

PINE CREST HISTORIC DISTRICT A NATIONAL REGISTER AND PRESCOTT HISTORIC PRESER- VATION DISTRICT

4.1 DISTRICT OVERVIEW AND HISTORY

4.1.1 Overview



Bungalow, 204 Apache Drive (c. 1922); Symmetrical Massing, Hipped Roof with Projecting Front Gable, Stone Foundation, Set into Natural Landscape

The Pine Crest Historic District comprises a succinct group of Bungalow style buildings constructed between 1911 and 1935 in west Prescott. The district is both a National Register and Prescott Preservation District, with slightly different boundaries for each. The area comprises much of the original Pine Crest Addition as it was platted in 1911. The Pine Crest Addition was developed by the Prescott Chamber of Commerce who promoted it as a health and vacation area. The National District contains 41 homes (24 contributing and 17 noncontributing) and is comprised mostly of one-story residences, with a few two-story homes. The buildings are enhanced by a setting of rugged hills covered with native vegetation and natural granite outcroppings. Lots are small, typically 5,000 square feet in size. The district is approximately 12 acres in area.

The architecture of the Pine Crest Historic District represents modest interpretations of the Bungalow/Craftsman style, widely popular in the early 20th century. Most homes were owner-built as temporary or vacation homes, lived in by families seeking to take advantage of Prescott's healthful environment. Wood clapboard, shiplap, and board and batten are common siding materials, with porches being open, screened, or enclosed. Stone and concrete retaining walls (often incorporating native rock), are found throughout the district, often demarcating property lines and providing an additional unifying element.

4.1.2 Location

The National Register area of the Pine Crest Historic District is bordered by San Carlos Street on the east and by the rear property lines of the parcels fronting on Coronado Avenue, Yavapai and Apache Drives. It also includes four parcels north of Mojave Drive on the west side of San Carlos Street. The district encompasses two complete blocks and portions of three other blocks.

The Prescott Preservation District boundary does not include the properties along San Carlos Street but does include two additional properties on the south side of Mojave Drive. The boundaries of both districts is shown on Figure 4-1.

4.1.3 History of the District

The idea for Pine Crest came from the Honorable Reese M. Ling, an active member of the Prescott Chamber of Commerce. The work of putting the project together fell to Harry Heap, Ed Kastner, and Z.O. Brown. Heap became the chairman of the Pine Crest Committee and was its primary supporter and promoter for the Chamber. The land on the western boundary of Prescott was purchased in 1911 by the Chamber and included 50 acres of pines, oaks, and massive granite boulders. Most Pine Crest lots were 50 feet wide and 100 feet deep. The lots were free to newcomers who would build a home costing at least \$300, which had to be painted or stained. By 1915, sixteen homes had been built, and the Chamber was recommending that the "free" lots program be withdrawn and that a price be charged for the remaining properties. By January 1916, the price had been set at \$25 per lot, with the understanding that two lots would comprise one holding. At that time there were "29 Bungalows, all of which have been occupied during the summer and 24 of which are being used at the present time" (*Yavapai* magazine, 15 January 1916). Commenting on a Pine Crest home which cost \$7,500, *Yavapai* magazine stated in January 1918: "this is a triumph for the colony, as it shows the desirable residential qualities of Pine Crest."



Nixon/Bumpas House, 937 Apache Drive (c. 1917); Bungalow, Wood Siding, Re-entrant Porch, Tall Windows, Perimeter Stone Wall

In November 1917, *Yavapai* magazine noted that there were five sanatoriums in Prescott. The nearness of Pine Crest to several of these facilities and the availability of the lots to newcomers would have logically attracted sanatorium patients, staff, and their families to Pine Crest. There are numerous instances illustrating the connections between Pine Crest and the various Prescott sanatoriums. In 1921, a Mr. Newton, who had been a patient at Fort Whipple, and his sister moved into 215 (now 925) Yavapai Drive. In 1928 and 1929, the mother and brother of former President Richard M. Nixon lived at 937 Apache Drive. Mrs. Nixon was caring for her son, Harold, who had tuberculosis, and to make ends meet took in and cared for other tubercular patients. The future President visited during the summers and later wrote in his autobiography very positively about his time in Prescott. In the 1930s, Amos Bumpus, who met his wife, Grace, in a local sanatorium, lived at 945 Yavapai Drive. After their marriage the Bumpus' moved around the corner to 937 Apache Drive.

The Pine Crest Historic District represents a unique concept of community development promoted for its health benefits and attractiveness to tourists. This neighborhood of modest Bungalows conveys a sense of historic and architectural cohesiveness through its design, setting, materials, and workmanship.

4.1.4 Formation of the Historic District

The Pine Crest Historic District is eligible for the National Register under criterion "A" for its association with the early expansion of Prescott and under criterion "C" as a cohesive grouping of early 20th century architecture.

This subdivision is also notable as representative of the Prescott Chamber of Commerce's unique approach to promoting the town's healthful climate to encourage community growth.

Site surveys of the district were conducted in early 1989, with the nomination completed and submitted to SHPO in May of the same year. The district was listed in the National Register in July 1989. Buildings listed as contributing and noncontributing are shown on Figure 4-2.



Bungalow, 930 Apache Drive (c. 1917); Double Porch Posts, Double Hung 1/1 Wood Windows, Native Vegetation, Stone Foundation and Walls

4.1.5 Prescott Preservation Commission Responsibilities

The Prescott Preservation Commission has review responsibilities for those properties within the boundaries of the Prescott Preservation District for Pine Crest. The review process is required for any project requiring a building permit. Applicants are encouraged to meet with the City's Preservation Specialist prior to submission to obtain assistance in designing a historically compatible project.

Only those properties within the National Register District and outside the Prescott Preservation District are not subject to project review by the Prescott Preservation Commission. Input from the Commission is nevertheless encouraged to maintain the historic integrity of the district. The City may investigate options to protect the neighborhood and should consider the nature of the area when reviewing proposed projects.

4.2 DISTRICT QUALITIES AND DESIGN ELEMENTS

4.2.1 Architectural Overview

The homes of the Pine Crest Historic District incorporate the use of indigenous materials with an emphasis on outdoor living. Homes are generally simple one-story buildings that are well integrated into the site. The architecture of the district represents a period of continued growth and development for Prescott between the years 1911 and 1935. The building style consistently exhibits Bungalow and Craftsman influences. Houses are typically asymmetric in massing and irregular in plan. Roofs are almost exclusively gabled with interest created through the use of varied ridge heights with shed and hip projections used over porches and additions. Wood clapboard, shiplap, and board and batten are most commonly used as exterior siding over frame construction. Shingled gables are found in the district and stucco and shingles are occasionally used as an exterior material. Foundations are stone or concrete. Porches are either open, screened, or enclosed. The few two story buildings are boxy and ample, but add interest and variety to the neighborhood. The district is further enhanced by the frequent use of picket fences and decorative trellises. Original outbuildings are common throughout the district.

One of the unique features of the district is the use of stone and concrete retaining walls. These walls are primarily of stone and mortar, but stone set in concrete, coursed concrete rubble masonry, and plain concrete are also used. The use of native rock for these walls provides an additional identifying element in Pine Crest, blending with the natural surroundings. Stone is frequently used as a building material for pillars, walls, steps, and porches. Stone pillars are frequently used at corners and at the ends of retaining walls, such as at entrances to driveways. These rectilinear pillars are sturdy yet decorative and are up to six feet in height.

The modest nature of the bungalows in Pine Crest results from the developmental history of the subdivision. Although the original Pine Crest homes were required to cost only \$300 or \$350, (the minimum figure was changed after the project began), many were constructed at a higher cost (\$2,000 and \$7,500 as reported in *Yavapai* magazine in 1915 and 1918, respectively). These houses were primarily owner-built as temporary or vacation homes using readily available building materials, e.g., locally milled lumber and native stone. The building forms were simple, rectangular, or "L"-shaped plans, usually one story in height with a low-pitched gable or hipped roofs. These are typical elements of the Bungalow/Craftsman style, which dominated American houses built during the first two decades of this century. Many Pine Crest structures originally intended to be temporary were soon converted to year-round homes by enclosing open spaces, adding more living space, and using more substantial building materials. These types of improvements are readily seen throughout Pine Crest.

Examples of the Bungalow Style in the Pine Crest Historic District include the one story residence at 923 Yavapai Drive, built about 1917. It is a low profile, rectangular structure covered by a hip roof, sided in shiplap, and has banded Craftsman Style windows. The residence at 939 Yavapai Drive (constructed about 1935) is an "L"-shaped form covered by a hip roof with exposed rafter tails and a characteristic brick fireplace. Windows are banded and trimmed in wide molding. The foundation is stone and the building is sided with shingles. Both of these residences feature a low native stone wall at the front property line. These characteristics are typical of the Bungalow/Craftsman style. Other notable examples include the residences at 930 and 939 Apache Drive, 313 Cochise Street and 272 San Carlos Street. The historic patterns of development within the district can be seen on Figure 4-3.

The residences in the Pine Crest Historic District are, with few exceptions, intact examples of their styles. Unlike earlier development in Prescott, the Pine Crest Addition was platted in accordance with the terrain and natural environment, resulting in a unique setting for the small bungalows. Alterations frequently consist of additions to the rear and/or the enclosure of front porches. These changes are seldom obtrusive nor do they detract from the historic character of the structures. Many of these homes are in exemplary condition, reflecting a pride of ownership which has been evident in the Pine Crest Addition since its inception.



Bungalow, 939 Apache Drive (c. 1924); Bungalow, Asymmetrical Massing, Three End Gables - Two Clipped, Shingles and Louvers in Gables



Pine Crest Streetscape Along Cochise Street

The land use pattern and general streetscape character of Pine Crest have remained virtually unchanged since the Addition was platted in 1911, with the neighborhood continuing to provide middle-class housing in a forested setting. Yavapai and Apache Drives and Cochise Streets were paved in 1938 using WPA labor and funds. The narrow, residential nature of the original street configuration was unchanged by the paving. San Carlos Street and portions of Mojave Drive were never paved. Natural landscaping was incorporated in the site plan in most instances, and has frequently been enhanced by the use of rock gardens and rock lined terraces, trellises, and pergolas. Existing land use within the district is shown on Figure 4-4, and existing zoning is illustrated on Figure 4-5.

4.2.2 Landscape/Streetscape

The Pine Crest Historic District is set in an area of gently sloping hills vegetated by native trees and shrubs. Soils are decomposed granite. Granite rock outcroppings remain throughout the district as natural landscaping features with homes sited among the boulders. Stone walls are common edgings at property lines. Native pine trees of various varieties predominate, but oak and other deciduous trees are common. The profusion of natural trees and shrubs serves to shield and shelter the homes, resulting in a sense of seclusion.

As mentioned, the WPA provided the district with concrete street paving and gutters in the 1930s. No sidewalks exist on any of the streets in Pine Crest.

Although no formal open space exists within the district, two elements contribute to the relatively open feel of the neighborhood, despite the small lots. First, the natural setting of many of the homes causes the lots appear larger than they really are. Second, the large granite outcropping north and south of the district are unbuildable, thus contributing open space to the immediate context of Pine Crest.

4.2.3 Integrity

While there are several noncontributing buildings within the Pine Crest Historic District, there are a sufficient number of buildings whose integrity conveys the historic setting and feeling of the original Pine Crest Addition. The land use pattern and streetscape character of the neighborhood remain essentially unaltered. In addition to the architectural significance of the contributing resources, the district offers a useful tool in understanding the development of Prescott as a health and tourist community.

There are 20 properties identified as having "good" integrity; 6 properties are listed as "fair," and 15 are "poor." The integrity of the various parcels is illustrated on Figure 4-6.

4.3 DISTRICT RECOMMENDATIONS

4.3.1 Elements Worthy of Preservation

The Pine Crest Historic District represents an important representation of early development and architecture in Prescott during the first half of the 20th century. It is completely residential in nature and has retained a large amount of its historic character over the years. The physical setting of the district and surrounding residential development have retarded commercial pressures in this area. Thus, the context of Pine Crest is of a quiet, residential area of bungalow houses set within a natural setting of granite boulders and native trees.



Typical Siting of Pine Crest Home within the Natural Landscape

The various elements of the Pine Crest Historic District are linked by the way the structures relate to each other in terms of architectural style, materials, scale, setbacks, and maintaining the overall character of the residential area. The following discussion identifies the major elements of the district worthy of preservation and that should be considered for rehabilitation, restoration, and infill projects.

Siting of the Building(s)

The current zoning requires setbacks of at least 20 feet for front yards. This is consistent with the historic pattern in the district, where, on the smaller lots, homes are approximately this distance from the street. On larger lots existing structures are set back much further, enhancing the appearance of open space in what is otherwise a tightly constrained neighborhood. This historic pattern should continue to be followed.

Streetscape/Landscape

The overall continuity of the street edge is good throughout the district, although it is not in the more formal pattern that is found in other historic neighborhoods in Prescott. In fact, this informality, with the many native trees and rock outcroppings, is an essential part of the character of the district.

Although the concrete streets and gutters were installed by the WPA, no sidewalks were ever installed. However, since Pine Crest has almost no through traffic and since the historic streets are so narrow, sidewalks are not considered necessary (again, this is another informal element that is actually part of the character of the district). To install sidewalks would require taking out several of the front yards in the district, which is not recommended. However, San Carlos Street and large parts of Mojave Drive remain unpaved, which makes travel difficult in inclement weather; future paving of these streets should be considered.



Typical Pine Crest Siting and Scale

Originally, most of the homes in the Pine Crest area were serviced by alleys. Over the years the alleys were closed and became part of the adjacent lots. As a result, automobile access is at the front of the property instead of the rear. Most homes have driveways at the side yard, which in many cases leads to small garages or carports. The garages vary in location, with some near the front property line and others in the rear yard. The garages are generally simple vernacular buildings with varying degrees of integrity. Automobiles park directly in front of some of the noncontributing buildings, a practice which should be discouraged where possible. Very few autos were parked off-site due to the narrowness of the streets. Driveways should continue to be located at the side yard and no garages should be allowed in front of or adjacent to the front elevation of the building (terrain permitting).

The many stone retaining or garden walls in the district are a key unifying element and should be preserved. Generally built of native stone, they add a historic feel to the area and represent a feature that is quickly disappearing in Prescott. For many of the properties, these low walls are the only separation between properties. Chainlink fence is common in the district but should be discouraged as it detracts from the historic character of the neighborhood. Several homes utilize various designs of wood picket fences which provide the same open feel while maintaining a more historic quality. In all cases fences should not be more than approximately three feet in height (current zoning allows six feet at back and side yards; front yard fencing may not exceed four feet in height).

As mentioned, landscaping in the district is informal and natural. Lawn areas are rare although flower gardens and landscape patios are common, particularly close to the houses. Many of the lots have steps, small patios, or other features built directly in to the rocky terrain. Although landscaping should not obscure historic resources, the sheltering aspects of the many older trees and shrubs around the buildings are a part of the historic fabric of the neighborhood. Low shrubs and ornamental plants should continue to be encouraged to provide variety and interest to the natural landscape and the buildings.

Building Size and Scale

The scale of the buildings is fairly constant from parcel to parcel, even on houses that are two stories in height. The emphasis of the Bungalow Style is of a low, comfortable-looking dwelling that fits in well with its natural surroundings. The placement of the structures within the trees and/or rock outcroppings further adds to this appearance. Buildings that have been expanded over the years have usually had the additions to the rear of the property, maintaining the historic front facade. Thus, proposed new buildings and rehabilitation projects should continue to emphasize the existing scale and massing of the neighborhood.

Roof styles are primarily gables, although hips do appear, often as an accent. Due to the irregular plan of many of the buildings, several gables with intersecting ridges and valleys can occur. Overhangs are short, generally between 12 and 18 inches, with exposed rafter tails. Many of the residences do not have chimneys and where existing they are not highlighted or treated with special detail (although brick is a common material). Skylights and other appurtenances are not visible on the contributing buildings and should be discouraged. Roofing materials are primarily asphalt shingles. Many newer roofs on contributing structures include an "architectural style" to the shingle design that is both cost effective and attractive. Flat roofs are not in keeping with the character of the historic district and should be discouraged.

Many of the residences in the district originally had large open porches that have been enclosed or screened-in. These often served as sleeping areas for summer residents or tuberculosis patients. As the homes were converted to year-round use, and as the seriousness of tuberculosis began to diminish, these areas were used to increase the livable indoor space of the house. In many cases this has been done in a manner consistent with the original residential area through the use of the same materials, window patterns, and construction type. Future similar projects should follow this same pattern.

Doors and Windows

Doors tend to be located near the center of front facade of contributing structures, flush with the front elevation. The entrance is then highlighted by a separate roof form, usually a gable, extending from the main roof of the house. This feature forms a entrance porch of varying sizes. Reentrant porches occur on some of the historic buildings, offset to the side of the house.

Windows tend to be vertical, as was common for the Bungalow Style, and constructed of wood. Larger openings usually consist of groupings of vertical windows rather than a monolithic horizontal window. Double-hung windows are the most common, although casements are also common. Pane design consists of simple "one-over-one" and "six-over-six" patterns. The vertical window design is a subtle pattern that adds continuity and rhythm to the neighborhoods. This pattern should be maintained and horizontal and sliding windows should be discouraged. Few awnings exist in the district, though they would not necessarily detract from the rhythm of the windows.

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



John Wilson House, 923 Yavapai Drive (1922); Bungalow, Symmetrical Massing, Tall Banded Windows, Hip Roof with Exposed Rafter Tails and Wide Frieze Board, Stone Perimeter Wall



204 Apache Drive (c. 1922);
House Set Behind Open Natural
Area

Materials

Exterior walls of most contributing buildings are sheathed with wood clapboard siding; a few are sheathed with wood shingles. This is one of the key unifying themes of the district and of the Bungalow Style. Wood siding (both horizontal siding and shingles) should be preserved to the greatest degree possible on existing buildings and strongly encouraged on new construction. Horizontal siding should be not more than six to eight inches in height; greater than this compromises the historic use of this material. A limited number of buildings are stuccoed, which tends to stand out sharply as compared to the wood sided buildings. Stucco is out of place with the character of the district; its future use should be discouraged. Another element which should be discouraged is exposed block, including "slump" block, which occurs on some of the noncontributing homes.

Many of the original residential buildings in the district, even those that are no longer considered contributing, are constructed on concrete or stone stem walls. This raises the elevation of the first floor above finished grade, resulting in stairs leading to porches prior to reaching the front door. This design theme should continue to be encouraged; slab-on-grade construction should be discouraged. Stem wall construction also works best with the uneven and rocky terrain, resulting in less disturbance to the natural setting of the district.

Open Space

Although there is no formal open space in the district, the setting, original layout of Pine Crest, and arrangement of homes within the natural landscape presents an image that appears more open than would be expected in a neighborhood of this size. This image should be maintained through the sensitive siting of buildings, encouragement of natural landscape, and preservation of the granite outcroppings.

Other Miscellaneous Elements

Porch posts on the bungalow dwellings tend to simple, square, six-by-six supports. The upper half of some gabled roofs are shingled, usually painted the same color as the horizontal siding. Wood attic vents at gabled ends, deep friezes, corbels, and wood lattice work occasionally occur on various homes in the district.

Lighting throughout most of the district is simple and is usually mounted directly on the structure. Utilities such as air conditioning units should not be installed in roofs visible from the public right-of-way or in windows on the front facade.

4.3.2 Threats to District Integrity

Past Projects

Pine Crest remains a relatively isolated historic neighborhood in the high pines of west Prescott. The residential character of the area, as well as the layout of the streets, has helped to ensure this. As a result, previous projects that have compromised historic integrity are those consisting of remodels or new construction, and not as the result of pressures outside the district.

Elements of past projects that are incompatible with the district include stuccoed exteriors, incompatible carports, slab-on-grade construction, incorrect wood siding (too wide), removal or significant alteration of elements of the Bungalow Style, parking directly in front of homes, painted concrete or slump block construction, aluminum windows, and sliding windows with a horizontal orientation.

It does not appear that any of the homes in Pine Crest have been converted to business purposes (allowed under the current zoning). Although this is typically a valid reuse of historic resources, it should be discouraged here due to the narrowness of the streets and proximity of adjoining buildings.

The closing of the alleys servicing the parcels has had a significant impact on the district, causing all service, both public and private, to arrive at the front instead of the rear. This practice should be avoided in other historic areas wherever possible.

Future projects

Although no known future projects were identified, the paving of San Carlos Street and Mojave Drive and the repair of existing paving on Cochise Street and Apache and Yavapai Drives are possibilities. These projects, if undertaken, should be done in a manner consistent with the neighborhood and that does not damage historic resources. This includes not installing sidewalks nor increasing the width of the existing roads.

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

Circulation and Parking

Yavapai Drive west of Apache Drive and Mojave Drive west of Cochise Street become very narrow dirt roads, wide enough for only one automobile at a time. The steepness of these roads makes them impassable during periods of inclement weather. Thus, there is virtually no through traffic in the historic district and circulation is not a major concern. Most traffic into and out of the district arrives via Coronado Avenue. Traffic within the district consists primarily of local residents and their guests.



Amos Bumpas House, 945 Yavapai Drive (pre-1924); Two Story with Symmetrical Massing and Irregular Plan, Tapered Wood Posts, Deep Frieze, Decorative Lattice Stickwork Under Porch

Because the streets are very narrow, few cars were observed parking on the street. Since access via alleys is no longer possible, this means that automobiles must access and park on relatively small lots. In many cases this has been accommodated successfully, with side yard access to parking at the edge or rear of the property. In other cases, however, multiple automobiles can be seen stacked directly in front of house because a garage has been converted to living space or because homes are too wide for the lot. This is particularly true for noncontributing buildings. Spill-over parking from adjacent residential areas does not appear to be a problem.

Proximity to Other Land Uses

The Pine Crest Historic District is flanked by landforms and land uses that has helped it maintain its character as a relatively secluded middle class neighborhood. The land is buffered by granite outcroppings on the north and south which shelter it from more recent adjacent neighborhoods. The land on all sides is well established residential, resulting in little commercial development pressures on the district. Threats to the character of the district can be primarily anticipated to result from the following conditions:

- Demolition of historic resources to make way for larger residential uses. However, due to the small size of many of the lots, the threat is not necessarily one of scale but of permanent loss of resources.
- Incompatible additions, alterations, or modifications to individual buildings.
- The acquisition of several properties by a single developer to make way for a larger project, such as four-plex apartment buildings.
- Projects that are incompatible with the historic district but are allowable under the current zoning code (see following discussion).

Zoning

The Pine Crest Historic District is completely within zoning classification Residential "B" (RB). It is bounded on the north, south, and west by Residential "A-9" (RA-9), and to the east by RB. The following description is an overview of RB zoning as well as RA-9 for comparison purposes. For a full description see the City of Prescott Zoning Code.

The RB designation allows several additional types of residential uses beyond single-family homes. These include limited apartment use, planned area developments, and several additional conditional uses.

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

**Table 4-1
District Zoning Classifications**

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

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

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

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

The front yard setbacks are consistent with the historic residential nature of the district. Homes on deeper lots are set back much further than the minimum required by the Code, while the smaller lots are closer to the front property line. As a general rule, therefore, any new construction should be compatible with the homes adjacent to the parcel in question.

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

**Table 4-2
Incompatible Zoning Uses Permitted**

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

Pressures on historic neighborhoods are often the result of incompatible zoning. These pressures include increased parking demands, denser development, increased traffic, and land uses inconsistent with the historic pattern. Other problems include generous multi-family allowances that encourage demolition of historic resources (four-plexes) and variances that allow dramatically different new development (see table above). In addition, there are a number of potential uses which can be immediately identified as incompatible within a historic residential neighborhood, such as PADs.

In looking at the zoning map, it is interesting to note that the RB zoning of the district sits on the tip on a peninsula of this classification extending from the east. The areas surrounding Pine Crest are all RA zoning, providing an established residential buffer, but raises the question of why this historic area was given an RB classification. Since commercial development pressures are not strong and given the relatively secluded location of the district, RB is not worth the risks associated with it. It is recommended that down-zoning of the historic district to RA be considered.

Thus, the zoning issues of most concern for the Pine Crest Historic District are the size of permitted structures, incompatible uses, and zoning that allows encroachment of inappropriately scaled multi-family and other uses in an established residential area.

4.3.3 Opportunities Within the District

For nearly a century, Pine Crest has remained a secluded residential neighborhood in the hills of west Prescott. It has also remained as an excellent example of a middle-class neighborhood with a cohesive assemblage of Classical and Craftsman Bungalow architecture. It also has association with several persons significant in the past of both Prescott and the nation.

Given this history, the ideal continued use for the district would be as a single-family neighborhood. Adequate buffers exist to maintain this area in

essentially the same condition as it has been since the early 1900s. All commercial development should be discouraged, as the scale and extra traffic would have a significant negative impact on the neighborhood.

The use of residential properties for conversion to office space should also be discouraged. Small or home-based businesses can occur in this district so long as they are subordinate to the primary residential use of the property. Any such use, however, must not destroy or disrupt the essential character of the historic neighborhood. This would include not only the building, but also such things as parking, pavement, landscaping, signage, and streetscape.

Given the continued condition of the district as a middle-class neighborhood, the relative seclusion of the area, and the closeness of the homes, the Pine Crest Historic District is not recommended as a location for affordable housing programs.

4.3.4 Specific District Recommendations

Summary of Recommendations

The following represents a brief summary of the recommendations discussed above. It should be noted that all of the buildings in the district were originally constructed for single-family residential use, and remain so today. Thus, many of the recommendations for the Pine Crest Historic District deal with attempting to maintain this characteristic.

Table 4-3
Summary of Recommendations - Pine Crest Historic District

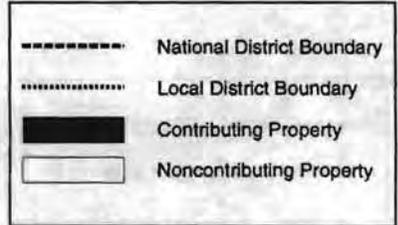
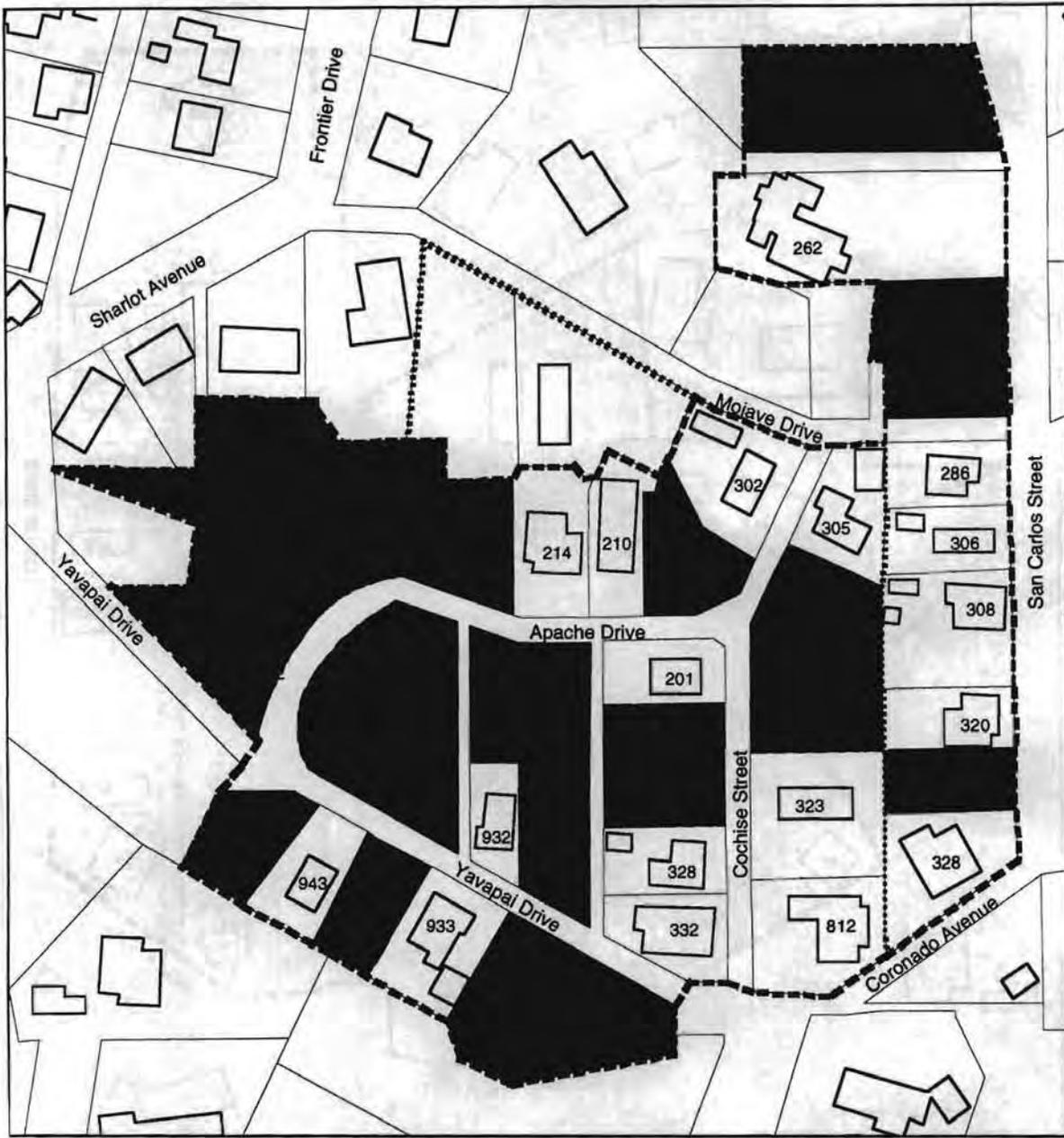
<i>Item</i>	<i>Observation/Recommendation</i>
Siting	<ul style="list-style-type: none">• Retain historic setbacks at all locations• Maintain residential street emphasis in design
Streetscape/Landscape	<ul style="list-style-type: none">• Maintain informality on street edge, consistent with the historic pattern• Consider paving San Carlos Street and Mojave Drive• Do not install sidewalks at new or existing paved streets• Attempt to locate garages and carports in rear of property• Discourage plans which allow parking in the front yard, directly in front of the house• Retain/encourage stone walls• Encourage open wood fencing; discourage metal• Keep front yards fences at or below 3 feet in height

HISTORIC PRESERVATION MASTER PLAN

- Encourage informal and "natural" landscape designs
 - Use landscape to enhance (not cover) historic resources
- Building Size and Scale**
- Encourage scale consistent with existing structures
 - Use gables and hip roofs consistent with historic pattern (see text)
 - Encourage design that works with the natural terrain and vegetation
 - Encourage additions to the back of the existing houses, preserving the historic front facades
 - Do not emphasize chimneys
 - Encourage "architectural style" asphalt roofing material
 - Discourage flat roofs
- Doors and Windows**
- