Development Block Grant (CDBG) funds are routinely used to finance historic preservation projects.



Area 8 - Parkview Addition; Priority: Medium; Houses on Moreland Drive

- Federal disaster relief funds have come to be a viable source of funding in the aftermath of unfortunate natural disasters such as Hurricane Andrew, the San Francisco earthquake, and the 1993 floods in the Midwest.



Area 9 - Donneybrook Estates;
Priority: Medium; View Near
Ellenwood and Sierra Prieta
Drives

2.4.2 Regulatory Tools

Regulatory legislation that promotes or facilitates the preservation of historic properties is present at both the national and the state level. However, the most effective regulation is usually local preservation legislation.

Section 106 Review and Compliance (Federal)

Under Section 106 of the National Historic Preservation Act of 1966, as amended, federal monies or programs cannot be used to negatively impact cultural resources without a review process by the Advisory Council on Historic Preservation and the appropriate SHPO. Resources need not actually be listed in the National Register of Historic Places, but only determined eligible for listing (known as a Determination of Eligibility). Section 106 does not necessarily prevent the loss of cultural resources, but does trigger a reevaluation of the necessity, location or scope of the project.

Arizona Antiquities Act of 1927

This state law prohibits unauthorized excavation and defacing of historic, archaeological, or paleontological sites and the unauthorized collection, alteration, or destruction of artifacts on lands owned or managed by state agencies. It requires anyone wishing to excavate archaeological sites on state lands to obtain a permit from the Director of the Arizona State Museum. The act requires those in charge of authorized excavations or surveys on state lands to report cultural resources found to the Arizona State Museum and to take reasonable steps to secure their preservation. The act also prohibits the reproduction or alteration of any antiquity or the sale of such objects.

State Historic Preservation Act of 1982

This act, similar to the National Historic Preservation Act, requires state agencies to consult with the SHPO when planning projects, including sale or lease of land, that may potentially affect any historic or prehistoric properties. The SHPO has thirty days to review and comment on any of these projects.

In addition, this law attempts to prevent the vandalism of human remains and funerary objects by requiring a notification procedure upon the discovery of human remains and associated funerary objects on both state and private lands. The law requires that landowners, lessees, or their agents inform the Director of the Arizona State Museum of any discovery.

Preservation Easements

A preservation easement is a legal agreement which places certain restrictions on the present and future use, or development, of a property. The easement travels with the property deed, regardless of changes in ownership. Preservation easements commonly prevent any exterior changes that would alter the historic character of the property. The property owner "grants" the easement to a not-for-profit preservation organization or government entity who agrees to monitor or improve the property's status.

Design Guidelines

Design guidelines are a tool used to guide decisions about changes that should or should not be made to structures located in a historic district or a potential district. Generally, they address changes to the exterior of a building only. Design guidelines can discuss architectural elements, color, construction materials, building placement on the lot, height, scale, massing, site relationships, signs, streetscape improvements and landscape features. There are numerous historic preservation districts in Prescott which have design guidelines.

Exemptions from Parking Requirements

Many communities allow greater flexibility regarding parking requirements within historic districts under the local zoning ordinance, recognizing that historic properties were built in a time when the horse and buggy, not the automobile, was the favored mode of transportation. Flexibility usually takes the form of a reduced number of required off-street parking spaces. Application of this option should be balanced with the on-street parking impact on neighborhoods. Encouraging alley access is another way to help accomplish this goal.

Flexibility in Application of Building Codes

Building and safety codes specify how buildings will be constructed or renovated in order to establish a minimum standard for the public's health, safety and general welfare. Codes apply to all new construction and substantial rehabilitation projects that exceed an established threshold of work. As a general rule, if a building's use does not change, minor alterations can be made with materials and details matching the original, while changes of use, new construction, and structural modifications to the original building require a higher degree of compliance. Review of any existing building or structure is based on its occupancy type and the fire resistance of its construction. Codes were written primarily with new construction in mind and often do not reflect the realities of historic buildings. As a result, many communities allow waivers or trade-offs of some code provisions for historic rehabilitation projects provided the public safety is not endangered.



