

SOUTH PRESCOTT TOWNSITE HISTORIC DISTRICT A NATIONAL REGISTER DISTRICT

9.1 DISTRICT OVERVIEW AND HISTORY

9.1.1 Overview



Herndon House, 246 South Cortez Street; 1896 and Today

The South Prescott Townsite Historic District is an irregularly shaped tract of land located immediately south of the Courthouse Plaza and includes part of the original Prescott Townsite laid out by Robert Groom and Van Smith in 1864. Most of the District along South Montezuma, Cortez, Marina and Alarcon Streets rises uphill from north to south. The terrain also rises from the west (at Granite Creek), to the east, peaking between East Carleton and Aubrey Streets. The streets follow the natural terrain, resulting in some structures sited above or below the grade of the street.

The South Prescott Townsite Historic District comprises both a historic residential neighborhood and a major arterial commercial thoroughfare (Montezuma Street). It includes both residential and commercial properties constructed from the late nineteenth century (1878) through the 1930s. The South Prescott Townsite Historic District includes one, one and one-half and two story structures representing primarily Territorial Commercial, Queen Anne Victorian, Vernacular with Victorian Cottage elements, Classical and Craftsman Bungalow and Revival styles which exemplify and illustrate the transition in styles typical in Arizona during the late nineteenth and early twentieth centuries. The district includes 97 contributing buildings.

The continuity of the streetscapes make this a unique and cohesive neighborhood of late nineteenth and early twentieth century western architecture, reflecting the turn-of-the-century development of Prescott. The residential area of the South Prescott Townsite Historic District is separated from the Courthouse Plaza on the north by predominately commercial development. Granite Creek forms a natural boundary to the west. Other historic neighborhoods are adjacent but reflect different historic contexts, such as the East Prescott Historic District (1989) and the Courthouse Plaza Historic District (1978).

9.1.2 Location

The District is generally bounded by the rear property lines on the west side of South Montezuma Street, the north property lines on East Goodwin Street (with the exception of the 100 block of South Marina Street), the alley east of South Alarcon Street and the south property lines along East Aubrey and East Carleton Streets. One of the larger districts in Prescott, it contains portions of 15 blocks and comprises a total of 192 parcels. The boundary of the district is shown on Figure 9-1.

9.1.3 History of the District

The South Prescott Townsite Historic District includes part of the Original Townsite platted in 1864. Development of the District tended to progress from north to south and from west to east. The earliest structure known to have been constructed within the District was a log structure on South Montezuma Street on Goose Flats next to Granite Creek. Known as "Fort Misery," it was built as a store by Manuel Yseria in December 1863. It was subsequently used as a boarding house, with lodging at \$25 a week in gold, for religious services and as a court, where justice (misery) was dispensed. This building was moved to the grounds of Sharlot Hall Museum prior to 1930 and has recently been completely renovated.

Initially, the District featured the residences of a few prominent Prescott businessmen, but in later development, the focus was on modest housing for young families and first-time home buyers. Historically, the District represents the late nineteenth and early twentieth century expansion of Prescott south and east from the downtown area. Commercial development is represented by the variety of business and multi-family uses along South Montezuma Street (which is also designated as Highway 89), a major north/south artery leading from Prescott to Wickenburg.

The architecture of the structures in the South Prescott Townsite Historic District follows a stylistic progression from Victorian Vernacular and Queen Anne to late 19th and early 20th Century Revival styles, with Craftsman Bungalow bridging the two. A few Queen Anne styles are interspersed with Craftsman Bungalows and various Revival style dwellings built throughout the historic period.

The South Prescott Townsite Historic District encompasses a major portion of south Prescott and includes early residential and commercial properties together with later development. Significant early residences include the Fisher/Goldwater House (240 South Cortez), home of one of Prescott's early prominent businessmen and Mayors; the Herndon House (256 South Cortez), home of John C. Herndon, a prominent Prescott lawyer and legislator; the Edmund Wells House (303 South Cortez), one of the few pre-1880 houses still standing in Prescott; the R.E. Morrison House (300 South Marina), built in 1902 for Judge, District Attorney and U.S. Attorney Robert E. Morrison; and the "Tip" Wilder House (346 South Montezuma), the "town" house of rancher Clayton Platt "Tip" Wilder, built in 1891. The earliest commercial building is the Lindenbaum Lodging House at 236 South Montezuma, which has a pressed metal storefront built in 1890 and which incorporates an earlier structure. This early construction in the southern portion of the Original Prescott Townsite relates to its proximity to the downtown area and to Granite Creek, the site of the earliest settlement in Prescott, along with the availability of city services and electricity. Originally, Granite Creek formed a natural boundary on the west side of the townsite, resulting in the major early residential development occurring east of Granite Creek and south of Gurley Street.



"Tip" Wilder House, 346 South Montezuma Street; 1895 and Today

Along South Montezuma Street (Highway 89), the uses are primarily commercial, and many early residential buildings have been converted to serve various types of commercial businesses. Likewise, East Goodwin Street has developed as a commercial corridor in the 100 block, but gives way to residential in the 200 block, with the exception of the City Library. The 200 block of South Cortez Street generally exhibits earlier residential stylistic characteristics due to its early (1885) development and close proximity to the downtown business center, City Hall and the Courthouse. Here, too, there is a mixture of residential uses, commercial uses and residences converted to commercial uses.



Standard Oil Station, 251 South Montezuma Street; Early 1940s and Today

During the Depression several public improvement projects occurred in the district due to a well organized WPA effort. These projects included the paving of South Marina, Cortez and Montezuma Streets, including concrete curbs and gutters. Though Prescott was able to remain fairly stable during the Depression, there was virtually no new construction during this period. New construction increased substantially toward the end of the 1930s, and by 1939, the South Prescott Townsite Historic District was almost completely developed.

The district represents a cohesive history of architectural development in early Prescott. Many of the popular architectural styles found throughout Prescott are well represented within this one area. These styles transition according to the corresponding era of construction and give the district a distinct sense of historic and architectural cohesiveness.

9.1.4 Formation of the Historic District

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

Site surveys of the district were conducted throughout 1995, with the nomination completed and submitted to the Arizona State Historic Preservation Office in July of 1996. Official listing in the National Register of Historic Places is pending as of the time of this writing (May 1997). Buildings listed as contributing and noncontributing are shown on Figure 9-2.

9.1.5 Prescott Preservation District Responsibilities

As a National Register District, properties within the South Prescott Townsite 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 encour-

aged 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.

9.2 DISTRICT QUALITIES AND DESIGN ELEMENTS

9.2.1 Architectural Overview

The architecture of the South Prescott Townsite Historic District represents a period of continued growth and development for Prescott between the years 1878 and 1939. The building styles exhibit Late Nineteenth Century Commercial (Territorial Commercial), Queen Anne Victorian, Vernacular with Victorian Cottage elements, Classical and Craftsman Bungalow and various Period Revival influences. Houses in the district are typically asymmetrical in massing and irregular in plan, though Vernacular Victorian and later styles also present some symmetrical massing and regular plans. In the district, Queen Anne features are combined with those of Eastlake, Stick, Victorian Italianate, High Victorian Gothic and Shingle styles. One story houses predominate, but two and two and one-half stories also occur. Roofs are gabled and hipped. Wood clapboard, shiplap, brick and stucco are most commonly used as exterior materials. Decorative elements which occur in the District include decorative shingles, sawn work, turned posts and finials, leaded glass windows, towers, boxed and truncated pillars, window hoods and decorative stone and brick patterns. Foundations are typically concrete or stone. Basements are not common, though crawl spaces are. Porches tend to be prominent on the Victorian styles, broad on the Bungalows and smaller, less protective structures on the very early Vernacular and the later Revival styles. Original outbuildings, which, with a few exceptions, were not individually evaluated for their contributing or noncontributing status, are common throughout the district. Many of these have been converted to residential units. The historic patterns of development within the district can be seen on Figure 9-3.

