

WEST PRESCOTT HISTORIC DISTRICT A NATIONAL REGISTER DISTRICT

5.1 DISTRICT OVERVIEW AND HISTORY

5.1.1 Overview



Bungalow, 111 Park Avenue (c. 1910); Brick, Tall Windows, Large Stone Retaining Wall; the Only Building in the District to be Converted to Non-Residential Use

The West Prescott Historic District is a residential neighborhood comprised primarily of homes constructed from the turn of the century through the 1930s. The district is an intact and distinct collection of one and two story residences (with the exception of Lincoln School) whose architectural styles exemplify and illustrate the transition in residential styles typical in Arizona during the early 20th century. The homes in this area are enhanced by a setting of native vegetation and natural granite outcroppings. Stone walls often demarcate property lines with uniform lot size and mature landscaping providing additional unifying elements. The district includes 79 contributing and 30 noncontributing buildings and 16 contributing objects within its boundaries.

The architecture of the West Prescott Historic District represents a continuous development of styles prevalent during the first three decades of the 20th century. Elements of the Queen Anne and Shingle Styles can be found in the earlier homes, most of which are located in the northern portion of the district. Craftsman/Bungalow and Period Revival styles are represented in later residential development.

One of the prominent features of the West Prescott Historic District is the Lincoln School. The two older brick buildings were built in 1909 and 1937, with a gymnasium constructed in the 1980s. Lincoln is a neighborhood school, built to serve the growing family population of West Prescott after the turn of the century, and expanded as later needs dictated.

5.1.2 Location

Much of the West Prescott Historic District is located along Park Avenue and Country Club Drive on a hill rising northward from Aspen Creek. The hill rises steeply from Copper Basin Road, peaking at the intersection of Park Avenue and Hassayampa Drive, and drops in elevation as Park Avenue continues north to intersect with Gurley Street. The district is generally bounded by the rear property lines on either side of Park Avenue and Country Club Drive and the rear property lines to the west of Vista Drive. One of the larger districts in Prescott, it contains portions of 15 blocks and comprises a total of 109 parcels. The boundary of the district is shown on Figure 5-1.

5.1.3 History of the District

The West Prescott Historic District includes all or parts of several separate subdivisions created between 1885 and 1936 plus several parcels which are not a part of any platted subdivision. Though the Fleury Addition was platted in 1885 and replatted in 1890, development of the subdivision along Park Avenue south of Gurley Street did not begin until the turn of the century. Later, much of the Fleury Addition was purchased by railroad developer Frank Murphy and was resubdivided into Murphy's First and Second (1902), and Third and Fourth (1914) subdivisions. Parts of these subdivisions lie within the boundaries of the district. Most of the development in these subdivisions occurred along Park Avenue, Hill Street, Glendale and Glenwood Avenues after Murphy resubdivided and developed them.

Buena Vista Heights, which lies on the west edge of the district, was platted in 1918 and developed by the Yavapai Construction Company. In 1927, William Aven, a realtor and developer who came to Prescott to be treated at Fort Whipple Hospital in 1920, purchased 22 acres of land west and south of Murphy's subdivisions along a trail which became Crest Avenue (now Country Club Drive) and developed Ridgewood Heights (1928) and the Ridgewood Heights Addition (1936). Aven designed several house plans (primarily English Tudor Revival) and made the plans available as custom built homes to purchasers in Ridgewood Heights. The lots were described as "naturally rugged and lend(ing) themselves admirably to the wild and unsullied atmosphere of the vista" (lib.). The Owen Subdivision was developed in 1929 and consisted of only six lots including and adjacent to the home of Dr. William Owen (615 Country Club Drive).

Lots in the district were predominately 25 feet wide by 100 feet deep, though the terrain resulted in variations of the sizes and configurations in the various subdivisions. These subdivisions were provided with City services as they were developed, were close to the commercial center of Prescott, and were easily accessible either by private or public transportation (streetcars on Gurley Street).

Architecturally, the district features a few Queen Anne-influenced residences along the west side of Park Avenue south of Gurley Street (the oldest portion of the district), a significant percentage of Craftsman Bungalow Style homes, and a mixture of Mission/Spanish Colonial, Gothic, and English Tudor Revival Styles. Initially, the West Prescott Historic District featured the residences of a few prominent Prescott businessmen, but later developments, especially in the Buena Vista Heights, Ridgewood Heights, and Ridgewood Heights Addition, focused on modest housing for young families and first-time home buyers. Historically, the district represents the early twentieth century expansion of Prescott westward from the downtown area, combined with the development of modest new housing directed toward newcomers and tourists who desired to make Prescott either a summer retreat or a permanent residence.



Charles Travis House, 120 Park Avenue (c. 1910); Bungalow with Elements of Queen Anne, Symmetrical Massing, Side Gable Roof, Exposed Rafter Tails, Wide Porch with Shallow Hip Roof and Truncated Columns



Samuel E. Wallace House, 132 Park Avenue (1908); Simplified Bungalow, Bellcast Hip Roof, Soffited Eaves with Wide Frieze, Bay Window, Re-entrant Porch

During the Depression several public improvement projects occurred in the district due to a well organized WPA effort. These projects included the paving of Park, Glendale, and Glenwood Avenues, and part of Country Club Drive, 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 West Prescott Historic District was almost completely developed.

The West Prescott Historic District represents a unique timeline of residential development as one moves along Park Avenue south from Gurley Street to Country Club Drive. 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.

5.1.4 Formation of the Historic District

The West Prescott Historic District can be 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 early twentieth century architecture which illustrates the changes in residential form and taste from the turn of the century to the late 1930s. The district has one of the greatest concentrations of early 20th century houses remaining in Prescott. One property in the District (the Amy Hill House at 144 Park Avenue) is already individually listed on the National Register as a component of the Prescott Territorial Buildings Multiple Resource Area Nomination.

Site surveys of the district were conducted in early 1989, with the nomination completed and submitted to SHPO in May of the same year. The district was listed in the National Register in August 1989. Buildings listed as contributing and noncontributing are shown on Figure 5-2.

5.1.5 Prescott Preservation District Responsibilities

As a National Register District, properties within the West Prescott Historic District are not subject to project review by the Prescott Preservation Commission. Input from the Commission is nevertheless encouraged to maintain the historic integrity of the district. Applicants are encouraged to meet with the City's Preservation Specialist prior to beginning a project to answer any questions and obtain assistance in designing a historically compatible project. The City may investigate options to protect the neighborhood and should consider the nature of the area when reviewing proposed projects.

5.2 DISTRICT QUALITIES AND DESIGN ELEMENTS

5.2.1 Architectural Overview

Early construction in the western portion of Prescott relates to its proximity to the downtown area and to the terminus of the streetcar line at the corner of Gurley Street and Park Avenue. Originally, Granite Creek formed a natural boundary on the west side of the townsite, resulting in the major early residential development occurring in East Prescott. However, as businesses began to predominate in the blocks north and west of downtown, businessmen began to build their homes in the west Prescott area to be closer to their entrepreneurial interests.

