

HASSAYAMPA HISTORIC DISTRICT A PRESCOTT HISTORIC PRESERVATION DISTRICT

16.1 DISTRICT OVERVIEW AND HISTORY

16.1.1 Overview and History



Hassayampa Inn, 122 East Gurley Street (1927); c. 1930 and Today

The Hassayampa Historic District, a Prescott Preservation District, consists of three properties on North Marina Street. The name of the district is derived from the most significant of the structures, the Hassayampa Inn. The buildings are of differing types (hotel, residence, part-time business) and eras (Victorian Frame, Late Queen Anne and Mission Revival/Italian Renaissance Revival) yet exhibit a level of craftsmanship and quality of style that tie the buildings together within a busy commercial corridor of Prescott. The three structures are briefly described below:

The Hassayampa Inn - 122 East Gurley Street

The Hassayampa Inn, constructed in 1927, is significant for its historic association with the development of Prescott as an emergent tourist and resort attraction. Entirely financed through public subscription, it is noteworthy as a symbol of cooperation and commitment among the citizens of Prescott. Architecturally, the building is the best preserved and largest example of the Mission Revival and Italian Renaissance Revival Styles in Prescott, and is significant as having been designed by noted southwestern architects Trost and Trost of El Paso.

By mid-1925, the Hassayampa Hotel Co. had raised \$150,000, but attempts at securing secondary financing were set back for about a year due to the failure of a local bank. Finally, in the fall of 1926, financial assurance for the construction of the hotel was guaranteed. A site was selected and purchased at the northwest corner of Gurley and Marina Streets, one block from the Courthouse Plaza. Final architectural plans were approved, and the Ramey Brothers of El Paso were awarded the construction contract. Construction on the hotel was begun in February 1927 and completed ten months later, in November, at a cost of \$140,900.

The Hassayampa Inn is also a noteworthy contribution to the architectural heritage of Prescott. Its stylistic treatment, degree of craftsmanship, and location as a focal point in the community, contribute to its architectural significance.

Characteristic of much of the work of Trost and Trost, the design of the hotel is executed as a relatively large, simple mass, with ornamentation and stylistic features applied to the facades. The building incorporates elements of the Mission Revival and Italian Renaissance Revival Styles, but without

committing its classification to either stylistic mode. The interior of the lobby is notable for the excellence of its craftsmanship and detailing which includes ceramic tiled wainscots and ornate designs stenciled on the beamed ceilings.

Construction of the hotel in 1927 introduced a new style of architecture to Prescott, one of which was considered modern and fashionable. Today the Hassayampa Inn remains relatively unchanged is a focal point of the community.

Dillon Residence - 127 North Marina Street

J.P. Dillon was a shopkeeper and deputy sheriff. He built his home on North Marina in 1896. The house is a well preserved example of the single-story frame cottage as it looked during the last decade of the 19th century. The plan is deeper than it is wide, the roof shape is composed of several elements without a common ridgeline, the front bay window fills the space under the front gable, and the porch has receded into the overall massing. Ornament is restricted to the detailing of the porch and surfacing of the gable.

Levy Residence - 147 North Marina Street

Nathan Levy was a prominent Prescott merchant at the turn of the century. His mercantile on South Montezuma still stands between the Palace Hotel and the St. Michael Hotel. The home he built on North Marina is one of many constructed late in the 19th century which manifests Queen Anne influence. However, pairs of windows, the "boxy" quality of the massing, and a sparseness of surface treatments mark this building as characteristic of the Queen Anne in its later, more simplified, form rather than its opulent zenith.

16.1.2 Location

As mentioned, the district is located on the 100 block of North Marina Street. It is one block from the Courthouse Plaza and the many business, entertainment and government functions located there. The district is also located adjacent to Gurley Street, one of the busiest commercial corridors in Prescott. The district is near numerous other historic buildings and districts in the area, reflecting its prime location and context within early Prescott.

The boundary of the district, along with current zoning, is shown on Figure 16-1.