Prescott's early commercial buildings (1864-1880) tended to be very simple in design, construction and detail. This was due primarily to Prescott's geographic isolation. Travel to Prescott in the 1860s and 1870s was arduous, expensive and dangerous. Due to the high costs, only tools and small building elements were imported. Adobe, stone, log, brick (made locally) and sawn lumber were the major building materials. Few commercial buildings from this period have survived. By the 1880s, and continuing through the turn-of-the-century, building styles became more elaborate and complex. This change was greatly facilitated by the arrival of the railroad. Consequently, many of the commercial buildings built during this period (1880-1910) are multi-storied, well constructed and finely detailed. Commercial buildings of this period were commonly faced with imported fronts of pressed or cast metal used to improve older existing buildings, such as the



Typical Block of South Cortez Street, c. 1935

Lindenbaum Lodging House, or combined with new masonry construction. Brick is the most common commercial building material and corbelling is a frequently used decorative element.



W.A. Cline Residence, 229 South Alarcon Street; Vernacular Victorian (pre-1899)

The architecture of the South Prescott Townsite Historic District reflects the nationwide transitions from 1900 to 1939 as Territorial Commercial styles and Victorian influences were replaced by the Classical and Craftsman Bungalow, which in turn began to be less popular about 1914 when the prevailing mode returned to the more conservative Revival styles. The architectural styles of the District span this transitional period and consequently exhibit a mixture of many of these styles.

Existing land use within the district is shown on Figure 9-4, and existing zoning is illustrated on Figure 9-5. Examples of the various architectural styles found in the district are as follows:

Late Victorian, Queen Anne and Victorian Vernacular

- Shull House, 225 South Cortez Street
- Sheckels House, 226 South Cortez Street
- W.A. Cline House, 229 South Alarcon Street
- 212 and 237 South Marina Street
- 218 East Carleton Street (this house is shown on Jules Bauman's 1891 birds-eye sketch of Prescott)
- Fisher/Goldwater House, 240 South Cortez Street
- "Tip" Wilder House, 346 South Montezuma Street
- E. Wells House, 303 South Cortez Street
- Herndon House, 256 South Cortez Street

Territorial Commercial (Pre-1912)

- Lindenbaum Lodging House, 236 South Montezuma Street
- 208-210 South Montezuma Street
- Arizona Hotel, 214 South Montezuma Street

Bungalow

- 111 West Aubrey Street
- 401 South Cortez Street
- 432 South Cortez Street
- 143 South Marina Street

Revival Styles

- 212 East Carleton Street (Mission/Spanish Colonial)
- 226 East Carleton Street (Mission/Spanish Colonial)
- "Don's Court," 304 West Carleton Street (Mission/Spanish Colonial)
- Ed Block Residence, 239 South Cortez Street (moved to its present location in 1939 - Classical Revival)

- Apartment Buildings, 317-325 South Montezuma (Classical Revival)
- Lone Star Baptist Church, 198 South Marina Street (Gothic Revival)

9.2.2 Landscape/Streetscape

The District retains some of the native vegetation. Soils are decomposed granite. Granite rock outcroppings remain in some parts of the District as natural landscaping features.

Streetscape features which serve to unify and distinguish the District include the wide streets with parkways between the street and the sidewalks and the street lamps. The 1937 WPA installation of concrete curbs, gutters, sidewalks and street surfaces along South Marina, Cortez and Montezuma Streets together with the single-pole cast iron street lamps manufactured by Prescott Iron Works in Prescott beginning in 1917 provide a cohesiveness within the District and with the surrounding neighborhoods. Stone, concrete and concrete masonry units are frequently used as retaining walls at the property lines, particularly along the east sides of South Marina and Alarcon Streets. Fences along the front are common, but are for the most part modern additions, suggesting that the cityscape took precedence over privacy, at least in the front yards. Historic fences, when used, are usually iron, picket or garden wire. These streetscape features lend a continuity and cohesiveness to the District and particularly to the residential settings.

9.2.3 Integrity

The contributing structures in the South Prescott Townsite Historic District are, with few exceptions, intact examples of their representative styles. Alterations frequently consist of additions to the rear and/or the enclosure of front porches. These changes are seldom obtrusive nor do they detract from the historic character of the structures. Many of these homes are in exemplary condition, reflecting a pride of ownership which has been evident in the District since its inception. Of the 192 surveyed buildings in the District, 97 have retained sufficient integrity to be considered contributors.

Of the remaining buildings, alterations have compromised building integrity or structures post-date the historic period. The noncontributing structures are, fortunately, evenly disbursed throughout the District and thus do not constitute a notable intrusion. The South Prescott Townsite Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association.

There are 73 properties identified as having "good" integrity; 77 properties are listed as "fair," and 42 are "poor." The integrity of the various parcels is illustrated on Figure 9-6.



Victorian, 327 South Alarcon Street (1895); Rectangular Plan, Symmetrical Facade, Narrow Windows

9.3 DISTRICT RECOMMENDATIONS

9.3.1 Elements Worthy of Preservation



Classical Bungalow, 111 West Aubrey Street (c. 1924); Square Plan, Hipped Roof, Full Porch Across Front, Simple Details

The South Prescott Townsite Historic District retains much of its original terrain and has a good proportion of contributing buildings, both of which provide a strong sense of time and place. Development trends have made an impact on the district, as several structures have been lost over the years to four-plexes and commercial and business uses. However, many of these changes have taken place in a compatible manner, such as the reuse of several historic homes on Cortez Street between Goodwin and Carleton Streets. The land use pattern has shifted from one of primarily single-family residential to more of a mixed-use area. Nevertheless, many of the historic structures have been well-maintained, offering excellent examples of their various architectural styles. Historic buildings (often some of the smaller homes in the district) are continually being renovated and used for their original purpose. Others are being renovated for new uses (such as professional offices) while retaining historic integrity. The district offers a useful tool for understanding the early development of Prescott, the lifestyles of its citizens, and for studying changes in architectural styles.

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

Siting of the Building(s)

The current zoning for the district varies from Residential "C" to the east to Business "B" to the west along Montezuma Street (Highway 89). The front setbacks vary from 15 to 20 feet for residential and zero for business-zoned properties. The historic pattern, however, varies greatly based on site-specific conditions and is often 25 feet or greater. In addition, the many deep parkways in the district provide an additional buffer between the street and the building.

The presence of steep terrain has caused many homes to be sited differently from neighboring buildings. In other cases, the homes are much closer to the property line where the terrain is more level. However, even where this is the case, the setbacks are consistent along a particular block. This consideration of the natural landforms and historic pattern is one of the major unifying elements of the district and should be respected to the greatest degree possible.

Thus, as a rule of thumb, the siting of any new construction, additions or alterations should be compatible with neighboring structures (including those not immediately adjacent to the lot), unless unique site characteristics re-

quire a different solution. Existing terrain should not be graded to allow the structure to take advantage of the minimum code setbacks. Compatibility with both the natural landscape and the historic neighborhood should be followed at all times.

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

Streetscape/Landscape

As mentioned above, most of the streets in the district have deep parkways on both sides. Unfortunately, many of these parkways are poorly maintained. These parkways are often not landscaped at all, and some are used as parking areas, a practice that is inconsistent with the historic character and should be discouraged. Others have been covered with various pavers, stone, or flagstone. The general exception to this condition are the historic homes that have been converted to business use, which maintain the parkways as part of an overall positive business image. The conversion of future historic resources should include an agreement to landscape and maintain the parkways in an attractive and compatible manner.