*Area 10 - West Country Club;
Priority: Medium; House Near
Josephine Street*



Area 11 - White Spar Corridor; Priority: Medium; View South Along White Spar Road



Area 12 - North Miller Valley; Priority: Medium; Houses on Campbell Avenue

The City of Prescott has adopted the 1991 Uniform Building Code (UBC), Which is published by the International Conference of Building Officials (ICBO). Section 104 (F) of the UBC allows repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building or structure to be made without conformance to all the requirements of the Code provided that:

- The building or structure has been designated as having special historical or architectural significance by official local action;
- Unsafe conditions as described in the Code are corrected;
- The restored building or structure would be no more hazardous with regard to life safety, fire safety and sanitation than the existing building.

ICBO also published the Uniform Code for Building Conservation (UCBC) in 1985 (which has been adopted by the City of Prescott) to encourage the continued use or reuse of existing buildings. It provides a less stringent approach for older buildings. Neither the UBC or the UCBC code strictly adhere to the Secretary of the Interior's Standards.

1990 Americans with Disabilities Act

The ADA is a federal law which came into full effect in January 26, 1992. It prohibits discrimination against people with disabilities by requiring state and local governments, as well as private owners, to provide barrier-free access to public accommodations and services by the disabled. Federal projects have had to provide for accessibility since the Rehabilitation Act of 1973. Historic properties are not exempt from the ADA requirements. To the greatest extent possible, they must be as accessible as non-historic buildings, however, it may not be possible for all historic properties to fully meet general accessibility requirements.

Under Title III of the ADA, owners of "Public Accommodations" (theaters, restaurants, retail shops, private museums, etc.) must make "readily achievable" changes; that is, changes that can be easily accomplished without much expense. When alterations (including restoration and rehabilitation work) are made, specific accessibility requirements come into effect. These requirements are outlined in the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

Alterations to historic buildings are required to comply with ADAAG just as alterations to other buildings. But if complying with the specific requirements of ADAAG would "threaten or destroy the historic significance" of an historic building, alternative requirements may be utilized. A consultation process is outlined in the ADA's Accessibility Guidelines for owners of historic properties who believe that making specific accessibility modifications would "threaten or destroy" the significance of their property. Owners of "qualified historic buildings" (those eligible for or listed in the National Reg-

ister or designated as historic under appropriate state or local law) can contact the SHPO to determine if the special provisions for historic properties may be used. Further, if it is determined in consultation with the SHPO that compliance with the minimum requirements would also “threaten or destroy” the significance of the property, alternative methods of access may be used.

Zoning Considerations

Zoning must be closely coordinated with the goals of a historic district. As can be seen in the following chapters, zoning often presents a serious threat to the integrity of historic neighborhoods. When zoning regulations and preservation goals work at cross-purposes both suffer. The following questions are a good starting point for identifying conflicts between zoning and preservation.



Area 13 - Dameron Tract; Priority: Low; Houses on Dameron Street

- 1 Are historic residential neighborhoods with single family houses zoned for single family residential or other compatible uses?
- 2 Do lot sizes and building set back requirements from the front lot line match historic patterns?
- 3 Do separate zoning districts with widely divergent regulations divide single historic districts?
- 4 Does zoning for areas immediately surrounding the historic district provide an adequate buffer against development that would have a negative impact on the historic area?
- 5 Do commercial zones allow much taller and larger buildings than currently exist in the historic district?
- 6 Do commercial zones 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 historic commercial buildings?
- 7 Does zoning require so many off-street parking spaces that it hampers the rehabilitation of historic buildings or the construction of compatible new infill buildings?
- 8 Does zoning allow incompatible office, commercial or industrial uses in residential neighborhoods?
- 9 Does zoning allow increased residential densities in older historic neighborhoods (such as four-plexes or apartments)?
- 10 Are minimum lot size provisions larger than actual lot sizes in historic neighborhoods, thereby creating nonconforming, vacant lots too small to be developed without applying for a zoning variance?

- 11 Do multi-family densities encourage demolition of historic structures for redevelopment of new medium and high density residential projects?
- 12 Does zoning allowing encroachment of inappropriately scaled multi-family and commercial uses in established residential areas?