16.1.3 Formation of the Historic District

The district was formed as the result of the Prescott Multiple Resource Area (MRA) survey and nomination of 1978. The ordinance establishing the lo-



Preparing for Construction of the Hassayampa Inn, 1927; View to the North along Marina Street



Historic Lobby of the Hassayampa Inn

cal district was completed in 1980, and the local guidelines and standards for the district were approved by the Prescott City Council in September of 1996.

16.1.4 Prescott Preservation District Responsibilities

The Prescott Preservation Commission has review responsibilities for the Hassayampa Historic District. The review process is required for any project requiring a building permit. Applicants are encouraged to meet with the City's Preservation Specialist prior to submission to answer any questions and obtain assistance in designing a historically compatible project.

16.2 DISTRICT QUALITIES AND DESIGN ELEMENTS

16.2.1 Architectural Overview

The Hassayampa Inn

The Hassayampa Inn is a three-story brick structure, with irregular massing, over an "L"-shaped plan. The brick is set on a white stuccoed base of uniform height. Located at the northwest corner of Gurley and Marina Streets, the building is situated on the site with the legs of the "L" extending along the rear lot lines creating a garden entry court southeast of the building. The main body of the structure is flat roofed with a sloping mission accent on the parapets. A molded cornice occurs below the tiles at the top of the wall.

The main (east) facade, set back from Marina Street by the entry court, is accentuated by an offset, four-story tower. The tower projects from the face of the wall and raises above the main roof line. It is topped with a mission tiled pyramidal roof set on four brick columns with adjacent cast columns.

A one-story, flat roofed extension runs along a portion of this facade below the tower. Rising above the roof of this extension and adjacent to the tower is a two-story brick balcony with a curvilinear parapet on the east wall.

Access to the building from Marina Street is approached through a brick porte cochere which extends along the south wall of the north wing. The entry itself is a round arched double door located in the west wing. The Gurley Street elevation, which slopes dramatically downward to the west, is set flush with the property line. A series of glazed storefront bays with transoms compose the first level of this facade, interrupted only by the south entrance to the hotel. The entrance is offset toward the east end of the facade and is entered through a round arched double doorway set in a small pedimented frontispiece. A plain circular medallion within a decorative brick frame occurs centrally above each storefront bay and along the porte cochere.



*Hassayampa Inn Looking West
Along Gurley Street*

The second and third story windows ("3 over 3" double hung) are discrete and uniformly located in the wall planes on all facades. The brick returns into the window framing on all sides except the bottom, which has a painted concrete sill. The windows have a vertical orientation which is more pronounced on the tower. Three projecting band courses separate the second and third story windows from the first level storefronts and the parapet. Uniformly located plaster medallions occur on both major facades near the top of the walls above the openings. No major alterations have occurred to the exterior of the building and it retains almost all of its original integrity.

The historic southeast patio is set below street level to provide a sense of shelter. It is well landscaped, and includes ceramic tiles cast into the paved areas. An old fountain has been turned into a planter. A north patio has recently been added which is set slightly below street level and is surrounded by low screen and planter walls finished and painted to match the base of the main building. The parkways are planted and well-maintained at Marina Street and paved along Gurley Street. Seven historic-style street lamps are located next to the parkways: four on Marina Street and three on Gurley Street. A vertical neon sign with the hotel's name is mounted on the southwest corner of the building, which contributes to the character of the hotel.



Dillon Residence, 127 North Marina Street (1896); Front Elevation

Dillon Residence

The Dillon Residence is one story wood frame structure. It is asymmetrical in plan and massing. The outside dimensions measure approximately 30 feet by 50 feet. Exterior wall surfaces are of horizontal clapboard; corners are articulated with vertical trim. A shingled hip roof covers the body of the structure; a shingled gabled element extends from the southwest corner. A bay window the full width of the gable is located below it; other bay windows are on the north and south sides of the house. The porch features small fan cutouts at the top of the posts and a railing ornamented with stick work.