The architecture of the West Prescott Historic District represents a period of continued growth and development for Prescott between the years 1906 and 1939. The building styles exhibit Queen Anne, Stick, Shingle, Craftsman, Bungalow, and various Period Revival influences. Houses in the district are typically asymmetrical in massing and irregular in plan. One story houses predominate, but two and two and one-half story homes also occur. Roofs are almost exclusively gabled with hip roofs occurring as an accent or over later additions. Wood clapboard, shiplap, board and batten, and stucco are most commonly used as exterior siding over frame construction. Shingled and false half-timbered gables are decorative elements which occur in the district. Foundations are typically concrete or stone. Basements are fairly common. Porches tend to be broad on the earlier Bungalows and smaller, less protective structures on the later Revival styles. Original outbuildings, which were not individually evaluated for their contributing or non-contributing status, are common throughout the district. The historic patterns of development within the district can be seen on Figure 5-3.

The architecture of the district reflects nationwide residential trends from the turn of the century to 1939, as Queen Anne, Stick, and Shingle styles were replaced by the Bungalow/Craftsman, which in turn was replaced by the more conservative Revival styles beginning about 1914. The architecture of the West Prescott Historic District spans this transitional period and consequently exhibits a mixture of many of these styles.

Examples of Queen Anne Style include the Amy Hill House at 144 Park Avenue (built 1906), the last obvious example from the Queen Anne Era in Prescott, and the residences at 132 and 138 Park Avenue, which exhibit Queen Anne elements but show the beginning of a transition to simpler, more modest types of residential architecture.

Excellent examples of modest Bungalow Style dwellings are found throughout the district, including the residences located at 219, 353, and 375 Park Avenue, 541 Hill Street and 222 Vista Drive. Several of these residences feature a low native stone wall at the front property line, typical of the style. Other notable examples include the residences located at 222 and 223 Park Avenue, 709 and 716 Country Club Drive and 218 Vista Drive.



Walter Hill House, 138 Park Avenue (c. 1910); Elements of Bungalow and Queen Anne Styles, Bellcast Hip Roof with Projecting Front Gable, Leaded Glass, Classical Columns, Large Stone Retaining Wall



Typical West Prescott Streetscape - Park Avenue

Residential architecture of the district includes several Revival motifs, including Mission/Spanish Colonial, Gothic, and English Tudor. Examples of these Revival motifs include the residences at 551 Hill Street and 715 Country Club Drive (Mission/Spanish Colonial); 331, 345, and 374 Park Avenue and 610, 724, and 801 Country Club Drive (Gothic Revival); 321, 336, and 364 Park Avenue and 610 and 712 Country Club Drive (English Tudor Revival).

Existing land use within the district is shown on Figure 5-4, and existing zoning is illustrated on Figure 5-5.

5.2.2 Landscape/Streetscape

The West Prescott Historic District retains much of the native vegetation. Soils are decomposed granite. Granite rock outcroppings remain in many parts of the district as natural landscaping features with many of the homes sited in among the boulders. Stone retaining walls are common along property lines, particularly on the west side of Park Avenue.

Streetscape features which serve to unify and distinguish the district include the retention of native evergreen and semi-deciduous growth together with large shade trees such as the sycamores planted in the parkways along Park Avenue. This provides a canopy of vegetation over the district. The 1937 WPA installation of concrete curbs, gutters, sidewalks and street surfaces together with the sixteen single-pole cast iron street lamps (manufactured by Prescott Iron Works in Prescott beginning in 1917) provide an affirmation of the suburban ideal. Fences along the front are less common, suggesting that the streetscape took precedence over privacy, at least in the front yards. Fences, when used, are usually picket or garden wire. These streetscape features are unique to the district and lend a continuity and cohesiveness to the residential setting.

Although no formal open space exists within the district, the neighborhood retains a natural feel of comfortable homes set in a natural landscape. The native stone walls contribute to this, as do the generous setbacks, mature trees, and numerous rock outcroppings.

5.2.3 Integrity

The contributing residences in the West Prescott Historic District are, with few exceptions, intact examples of their representative styles. Unlike much of the earlier development in Prescott, the district was, for the most part, platted in accordance with the terrain and natural environment, resulting in a unique setting for the residences of the various subdivisions which make up the district. Alterations include 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 109 surveyed residences in the District, 79 have retained sufficient integrity to be considered contributors.

Sixteen single pole street lamps also retain integrity and contribute to the streetscape of the West Prescott Historic District.

Of the remaining 30 properties, alterations have compromised building integrity or the building post-dates the historic period. The noncontributing residences are, fortunately, evenly disbursed throughout the district and thus do not constitute a notable intrusion. The district possesses integrity of location, design, setting, materials, workmanship, feeling and association.

There are 70 properties identified as having "good" integrity; 13 properties are listed as "fair," and 26 are "poor." The integrity of the various parcels is illustrated on Figure 5-6.



Amy Hill House, 144 Park Avenue (1906); Elements of Queen Anne and Revival Styles, Central End Gables with Central Side Gable at Entry, Wide Fascias, 1/1 Wood Windows with Wide Trim, Classical Columns at Front Porch

5.3 DISTRICT RECOMMENDATIONS

5.3.1 Elements Worthy of Preservation

This West Prescott Historic District retains much of its original natural landscaping and has a high proportion of contributing buildings, both of which provide a strong sense of time and place. Development trends that have been a concern in other districts have not, for the most part, touched West Prescott, despite the high traffic volumes on Park Avenue. The land use pattern and streetscape character of the neighborhood remain essentially unaltered. The residences have been well-maintained, offering excellent examples of their various architectural styles. The district offers a useful tool for understanding the early development of Prescott and for studying the evolution of architectural styles.

The West Prescott 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 most of the district is Residential A-9 (RA-9), which requires setbacks of at least 25 feet for front yards. The historic pattern, however, varies greatly based on site-specific conditions. The presence of steep terrain and/or large granite outcroppings have caused many homes to be sited differently from neighboring buildings. However, this consideration of the natural landforms is one of the major unifying elements of the district and should be respected to the greatest degree possible.

Many of the older homes of the district, particularly those on the north end of Park Avenue, are sited deeper on the lot than allowed by current codes; many are 35 feet or more from the front property line. Although some of the

later additions to the district tend to be located closer to the street, this has often been driven by the size or configuration of the lot.

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 require a different solution. Existing terrain or rock outcroppings should not be demolished to allow the structure to take advantage of the minimum code setbacks. Siting consistent with the natural landscape *is* the historic pattern.



