

This Column of the Master Plan will be Used to Highlight Photographs of Historic Resources. Chapter One Contains Buildings Identified in the 1978 Multiple Resource Area (MRA) Nomination to the National Register of Historic Places.



Old Governor's Mansion - On the Grounds of the Sharlot Hall Museum, Prescott; Yesterday and Today

INTRODUCTION AND HISTORIC PRESERVATION OVERVIEW

1.1 PURPOSE OF THE HISTORIC PRESERVATION MASTER PLAN

1.1.1 Introduction

This Historic Preservation Master Plan is a guide and outline for the identification, protection, and management of historic resources within the City of Prescott, Arizona. It is intended to serve as a basic operational tool to assist the City, the Preservation Commission, and the public in understanding and applying preservation principals to our historic areas. The plan provides a descriptive overview of preservation in general, and the resources of Prescott in particular, and outlines the philosophical goals and recommendations for preservation and development.

Essential to the plan is an analysis of each existing National and Local Preservation District. This analysis includes the identification of the essential character of each district, including potential impacts to that character that should be addressed. These impacts include zoning regulations, traffic, parking, land use, vacant property, and other planning factors. Another essential element of the plan is the identification of areas within Prescott that may be candidates for National or Local Preservation District status, and a plan and prioritization for the documentation of these resources.

The Master Plan attempts to answer three basic questions concerning preservation in Prescott:

- 1 What is significant about the area (both the City and its neighborhoods)?
- 2 What are the physical characteristics and the special qualities that make it significant?
- 3 What do we want to preserve, and how?

Addressing these questions is important in order to give clear understanding and needed direction to property owners, designers, and the City when considering new construction and rehabilitation projects. This will also allow the City to take a more proactive role in promoting preservation in the community.

1.1.2 The Importance of Preservation to Prescott

Many of the historic assets of Prescott are important not only to the heritage of the city, but also to the history, architecture, development, and growth of Arizona and the American Southwest. Individually and collectively, these historic resources tell how our town has grown and changed, and how Prescottians before us worked, played, worshipped, traversed, reacted to their

CITY OF PRESCOTT, ARIZONA

environment, overcame obstacles, conducted their daily lives, and planned for their future. These resources give Prescott its unique character, unlike any other town in the state, creating civic pride about our past as well as our future. It is no accident that the motto of the Prescott Chamber of Commerce reads, "Preserving our past, ensuring our future."

We "preserve" things everyday (such as photographs, mementos, etc.) for a variety of reasons, but perhaps the most important is that it provides a link to our past. Historic preservation, however, is much more than protecting individual buildings; preservation means maintaining the character of whole communities. Our community is a tangible manifestation of who we are and the role our predecessors had in shaping the region.

The many resources we have in our possession are not confined to a museum; they are a living history of the past handed down to us by previous generations. It is a record written not with ink, but with brick, stone, wood, landscape, and space. To lose this record would be the same as losing the pages out of our history books.

1.1.3 Preservation Today

Today's preservation movement has an expanded focus. During the past three decades, local governments across the nation have realized that preserving historic resources also contributes to the quality of life in their communities. Today, historic preservation involves identifying, preserving and enhancing buildings, landscapes, and districts and assimilating them into the community's plans for the future.

The Secretary of the Interior provides Standards for the treatment of historic properties. According to the Standards, there are four distinct, but interrelated, approaches - Preservation, Rehabilitation, Restoration, and Reconstruction. *Preservation* focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. *Rehabilitation* acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. *Restoration* is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods. *Reconstruction* recreates vanished or non-surviving portions of a property for interpretive purposes.

1.1.4 Purpose of the Historic Preservation Master Plan

The Historic Preservation Plan is a proactive means of planning for the identification, preservation, and protection of Prescott's character and historic resources in order to enhance the quality of life and economic well-being of current and future generations.

Among the reasons for developing this plan are the following:



Goldwater Mercantile, Southeast Corner of South Cortez and Union Streets; Constructed in 1879, Converted to a Movie Theater in the 1930s, Demolished in the 1970s (the Site is Now a Parking Lot)



*Governor F.A. Tritle Residence,
Southwest Corner of East Gurley
and South Pleasant Streets;
Burned in the 1920s, the Site is
Now a Car Wash*

- 1 To state clearly the goals of historic preservation in Prescott
- 2 To strengthen the political understanding of and support for historic preservation policies
- 3 To create a plan for future preservation activities and to prioritize and provide a timeline for those activities
- 4 To clarify the meaning and content of the Prescott Historic Preservation Ordinance
- 5 To attempt to provide consistency between existing policies and ordinances that affect Prescott's historic resources
- 6 To establish criteria to avoid arbitrary decisions by government
- 7 To let current and future property owners and residents know in advance how Prescott intends to grow and what the community wants to protect
- 8 To address issues related to zoning, traffic patterns, tourism, design and development patterns, and pressures that may impact existing and potential historic districts
- 9 To educate and inform the citizens of Prescott about our heritage and its value to the community

1.1.5 Goals of the Historic Preservation Master Plan

In order to achieve the purposes of the Historic Preservation Plan, four basic goals were established:

- 1 To preserve and maintain sites and structures that serve as significant visible reminders of Prescott's past as well as the city's role in regional and state history
- 2 To preserve the character and livability of Prescott's neighborhoods and strengthen civic pride through neighborhood preservation
- 3 To integrate historic preservation more fully into Prescott's planning system
- 4 To contribute to the economic development and vitality of Prescott by encouraging restoration work, adaptively reusing buildings to improve their viability and economic contribution, and promoting tourism related to historic resources

CITY OF PRESCOTT, ARIZONA

1.2 HISTORY OF PRESCOTT, ARIZONA

1.2.1 Natural Setting

The City of Prescott is located on the northeast slope of the Bradshaw Mountains of north-central Arizona at an elevation of 5,354 feet. The altitude, combined with the continental air mass, determines the native growth. Much of the area is forested with native gambrel oak, alligator juniper, Arizona cypress, and ponderosa pine. The climate is mild and semi-arid with distinct seasons. As stated in *The WPA Guide to Arizona* (published 1940, republished in facsimile in 1989, page 239):

"Prescott..., seat of Yavapai County, in the mountainous section of north-central Arizona, is hemmed in on three sides by ranges rising to Granite Peak, Spruce Mountain, and Mount Tritel. The rocky outline of a great lion that dominates the western skyline is Thumb Butte. Granite Creek meanders through the dense pine forests of the mountains encircling Prescott, and, after seasonal rains, flows through the town..."

1.2.2 History of the Area

The City of Prescott has a rich and colorful history. Twice serving as the Territorial Capital of Arizona (1864-1867 and 1877-1889), it has played a pivotal role since early territorial days. Today, the City serves as the seat of Yavapai County, one of the four original counties established by the Territorial Legislature in 1864.

Early History, Pre-1864

The area in and surrounding Prescott was once inhabited by a hunting and gathering people known as the Yavapai. There is considerable documentation to suggest that these people found the area a suitable place to live, as evidenced by the many archaeological finds throughout the region. Thus, with the coming of miners, soldiers and settlers in the area, many conflicts arose. This resulted in several military forts being established in the area, including Fort Whipple (originally located at Little Chino Valley in 1862 and relocated to its present location in 1863). The Yavapai were first moved onto a reservation in the Verde Valley in 1873 and then to the Apache Reservation at San Carlos in 1875. Gradually, some of the Yavapai returned to the Prescott area, and in 1935, 75 acres of the old Military Reserve (Fort Whipple) were established as the Yavapai-Prescott Indian Reservation. In 1956, it was expanded to include all the Military Reserve, with the exception of the Veterans Administration Hospital, which added 1,320 acres to the Reservation.



Sam Hill Hardware Store; Before the 1900 Fire (Above); Quickly Rebuilt, the Building Still Stands Today (Below)

HISTORIC PRESERVATION MASTER PLAN

Prescott as the Territorial Capital of Arizona, 1864-1867 and 1877-1889

The area that was to become Arizona became part of the United States in 1848 as a result of the Mexican War. Until that time and for some years afterward, the area was known only to a few trappers, miners, and mountain men. This changed, however, as a result of the Civil War. Both the Union and the Confederacy claimed the area to acquire rumored mineral wealth for their respective war efforts. On February 24, 1863, President Abraham Lincoln established the Territory of Arizona. The capital was established near what was to become Prescott, which then consisted of only a few miner's shacks in the vicinity of where gold had recently been discovered. A Territorial government was established, and, after a short time in Chino Valley, relocated to a grassy mesa above Fort Whipple. Here, on May 30, 1864, Prescott was established as the Territorial Capital of Arizona and County Seat of Yavapai County. This date is considered the beginning of Prescott's history.



Knights of Pythias Building, 105 South Cortez Street; Built 1892-1894, the Building Still Stands Today

The name "Prescott" was chosen in honor of William Hickling Prescott, author of *The History of the Conquest of Mexico* and one of the most widely read historians of the late nineteenth century. The original plan for the town emphasized the orderliness of the many Midwestern towns from which the early settlers came. The original townsite was platted into rectilinear streets with two tracts located in the center reserved for government purposes (one of these was later subdivided and sold when the capital was permanently relocated). Cortez, Montezuma, Alarcon, and Marina Streets (all running north/south) were named for people in Prescott's book. Gurley Street was named for John A. Gurley, named the first Territorial Governor, but who died before coming to Arizona; Goodwin Street for Territorial Governor John N. Goodwin (who replaced Gurley); Carleton Street for General James H. Carleton, one of the first military leaders to arrive in the Territory; and Aubrey Street for Francisco X. Aubrey, a French-Canadian explorer. Lots were laid out in a grid of 50 feet by 150 feet. This layout, which still exists in the downtown area, is a key part of the architectural heritage of Prescott. Both the location of the original townsite and its layout were described in the May 30, 1864 edition of the *Arizona Miner*:

"The site chosen and surveyed for the town embraces a beautiful mesa of two quarter sections of land upon Granite Creek, running with the same for a mile. The streets all run with the cardinal points of the compass, and are a hundred feet wide. The squares are each 325 feet by 600 feet including an alley of 25 feet running lengthwise."

Although the capital moved to Tucson from 1867 to 1877, it returned to Prescott at the end of 1877 and remained until it was permanently moved to Phoenix in 1889. During these years as Territorial Capital, Prescott was the dominant political center of the Territory and was protected and influenced by the presence of nearby Fort Whipple. By 1880, Prescott had a population of 2,000 and was the center of flourishing lumber and mining industries.

CITY OF PRESCOTT, ARIZONA

The city was well established by the time the transcontinental Atlantic & Pacific Railroad crossed northern Arizona in 1882. By that date, many prominent and prosperous families in the Territory had settled in Prescott and built homes.

The decade of the 1880s saw fluctuations in the economic condition of Prescott due to slumps in mining activity, especially a severe slump in 1885 which resulted in the closing of several Prescott businesses. The community was strong enough to recover economically based on the rapid growth of the cattle industry in the area. On December 31, 1886, the Prescott & Arizona Central Railroad was opened connecting Prescott with the Atlantic and Pacific. In 1893 it was replaced by a branch of the Santa Fe. By 1895 the Santa Fe, Prescott and Phoenix Railroad connected Prescott's mining areas with the Southern Pacific line. This access to the railroad bolstered the mercantile sector of the local economy and led to the establishment of several new dry goods and mining supply businesses. Communications and utilities improved along with transportation. An electric light plant was built in 1889 and telephones arrived shortly thereafter. The year 1889 also marked the year that the capital was moved to Phoenix.

Late Territorial Years, 1889-1912

Despite the political loss of the capital to Phoenix and a slump in mining activities during the late 1880s, Prescott continued to prosper and develop as the nineteenth century drew to a close. This was due to the arrival of the railroad, a boom in the cattle industry, and a revitalized mining market.

The turn of the century brought still more changes. The closing of Fort Whipple in 1898 and its subsequent reopening in 1902 brought both economic depression and boom to Prescott. On July 14, 1900, much of the downtown area was destroyed by fire. Four and one-half blocks, including 12 hotels, 20 mercantile structures, and several saloons, were lost. After the fire, citizens soon viewed the event as a chance to replace the old wood buildings common in the downtown area with more permanent brick and stone structures. It is from this era that Prescott has received much of its rich architectural heritage.

The fire of 1900 not only brought on a new era in architecture, but it also seemed to stimulate a variety of social and public improvements. Concrete sidewalks and paved streets soon replaced the dusty thoroughfares of the 1800s. Fort Whipple, after its brief closure, provided the community with steady influx of federal dollars. A streetcar line was constructed in 1905, with the major line running down Gurley and Sheldon Streets from Garden Street to Fort Whipple. These improvements, along with major improvements in transportation, made Prescott more accessible. Although another mining depression in 1905 slowed building activity, life in Prescott in the early 1900s was generally good and prosperous.



Yavapai County Courthouse; Built in 1878, it was Demolished in 1916 to Make Way for the Present Facility

Statehood and Twentieth Century Expansion, 1912-1940

After several attempts at statehood failed, successful state and county elections were held on December 12, 1911. After this, Territorial Governor Richard E. Sloan sent a letter to President Taft requesting that the statehood proclamation be signed on February 12 in honor of President Lincoln, who had established the original Territory. Finally, on February 14, 1912, the President signed the bill that established Arizona as the 48th state.

Fluctuations in business and mining cycles during this time began to be offset by a rise in two new industries: health and tourism. For tourism, summer in particular was a busy time of year. Many families from Phoenix would stay in summer homes in and around Prescott. Many of these small cottages can still be found in the City's historic districts.

In addition to tourism, Prescott's climate was also sought after for its medicinal uses. The community had all the requirements for the treatment of tuberculosis - a high, cool climate relatively free of humidity. Sanitariums began to spring up, notably in the western part of town. Fort Whipple, which by this time had been converted to a military hospital, also saw an increase in activity, as the climate was well suited to treating mustard gas victims of World War I.

This period also saw the construction of one of the most recognized symbols of Prescott, the Yavapai County Courthouse. The present structure, whose cornerstone was placed in 1916, replaced a smaller (but more ornate) brick structure erected in the 1870s. This building established a Neo-Classical focal point for Prescott and reflects a purposeful decision to build a "city beautiful" in a permanent and professional style.

The copper mining industry also supported area growth in the early twentieth century because of the extra demands of World War I. However, by 1919 Prescott suffered the effects of post-war depression along with the rest of the state and nation. Even so, due to the prosperity of the cattle, tourism, and health industries, Prescott enjoyed a steady growth rate with a 1920 population of over 5,000. Due to this prosperity, several additional civic improvements were undertaken, including the building of the Hassayampa Hotel in 1927 through public bonds.

The Great Depression was very hard on the state and local area economies. There was a corresponding slump in the tourism industry and almost no growth or expansion occurred during much of the 1930s. However, public assistance programs (such as the WPA), were well organized and contributed to the construction of the city ballfield (now Ken Lindley Field), Goldwater Dam, and several concrete bridges across Granite Creek. Several curb, gutter, and sidewalk projects were also undertaken as WPA efforts. The late 1930s saw the beginnings of a slow upturn in growth leading to the assiduous years of World War II.



Sacred Heart Catholic Church; Built 1894-1895, the Building is Now Home for the Prescott Fine Arts Association

1.2.3 Architectural History/Overview of Prescott

Prescott contains one of the oldest and best preserved bodies of American Architecture built in the Southwestern United States during the late 19th and early 20th centuries. The style and construction of these buildings is an important part of the general American culture brought into the region during its territorial period. The architecture is also significant because it is uniquely "American" with little of the Southwestern influences that appear in many other towns of the region.

For purposes of discussion, Prescott's building activity may be divided into four phases: Early Territorial (1864-1880), Middle Territorial (1880-1900), Late Territorial (1900-1912), and Early Twentieth Century (1912-1940). A complete description of Prescott's historic architecture may be found in The Territorial Architecture of Prescott, Arizona (Yavapai Heritage Foundation, B. Garrett, Editor, 1978). The following summary is partially derived from this work.

Early Territorial, 1864-1880

Buildings built during the Early Territorial phase tend to be simple in construction and detail. This character was directly related to Prescott's geographic isolation. Travel in Arizona during the 1860s and 1870s was arduous, time consuming, and often dangerous. Goods had to be transported hundreds of miles by river, steamer, and mule train from the west coast. Due to high costs, only tools and small building elements were imported. Adobe, stone, logs, pressed brick, and sawn lumber were the primary construction materials. The skills of available workmen greatly influenced the quality of each building. Except for log structures, buildings erected during this period tend to be vertical and thin in proportion. These qualities are echoed in the character of windows, doors, and porch columns. Roofs are primarily gabled although some commercial buildings have shed or flat roofs. Ornamental details are frequently nonexistent. Where they do occur they are small and greatly simplified versions of their prototypes. Gothic Revival, Classical Revival, and Renaissance Revival forms constitute the stylistic body after which the early buildings were patterned.

Few of the buildings erected prior to 1880 have survived. What has been retained from this phase is the land use pattern and general townscape character. Commercial structures were built on the front property line and usually abutted buildings on either side. They formed a dense linear mass which is particularly apparent around the Courthouse Plaza. On the other hand, residences were usually situated at least twenty feet from the front property line and ten feet from side lines. Each residence was thereby set in its own frame of grass and trees: a necessary condition for the picturesque ideal which dominated 19th century design concepts. Public and semi-public buildings were situated according to their respective function and locations in the town. Examples of buildings from this period include:



Edmund Wells Residence, 303 South Cortez Street (1878); Victorian Italianate Influence



*Dr. Warren E. Day Residence,
212 East Gurley Street (1877);
Octagonal Mode with Gothic In-
fluences*

- Governor's Mansion (1864), Sharlot Hall Museum, 415 W. Gurley
- Theodore Otis House (1877), 113 N. Pleasant
- Dr. Warren E. Day Residence (1877), 112 E. Gurley
- Edmund Wells Residence (1878), 303 S. Cortez
- Fremont House (1875), Sharlot Hall Museum, 415 W. Gurley
- Curtis Hall (1876), 133 S. McCormick (now demolished)

Middle Territorial, 1880-1900

Beginning about 1880 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 in Northern Arizona. Tools, materials, and building elements became available in larger and heavier units. Imported machinery greatly improved the sophistication of local material suppliers and more knowledgeable craftsmen were attracted to the region. Many of the structures built at this time were multi-storied, well constructed, and elegantly detailed. Although construction in any significant volume did not begin until the 1890s, the Middle Territorial period might be considered a high water mark in terms of architectural development in Prescott.

Despite the good quality which pervaded most non-residential construction, it was the homes which received the best workmanship and evidenced the most creative design skills. Residences of this period were highly sculpted and ornate. Massing was typically asymmetrical, although floor plans included both irregular and rectangular shapes. In terms of proportions, the Middle Territorial residences were clearly vertical but they lacked the thrust of earlier designs. Materials were used in combination on the exterior with surfaces faced with clapboard or shingles. Roofs were most commonly gabled with a variety of ridge heights. Details were usually small in derivation; they were frequently supplemented with jigsawed and turned ornament in the carpenter-built tradition. Bay windows, turrets, Palladian windows, dormers, "L"-shaped verandas, and bracketed columns were major design elements.

The origins of Middle Territorial residential design in Prescott are commonly traced to the popular Queen Anne style. However, many of these buildings used a mix of other Victorian influences in the design so that many of the buildings may be best classified simply as Victorian. It is probable that most of these designs were derived from pattern books although professional architects began to appear in the area about 1890. Examples of residences from this period include:

- A.J. Head Residence (pre-1891), 309 E. Gurley
- Martin/Ling Residence (1892), 125 N. Pleasant
- W.J. Mulvenon Residence, (1880), 233 S. Cortez (now demolished)

Examples of surviving commercial buildings from this period are included in the following list. Many commercial buildings during this time were faced with locally fired brick or imported fronts of pressed metal. Public and semi-

public buildings tended to be more stylish and were constructed with more permanence and appearance in mind.

- Lindenbaum Lodging House (pre-1890), 236 S. Montezuma
- Knights of Pythias Building (1892), 105 S. Cortez
- Sacred Heart Church (1894), 208 N. Marina

Late Territorial, 1900-1912

About the turn of the century architectural character changed from exuberance to controlled formality; building design shifted from vertical to horizontal orientations; and, eclectic detailing became larger and more academic. The overall effect emphasized treatment of building planes rather than articulation of structure. One of the major factors influencing this shift toward formality was the ready availability of trained architects in Prescott. Another condition was the increased availability of mail order designs and catalogs of building elements. This increased standardization of the building industry was well revealed in the construction which followed the City's disastrous fire of 1900. Although many of these buildings have a distinctively different appearance, they are clear manifestations of a professional approach and an extensive material pallet. Examples from this period include:

- Palace Hotel (1901), 120-126 S. Montezuma
- Bank Of Arizona Building (1901), 101 E. Gurley
- St. Michael Hotel (1901), 102-110 S. Montezuma
- Washington School (1902), 300 E. Gurley
- Congregational Church (1904), 216-220 E. Gurley
- Masonic Temple (1907), 105-107 N. Cortez

Just as many buildings from the Middle Territorial period can be grouped under the general description of Queen Anne or Victorian, so buildings of the Late Territorial period can be classified as part of the Classical Revival movement. As used here, Classical Revival encompasses Beaux Arts Classicism, Second Renaissance Revival, Romanesque Revival, Georgian Revival, and Neo-Classical Revival. These structures are characterized by large and more accurately rendered classical details, symmetrical facades, and hipped or gabled roofs. Craftsman/Classical Bungalow Architecture became the prominent residential style during the first part of the century and remained popular through the 1930s. In some instances the Queen Anne style also appears as part of the Classical Revival in what may be called 20th Century Transitional. Examples include:

- Richard Sloan Residence (1900), 128 N. Mt. Vernon
- W.A. Drake Residence (1901), 137 N. Mt. Vernon
- Gage/Murphy Residence (1895), 105 S. Alarcon
- Burmister/Timerhoff Residence (1899), 116 S. Mt. Vernon
- Moses B. Hazeltine Residence (1903), 202 S. Mt. Vernon
- Henry Brinkmeyer Residence (1899), 605 W. Gurley
- Gail Gardner House (1890), 101 N. Mt. Vernon



Theodore W. Otis Residence, 113 North Pleasant Street (1877); Frame with Gothic Revival Influence

Early Twentieth Century, 1912-1940



*John C. Herndon Residence, 246
South Cortez Street (1893);
Queen Anne*

The granting of statehood to Arizona in 1912 continued the architectural shift toward Neo-Classical design, a trend that is visible throughout Arizona. This time period represents a transitional period in architecture in Arizona. This trend was especially visible in commercial and government buildings. The primary example of this in Prescott was the construction of the Yavapai County Courthouse in 1916 at the center of the downtown commercial area.

The "revival" styles are a wide range of historically based architectural styles favored by the American public from 1890 to 1940. Colonial Revival and Neo-Classical Revival were popular throughout the entire period and appeared concurrently with the Craftsman Bungalow, Arts and Crafts, and Prairie School styles. Following World War I, other, more varied styles became popular, such as Spanish Colonial, English Tudor, and Mission. These designs almost always displayed the architect's or builder's familiarity with the external, decorative features of the historical style rather than with the traditional form, features, or plan type. Prescott residential architecture tends to include several revival motifs, including Mission/Spanish Colonial, Gothic, and English Tudor.

This return to Historicism was reinforced in the teens and twenties by the architectural press with numerous articles on the "country house." Unlike the Victorian fondness for the picturesque, which was expressed mostly through a variety of building materials, decorative detailing, and silhouettes, the revivals' historical elusions were based on simpler adaptations of established historic styles. The overall simplicity of mass also suggested the informality that was "appropriate" for the modern American way of living. Thus, the interiors of the building designed during this period conformed to American concepts of comfort and practicality. Undoubtedly, this informality in living patterns had been influenced by changes in family relationships after the Victorian period and by a shortage of domestic help.

In residential architecture, Colonial Revival styles began to be replaced by more current Bungalow and Craftsman styles, which were popular in California and were readily available through pattern books. The bungalow was intended to be a forthright, direct, and functional dwelling. It was a modest, comfortable-looking, low profile house which communicated a sense of shelter. Lacking the busy three-dimensional ornamentation popular during the Victorian Era, the bungalow was typified by use of materials left as close as possible to their original state. Ornamentation was reserved, and was characterized by exposed beams and rafters, natural stain of wood surfaces, and the use of stone, brick, concrete, and concrete block. French doors leading to porches and terraces were common, as were pergolas. A large brick or stone fireplace was often a major element. The bungalow became the basic middle-class house, replacing the Victorian cottage of the earlier period.

CITY OF PRESCOTT, ARIZONA

- Yavapai County Courthouse (1916)
- Sisters of Mercy Hospital (1925), 220 Grove
- U.S. Post Office (1932), 101 E. Goodwin
- Nixon/Bumpas Residence (1917), 937 Apache
- Various Bungalow and Revival Residences, Park Avenue and Country Club

Summary

In retrospect Prescott's territorial architecture developed as a consequence of industrialization in the building industry, the use of stylistic models by way of pattern books and periodicals, and improvements in transportation. From a condition of isolation and self reliance the local building industry developed into part of a nation-wide complex. Throughout each phase of new development the town layout was respected as established at the city's founding. Commercial buildings were concentrated around the Courthouse Plaza; residences on tree-lined streets flanked the business core to the east and west; and semi-public structures were scattered about the town. This then is the architectural heritage of Prescott: a uniquely American building tradition manifested in individual structures in a carefully ordered settlement pattern.

The following is a brief outline of major architectural styles in Prescott from 1864 to 1940.

1.2.4 Architectural Styles of Prescott

The following selected descriptions of the architectural styles of Prescott were derived from *Yesterday, Today, Tomorrow: A Guide for Preserving Your Prescott Home* (University of Arizona, 1990). This reference includes more detailed information on period building characteristics, regional occurrences, and stylistic details and should be referenced for more information on these styles.

Early Territorial (1864-1880)

Western Vernacular

Vernacular buildings by definition do not follow any particular architectural style. Vernacular houses are often referred to as eclectic, meaning that design elements are incorporated from various locations and times. Vernacular houses are not designed by architects or craftsmen. The buildings tend to be simple and straightforward with no ornamentation. This is because Vernacular houses served as the first permanent shelter for settlers. Materials were readily available usually near the building site. Wood framed buildings with clapboard siding were predominant in this era and were the direct descendants of the earliest log buildings such as the Governor's Mansion at the Sharlot Hall Museum. This form was logical for a location like Prescott which had an abundance of available wood. Roofs were usu-



John T. Shull Residence, 223 South Cortez Street (1881); Territorial Frame Cottage

ally simple, steeply pitched and gabled. Entries to these buildings were usually centered on the front facade under a raised porch. The simple yet formal arrangement of these early buildings helped settlers provide order to their lives in the midst of what was then still a wilderness.

Middle Territorial (1880-1900)

Queen Anne/Victorian and Victorian Vernacular

Queen Anne houses, often referred to as Victorian, are easily identified by their dramatic visual display of materials, texture, form, and color. They are noted for their steeply pitched roofs of irregular shape; dominant front facing gables; asymmetrical facades with single story partial or full-width porches extending along the front and/or side elevations; patterned shingles; cut-away bay windows; and other elements such as towers and overhangs. These buildings deliberately avoid a smooth-walled appearance and were indicative of the prosperity and optimism of the times. In some areas of town, Queen Anne features are combined with those of Eastlake, Stick, Italianate, High Victorian Gothic, and Shingle styles. Nevertheless, the most common reference to this style of architecture remains simply "Victorian."

The Victorian Vernacular style residences are simple in form and detail and were typically constructed of locally available materials. The Vernacular style in Prescott primarily exhibits Victorian Cottage elements, including one to one and one-half stories, rectangular plans with box-like shapes, steeply pitched gable roof shapes, boxed eaves or simply molded trim with little or no ornament, and horizontal wood siding.

Shingle Style

The Shingle Style derived from the Craftsman Movement of the late 19th century. Although asymmetrical in plan and massing, shingle style buildings were much simpler in design than Queen Anne buildings, maintaining more of a uniformity in material use and design in an effort to achieve a more "natural" appearance. Buildings typically have continuous wall cladding and roofing of wood shingles which are uninterrupted at the corners. Roofs are usually steeply pitched, sometimes containing cross gables and multi-level eaves. Broad, expansive porches are also common to this style.

Late Territorial (1900-1912)

Classical Revival

Classical Revival buildings are identified by a much greater formality and monumentality than found in earlier styles. Facades were symmetrical through the careful balance of windows, doors, detail, and roof forms. Porches are usually smaller but higher and more pronounced. The clearest example of the Classical Revival style in Prescott is the new Yavapai County Courthouse which began construction in 1916.



Lindenbaum Lodging House/Iron Front Store, 236 South Montezuma Street (Construction Date Uncertain, Major Additions and Modifications 1890); Late Nineteenth Century Commercial

CITY OF PRESCOTT, ARIZONA

Colonial Revival

Colonial Revival was one of the dominant styles throughout the first half of the 20th century and was a reaction to the more flamboyant Victorian era. Colonial Revival styles still include Queen Anne characteristics, but in a more ordered manner with classical detailing and symmetry. These buildings used hip, gabled, or gambrel roofs. Elements of Georgian houses, Palladian windows, and fan lights are also incorporated.

Early 20th Century (1912-1914)

Tudor Revival

The Tudor Revival Style was an important style for domestic architecture in early 20th century homes throughout the United States. Its simple design suggested rustic construction methods and a sense of shelter. Buildings were characterized by steeply pitched gable roofs, and soft sweeping facade lines. Plans are often L-shaped containing a recessed entry with minimal or no porch. The entry is often located at a prominent corner or at the intersection of the gables. Stone slab shingles on the roof provide a sense of sturdiness and permanence while a massive chimney crowned by decorative chimney pots is also a common design focal point.

Spanish Colonial

Spanish Colonial Revival houses are recognized by their stuccoed walls, flat roofs, negligible overhangs, and red clay tile shingles. Porches are uncommon. Decorative elements are simple and include parapet detailing, arched windows and openings, roof scuppers, flared walls and tile accents. The front elevation often includes a more prominent arch to draw attention to either the door or front window. These buildings can also include vestibules, arcades, and front facing courts or terraces. Massing is asymmetrical and is defined by heavy timber detailing and undulating wall surfaces.

Craftsman/Bungalow Style

The simple form of the Craftsman or Bungalow homes became a dominant and important style for smaller homes throughout the United States. Although it originated in Southern California, it was adapted to regional climates wherever it was spread by pattern books and magazines. It became the basic middle class dwelling and was referred to as "everyman's home". Typically one story in height, bungalows usually have simple rectangular planning with wide eaves and large porches well suited to outdoor living. This style represented a return to wood siding although several examples of stucco may be found. Wood details on the porches columns and exposed rafters accentuated the overall impression of a low, earth-hugging form with a strong sense of shelter.



Nathan Levy Residence, 147 North Marina Street (1895); Queen Anne (See Opposite Page for Mr. Levy's Mercantile on Whiskey Row)

1.3 NATIONAL REGISTER AND LOCAL PRESERVATION DISTRICTS IN PRESCOTT

There are significant differences between National Register and Local Preservation Districts. Both exist in the City of Prescott and serve specific functions as part of the preservation process.

1.3.1 Criteria and Locations of National Register and Local Preservation Districts

National Register Districts

According to the National Trust for Historic Preservation (*Information*, 1996), a National Register district is any area of a community determined to be of historic significance based on criteria established by the US Department of Interior. The National Register is the Nation's official list of historic places worthy of preservation. The criteria for evaluation identifies the "quality of significance in American history, architecture, archeology, engineering, and culture present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B That are associated with the lives of persons significant in our past; or
- C That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D That have yielded, or may be likely to yield, information important in prehistory or history."

In addition to meeting the criteria for evaluation, the property must also have *integrity*. Historic integrity is the ability of a property to convey its significance. The evaluation of integrity is sometimes subjective, but must always be grounded in the attributes of a property's physical features and the context within which it is set. The National Register criteria recognizes seven aspects that, in various combinations, define integrity. To retain historic integrity a property must always possess several, if not all, of the aspects on the following table.



Levy Building, 112 South Montezuma Street (1901); Romanesque Revival

Table 1-1
National Register District Integrity Criteria

<i>Criteria</i>	<i>Description</i>
Location	Location is the place where the historic property was constructed or the place where the historic event occurred.
Design	Design is the combination of elements that create the form, plan, space, structure, and style of a property.
Setting	Setting is the physical environment of a historic property.
Materials	Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
Workmanship	Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
Feeling	Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
Association	Association is the direct link between an important historic event or person and a historic property.

Source: U.S. Department of the Interior, National Parks Service, Interagency Resources Division; National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation; 1991.



J.I. Gardner Store, 201 North Cortez Street (1890-1892); Late Nineteenth Century Commercial

It is important to note that National Register designation does not place any requirements on private property owners. Likewise, it does not necessarily create a barrier to such public works projects as road realignments. It may, however, require federal agencies to consider the impact of their activities on historic sites before proceeding with federally funded or licensed projects, usually through an Environmental Assessment (EA) or Environmental Impact Statement (EIS).

Preservation incentives, such as historic rehabilitation tax credits (discussed later in this chapter), may also be available to qualifying buildings listed in the National Register or within National Register districts. The major function of a National Register district is simply to recognize the historic significance of the resources within it and to use this information as a planning tool. Prescott has eight National Register districts, as shown on Figure 1-1.

The National Register is maintained by the US Department of the Interior. In Arizona, the program is administered by the State Historic Preservation Office (see Section 1.4.4 for a fuller discussion of the role and importance of the State Historic Preservation Office).

Local Preservation Districts

Local Preservation Districts can be used independently or cooperatively with National Register districts to protect a community's historic resources. Like the National Register district, the Local Preservation District identifies historically and architecturally significant buildings, but this recognition is based on local, rather than national, history and priorities.

The primary strength of a local designation is that it can be tailored to specific community needs and provides greater protection for local resources. The Prescott Preservation Commission, through the design review process, has the means to assure that proposed major changes are sympathetic to the character of the district. Because National Register listing does not provide for a design review process, properties listed only on the National Register can be readily and easily compromised or demolished by anyone not using federal funds.

National Register and Local Preservation Districts can work together. For example, the National Register program can be used as a means to identify a community's historic resources while a Local Preservation District can further protect and enhance them. Thus, what the National Register helps to identify, the Local District helps to protect.

A Prescott Historic Preservation District is designated by local ordinance and falls under the jurisdiction of the Preservation Commission. A Local Preservation District is an overlay on existing zoning classifications; therefore, a local district deals only with the appearance of the district, not with the uses to which properties in the district are put. Simply stated, the overlay zoning does not affect the underlying zoning designation.

The designation of a Local Preservation District protects the significant properties and historic character of the district. It provides the community with the means to make sure that growth, development, and change takes place in a manner that respects important architectural, historical, and environmental characteristics. Local designation encourages sensitive development in the district and discourages unsympathetic changes from occurring. Prescott has 11 Local Preservation Districts, as shown on Figure 1-1.

The following table summarizes and compares aspects of National Register and Local Preservation Districts.



"Tip" Wilder Residence, 346 South Montezuma Street (1891); Queen Anne Interpretation



Curtis Cottage, 125 South McCormick (1881); Early Territorial Frame Cottage

**Table 1-2
National Register and Local Preservation Districts**

<i>Issue</i>	<i>National Register Dist.</i>	<i>Local Districts</i>
Designation/Recognition	Federal	Local
Evaluation Criteria	National Criteria	Local Criteria
Identifies Historic Properties	Yes	Yes
Protects Historic Properties	No	Yes
Restricts Property Use	No	No
Restricts Property Appearance	No	Yes
Design Review Required	No	Yes
Protects from Demolition	No	Review Required
Federal & State Grants Available	Yes	No
Restrictions on Federal Projects, Grants	Yes	No
Tax Incentives Available	Federal & State	No



Jake Marks Residence, 203 Union Street (1894); Queen Anne



C.A. Peter Residence, 211 East Union Street (1898); Queen Anne

Source: National Trust for Historic Preservation; *Information Series; Maintaining Community Character: How to Establish a Local Historic District*; Pratt Cassity; 1992, revised 1996. City of Prescott Pamphlet; *National Register Historic Districts/Local Historic Districts: There is a Difference*; no date.

1.3.2 How National Register and Local Preservation Districts are Established

National Preservation Districts

National Preservation Districts are recommended by the Prescott Preservation Commission. Research for potential districts is conducted by the City Preservation Specialist, Commission members, or a consultant. Since the National Register does not impose restrictions upon the property, the consent of the owners is not normally required (although individual owners may object to and block the listing of a property). The hearings before the State of Arizona Historic Sites Review Committee (HSRC) are published in the local newspaper. As previously stated, National Register listing is a determination of those properties that are considered by a community as worthy of preservation efforts. Documentation for each property within the proposed district is conducted and attached to the nomination form. Properties are listed as "contributing" or "noncontributing," which identifies whether



Henry Goldwater Residence, 217 East Union Street (1894); Victorian Melange

or not the building contributes to the historic nature of the proposed district. The documentation process also identifies whether each building is eligible for individual listing in the National Register, which the property owner may pursue if he or she so desires. Thus, it is not necessary for an individual building to be located in a Historic District to be listed in the National Register. Likewise, a building may be in a National Historic District without being in the National Register.

Local (Prescott) Preservation Districts

Since inclusion within a Prescott Historic Preservation District (HPD) imposes certain commitments, the consent of the property owners is required. A Local Preservation District may consist of one or more buildings, structures, or sites. Resources may be placed in the district by application of 51 percent of the property owners, with each parcel counting as one vote (multiple parcel owners have multiple votes). In the case of a single property, the application of the owner is sufficient.

Determination of eligibility for a Prescott HPD is based on criteria identical to that required for the National Register. This allows for simplicity and consistency in the process, so that buildings and districts listed in the National Register are also eligible for listing as a Prescott Preservation District.

1.4 OVERVIEW OF THE PRESERVATION PROCESS

1.4.1 History of Historic Preservation in Prescott

Prescott citizens have long been involved in the appreciation of the historic assets of the town. Foresighted community leaders in the early 1970s surveyed cultural resources in the community and created an inventory which included many structures and locations, sites of earlier structures and events, and a history of the development of Prescott from 1864 to 1912. Since this time over 500 structures and objects have been determined to be eligible for listing in the local, state, and national register listings.

The publication of The Territorial Architecture of Prescott, Arizona in 1978 by the Yavapai Heritage Foundation followed the adoption by the City Council of the first preservation ordinance on townscape conservation in 1976, and became Prescott's first register of historic places.

The Prescott Preservation Commission and city staff continue to survey and inventory historic resources in the area, resulting today in eight National Register and 11 Local Preservation Districts. The publication Yesterday, Today, Tomorrow: A Guide to Preserving Your Prescott Home was produced under the direction of the Commission to assist property owners in the stewardship of their historic buildings.

The Yavapai Heritage Foundation also continues to play an active part in community preservation. The organization serves as an ad hoc advisor to many city and county organizations and projects, including coordination with the Prescott Preservation Commission.

1.4.2 Legal Basis for Preservation

Both the State of Arizona and Prescott ordinances provide the legal basis for the designation and protection of local historic districts and the preparation of a local historic preservation ordinance and plan.

Arizona Revised Statutes

Under the General Powers section of the Arizona Revised Statutes, communities are permitted to: “[e]stablish districts of historical significance” (ARS 9-462.01). The Statute further states:

- (a) Such ordinances may require that special permission be obtained for any development within such district if the legislative body has adopted a plan for the preservation of districts of historical significance.
- (b) A plan for the preservation of districts of historical significance shall identify districts of special historical significance, state the objectives to be sought concerning the development or preservation of sites, areas and structures with the district, and formulate a program for public action including the provision of public facilities and the regulation or private development and demolition necessary to realize these objectives.
- (c) The ordinance establishing districts of historical significance shall set forth standards necessary to preserve the historical character of the area so designated. (Chapter 4.A.10.a-c)

Prescott Preservation Ordinance

The City of Prescott Zoning Code includes a section entitled “Prescott Preservation Districts” (Sec. 4.73) which provides for the establishment of a Prescott HPD. The code is under the jurisdiction of the Prescott Preservation Commission, appointed by the City Council and authorized by Chapter 22 of the City Code. The Commission is guided by Historic Preservation Code (Ordinance No. 3003, 11 August 1992), which includes the following sections:

- Purpose and intent of the Code
- Definitions of key preservation words, terms, and phrases
- Guidelines for establishing a local Historic Preservation District
- Permit procedures for properties within areas under application to the National Register



A.J. Head Residence, 309 East Gurley Street (Construction Date Uncertain, Major Remodel 1891); Shingle Style Influence



John C. Martin Residence, 125 North Pleasant Street (Between 1892 and 1895); Victorian Melange

- Permit procedures for properties within established districts
- Demolition or moving of structures
- Economic hardship cases
- Duties of the owner to maintain the property in good repair
- Enforcement and penalties
- Appeals
- Notice procedures

A full copy of the Preservation Ordinance may be obtained from the Preservation Specialist or the Planning and Zoning Department.

1.4.3 The National Historic Preservation Act

Public reaction to large-scale losses of historic properties to urban renewal, interstate highways, dams, and suburban sprawl spurred passage of the National Historic Preservation Act (NHPA) in 1966. The NHPA set the federal context for state and local preservation efforts by creating an expanded National Register of Historic Places, and procedures to protect districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture.

Prior to passage of the NHPA, the American preservation movement emphasized buildings and locations associated with obvious and distinct historic events (such as battlefields or buildings associated with major American figures). The NHPA introduced a comprehensive approach to defining the range of historic resources. The Act stated that, "the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development." Thus, historic preservation has developed into a movement concerned with maintaining the quality of community life.

The National Register of Historic Places

The National Register of Historic Places has its origins in the 1935 Historic Sites Act. It was, however, the 1966 NHPA which expanded its scope and gave it the identity it maintains today. The Register is the Nation's official listing of properties worthy of preservation, and includes both historic and prehistoric resources. It offers the opportunity to officially recognize and protect historic districts, individual sites, buildings, structures, and objects which are significant in American archeology, history, architecture, sociology, religion, engineering, and culture. The listing of a resource in the National Register of Historic Places offers a certain prestige which can enhance property values and serves to raise community awareness and pride.

The National Register Program is administered by the US Department of the Interior, National Park Service. By the end of 1994, there were a total of 63,350 registered listings nationwide, encompassing nearly one million contributing resources. National Register eligibility - the basic requirement for a property to qualify for federal financial assistance or protection - can be

based on state or local heritage significance. Today, nationally significant properties comprise less than 10 percent of National Register listings.

Income producing properties listed in the National Register of Historic Places may be eligible for a Federal tax incentive program which encourages rehabilitation of historic structures (See Tax Reform Act of 1976 and The Economic Recovery Act of 1982). There are also state property tax reductions available to non-income producing (owner-occupied residential) properties listed in the National Register and commercial tax incentives for income property. Information on these and other preservation incentives are briefly outlined later in this chapter.

The steps for listing a property or district in the National Register of Historic Places is summarized in the following table.



C.A. Sewall Residence, 220 North Mt. Vernon Street (1893); Queen Anne

Table 1-3
Steps for Listing in the National Register of Historic Places

<i>Step</i>	<i>Action</i>
Origination	Any individual (such as the owner of a historic building); group of people (such as a neighborhood group); the Prescott Preservation Commission, or local government.
Documentation	Research of the property's history, characteristics, condition, and historical value. Can be done by a property owner, but is usually conducted by City staff, a consultant, the Commission, or SHPO.
Submission & Review	After review and approval by the Prescott Preservation Commission and endorsement by the City Council, the application is forwarded to the HSRC for their review, a hearing, and forwarding to the National Park Service. SHPO enters the property into the Arizona Register of Historic Places.
Approval	Upon approval by the National Park Service, the property is officially entered into the National Register of Historic Places and the SHPO notifies the preparer of the nomination.

Section 106

Named for Section 106 of the National Historic Preservation Act of 1966, the Section 106 review process is an important mechanism for protecting historic properties that are either listed in or eligible for listing in the National Register and are affected by actions having some kind of federal involvement. Although the Section 106 process has evolved since 1966, the basic elements have remained. The key elements include the identification and



James Small Residence, 417 East Gurley Street (c. 1904); Victorian Melange with Neoclassical Influence

evaluation of historic properties that a federal action may affect, the assessment of the nature of the effects, and a review and decision process that involves the Advisory Council on Historic Preservation and the State Historic Preservation Office. The key "trigger" to the process is federal involvement, which may be direct, such as federal construction projects, or indirect, such as federal loan guarantees for a private sector project.

Archaeological Concerns

As a response to widespread pothunting and vandalism of sites on federal lands in the Southwest, the Antiquities Act of 1906 declared as a national policy the protection of antiquities on Federal lands and authorized the designation of National Monuments. The 1935 Historic Sites Act increased Federal activity in preservation by authorizing the Department of Interior, through the National Park Service, to acquire property, preserve privately owned historic or archaeological sites, and construct museums and educational programs. The Archaeological Protection Act of 1979 enforced prohibitions against looting and vandalism, stiffened the penalties, and prohibited trafficking in illegally removed artifacts. In 1990 the Native American Graves Protection and Repatriation Act provided a basis where Indian tribes and the government could cooperate in the handling of Native American remains. The Act also stipulates how the sites are to be treated and documented upon their discovery.

1.4.4 The State Historic Preservation Office

The State Historic Preservation Office (SHPO), a division of Arizona State Parks, is responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources. The role and function of the SHPO is defined in both state and federal law.

The SHPO supervises the preservation program which is funded with state and matching federal money. The federal funds are appropriated annually from Congress to the National Park Service for apportionment to each state. Thus, the SHPO works closely and in conjunction with the federal government in the implementation of the NHPA. The federal government establishes national standards and maintains the National Register of Historic Places, while state governments, through their respective SHPOs, conduct statewide surveys and inventories to determine the eligibility of resources. As part of this, it is the responsibility of SHPO to review and endorse districts and individual structures nominated by local governments to the National Register. The SHPO is also responsible for maintaining the Arizona Register of Historic Places, developing a State Historic Preservation Plan, administering the tax certification program and the Historic Preservation component of the Arizona Heritage fund, providing technical assistance to the federal, state, and local agencies and the public, and administering the Certified Local Government (CLG) program.

The CLG program formally links preservation activities at the federal and state level with local governments. Enacted through a 1980 Congressional update to the NHPA, the program recognizes political subdivisions of each state, such as cities and counties, which may apply to the SHPO to become CLGs. Once certified, these entities are eligible for specialized assistance and funds for developing their local preservation program. Prescott is an approved CLG in Arizona.

The Arizona Register of Historic Places is the state's official record of pre-historic and historic properties worthy of preservation. A property is automatically listed in the Arizona Register of Historic Places when the SHPO nominates it to the National Register. Criteria for the Arizona and National Registers are identical.

Matching grants in-aid are awarded annually by the SHPO from the Historic Preservation Fund for survey and planning projects, providing funds for historic resource identification, and National Register nomination projects throughout the state. There are potential tax benefits for National Register properties listed either individually or as contributors within a National Register District throughout the State Historic Property Tax Reclassification (SPT) program. Both residential and commercial properties of historic value may benefit from reduced assessments. Eligibility in both instances is determined by the SHPO.



W.A. Cline Residence, 229 South Alarcon Street (Construction Date Uncertain, Major Remodel 1899); Territorial Frame

1.4.5 Prescott's Historic Preservation Program

The purpose of Prescott's Preservation Program is to increase public awareness and understanding of the City's origin, development, and historic significance; to conserve, protect, and preserve the unique qualities and distinct historic characteristics of the community; and to facilitate restoration and rehabilitation of historic structures, landscape features, and other culturally significant objects and geographic areas.

Prescott participates in the CLG program. Part of the responsibilities of membership as a CLG includes maintaining a historic preservation commission, regularly surveying local historic properties, providing public input, and enforcing state and local preservation ordinances. To help accomplish these responsibilities the City Council established a nine member Prescott Preservation Commission in 1980. The commission oversees the main components of the preservation program.

The Prescott Preservation Commission

The Prescott Preservation Commission was originally established in 1976 as the Townscape Conservation Commission, and was renamed the Prescott Preservation Commission by Ordinance No. 1461, on 11 August, 1980 as Title I Chapter 22 of the Prescott City Code.



*Arthur W. Robinson Residence,
115 North Grove Avenue (c.
1899); Victorian Melange*

The Commission consists of nine members appointed by the Mayor and City Council with three year staggered terms. Whenever possible the commission consists of historians, architects, landscape architects, or other persons with a qualifying design background, as well as individuals who either live, work, or have a strong civic interest in historic districts.

The purpose of the Commission is to make recommendations on the establishment of Prescott Historic Preservation Districts and to review all plans to construct any new building, structure, sign, or to remodel, demolish, move, or alter the exterior appearance of any existing building or sign within an established district.

The commission also performs other functions as the City Council may provide (such as design review capabilities at the Depot Marketplace Development Area). The Preservation Commission submits their recommendations to the City Council.

Historic Preservation Review

Historic Preservation Review is a City code-required process for all development and improvements affecting the exterior of properties within Prescott HPDs. The review process is administered by the City Planning Department through the Preservation Commission.

Application for historic preservation review must be made for property within a local (i.e., City of Prescott designated) district for which any work is planned to the exterior of a property which requires a building permit. Minor maintenance, repair, and painting are not typically reviewed by the Commission. For a determination on whether your property must go through the Historic Preservation Review Process you should contact the Preservation Specialist with the City of Prescott. Additional information on the review process is included in this section.

One of the criteria used by the Preservation Commission in reviewing applications is the Secretary of Interior Standards for Rehabilitation. This resource has proven to be an excellent set of guidelines to determine the appropriateness of proposed projects in historic areas. These standards are briefly outlined in the following section.

1.4.6 Secretary of Interior's Standards

The Secretary of the Interior (SOI) is responsible for advising federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the SOI Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings have been developed to guide work undertaken on historic buildings. Since the SOI is responsible for administering the National Register of Historic Places (a federal program) the comprehensive Standards are used nationwide as a consistent framework under which pres-

ervation efforts are managed and maintained. Comprehensive in scope, the Standards address a variety of treatments of historic properties, including preservation, rehabilitation, restoration, and reconstruction (see Section 1.1.3).

The Standards were initially developed to determine the appropriateness of proposed project work on properties eligible for Historic Preservation Fund grants. However, the use of the Standards have been expanded over the years for a variety of conditions due to their completeness in dealing with general preservation issues. In addition to being used by federal agencies, they also are used widely by state and local officials in reviewing both federal and non-federal rehabilitation projects. They have also been adopted by historic district and planning commissions across the country, including the Arizona SHPO and the City of Prescott.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The full Standards pertain to historic buildings of all materials, construction types, sizes, and occupancies and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility:

- 1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3 Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4 Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, tex-



Amy Hill Residence, 144 South Park Avenue (1906); Twentieth Century Transitional



Santa Fe Depot, 100 East Sheldon Street (1907); Mission Style

ture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, and pictorial evidence.

- 7 Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8 Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, the repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic character. For example, certain treatments, if improperly applied, may cause or accelerate physical deterioration of a historic building or significantly alter its appearance. This can include improper masonry cleaning techniques, incorrect treatment and refinishing of wood features, or non-historic materials (such as aluminum or vinyl siding or sheet metal) attaching to historic materials. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

1.4.7 Historic Resources Survey

Essential to the preservation process is the Historic Resources Survey. The survey is an inventory that identifies and describes the resources within a historic district. It also identifies the sources of the district's value, establishes the significance of the district, why it deserves protection, and identifies the character-defining features of the structures within the district.

Later, the survey serves as an essential tool to help City staff and Commission members make informed decisions. Survey findings can also be helpful to property owners seeking information about their site and guidance in developing plans for alterations or improvements.

The survey documents historic resources in a potential district to determine their status as “contributing” or “noncontributing” to the district. Noncontributing buildings may be a part of a historic district if it is determined that the overall character of the neighborhood is relatively intact. A noncontributing building does not necessarily detract from the overall district and alterations are still subject to review.

All existing National and Prescott HPDs have been documented as a preamble to nomination. The surveys, conducted on standard SHPO forms (a copy is attached as an Appendix), serves for both National and Local nominations. Copies of the surveys for existing districts are available from the City Preservation Specialist.

It is important that all areas of Prescott that potentially qualify for historic status are eventually surveyed. In fact, it is a requirement of Prescott’s status as a CLG. Although many neighborhoods have been covered, many still remain. The Recommendations and Implementation section of this Master Plan outlines areas that remain to be documented, along with a prioritization and timeline to conduct the surveys. However, it must be remembered that the survey is never really finished. It must be kept up-to-date, with alterations or changes in use and/or condition recorded regularly on the survey forms. In addition, as time passes more buildings become eligible for the National Register.

1.4.8 Design Guidelines

Design Guidelines are standards against which applicants should measure planned projects and preservation commissions should review them. The guidelines highlight those characteristics of a historic district that should be preserved and restored in rehabilitation projects as well as respected when new construction is proposed. They provide a common body of information for all participants in the design and review process.

It is important to note that the design guidelines identify and illustrate the basic design elements (versus style-specific details) that establish the character of an area. The importance of a particular type of element, say building height or street alignment, may be more important in one district than another. The key to remember is that the overall character and congruity of the district is more vital than individual buildings.

New construction and major rehabilitation projects should stress the importance of context. The Preservation Commission should require that the applicant address the context of the proposed work (especially new construction); the Commission, in turn, is responsible for reviewing projects



Masonic Temple, 105-107 North Cortez Street (1907); Neo-Classical Revival



Prescott National Bank, 102 East Gurley Street (1901-1902); Neo-Classical Revival



Palace Hotel, 120-126 South Montezuma Street (1901); Neo-Classical Revival

with the idea of context in mind. Context may be defined as the interrelated conditions within which a building or structure exists, such as the relationship of a proposed project to neighboring buildings and streetscapes. It is vital to maintaining Prescott's historic neighborhoods that historic materials, massing, patterns, land uses, etc., be preserved as much as possible.

In Prescott, three major sources are used for the evaluation of proposed projects, as outlined below.

The *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

The SOI Standards are a time honored and tested method for general guidance in historic areas. Since they have been adopted by both the state and the City in evaluating historic properties, they should be consulted first in ensuring that a project meets the basic criteria for National Register status in Prescott. The general guidelines were previously outlined in section 1.3.6 of this Master Plan, and more detailed recommendation are included as an Appendix. Areas covered include building exteriors, wood, architectural metals, roofs, windows, entrances and porches, storefronts, structural systems, interior spaces and features, mechanical systems, building site, districts and neighborhoods, health and safety code requirements, energy retrofitting, and new additions to historic buildings.

The Publication *Yesterday, Today, Tomorrow: A Guide for Preserving Your Prescott Home*

This guide, published in 1990, is an excellent resource on the design, care and maintenance of historic buildings of various styles and eras in Prescott. As such, it is useful not only for the design of new projects, but also for "everyday maintenance" of historic resources. Every person who lives in a historic neighborhood should own a copy of this study for their own reference.

This publication also provides numerous design guidelines for districts, including building form, massing, fenestrations, and streetscapes. *Yesterday, Today, Tomorrow* should be consulted along with other listed resources to obtain a full understanding of the history and methodology of maintaining historic buildings.

Historic Preservation Master Plan

This Master Plan covers issues unique to each district that should be considered in the design and review process. These issues include items that may threaten the cohesiveness of the district such as incompatible zoning, traffic and parking issues, and planned developments. Although not as specific in terms of architectural details, the Master Plan identifies those elements that are key to each area and should be respected in new construction or major rehabilitation.

1.4.9 Incentives for Historic Preservation

Most historic properties remain in private ownership; few properties are federal or state owned historic sites and an even smaller number are owned by local governments. Most historic properties are preserved through the efforts of private citizens or organizations. However, there are preservation tools available to encourage preservation efforts. These tools, often called incentives, are available to owners of historic properties in Prescott as outlined below. For both state and federal programs, the SHPO is responsible for reviewing the eligibility of properties and construction documents to ensure their compliance with the SOI Standards for Rehabilitation.

There are numerous other incentive programs other than those listed here which are used across the country to further historic preservation efforts. Some of these are outlined in the Appendix. Additional recommended incentive programs for Prescott are identified in the Recommendations and Implementation section of this Master Plan.

Federal Incentive Programs

Historic Preservation Fund

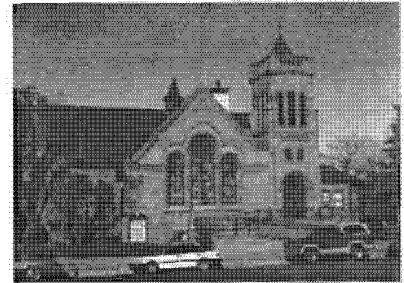
To carry out the provisions of the 1966 Preservation Act, Congress established the Historic Preservation Fund (HPF) from revenues generated by offshore oil drilling leases under the Outer Continental Shelf Lands Act. Each state receives a share of funding from the HPF. All HPF monies must be matched with non-federal monies by the state or, if the state chooses, to pass the monies on to local governments or preservation organizations.

CLGs are eligible to apply for especially designated grants from their SHPO. Per the NHPA, at least 10 percent of the annual HPF grant made to States must be distributed among the CLGs. Prescott has been the recipient of several HPF grants in the past, including the grant that is funding the preparation of this document.

The 1966 Preservation Act also sets aside a portion of the HPF for the National Trust for Historic Preservation (NTHP). The NTHP was chartered by Congress in 1949 as a charitable and educational not-for-profit organization. The NTHP is headquartered in Washington DC, and has seven regional offices, whose staff provide technical assistance to local preservation efforts. The regional office for Arizona is located in San Francisco, California.

Federal Investment Tax Credit Program

The Federal Investment Tax Credit Program authorizes a 20 percent investment tax credit coupled with accelerated depreciation for substantial rehabilitation of income-producing properties that are listed in the National Register.



First Congregational Church, 220 East Gurley Street (1904); Romanesque Revival

State of Arizona Incentive Programs

Arizona Heritage Fund



Paul Johns Residence, 146 North Mt. Vernon Street (1898); Classical Revival Influence

The Arizona Heritage Fund was established in 1990 when the citizens of Arizona voted to have a portion of the profits from the Arizona lottery used for the preservation of Arizona's natural and cultural resources. Of the \$20 million allocated for this purpose each year, \$1.7 million is designated for historic preservation. These funds are administered by the Arizona State Parks Board and the SHPO. Each year a majority of these funds are awarded by way of competitive grants through state, local and tribal governments, private nonprofit organizations, and educational institutions to preserve and rehabilitate National Register and National Register eligible properties. The remainder is used to fund statewide resource documentation projects, aid for historic preservation projects in rural communities, and public education activities.

State Property Tax Program

The State of Arizona offers property tax incentives for historic commercial and residential properties. Under the state program, homeowners who preserve and maintain historic properties (owner-occupied only) according to the SOI Standards are eligible to receive a significant reduction in their annual property taxes. For commercial historic properties, the assessment on improvements is limited to one percent of the value for a 10 year period. The program is administered by SHPO in conjunction with the county assessor.

Prescott Incentive Programs

Preservation Planning and Assistance

To assist property owners in their preservation efforts, the Preservation Specialist and the Preservation Commission often assist in the planning and design development of projects for historic properties. This assistance is most often manifested in research, site visits, design review, and material and color suggestions. This can result in significant savings to the property owner.

Provisions on Building Code Requirements

The City is often willing to work with property owners on building code requirements that are sometimes difficult to meet with historic properties. The 1994 Uniform Building Code (UBC) and the 1985 Uniform Code for Building Conservation (UCBC), both adopted by the City, deal with historic properties, which the City can help the owner interpret and apply. Other issues include parking, balcony treatments, and the application of the Americans with Disabilities Act (ADA) in such a way that the historic character of the property is not compromised.

Incentives from Non-Traditional Sources

Many preservation projects across the nation are funded from programs where the primary focus is some other goal, but which can further preservation endeavors. A few examples include:

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



H.D. Aitken Residence, 127 South Mt. Vernon Street (1893); Shingle Style Influence



O.A. Hesla Residence, 141 South Mt. Vernon Street (1898); Victorian Melange

1.4.10 Historic Preservation Education

An important part of a Preservation Program is continued community-wide education concerning the history of the area and the need to preserve our resources. The education program includes meetings, conferences, celebrations, annual awards, school involvement, and involvement with the media.

Local Preservation Programs

In support of preservation activities, the City has available several materials including Historic Tour Brochures, preparation of promotional information and educational and informational workshops, and the publication of documents including Yesterday, Today, Tomorrow: A Guide To Preserving Your Prescott Home. These resources are available from the City of Prescott Planning and Zoning Department.

Annual Awards

In conjunction with National Historic Preservation Month, the City sponsors annual awards, through the Preservation Commission, to projects that exemplify excellence in historic preservation. These awards are made during a City Council meeting and are published in the local newspaper.

In addition to local awards, the Preservation Commission also solicits and endorses projects for the annual Governor's Award for Historic Preservation. These awards are made annually at the culmination of Historic Preservation month and recognize projects, studies, and people who have made

a significant impact on preservation in Arizona. Four previous projects from Prescott have won this award.

Local Meetings with Community Groups

The City, particularly the Preservation Specialist, meets regularly with various community groups to communicate and educate citizens about the history of the area and how the preservation process works. These meetings help foster understanding of historic resources, help neighborhoods organize districts, and assist property owners with upcoming projects.

Sponsorship of Historic Preservation Month

As the local sponsor of Historic Preservation Month, the Preservation Commission participates in conferences and presentations on historic issues, conducts a architectural identification contest in the newspaper, and sponsors a bookmark contest with local schoolchildren based on a preservation theme. Many of these events are held at the Sharlot Hall Museum.

State Educational Programs

The SHPO sponsors a wide variety of activities related to historic preservation. Among these include many conferences, workshops, public lectures, and school programs. Two major projects undertaken each year are Arizona Archaeology Awareness Month and Heritage Preservation Month.

Archaeology Awareness Month

Arizona's Archaeology Awareness Month is a statewide network of over 100 events and activities that offer opportunities for thousands of citizens to learn more about Arizona's ancient and historic cultures and the records they left behind. Events include site visits, workshops and lectures, hands-on activities for children and adults, and demonstrations of prehistoric and contemporary Native American crafts.

Historic Preservation Month

The SHPO also coordinates the observation of Heritage Preservation Month. This annual celebration, which is held in conjunction with National Historic Preservation Week, includes numerous statewide public programs and activities sponsored by preservation organizations, schools, state agencies, and communities, and culminates with the annual Governor's Awards for Historic Preservation.

Site Steward Program

This unique program, staffed by a statewide network of volunteers, is designed to discourage vandalism by promoting public awareness and archaeological site monitoring. The SHPO works closely with the Arizona



*M.B. Hazeltine Residence, 202
South Mt. Vernon Street (1903);
Twentieth Century Transitional*

Archaeology Advisory Commission, federal and state land managing agencies, Native American groups, and others in administering the Site Steward Program.

1.4.11 Importance of City Lead in Preservation Issues

The City of Prescott owns some historic resources, but is also responsible for most of the public infrastructure that serves all of the historic areas. This includes utilities, road repair and replacement, sidewalks, recreational facilities, street furniture, and lighting. It is important that all aspects of our historic districts be maintained in a compatible manner that does not harm the character of the area.

The City of Prescott should demonstrate leadership through preserving and rehabilitating publicly owned cultural resources and in the improvements and maintenance of infrastructure that services all resources. The City should consider the value of these resources in all projects involving their review and participation. Guidance is offered and should be requested from the Prescott Preservation Commission for any such project, even for those not currently in preservation districts.

The City must recognize that it should act as a steward of historic resources in the community through the preservation of municipally owned property or facilities. Such recognition is necessary to add legitimacy to the preservation program. The City will have only limited success in implementing the Master Plan if it does not take responsibility for the historic resources over which it has direct control.



R.E. Morrison Residence, 300 South Marina Street (1902); Queen Anne Influence

1.5 THE NEED FOR HISTORIC PRESERVATION IN PRESCOTT

1.5.1 Benefits and Obstacles

Historic Preservation has many economic, quality-of-life, and educational benefits to local communities. This section discusses some of these benefits, as well as a discussion concerning some of the common obstacles found when dealing with preservation issues.

Since local preservation districts usually contain development guidelines, the benefits of these historic districts must be clearly understood by all parties. Most importantly, property owners must fully understand what designation will mean to them, since the use of their property may in some way be restricted (see Section 1.3 of this Master Plan for the differences between local and National Register districts).

1.5.2 Benefits of Historic Preservation

Some of the benefits of Local Historic Preservation Districts include:

Local Preservation Districts Protect the Investments of Owners and Residents of Historic Properties

Historic district designation encourages the purchase and rehabilitation of properties because the investment is better protected over a long period of time. Buyers will know that the aspects that make a particular area attractive will be maintained. In fact, real estate agents often use historic district status as a marketing tool to sell properties.

Local Preservation Districts Encourage Better Quality Design

In general, historic districts contain a greater sense of cohesiveness, more innovative use of materials, and greater public appeal than areas without historic designations. As a result, our neighborhoods are strengthened.

Local Preservation Districts Help the Environment

Across America the neglect of the downtown has encouraged suburban sprawl and has resulted in the decentralization of cities. This wastes tax dollars through the construction of duplicative roads and other infrastructure; adds to landfill problems; and makes us more auto-dependent, which contributes to pollution and congestion.

Local Preservation Districts Provide Tangible Educational Benefits

Historic districts provide a link to our common past. Districts help explain the development of Prescott and serve as a source of civic pride. They are a record of our community and those who were here before us.

Local Preservation Districts Often Result in a Positive Economic Impact from Tourism

Studies and surveys of tourists to Prescott indicate that the historic nature and "feel" of Prescott is its most enduring attraction. The retention of historic areas as a way to continue to attract tourist dollars to Prescott makes good economic sense.

Local Preservation Districts Often Enhance Business Recruitment Potential

Vibrant commercial cores and attractive neighborhoods attract new business and quality industry. Companies of all sizes are always looking for areas that offer a high quality of life. The comfort found in a human scale environment, the desire to live and work in attractive surroundings, the emotional stability gained by maintaining a recognizable and walkable neighborhood, and the galvanizing effect of community based group action are all direct results of most local historic district efforts.



Ed Block Residence, 239 South Cortez Street (1899); Classical Revival Influence



Burmister/Storey Residence, 109 South Pleasant Street (1901); Victorian Melange