Windows are simple "one-over-one" in design. A transom is located over the carved wood front entry door. Ornamental false brackets "support" the gable where it extends above the cutaway bay window. The bottom of the gable fascia is slightly splayed, and the top of the gable contains jigsawed trim. A large attic vent accentuates the face of the upper gable.

The house has four chimneys; two brick and two cased in wood siding to match the building. Brick is also used as a base material for the front porch. A six-foot wood fence surrounds the sides and rear yard, and a guest house of similar color and style is located at the rear of the property.

A cut masonry wall defines the front property edge, inset with a wood gate patterned to match the trim on the house. The landscaping is good and well-maintained, but the parkway has been paved. Access is to the rear; there is no automobile access along the front of the house.

Levy Residence

The Levy Residence is a two story frame structure of asymmetrical massing on an irregular plan. The overall dimensions of the house are approximately 35 feet by 70 feet. Roofs are both hipped and gabled. Horizontal clapboard is used on the exterior wall surfaces; shingles are employed in the gables and around the upper portion of the circular corner turret. Accentuated horizontal banding occurs at the separation of the first and second floors. The turret at the northwest corner is capped with a conical roof (the turret does not extend to the first floor). A bay window is featured on the first floor west facade. Tree stumps were reputedly used as the foundation for the house.

In addition to the tower, a prominent gable extends at the south end of the west elevation. A wide front porch exists at the front entry and wraps around the house to the north. A deck also exists on the second floor of the west elevation, but the railings are missing. The roof is currently covered with asphalt shingles over most of the area (green in some places, brown in others), shingles cap the turret, and pressed metal is located above the bay window.

Window patterns are typically "one-over-one" with an arched upper pane on the front first floor openings. Transoms are included above the front entry door and the door to the second floor deck. Windows in the turret are straight (not curved) and set within the round tower form.

Porch supports are square and boxy, with light spindlework used at the rails. The roof over the west bay window extends several inches and is supported by carved brackets. Two brick chimneys can be seen which have been stuccoed and painted.

A cut stone retaining wall borders the property along the north and west edges. The wall appears to have been braced in the past but is still leaning in places. The landscaping in the yard and in the parkways is in poor condition. Automobile access to the property is at the northeast corner on Willis Street. The "carriage house" in the rear has been remodeled to match certain elements of the main house and is used for a small retail business.

The structure appears to have been remodeled and several incompatible additions made. The additions and alterations are to the rear of the property, which has settled badly in some places (south elevation).

16.2.2 Landscape/Streetscape

The landscape of the individual properties has been documented. The setbacks along Marina Street are relatively uniform, despite the many commercial uses. Diagonal parking is along the front of the properties with a separate lot for the Hassayampa Inn and the Elks Theater located immediately south of the Dillon Residence.



Dillon Residence - Entry and Gable Detail

16.2.3 Integrity

The Hassayampa Historic District is in generally good condition, and many of the changes that have been made are either compatible or can be reversed. A clear pride of ownership is particularly evident in the Hassayampa Inn and the Dillon House. The buildings, individually and collectively, are intact and excellent examples of the various styles that were popular in early Prescott, and reflect the lifestyles and aspirations of their respective builders and, in the case of the Hassayampa Inn, the entire community.

16.3 DISTRICT RECOMMENDATIONS

16.3.1 Opportunities Within the District

The buildings of the Hassayampa Historic District have remained as fine examples of their respective architectural styles since they were first constructed. The district is located only one block from the Courthouse Plaza in a neighborhood that has seen significant commercial pressures over the years resulting in the compromising or outright demolition of several historic structures on Marina Street.

Current development trends can threaten the integrity of the area, particularly the Dillon and Levy Residences. When the owner of the Hassayampa Inn in the 1970s threatened to tear it down, considerable public opposition saved the building. This may not be the case for the smaller residences which are part of the district. Several commercial enterprises surround the district on all sides, and the location of the district between Gurley, Cortez and Sheldon Streets make the situation even more uncertain. Several residences have been converted to commercial use, while others have been torn down for incompatible development or parking lots.