Several of the streets were paved by the WPA in the late 1930s, but the installation of sidewalks was sporadic at best. On the east-west streets, sidewalks are included on both sides of Goodwin and Carleton Streets, but there are none on Aubrey and only on the south side of Leroux. Running north-south, sidewalks are irregularly placed on Alarcon, Marina and Cortez Streets; sidewalks exist on both sides of Montezuma Street. The walks are in need of significant replacement or repair in many areas, but tend to be in better condition on the northern sections of streets such as Cortez and Marina. The inclusion of sidewalks on at least one side of the street should be considered throughout the district, placed between the property lines and the parkways. The sidewalks should work with the natural terrain and be installed in conjunction with parkway improvements.

Most of the properties in the district can still be accessed by alleys. This has taken a large burden off the front of the lot to accommodate the automobile. In many cases, the hilly terrain precludes any driveway access at the front of the property and in others a drive is included along the sideyard to a carport or garage at the side or rear of the property. Many residents have repaired or replaced alley accessed garages, a practice that should be encouraged. However, despite the existence of the alleys, parking at the front of many buildings is allowed (usually on newer construction). Cars



Mission Style, 212 East Carleton Street (c. 1924); Flat Roof, Stucco, Red Tile Trim, Arched Openings at Porch



Queen Anne Victorian, 125 West Carleton (c. 1910); Asymmetrical Facade, Tall Windows, Tower, Ornamental Trim and Shingles

are parked either directly in front of the buildings (on the property), on the street, or in the parkways. This practice has resulted from the lack of foresight in approving infill development, the suburban automobile emphasis which traditionally places the parking area in the front of the house, and increased density resulting from the incursion of multi-family and other land uses. Parking at the front property line is inconsistent with the historic neighborhood and should be discouraged. Where necessary, driveways should continue to be located at the side yard and no garages should be allowed in front of or adjacent to the front elevation of the building (terrain permitting).

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

Buildings along Montezuma Street vary in setback, with original commercial buildings using a "zero-lot line" and residential structures setback between 20 and 30 feet. When the residential buildings have been converted, however, this setback is often used as parking for the new commercial enterprise. This destroys the integrity of the streetscape and should be discouraged.

The many native stone retaining walls in the district are a key unifying element and should be preserved. Generally built of natural or cut stone or locally quarried granite, they add a historic feel to the area and represent a feature that is quickly disappearing in Prescott. Other walls are constructed of concrete and either left as-is or covered with stucco. Corner pillars and caps are also common and should be encouraged on new designs.

Chainlink fence is common in some areas of the district but should be discouraged as it detracts from the historic character of the neighborhood. Several homes utilize various designs of wood picket fences which provide the same open feel while maintaining a more historic quality. For "uphill" lots, retaining walls at the front property line are used in lieu of fences. In all cases where fencing is used, they should not be more than approximately three feet in height (current zoning allows six feet for side and back yards; front yard fencing may not exceed four feet in height).

Most of the landscaping in the district is natural and informal. The native landscape can still be seen in several areas. Formal yards are generally located at converted businesses and include lawns and well-trimmed ornamental shrubs (see 306 South Marina Street). For most of the district, however, formal landscape is uncommon. The outstanding landscape feature of the district are the many old trees that occur in various locations. Species such as oak and mahogany may be found, including the "Bicentennial Oak" at the front of 225 South Cortez Street, estimated to be at least 360 years old. Although landscaping should not obscure historic resources, the sheltering aspects of the many older trees are an important part of the his-

toric fabric of the neighborhood. Low shrubs and ornamental plants should continue to be encouraged to provide variety and interest to the natural landscape.

As mentioned, many of the parkways are in poor condition. Efforts should be undertaken to improve these areas, which will add significantly to the character of the district. Probably the best stretch of parkway planting in the district is along Goodwin Street, from Cortez to Alarcon Streets.

Building Size and Scale

Building size and scale within the South Prescott Townsite Historic District varies according to location and architectural style. Although Queen Anne and Vernacular Victorian homes mix with Craftsman/Bungalow and Period Revival homes, the impression is nevertheless one of uniformity. This is due to several factors: 1) many of the buildings are intact representations of their respective styles, providing a consistent feeling of craftsmanship; 2) most of the buildings fit well within the landscape, whether through siting, vegetation, or the use of native stone walls; 3) no one style dominates the district; 4) setbacks are consistently used; and 5) the transition from one era of construction to another is gradual, thus no sharp demarcation lines divide the district, other than between the commercial corridor of Montezuma Street and the residential areas to the east.

Thus, it may be said that through these key unifying elements, the various architectural styles serve as variations of a consistent collective theme running throughout the district. This theme is of comfortable-looking dwellings that fit well with their natural surroundings.

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

Roofs are primarily gables and hips, depending on the architectural style. Roof slopes are steep (especially on two story buildings) so as to diminish the mass of the overall structure. Roof slopes on newer buildings tend to be much lower, a practice which should be discouraged. Due to the simple plan of many of the buildings, one or two large gables at the front elevation provide primary accents or focal points. Overhangs are generally between 18 and 24 inches (shorter on Vernacular Victorian and Queen Anne, longer on Bungalows), with exposed rafter tails or simple fascias. Many of the residences do not have chimneys and where existing they are not highlighted or treated with special detail (although brick is the most common material). Skylights and other appurtenances are not visible on the contributing buildings and should be discouraged. Roofing materials are primarily asphalt and wood shingles. Many newer roofs on contributing structures include an "architectural style" to the shingle design that is both cost effective and attractive. Flat roofs are not in keeping with the character of the



John T. Shull House, 225 South Cortez Street (1880); Queen Anne Victorian, Historic Tree (Bicentennial Oak) at Left is Estimated to be at Least 360 Years Old

historic district and should be discouraged, except where consistent with the historic style (such as the Mission Revival homes at 212 and 226 Carleton Street).

Doors and Windows



Hotel Vendome, 230 South Cortez Street (1917); Vernacular Style, Regular Plan, Brick Exterior, Wide Porches, Simple 1/1 Wood Windows

As mentioned above, doors tend to be near the center of front facade, flush with the front elevation. The entrance is then highlighted by a separate roof form extending from the main roof of the house. This feature forms an entrance porch that varies from very small to the entire width of the front elevation. Reentrant porches are fairly common, and although the entry door is offset, it still tends toward the middle of the front facade.

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

Double-hung windows are the most common, although some casements can be seen. This is true even for the commercial buildings on Montezuma Street. Pane design is predominately "one-over-one" for all architectural styles. Some multiple pane designs over a single bottom pane also occur. Awnings exist in several locations, especially on the larger homes, which add color, shelter and vitality to the street elevation. This is particularly true for the zero-setback commercial buildings along Montezuma Street.

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

Materials

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

The use of historic siding materials is one of the unifying themes of the South Prescott Townsite Historic District. Although the type of material varies, it is usually consistent with the architectural style and is used in a way

that is not common today. These materials should be preserved and additions or alterations to existing buildings should seek to use these same materials to the greatest degree possible. New construction should seek to use materials of a type and manner consistent with neighboring buildings. The use of exposed block, including "slump" block (which occurs on some of the noncontributing buildings), should be discouraged. Likewise, stucco should not be used over a building sheathed in wood or brick, which has already occurred in several locations.

Many of the original residential buildings in the district, even those that are no longer considered contributing, are constructed on concrete or masonry stem walls. The stem walls are faced with stone, brick, wood, or stucco, consistent with the style of the building. This raises the elevation of the first floor above finished grade, resulting in stairs leading to porches prior to reaching the front door. This design theme should continue to be encouraged; 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.

Materials along the Montezuma Street corridor vary greatly and include: exposed stone, "slump" block, stucco, wood, and brick. The integrity of historic materials has been covered or compromised in several locations to accommodate commercial use. Several old residences have had major commercial additions to the front which obliterate the historic building behind the addition. The material used on the addition is often different from the original building.

Open Space

Although there is no formal open space in the district, the uneven natural terrain and arrangement of homes within the natural landscape presents a comfortable image. Also contributing to this are the wide parkways, the mature landscaping, and the consistent building setbacks. This image should be maintained through the sensitive siting of buildings, preservation of the native landscape, and improvement in the treatment of the parkways.

Other Miscellaneous Elements

The treatment of porch posts differs throughout the district, depending on the architectural style. Variations include simple four-by-four and six-by-six columns, battered posts, and formal columns of the Doric order.

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

Since the South Prescott Townsite Historic District has not yet been formally listed in the National Register of Historic Places, the blue signs that would normally be mounted on the street signs are not yet in place. Upon



E. Block House, 239 South Cortez Street (1899, Modified 1939); Prairie/Classical Revival, Low Pitched Hipped Roof with Wide Eaves, Massive Scale with Horizontal Emphasis

listing, these should be installed, and property owners notified about the ability to purchase the bronze National Register plaques for mounting on their buildings. This can lead to an increased "pride of ownership" in the district through recognition of these historic resources.



Vernacular Victorian, 325 South Cortez Street (1904); Rectangular Plan, Tall Windows, Turned Porch Posts, Boxed Eaves

Open storm drainage channels exist at several locations in the district. They tend to be cluttered with leaves and garbage and should be improved or covered (see the northwest corner of Marina and Carleton Streets).

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.

9.3.2 Threats to District Integrity

Past Projects

The traffic on Montezuma and Goodwin Streets (and, to a lesser degree, Cortez, Carleton and Marina Streets) has resulted in pressures to the South Prescott Townsite Historic District that can threaten the integrity of the area. In some cases, these changes have easily and graciously been absorbed without harming (and, in some cases, helping) the character of the district. The best example of this incorporation occurs on Cortez Street between Goodwin and Carleton Streets. Examples of compatible new construction includes the Police Headquarters building at 222 Marina Street and the Prescott Public Library on Goodwin and Marina Streets.

In other cases, these changes have not been so easily made. The several apartment buildings, incompatible additions, and commercial conversions has made clear the need to better monitor proposed use changes in the district. Some of the most incompatible new construction (primarily fourplexes) actually occurs within areas that are the most removed from commercial traffic. This type of construction is permitted within the current zoning and borders the district on the east and south sides. Diligence must be maintained to remain cognizant of trends within and on the edges of the district.

Elements that serve to strengthen the "feeling of neighborhood" should be pursued to preserve the character of the South Prescott Townsite Historic District. These can include, but are not limited to, the following:

- Improve parkway plantings
- Discourage automobile parking in parkways and in front of residential structures, which results in "surrendering" the streetscape to the automobile
- Maintain and encourage alley use
- Pursue less density in residential areas
- Maintain historic setbacks and building relationships
- Preserve historic identity and character of existing buildings
- Preserve residential character of neighborhoods

- Enhance commercial sector along Montezuma Street by restoring visual appearance, controlling parking and carefully monitoring new infill development. A tremendous improvement on the appearance of this corridor can be made by simply improving the appearance and health of the parkways

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

Elements of past projects that are incompatible with the district include inappropriately stuccoed exteriors, incompatible additions or alterations, incompatible carports, slab-on-grade construction, incorrect siding, removal or significant alteration of elements of specific architectural styles, parking directly in front of homes, painted concrete or slump block construction, aluminum or steel windows, and sliding windows with a horizontal orientation.

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

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

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

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

Future projects

The installation of sidewalks and improvements to the parkways within the district are strongly recommended. These projects, if undertaken, should be done in a manner consistent with the neighborhood and that does not damage historic resources.



Kenwill Apartments, 119-127 East Goodwin Street (1904-05); Elements of Mission Revival Style, Flat Roofs, Stucco Exterior, Arched Openings

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

Circulation and Parking



Sankey Mansion, 143 South Marina Street (c. 1910); Vernacular Victorian, Hipped Roof, Bracketed Eaves, Stained Glass, Clapboard Exterior

The busy nature of the streets within the district has already been identified. Montezuma and Goodwin Streets serve as collectors for the entire district and for areas adjacent to the district. Because of this, streets such as Cortez and Carleton serve as bypass routes during busy times of the day, with cars traveling faster than the posted speed limit of 25 miles per hour. This has a detrimental indirect effect on the district by giving the impression that the neighborhood is less than safe.

Although alley access remains, many cars still park on the street and in the front yards of some of the buildings. This can be reduced by maintaining or cutting density, prohibiting parking in parkways, and not allowing garages and carports at the front of the property. The extra parking required appears to be generated from within the district and not from adjacent areas.

Parking problems along Montezuma can be helped by allowing off-site parking (on the street) to count towards the total parking requirement. It was observed that people tended to use on-site parking (in the "front yard") when it was available, while street parking was unused. Forcing some of this parking back onto the street and cleaning up the fronts of the various buildings as well as the parkways, will increase the appeal of the area while not encumbering the businesses or their clients.

Proximity to Other Land Uses

The South Prescott Townsite Historic District enjoys an enviable location in the city, which is one reason why it was one of the first areas to develop during the early Territorial days. Within walking distance are commercial and business areas, the library, churches, government, and the Plaza.

However, those same features are the same elements that bring increased development pressures. Flanked by busy corridors on the north and west, and by inaccessible hills to the east and south, South Prescott sits within a "pocket" of relatively clear definitions. Commercial pressures are likely to be constrained to the areas closest to Montezuma and Goodwin Streets. However, the greatest pressure may come from denser development resulting from four-plexes and apartments. These conversions, by demolishing smaller homes and constructing denser (and usually incompatible) development, will slowly erode the cohesiveness of one of the oldest sections of Prescott. This can already be seen to the east and south, where the proliferation of multi-family units did not allow those areas to be included within the historic district. It should be noted that some historic homes have successfully be converted to apartment use; thus, the issue is not one of use, but of design.

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

- Commercial pressures on and near Montezuma Street. Increased traffic will cause increased pressure for larger commercial ventures, which will, in turn, spill over into the nearby residential neighborhoods.
- Commercial pressures from the downtown. The desirability to be near the downtown core of Prescott will lead to additional residential-to-business conversions along Cortez and Marina Streets.
- Demolition of historic resources to make way for larger residential uses. This degrades the scale of the neighborhoods and results in the loss of historic resources.
- Incompatible additions, alterations, or modifications to buildings.
- New construction or modifications that are greater than approximately 25 feet in height (the current zoning allows 35 to 100 feet, depending on classification).
- The acquisition of several properties by a single developer to make way for a larger project, such as apartments or large office buildings.
- Projects that are incompatible with the historic district but are allowable under the current zoning code (see following discussion).



Lone Star Baptist Church, 198 South Marina Street (1924); Gothic Revival, Steep Roof, Tall Narrow Windows with Some Pointed-Arched (Gothic), Native Stone Exterior

Zoning

The various uses and allowances of the current zoning code present the most serious threat to the integrity of the South Prescott Townsite Historic District.

The district contains Business "B" (BB) zoning to the west (along Montezuma Street) and Residential "B" (RB) and "C" (RC) to the east, with a strip of Business "A" in the middle on both sides of Cortez Street between Goodwin and Aubrey Streets. The following description is an overview of the district zoning; for a full description see the City of Prescott Zoning Code.

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

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

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

HISTORIC PRESERVATION MASTER PLAN



Victorian, 219 South Marina Street (c. 1910); Clapboard Exterior, Turned Spindles and Posts, Jigsawed Brackets, Stone Perimeter Wall

**Table 9-1
District Zoning Classifications - Residential**

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

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

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

**Table 9-2
District Zoning Classifications - Business**

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

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

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

The 40 foot height allowance is inconsistent with RC zoning in this district, and the 35 foot allowance under RB is questionable. The height limits are primarily to accommodate tall Victorian buildings, but nearly all of these are located in areas zoned BA. Given the low, residential scale of the neighborhoods, a building of this size would dwarf the neighborhood on the east side of the district, particularly if it were a multi-family dwelling. A two story limit with a 30 foot height limitation is recommended.

It is likely that 50 feet is also too large for the BA zone. Even the large historic buildings on Cortez Street 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 100 foot allowance under the BB zone is clearly incompatible with the scale and character of Montezuma Street. There are no existing buildings in the district greater than two stories in height and most are one story. There are no buildings in the downtown greater than approximately 45 feet in height. A limit of three stories and 45 feet in height should be implemented immediately to preserve the character of the district.

The lot coverage under the residential zones appears to be acceptable, as does the lot coverage under zone BB. The BA zone, however, presents a problem given the context of the neighborhood. The BA zone extends on either side of Cortez Street from Goodwin to Aubrey Streets. This area has some of the oldest and best maintained residencies in Prescott. If these resources are lost, they could be replaced under the current zoning by business or commercial uses that would have no limit on lot coverage. Given the generous setbacks and spacious yards of many of these old homes, this would be completely incompatible with the neighborhood. Consideration should be given to rezoning the BA area to one of the Residential zones, such as RC.

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

The zero setback requirement in the BA zone is incompatible. This is another reason why consideration should be given to rezoning this area.

The zero setback is compatible with the BB zoning in the 200 block of Montezuma Street. South of here, however, the buildings are more residential in scale and the setbacks for any commercial buildings should respect this pattern.



Fisher/Goldwater House, 240 South Cortez Street (1894); Queen Anne Victorian, Hipped and Gabled Roof, Tower, Re-entrant Front Porch, Has Been Covered with Aluminum Siding

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



Edmund W. Wells Residence, 303 South Cortez Street (1878); Victorian Italianate, Simple Gables with Decorative Trim, Ornate Curved Porch, Articulated Tall Windows, Sandstone Ashlar Perimeter Wall; Single-Structure Prescott Historic Preservation District

**Table 9-3
Incompatible Zoning Uses Permitted**

<i>Zoning</i>	<i>Incompatible Uses</i>
Residence B	<p>Apartments (see text), private clubs (golf, swimming, etc.), planned area developments.</p> <p>Conditional Uses: Auditoriums, ambulance service, cemeteries, colleges, county buildings, crematoriums, federal buildings, fraternal/sorority houses, hospitals, public institutions, museums, public utility buildings, schools, state buildings, parking lots.</p>
Residence C	<p>Apartments (all, including four-plexes), auditoriums, ambulance service, colleges, county buildings, crematoriums, federal buildings, hospitals, public institutions, museums, public utility buildings, schools, state buildings.</p> <p>Miscellaneous Uses: Parking lots, boarding and rooming houses.</p> <p>Conditional Uses: Manufactured housing or mobile home parks, cemeteries, hotels/motels, crisis centers, fraternity/sorority houses,</p>
Business A	<p>Apartments, bars, battery charging and repair, private clubs (golf, swimming, etc.), auditoriums, cemeteries, public utility buildings, parking lots, agricultural produce markets, appliance sales and service, ambulance service (garages), auction/swap meets, auditoriums, cleaning and dyeing shops, clothing manufacturers, conservatories/green houses, copy shops, department stores, drug stores, dry wall supply, electronic equipment sales and supply, furniture (new/used), grocery stores, hardware stores, hotels (other than bed-and-breakfasts), laundries, manufacturing, mini-storage, movers, plumbing shops, poultry shops, recreational vehicle storage yards, recreational vehicle parks, service stations, taxi cab service, theaters, tire shops, upholstery shops, video sales/rental outlets.</p> <p>Miscellaneous Uses: PADs, baseball batting cages.</p> <p>Conditional Uses: Manufactured housing or mobile home parks, automobile and trailer sales, bowling alleys, modern steam laundries, automobile garages, stockpiling of soils, tire recapping, publishing/printing, miniature golf</p>

courses, adult entertainment businesses, crematoriums, car washes, automobile leasing, shuttle services, family game centers, palm readers, psychic interpreters, tattoo parlors.

Business B

Beverage bottling, bowling alleys, car washes, bus terminals, fuel stores, poultry shops, recreational vehicle storage yards, roofing contractors and retail, skating rinks, sheet metal shops, wooden storage sheds (retail).

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

Conditional Uses: Automobile and trailer sales, archery shooting ranges, adult entertainment businesses, automobile leasing, hot tub rentals (outdoor), palm reading, psychic interpreter, tattoo parlors.



Classical Bungalow, 309 East Goodwin Street (1918, Moved 1940); Wood Shingle Siding, Bracketed Eaves, Stone Rubble Perimeter Wall, Low-Sloped Wide Roof

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

Many of the allowed uses in the residential neighborhoods permit automobile-oriented commercial uses, such as drive-through facilities with large parking lots, that conflict with the traditional street front and pedestrian orientation of the historic buildings. It should be stated that business and commercial reuse of historic priorities, such as those along Cortez Street, is often a valid and practical modern application of these buildings. However, these uses must be carefully reviewed to ensure that the reuse does not destroy the character of the area through indirect means (such as traffic and the paving of front yards and parkways). Likewise uses should be discouraged that require large parking lots to meet public demand or the zoning code. Often, the demolition of historic buildings is required to meet 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 South Prescott Townsite Historic District due to the location of the smaller scale residential areas and the arterials of Montezuma and Goodwin Streets. What is of concern, however, is the location of the BA zone along Cortez Street. Allowing BA uses in this neighborhood would cause serious permanent harm to the character of the entire district. The BA zone should be rezoned to RC and consideration should be given to rezoning the RB and RC area in the district to RA-9.



R.E. Morrison House, 306 South Marina Street (1902); Queen Anne Victorian/Classical Revival, Large Round Corner Turret, Hipped and Gabled Roof, Wood Siding, Ornamental Shingles and Trim, Bracketed Eaves, Stone Pillars

Thus, the issues of most concern for the South Prescott Townsite Historic District are incompatibles uses, zoning that allows encroachment of inappropriately scaled multi-family and commercial uses in established residential areas, large height allowances on Montezuma Street, and multi-family densities so generous that they encourage demolition of historic structures for redevelopment of new medium and high density residential projects.

9.3.3 Opportunities Within the District

Since the earliest days of area, South Prescott has remained a middle- and upper-class neighborhood, adjacent to major commercial areas and close to the heart of the city. It represents a timeline of historical development in Prescott as the homes reflect the styles and times in which they were built. The assemblage of Vernacular Victorian, Queen Anne, Craftsman/Bungalow, and Period Revival homes, placed in a rolling and natural setting, provides a picture of what life was like for the early citizens of the Territorial Capital.

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

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

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

9.3.4 Specific District Recommendations

Summary of Recommendations

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

**Table 9-4
Summary of Recommendations - South Prescott Townsite Historic District**

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



Police Administration Building, 222 South Marina Street (1991); Contemporary with Classical Revival Elements, Excellent Example of Modern Structure with Historical Prescott References



Lindenbaum's Lodging House, 236 South Montezuma Street (1890); Vernacular Victorian, Pressed Metal Front Facade

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
- Encourage wood for replacement doors and windows
- Encourage double-hung windows, with pane design similar to neighboring buildings (see text)
- Use wide trim material around fenestrations
- Encourage the use of awnings, particularly on business and commercial buildings

Materials

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

Open Space

- Maintain natural rock outcroppings and mature native landscaping throughout the district

Other Misc. Elements

- Encourage post and column treatment and other details consistent with the historic style of the building (see text)
- Keep lighting simple and attached to the structure
- Discourage skylights and utilities on roofs visible from the public right-of-way
- Install blue historic district signs once the district is officially listed in the National Register; encourage bronze district signage on buildings in the district
- Cover or otherwise improve open drainage areas in the district

Future Projects

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

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Circulation and Parking

- Discourage parking immediately in front of both residential and commercial buildings
- Allow off-site (street) parking to count in parking calculation for Montezuma Street

Proximity to Other Land Uses

- Monitor development pressures that could occur from Goodwin Street to the north and Montezuma Street to the west
- Monitor requests for apartments and fourplexes in the residential areas of the district

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 and setbacks
- Consider rezoning BA to RB or RC to protect one of the oldest and best maintained neighborhoods in Prescott
- Consider rezoning RB and RC areas in the district to RA-9. Restrict heights to two stories and 30 feet
- Rezone the BB strip on Montezuma Street or modify the zoning to allow a height limit of 3 stories and 45 feet (versus 100 feet now allowed)
- Allow zero setbacks in the 200 block of Montezuma Street; require greater setbacks south of this area (see text)
- Discourage uses that require a significant increase in auto mobile traffic and parking
- Disallow incompatible uses in the historic district (see text and tables)

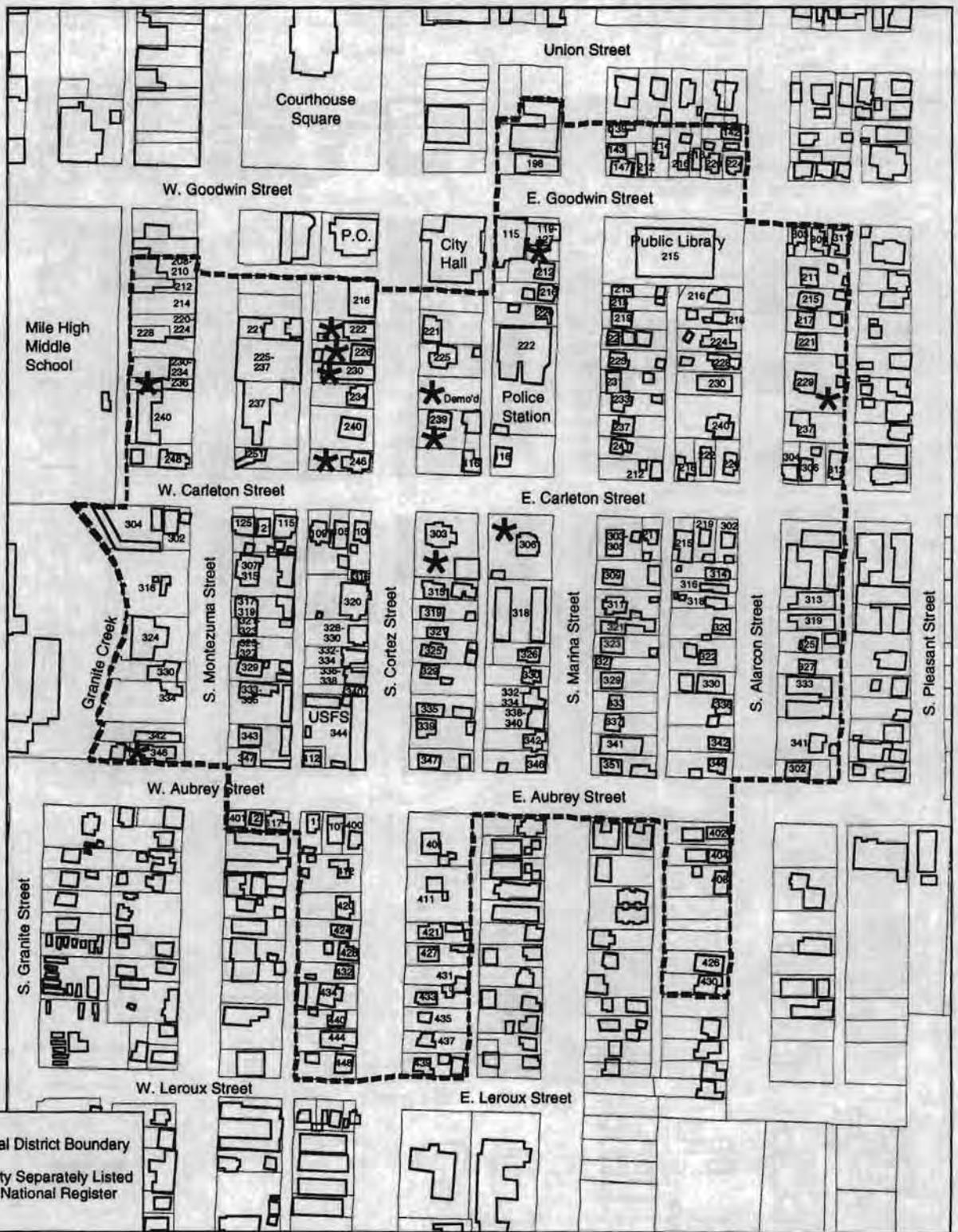
District Opportunities

- Promote continued use of the South Prescott Townsite Historic District as a single-family residential neighborhood bordered by compatible commercial and business development
- Encourage compatible commercial and business office conversions
- Evaluate the district for limited use for affordable housing programs
- Pursue local district designation for the district, focusing first on the 200 and 300 block of South Cortez Street.



Pioneer Apartments, 321-323 South Montezuma Street (c. 1910); Vernacular Victorian, Rectangular Plan, Arched Openings, Brick Exterior with Corbelling

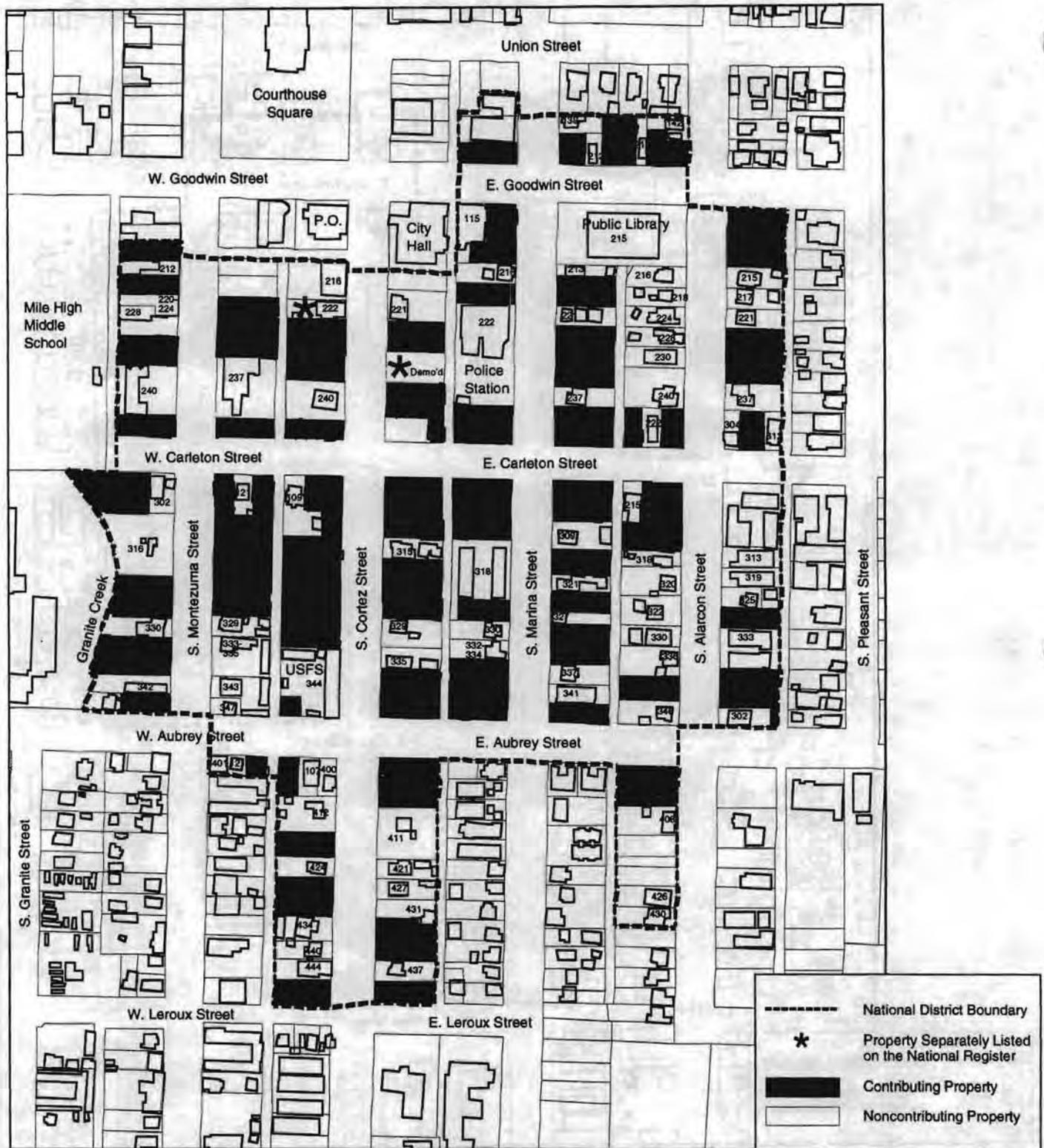
HISTORIC PRESERVATION MASTER PLAN



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

Figure
 9-1

South Prescott Townsite
 National Register Historic District
District Boundary
 Not to Scale



South Prescott Townsite
 National Register Historic District
 Contributing & Noncontributing Properties NTS

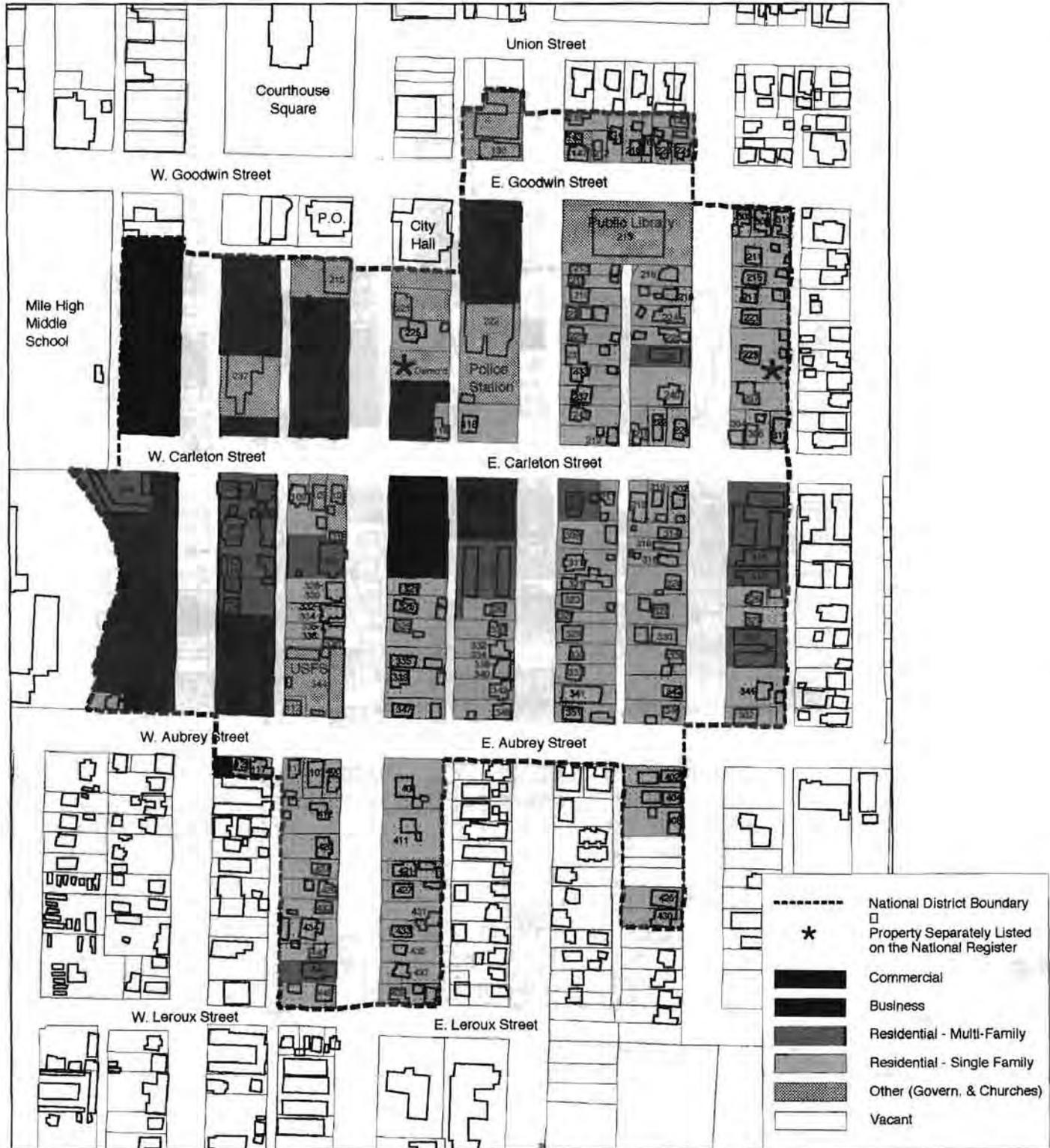
Figure
 9-2

HISTORIC PRESERVATION MASTER PLAN



Figure
9-3

South Prescott Townsite
National Register Historic District
Era of Construction
Not to Scale



South Prescott Townsite
National Register Historic District
Land Use
Not to Scale

Figure
9-4

HISTORIC PRESERVATION MASTER PLAN

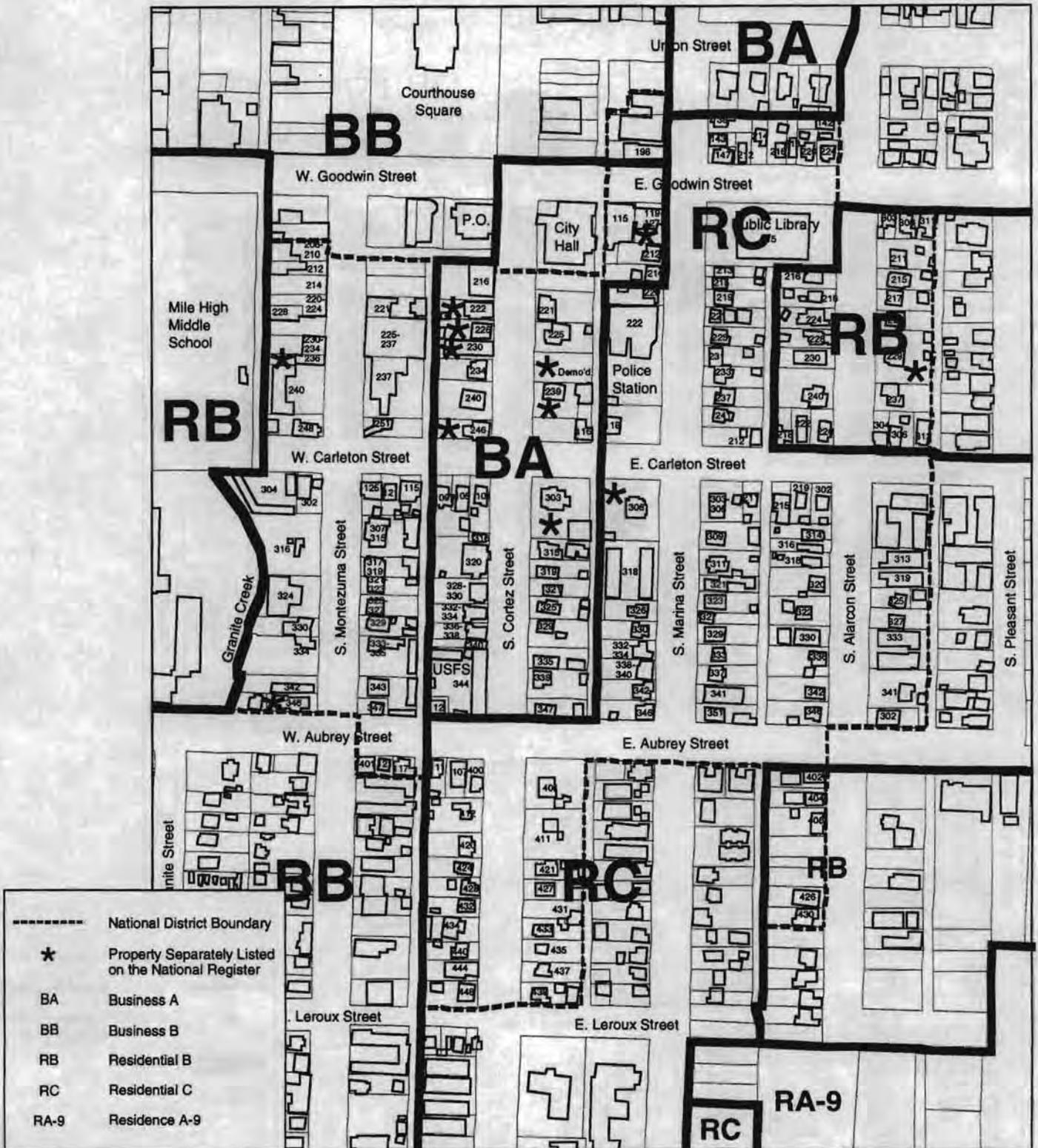
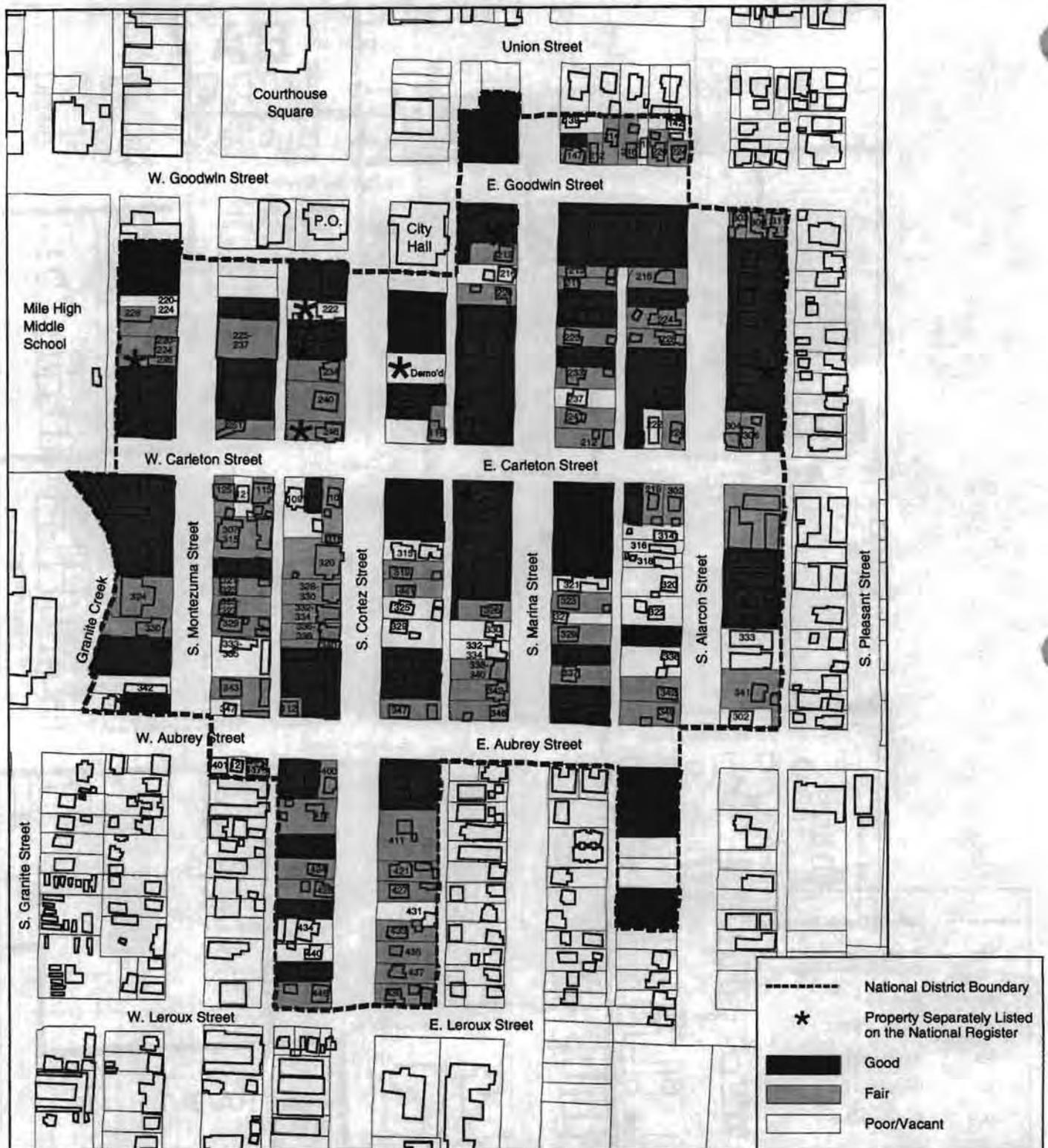


Figure
9-5

South Prescott Townsite
National Register Historic District
Zoning
Not to Scale

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South Prescott Townsite
 National Register Historic District
Historic Integrity
 Not to Scale

Figure
 9-6