Area 14 - Prescott Sanatorium;
Priority: Low; Old and Current
Views of Dr. Flinn's
PAMSETGAAF

Zoning Reevaluations (Downzoning/Flexible Zoning Requirements)

Zoning is essentially a means of insuring that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development. It directs new growth into appropriate areas and protects existing development. When properly used, zoning protects and stabilizes property values. However, many communities have found the need to reevaluate current zoning in existing or potential historic districts and consider downzoning. Within a zoning ordinance there is a hierarchy of uses, with single-family residential being considered a less intensive use than multi-family, commercial or industrial uses. Thus the term downzoning, which means reducing the allowable density in a specific area.

Many early zoning ordinances overzoned for commercial use, with the thought that if zoned for business purposes, the land would become more valuable. As a result, older neighborhoods may possess inappropriate zoning that encourages the conversions of large houses to multi-family units or commercial use, the demolition of smaller, older buildings to build bigger ones, or the construction of new apartment or commercial uses on vacant land in an otherwise predominantly single-family residential neighborhood.

In other cases, more zoning flexibility may be needed to save large houses too big for today's family size and convert them to new uses compatible with the neighborhood (for example, bed and breakfast establishments, art galleries, museums, professional offices, and private clubs and lodges). Although some of these adaptive uses must acquire zoning variances and conditional use permits, flexibility in such issues as parking and access are often required.

In order for new construction to occur on vacant lots in historic districts, some communities have also waived minimum lot size, site area, setbacks, height, and open space requirements. Houses were often built closer together in older neighborhoods than in new neighborhoods today. This practice, however, must be used carefully and should be implemented to encourage new construction in keeping with the historic pattern.

Conservation Districts (Local)

A conservation district is an area established by an overlay zone within a municipal zoning ordinance. Its purpose is to provide protection for neighborhoods from unnecessary demolitions, surface parking lots and the construction of incompatible new buildings.

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The designation of a conservation district, like the designation of a historic district, does not change the underlying zoning classification(s). Design guidelines for a conservation district are generally much less strict than for a historic district.

Urban Growth Boundaries (Local)

Urban growth boundaries are a mapped line surrounding a city, within which development is permitted to occur. The goal is to protect rural areas from urban sprawl and encourage infill development and revitalization in existing neighborhoods. New development is more cost-effective for local taxpayers if it is located in existing neighborhoods, which are already served by public facilities and services.

Design Banks (Local)

Some communities have instituted preservation "design banks" where architects, planners and other design professionals donate a specified amount of time over a year to assist property owners in understanding their historic structure and developing preliminary solutions to specific issues. Donated time would be limited to two hours per residential project and 4 hours per commercial projects. If implemented, the program would be administered by the Prescott Preservation Commission, with a limit of 20 hours per year requested from design professionals.



Area 15 - Mile High Middle School; Priority: Low; Yesterday and Today

2.4.3 Additional Historic Preservation Education Items

There are numerous additional steps that the Preservation Commission can take in increasing knowledge of and appreciation for local districts. Some of these include the following.

- 1 Work with real estate agents to inform and educate the real estate community about historic properties and what historic district status means.
- 2 Include historic district status in real estate multiple listings.
- 3 Send annual notices (list of addresses and maps) to title companies, real estate agencies, and relevant public agencies to advise of designated addresses.
- 4 Prepare an annual mailing notice of historic district designation and commission information.
- 5 Prepare and mail an annual commission newsletter to all historic neighborhoods notifying/reminding owners of the record and responsibilities of historic district designation, guidelines and permit requirements.
- 6 Form neighborhood association "welcome committees" to distribute Commission guidelines to new homeowners.

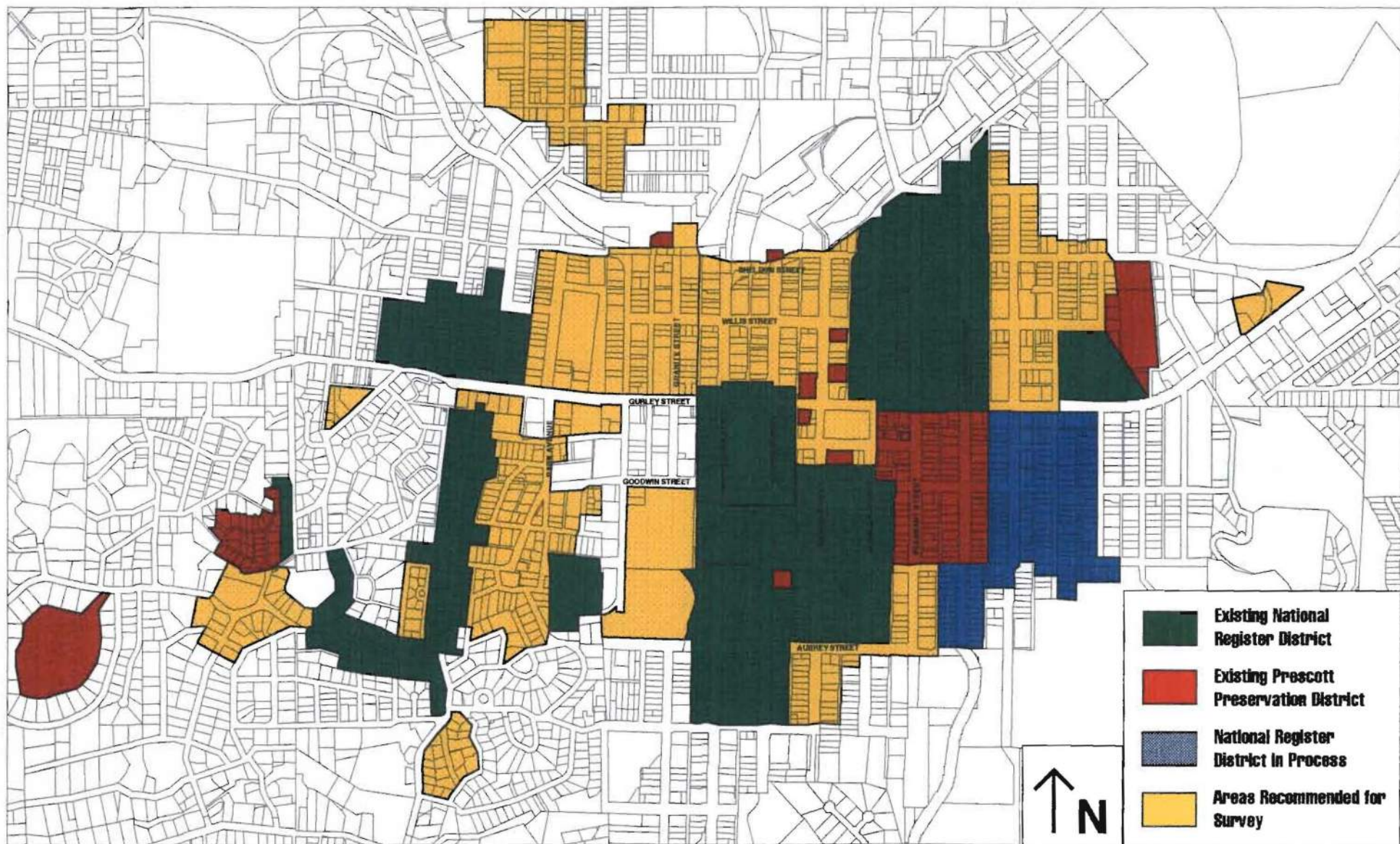
- 7 Continue the annual city award program for owners who have done significant work on their properties. Expand the program to include properties that have been well maintained over the years so as to not require renovation.
- 8 Continue the annual "Elisabeth Ruffner Award for Historic Preservation Excellence" to a person, group or entity that has made a significant contribution to preservation efforts in Prescott.



Area 16 - Mountain Club; Priority: Low; View of the Clubhouse

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HISTORIC PRESERVATION MASTER PLAN



Recommendations and Implementation
Recommended Additional Survey Areas
Historic Preservation Master Plan

Not to Scale

Figure
2-1