Zoning presents a particularly acute threat to the district. The district is comprised of two zoning classifications: Business "B" on the west side of Marina Street and Business "A" on the east. BB zoning is the classification for general commercial, entertainment and light manufacturing. It also includes apartments and height allowances of up to 100 feet. BA zoning is a basic business classification for "neighborhood commercial" and apartments and has height allowances of up to 50 feet. Other concerns with this classification are lot coverage, setbacks and clearly incompatible uses.

The district is bordered by additional BB to the north up to Sheldon Street, and Residential "B" (RB) to the east. The following description is a brief overview of the district zoning; for a full description see the City of Prescott Zoning Code.



Levy Residence, 147 North Marina Street (1895); Views of the Front Elevation Looking Southeast and Northeast

Table 16-1
District Zoning Classifications

<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 BA
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.



Levy Residence - Tower and Entry Detail

The 50 feet height allowance is too large for the BA zone. Although it is impractical to return Marina Street to a residential area, it should still be compatible with the historic area and context (see, for example, the US West building on the west side of Marina Street). A 40 foot height limit is recommended, with setbacks deep enough so that buildings do not dominate the streetscape.

The 100 foot allowance under the BB zone is incompatible with the scale and character of Gurley Street and the residential neighborhoods behind it. A limit of three stories and 45 feet in height should be implemented immediately to preserve the character of the district.

The lot coverages for the business zones, however, can prove to problematic for the following reasons:

- Current zoning requires no setbacks for commercial uses. Commercial buildings set on or near the property line is not in keeping with the historic pattern of the street.
- Current zoning also allows nearly full lot coverage under BA and BB. Thus, in order to meet parking requirements, historic homes immediately behind commercial property could be acquired, demolished and

paved to provide parking for businesses on Gurley or Sheldon Streets. This has already occurred south of the Dillon Residence.

For these reasons, consideration should be given to applying additional restrictions on building setbacks and lot coverages in these areas. Suggested guidelines should be the same of similar to those required under RB zoning.

Keeping the alleys open for 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. Also, 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.

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

- Commercial pressures on and near Gurley and Sheldon Streets. Due to traffic congestion at the Courthouse Plaza, Marina Street is often used as a bypass around the downtown. Increased traffic will cause increased pressure for larger commercial ventures.
- 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 individual buildings.
- 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).

Table 16-2
Incompatible Zoning Uses Permitted

<i>Zoning</i>	<i>Incompatible Uses</i>
Business A	Apartments, bungalow courts and dwelling groups, parking lots, adult day care centers, agricultural produce markets, ambulance service, auctions, auditoriums, bars, battery charging and repair, cemeteries, public utility buildings, cleaning and dyeing shops, clothing manufacturers, conservatories/green houses, copy shops, department stores, drug stores, dry wall supply, furniture (new/used), grocery stores, hardware stores, hotels (other than bed-



Hassayampa Inn - Main (East) Entry



*Hassayampa Inn - Entry Detail;
Tower and Elks Theater in Back-
ground*

Business B

and-breakfasts), laundries, manufacturing, mini-storage, movers, plumbing shops, poultry shops, recreational vehicle storage yards, recreational vehicle parks, retail stores, second hand stores, service stations, movie studios, taxi cab service, theaters, tile shops, tire shops, trade schools, upholstery shops, video sales/rental outlets.

Miscellaneous Uses: Planned area developments, baseball batting cages.

Conditional Uses: Manufactured housing or mobile home parks, automobile and trailer sales, bowling alleys, modern steam laundries, ceramic manufacturing, automobile garages, stockpiling of soils, tire recapping, publishing/printing, miniature golf courses, adult entertainment businesses, crematoriums, car washes, automobile leasing, shuttle services, family game centers, palm readers, psychic interpreters, tattoo parlors.

Similar as BA, including the following: Beverage bottling, bowling alleys, car washes, bus terminals, fuel stores, fender and body repair, motion picture studios, poultry shops, recreational vehicle storage yards, roofing contractors and retail, skating rinks, shooting galleries, sheet metal shops. Hotel, of course, would be compatible.

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

Conditional Uses: Similar as BA, including the following: ice manufacturing, aluminum garden furniture (manufacturing), light machine shops, carpet cleaning plants, automobile and trailer sales, archery shooting ranges, adult entertainment businesses, automobile leasing, hot tub rentals (outdoor), ornamental iron works, palm reading, psychic interpreter, tattoo parlors.

Normally, multiple zoning classifications within one district should be avoided. However, given the context of the area, the BB zoning of the Hassayampa Inn is acceptable provided it does not become an incentive to demolish the building and that any future proposed uses are carefully monitored. What is of greater concern is the impact of BA zoning on the east side of Marina Street. The uses of the Dillon and Levy Residences is less well established and current zoning could easily encourage incompatible development or demolition. For these reasons, consideration should be given to rezone the east side of Marina Street to RB to match those areas that border it to the east. This will provide better height allowances, setbacks and lot coverages, thus providing better protection to the district.

It should be stated that business and commercial reuse of historic priorities is often a valid and practical modern application of these buildings. How-

ever, 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 the need for such on-site parking demands, thus hamstringing preservation efforts. Allowing incompatible BA uses in this neighborhood would cause serious permanent harm to the character of the entire district.

16.3.2 Specific District Recommendations

Summary of Recommendations

The following represents a brief summary of recommendations for the Union Street Historic District.

Table 16-3

Summary of Recommendations - Hassayampa Historic District

<i>Item</i>	<i>Observation/Recommendation</i>
Architecture	<ul style="list-style-type: none"> • Maintain historic setbacks and buildings relationships • Preserve historic identity and character of existing buildings; retain historic scale, massing, materials, siting, character and details of buildings in the Hassayampa Historic District, respective of their original individual style • Maintain porte cochere at the Hassayampa Inn, including driveway; restore southeast patio; preserve historic neon sign • Encourage stabilization and restoration of Levy Residence (see text) • Discourage garages as part of main structure (place detached at side or rear of property) • Preserve historic exterior wall materials; do not allow stucco or metal or vinyl siding • Encourage scale consistent with existing structures and styles • Maintain historic orientation of front entries • Maintain residential street emphasis in design • Encourage double-hung windows with vertical orientation, with pane design to match existing (see text) • Encourage varied and historically consistent color palettes • Encourage asphalt "architectural style" replacement shingles on residences; discourage asbestos shingles • Encourage wood for replacement doors and windows



Hassayampa Inn - Front Entry Garden



Hassayampa Inn - Detail

Streetscape/Landscape

- Do not allow automobile parking in parkways
- Discourage skylights and utilities on roofs visible from the public right-of-way
- Carefully evaluate additions for conformity and compatibility with the historic main building; additions to existing buildings should be to the rear of the property to maintain the front facade

- Discourage automobile parking in parkways and in front of residential structures, thereby "surrendering" the streetscape to the automobile
- Maintain and encourage alley use
- Preserve existing trees and mature landscaping on the properties; provide increased maintenance where required
- Encourage grass in parkways; discourage pavers or other impermeable treatments
- Require parkway improvements and maintenance as part of any new development agreement, especially those that change the use of residential structures
- Encourage picket wood or wrought iron fences at the front property line; discourage wire or chain link; keep front fence at or below three feet in height; preserve and improve cut stone walls
- Use landscape to enhance (not cover) historic resources

District Opportunities

- Encourage continued use of the Hassayampa Inn as a destination hotel; encourage use of Dillon and Levy Residences as residential or compatible business
- Encourage height limits, setback requirements and lot coverage recommendations as outlined in text
- Monitor development pressures that could occur from the downtown or Gurley Street; monitor variance and zoning change requests
- Consider rezoning BA to RB on the east side of Marina Street
- Discourage uses that require a significant increase in automobile traffic and parking
- Disallow incompatible uses in the historic district (see text and tables)
- Encourage compatible commercial and business office conversions (residential only)
- Document the remainder of eligible structures on North Marina Street for the National Register of Historic Places.

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HISTORIC PRESERVATION MASTER PLAN

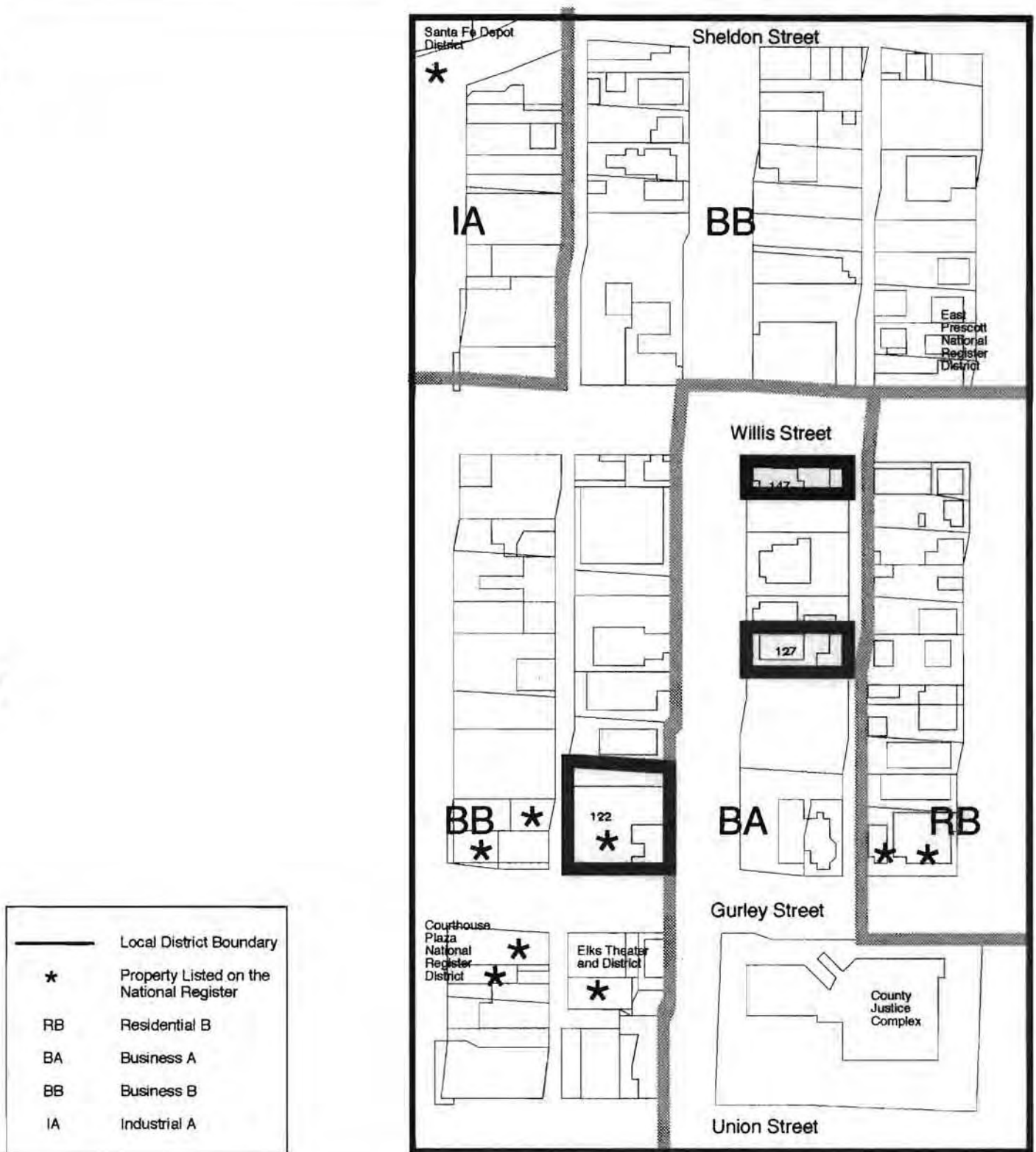


Figure
16-1

Hassayampa
Prescott Historic Preservation District
District Boundary & Zoning
Not to Scale