Existing Streetscape - Park Avenue; Mature Landscaping, Native Stone Walls, Houses Set Well Back From Street, Cast Iron Street Lamps (Below)



An aspect of site design that changes as one moves from the older to the newer sections is the orientation of the front facade to the public right-of-way. In the older (northern) end of the district the front elevation is more symmetrical, with the front door located in the middle of the front elevation. A walk from the street sidewalk to the house is in the middle of the property leading directly to the front door. As one moves away from the homes constructed during the Territorial Period (pre-1912), the siting becomes less symmetrical, with offset front doors and corresponding informal, meandering entry walks (or, in some cases, no walks at all).

Streetscape/Landscape

Despite the varied setbacks and landscape features in the district, the overall streetscape appearance is fairly formal. This is due to the wide parkways on both sides of Park Avenue, the mature trees in these parkways arching over the street, the historic light posts, and the stateliness of many of the buildings. This feeling of formality, coupled with "informal" native trees and rock outcroppings, creates a unique area in Prescott.

Many of the parkways on Park Avenue are poorly maintained. Some of these areas, which are up to six feet in width, have been covered with various pavers, stone, or flagstone, a practice that is inconsistent with the historic character and should be discouraged.

Concrete streets and gutters were installed by the WPA, with sidewalks on both sides of Park Avenue and Country Club, the south side of Glendale Avenue, and the west side of Vista Drive. Aspen and Perry Streets and parts of Vista Drive were not paved, and no sidewalks were installed on Glenwood Avenue or Hill, Aspen, and Perry Streets. The paving of Aspen and Perry Streets and Vista Drive should be considered. Due to the low pedestrian use, roads that currently do not have sidewalks are not likely candidates for their installation.

Although many of the homes in the district have functional alleys, automobile access is primarily at the front of the property. Most homes have driveways at the side yard (some shared with the neighboring property), which often leads to small garages or carports. The structures are generally simple vernacular buildings with varying degrees of integrity. The incorporation of

driveways and garages on the site is more apparent as one travels from the north end of the district to the south. Few cars are parked on the major street of Park Avenue and Country Club Drive, although the street is easily wide enough to accommodate parallel parking. 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). Likewise, parking on the property directly in front of the primary building should also be discouraged.

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

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. In all cases fences 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).

Landscaping includes both natural and formal elements. In addition to the many varieties of indigenous pine and oak, relatively large lawn areas are also common. The later is more prevalent in the older, north end of the district in keeping with the landscape philosophy of the time. Many of the lots have steps, small patios, or other features built directly into the rocky terrain. Although landscaping should not obscure historic resources, the sheltering aspects of the many older trees and shrubs around the buildings are a part of the historic fabric of the neighborhood. Low shrubs and ornamental plants should continue to be encouraged to provide variety and interest to the natural landscape.

Building Size and Scale

Building size and scale within the West Prescott Historic District varies according to location and architectural style. Although Queen Anne and Shingle Style homes (primarily to the north) mix with Craftsman/Bungalow and Period Revival homes (primarily to the south), 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.



Albert Bork House, 222 Park Avenue (c. 1910); Bungalow, Wood Shingle Siding, Diamond-Patterned Upper Window Panes, Windows Banded in Threes, Stone Fireplace

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.



Tudor Revival, 336 Park Avenue (1933); Steep Gables, Stucco with Half-Timbering at Gables, Tall Windows with 9/1 Pane Design, Terraced Stone Wall at Front of Property

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, although hips do appear, often as an accent or on newer construction. Roof slopes are steep (especially on two story buildings) so as to diminish the mass of the overall structure. 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, 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 and stone are common materials). 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 historic district and should be discouraged, except where consistent with the historic style (such as the Mission Revival homes at 551 Hill Avenue and 715 Country Club Drive).

Doors and Windows

As mentioned above, the location and style of entry doors varies with location and architectural style. In the north end of the district (as well as some buildings on Country Club Drive), 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.

In the southern half of the district, doors are located less formally, often within reentrant porches or under the broad protective eave of a gabled bungalow. The location of the doors and/or access to them is frequently offset.

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 or stained glass. 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 casements frequently occur. Pane design varies greatly; older homes contain simple "one-over-one" styles, while the newer buildings contain multiple upper panes set over one lower pane. Some awnings exist in the district, and do not detract from the rhythm of the windows.

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

Materials

Exterior walls of most contributing buildings are sheathed with wood siding in a clapboard, beveled, or shiplap design. Several homes also use wood shingles as the primary sheathing material or as an accent on upper gables. Stucco is used as a historic material on Mission Revival and some Tudor Revival homes. Brick and stone are used to a limited degree.

The use of historic siding materials is one of the unifying themes of the West Prescott 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 non-contributing homes), should be discouraged.

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.

Open Space

Although there is no formal open space in the district, the rock outcroppings and arrangement of homes within the natural landscape presents an open and spacious image. Also contributing to this are the wide parkways on Park Avenue, the mature landscaping, and the deep 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.



Bungalow & Prairie School Styles, 338 Park Avenue (c. 1931); Central Entry Under Large Gabled Dormer, Wide Fascias, Decorative Brackets Under Exposed Beams, Jigsawed Balustrades

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 or Ionic order.

Wood attic vents at gabled ends, deep friezes, corbels, and wood lattice work also occasionally occur on various homes in the district. Also common is half-timbering within the gables of Tudor Revival residences.

Lighting throughout most of the district is simple and is usually mounted directly on the structure, although some homes have lamp posts installed near the front property line. The 16 cast-iron street lamps on the north end of the district are significant features of the historic streetscape and are separately listed in the National Register.

A large number of homes in the West Prescott District have invested in plaques stating that the building is listed in the National Register of Historic Places. This is evidence of a "pride of ownership" in the district that should be encouraged in other districts. However, several of the blue, city-installed, "historic district" signs that are typically mounted on the street sign appear to be missing and should be replaced.

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.

5.3.2 Threats to District Integrity

Past Projects

Park Avenue has become a busy street connecting several neighborhoods with Gurley Street to the north and Copper Basin Road to the south. From Park Avenue numerous side streets branch into the neighborhoods for which Park Avenue serves as a collector. Of these, Country Club Drive is among the busiest.

Yet, despite these high traffic volumes, nonresidential development pressures have not intruded into the West Prescott Historic District, nor are they likely to for the near future. There are several reasons for this:

- The zoning of the district, primarily RA-9, discourages the conversion of residential uses to commercial or business uses. A further discussion of zoning occurs later in this section.
- The area is almost completely surrounded by residential uses. Usually, development pressures begin on the edges on existing residential areas, not in the middle. This has only occurred to a very limited degree along Gurley Street to the north and the Goodwin Street extension (which becomes Glenwood Avenue) to the east.



Tudor Revival, 364 Park Avenue (c. 1931); Stucco with Half-Timbering in Central Gable, Large Stuccoed Chimney, 6/1 and 9/1 Banded Windows, Bay Window in Re-entrant Porch

- The traffic on Park Avenue and Country Club Drive is primarily residential in character. Most of the traffic is generated by residents going to or arriving from established business and commercial areas. Since these areas are relatively close in a town the scale of Prescott, the need to relocate them even closer to the residential neighborhoods is not needed.
- The character of the neighborhood (and surrounding neighborhoods) is firmly established as residential with the unique character described earlier in this section. With the width of Park Avenue and the deep setbacks of many of the buildings, residents are not "threatened" as much by the automobile, and thus do not feel the pressure to abandon the neighborhood to other uses. The "feeling of neighborhood" in the West Prescott Historic District is one of the strongest in the city, which consists not only of the buildings, but the landscape in which they are set.

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

As a result of the general stability of the historic district, previous projects that have compromised historic integrity are those applied to remodels or new/infill construction on the residential 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 wood siding (too wide), 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.

Only one of the residences in the district has been converted to business purposes (111 Park Avenue). Although this is typically a valid reuse of historic resources, it should be discouraged in this district due to the potential that it could encourage further conversions in a clearly established residential area.

Keeping the alleys open for property access (where it still occurs) 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.



Bungalow and Revival Elements, 370 Park Avenue (c. 1931); Asymmetrical Massing with Central Entry, Louvered Vents and Exposed Beams Project Beyond the Fascia, Classical Columns Support Small End Gable at Entry



Bungalow, 541 Hill Avenue (c. 1920); Wood Siding Flares at Top of Basement Wall, Arched Gable Supported by Truncated Columns at Porch, Decorative Brackets Support Exposed Beams, Native Rock Outcroppings Remain at Front

Future projects

Although no known future projects were identified, the paving of Aspen and Perry Streets and the remainder of Vista Drive is a possibility. These projects, if undertaken, should be done in a manner consistent with the neighborhood and that does not damage historic resources. This includes not installing sidewalks or increasing the width of the existing roads.

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

The busy nature of the streets within the district has already been identified. Park Avenue serves as a collector street for a number of neighborhoods in the area, and also serves as a bypass between Gurley Street and Copper Basin Road for those who do not want to traverse the downtown. Because of this, many drivers tend to go much faster than the posted speed limit of 25 miles per hour. This has a potentially detrimental indirect effect on the district by giving the impression that the neighborhood is less than safe. The mandatory 15 mile per hour limit at the Lincoln School helps this situation during school hours.

Although Park Avenue and Country Club Drive are wide streets, few cars were observed parking in the public right-of-way. Due to alley access and the depth of the lots, most automobiles are parked in the side yards or to the rear of the property. Spill-over parking from adjacent residential areas or the school does not appear to be a problem.

The Lincoln School has incorporated a drop-off at the front of their property to assist automobile queuing. Although automobiles still stack onto Park Avenue, this is for a relatively short period of time during morning drop-offs and afternoon pickups of children.

Proximity to Other Land Uses

The West Prescott Historic District is flanked by landforms and land uses that has helped it maintain its character as a stable middle class neighborhood. The district is buffered by granite outcroppings and steep slopes as the land rises from the east to the west, providing relatively clear definitions between the district and more recent adjacent neighborhoods. The land on nearly all district edges is well established residential, resulting in little commercial development pressures on the district. Threats to the character of the district can be primarily anticipated to result from the following conditions:

- Commercial pressures from Gurley Street. One property, 111 Park Avenue, has been converted to business use and is located immediately

behind a commercial business on the corner of Gurley Street and Park Avenue, just outside the district boundary. Care should be taken to ensure the integrity of the 100 block of Park Avenue.

- Some commercial development has occurred on Glenwood Avenue as it begins to transition to Goodwin Street, east of the district. Although this has been small-scale and is located a few blocks from the district boundary, it should nevertheless be monitored.
- Demolition of historic resources to make way for larger residential uses. However, due to the narrowness of many of the lots as well as the RA-9 zoning, the threat is not necessarily one of scale but of the permanent loss of resources.
- Incompatible additions, alterations, or modifications to individual buildings.
- New construction or modification that are greater than approximately 25 feet in height (the current zoning allows up to 35 feet).
- The acquisition of several properties by a single developer to make way for a larger project, which would require rezoning.
- Projects that are incompatible with the historic district but are allowable under the current zoning code (see following discussion).



Bungalow, 626 Glendale Avenue (c. 1930); Large Front Veranda Under End Gable Supported on Truncated Wood Columns, Clapboard Siding. Simple 1/1 and 2/1 Wood Windows

Zoning

The West Prescott Historic District is almost completely within zoning classification RA-9. The northern half of the district is bounded to the east and west by Residential "B" (RB) and to the north by Business "A." The southern half of the district is bounded on all sides by RA-9. The following description is an overview of RA-9 zoning as well as RB for comparison purposes. For a full description see the City of Prescott Zoning Code.

It is worth noting that one of only two residential properties zoned RB within the district has obtained a variance and is used for business purposes (111 Park Avenue). Thus, the integrity of the RA-9 zoning in the northern half of the district must be maintained. The RB designation allows several additional types of residential uses beyond single-family homes. These include limited apartment use, planned area developments, and several additional uses allowed as conditional uses (see Table 5-2).

RA-9 zoning is a basic residential classification that is used primarily for single-family homes on lots of 9,000 square feet or less. It has many more restrictions than the RB designations.

**Table 5-1
District Zoning Classifications**

<i>Item</i>	<i>Residence A-9</i>	<i>Residence B</i>
Building Height Limitation	2-1/2 Stories 35 Feet Max.	2-1/2 Stories 35 Feet Max.
Building Site Area	50 Feet Wide, Min. 40 Percent of Lot	50 Feet Wide, Min., 40 Percent of Lot Apartments 50 Percent Max.*
Yards, Front	25 Feet, Min.	20 Feet, Min.
Yards, Side	5 Feet, Min.*	10 Percent of Yard Width*
Yards, Rear	25 Feet, Min.	20 Percent of Lot Depth*
Accessory Buildings	15 Percent of Lot, Max.*	17 Percent of Lot, Max.
Screening	Back and Sides: 6 Foot Max. Front: 4 Foot Max.	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



Bungalow, 616 Country Club Drive (c. 1928); Side Gable Roof with Off-Set Gable at West End, Lesser End Gable at Porch, Decorative Beams, Classical Columns, Paired 4/1 Wood Windows

The 35 foot height allowance is much taller than the historic homes of the district. Even those few buildings that are two stories are not more than 25 feet high, including the gable. Given the residential scale of the neighborhoods, a 35 foot tall structure would dwarf the area and should be discouraged.

The front yard setbacks are generally smaller than the historic pattern of the district. Siting varies throughout the district based on site-specific conditions, but in most cases buildings are placed deeper than the allowed 25 feet (note that RB zoning allows even less). As a general rule, therefore, any new construction should be compatible with the homes adjacent to the parcel in question.

The zoning code allows a number of uses within the RB classification that are incompatible with the historic nature of the West Prescott Historic District. These incompatible uses include, but are not limited to, those outlined in the following table. These uses would be incompatible due to their scale or the increased traffic resulting from their use.

Table 5-2
Incompatible Zoning Uses Permitted

<i>Zoning</i>	<i>Incompatible Uses</i>
Residence B	<p>Apartments (four-plexes), private clubs (golf, swimming, etc.), planned area developments (PADs).</p> <p>Conditional Uses: Auditoriums, ambulance service, cemeteries, colleges, county buildings, crematoriums, federal buildings, fraternal/sorority houses, group foster homes, hospitals, public institutions, libraries, lodges, museums, public utility buildings, state buildings, supervisory shelter buildings, parking lots.</p>



Tudor Revival, 712 Country Club Drive (1928); Brick with Half-Timbered End Gable, Stuccoed Hexagonal Tower at Entry, Stone Wall at Porch, 10-Lite Windows Flank 8/1 Windows at Front

The presence of the Lincoln School is not a detriment to the district, and actually contributes to the character of West Prescott. This is for the following reasons: 1) the Lincoln School is a neighborhood school, drawing students from the surrounding neighborhood, many of whom walk to classes; 2) the architectural style and massing of most of the school is residential in character and is set back far from the street, despite the school's RB zoning; 3) materials used on the school are compatible with the district; and 4) like many other parcels, the school fits well within its natural surroundings (although more landscaping would be welcome).

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

Fortunately, current zoning within the West Prescott Historic District is compatible with the residential nature of the neighborhood and provides an established defense against incompatible development. This, however, must be continually monitored should development pressures in the area shift.

5.3.3 Opportunities Within the District

For the entire 20th century, West Prescott has remained a stable middle-class residential neighborhood, despite increased traffic resulting from newer adjacent development and road connectors. 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 Queen Anne, Shingle, Craftsman/Bungalow, and Period Revival homes, placed in a natural setting, provides a unique ambiance found nowhere else in Prescott to this degree. It also has association with persons significant in Prescott's past.



Bungalow, 716 Country Club Drive (1926); Irregular Plan with Symmetrical Massing, Centrally Located Porch with Arched Ceiling and Skirted Returns in Deep Frieze Boards Supported by Classical Columns

Given this history, the ideal continued use for the district would be as a single-family neighborhood. Adequate buffers and controls (zoning) exist to maintain this area in essentially the same condition as it has been since the early 1900s. All commercial development should be discouraged, as the scale and extra traffic would have a significant negative impact on the neighborhood.

The use of residential properties for conversion to office space should also be discouraged. Small or home-based businesses can occur in this district so long as they are subordinate to the primary residential use of the property. Any such use, however, 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.

Given the continued condition of the district as a middle-class neighborhood, the neighboring residential land uses, and the relatively narrow parcels, the West Prescott Historic District is not recommended as a location for affordable housing programs.

There are three adjacent areas which should be considered for which surveys are recommended. The first area is at the north end and would extend the district to Gurley Street. It includes the Brinkmeyer House, which is already listed as part of the Prescott Multiple Resource Area of 1978 (as is the Amy Hill House, 144 Park Avenue). It also includes three commercial properties on the east side of Park Avenue, two of which appear to be likely candidates as contributing resources.

The second area is along Congress Avenue, behind the Lincoln School between Hill Street and Coronado Avenue. This area contains several well-maintained homes, primarily in the bungalow style, constructed of wood, brick, and stone. The native rock retaining walls common throughout the district can also be found here. Although not immediately accessible from Park Avenue, it can be reached by Hill Street, which has three important contributing buildings. The area around Congress Avenue appears to have at least 12 homes that could be listed as contributing resources.

The third area consists of the homes west of Park Avenue, along Moreland Drive and Moreland Circle. This area was not eligible due to age when the district was first formed, as all of the buildings were constructed in the 1940s. Several now meet the 50-year rule, including a collection of simple Mission Style homes on Moreland Circle.

5.3.4 Specific District Recommendations

Summary of Recommendations

The following represents a brief summary of the recommendations discussed above. It should be noted that nearly all of the buildings in the district were

originally constructed for single-family residential use, and remain so today (the notable exception being the Lincoln School). Thus, many of the recommendations for the West Prescott Historic District deal with attempting to maintain this characteristic.

**Table 5-3
Summary of Recommendations - West Prescott 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"> • Maintain continuity of "formal" street edge, including parkway trees • Encourage better maintenance of parkways; discourage pavers or other impermeable treatments • Consider paving Aspen and Perry Streets and the remainder of Vista Drive • Discourage new driveways on main streets; encourage alley access • 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 (see text) • Do not emphasize chimney, 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



Mission/Spanish Colonial Revival Elements, 408 Aspen Street (c. 1929); Native Granite Siding, Flat Roof, Granite Terraces



Revival Style Elements, 417 Perry Street (c. 1935); Side Gable with Off-Set End Gable Projecting to Street, Small End Gable Over Porch on Brick Columns, Brick Chimneys, Paired 9/1 Wood Windows

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

Materials

- Encourage wood siding; brick and stone as secondary materials
- 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; homes set deeper than normal on the lot may have a separate light post near the front of the property
- Discourage skylights and utilities on roofs visible from the public right-of-way
- Encourage continued use of "historic district" signage on homes; replace missing blue district signs on street signs

Future Projects

- Work with the City Public Works Department to ensure that any public improvements are compatible with the historic district
- Closely monitor variance and zoning change requests

Circulation and Parking

- Discuss with police department enforcement options of 25 mile-per-hour speed limit on Park Avenue
- Encourage continued on-site parking (to side and rear of property only)

Proximity to Other Land Uses

- Monitor development pressures that could occur from Gurley Street to the north or Glenwood/Goodwin Streets to the east

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
- Maintain the existing RA-9 zoning throughout the district; strongly oppose any zoning changes as incompatible with the district
- Encourage the continued use of Lincoln School as a neighborhood school; insure that any additions or alterations to the school are compatible with the residential neighborhood and the historic integrity of the school

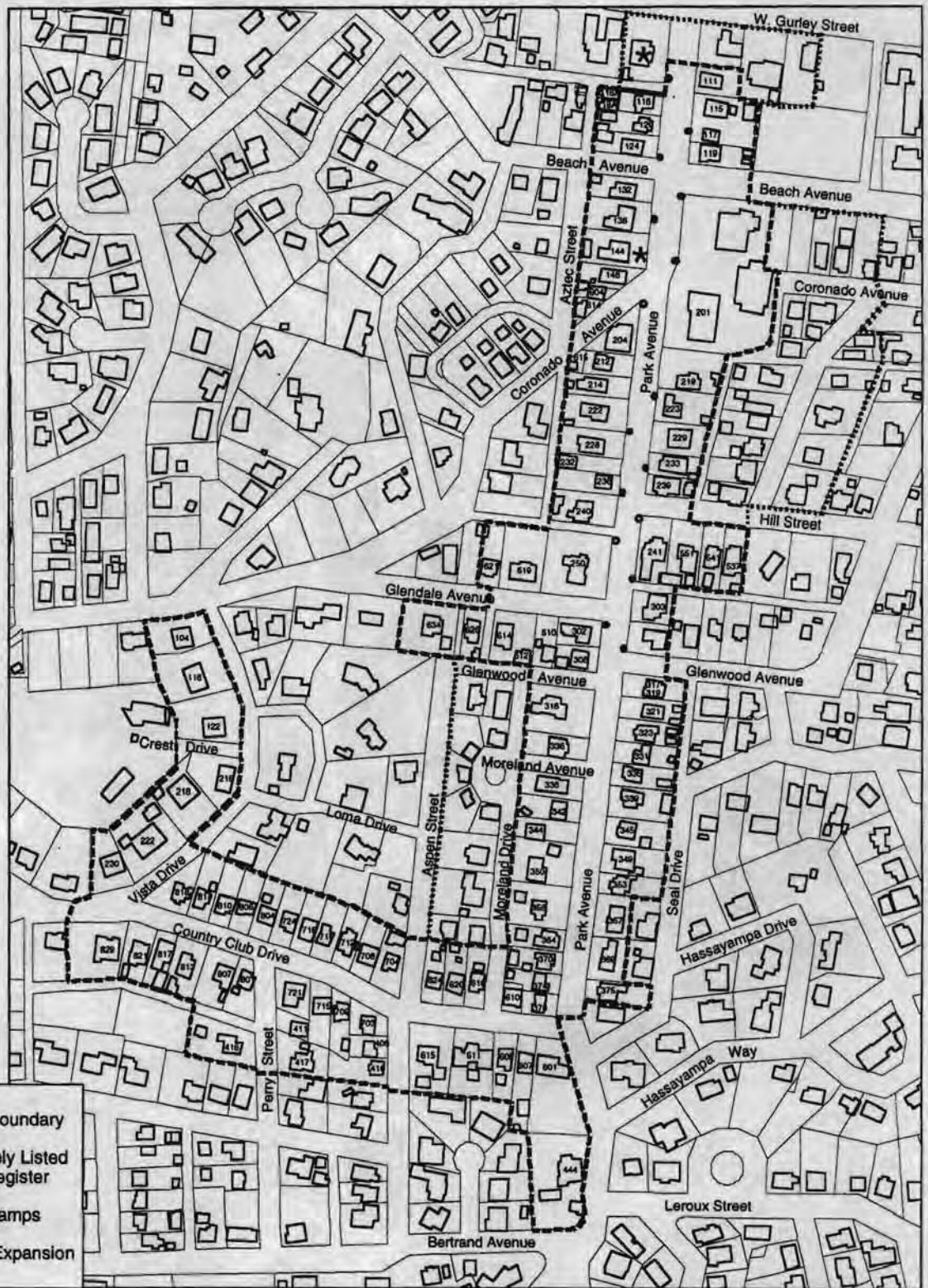
District Opportunities

- Promote continued use of the West Prescott Historic District as a single-family residential neighborhood
- Discourage all commercial and business office conversions
- Survey and document three potential areas for district expansion (see text)



Bungalow, 222 Vista Drive (c. 1926); Rectangular Plan, Shallow Side Gable with Central Shed Dormer, Prominent Entry Stairs with Stone Sidewalls, Shiplap Siding, Multi-Pane Windows Flanked by 1/1 Double-Hungs, Exposed Rafter Tails, Native Landscaping and Rock Walls

HISTORIC PRESERVATION MASTER PLAN



- National District Boundary
- * Property Separately Listed on the National Register
- Cast Iron Street Lamps
- Potential District Expansion

Figure
5-1

West Prescott
National Register Historic District
District Boundary
Not to Scale



West Prescott
 National Register Historic District
 Contributing & Noncontributing Properties NTS

Figure
 5-2

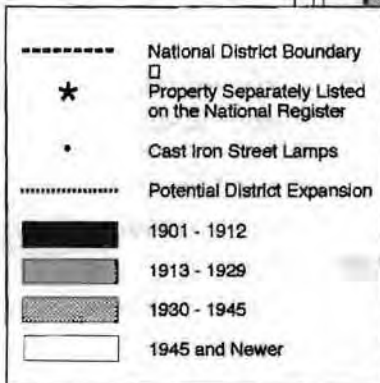
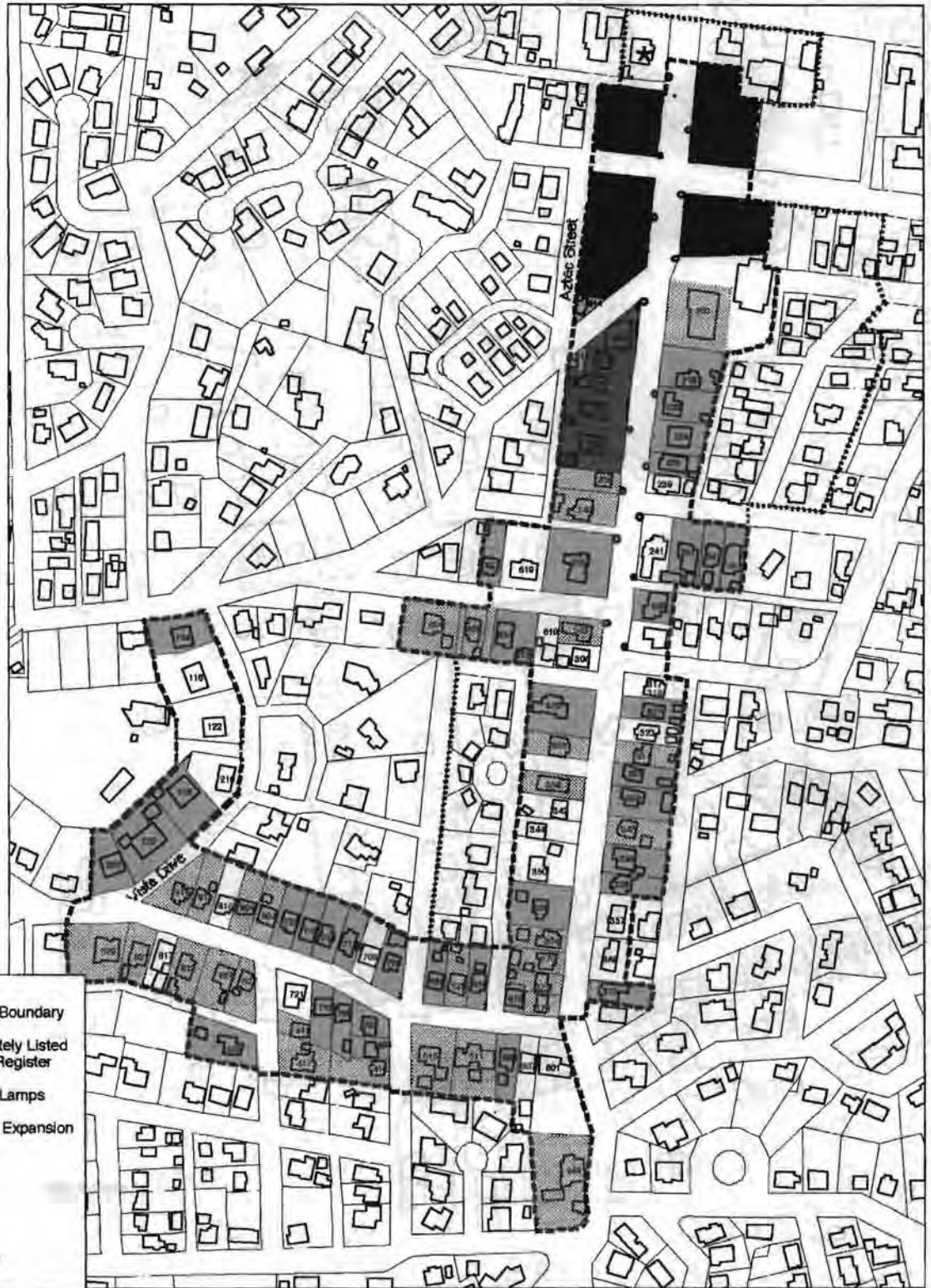
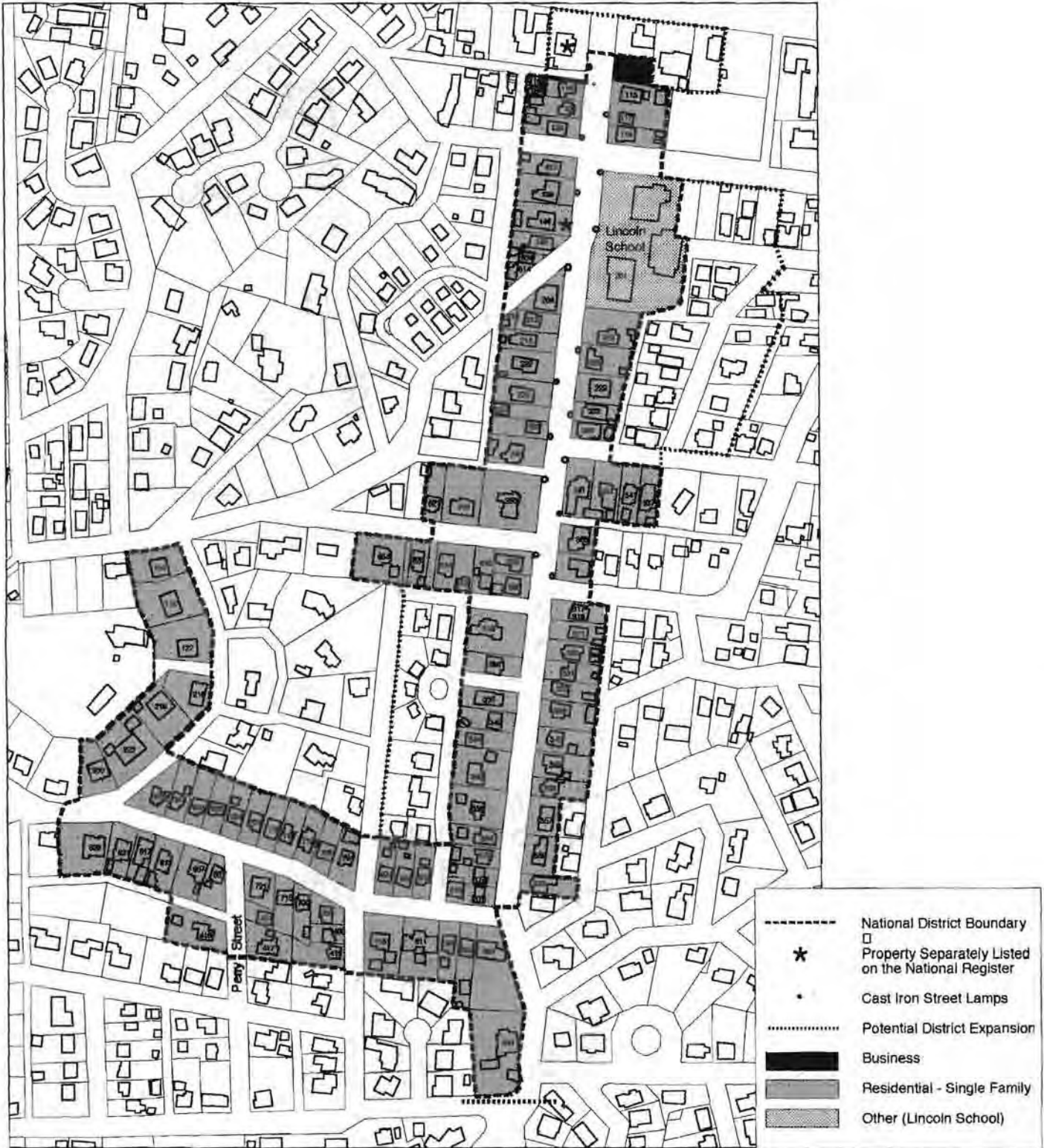


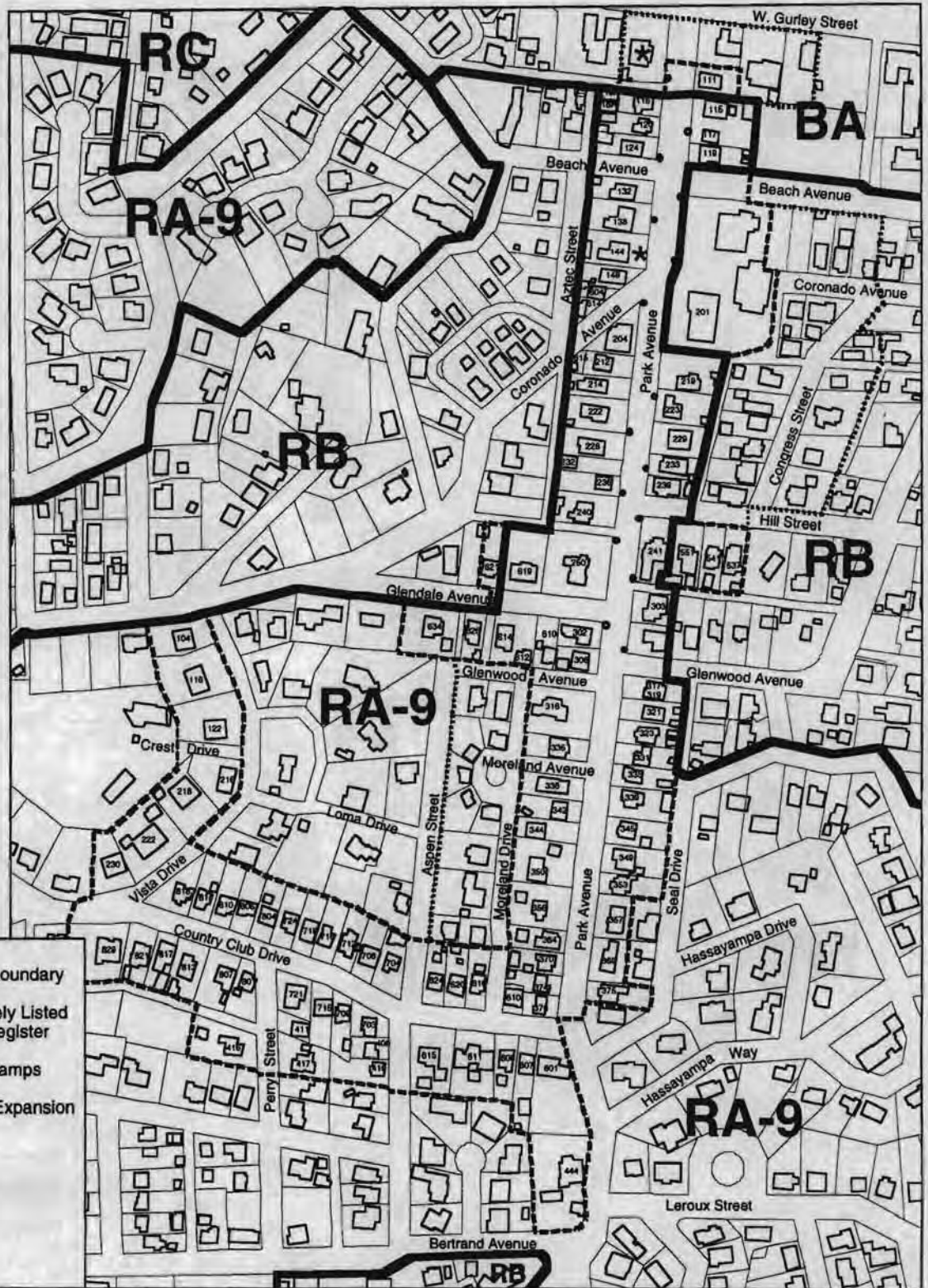
Figure
5-3

West Prescott
National Register Historic District
Era of Construction
Not to Scale



West Prescott
 National Register Historic District
 Land Use
 Not to Scale

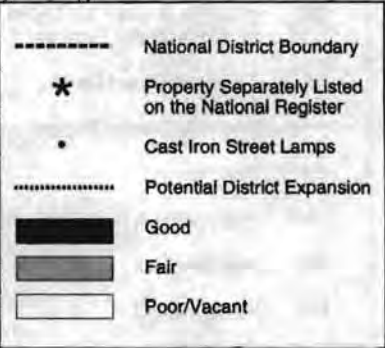
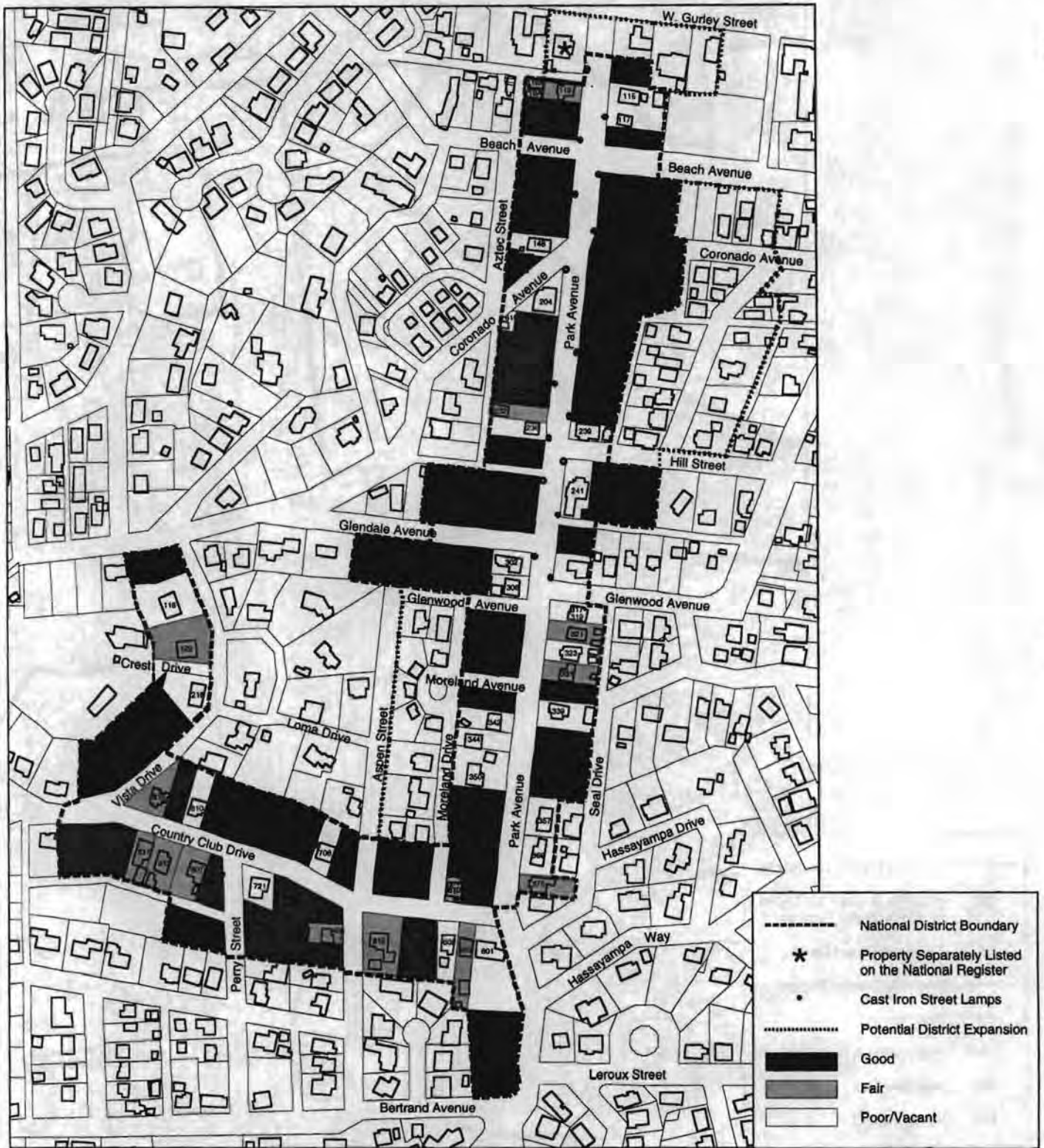
Figure
 5-4



- National District Boundary
- * Property Separately Listed on the National Register
- Cast Iron Street Lamps
- Potential District Expansion
- BA Business A
- RA-9 Residential A-9
- RB Residential B
- RC Residential C

Figure
5-5

West Prescott
National Register Historic District
Zoning
Not to Scale



West Prescott
 National Register Historic District
 Historic Integrity
 Not to Scale

Figure
 5-6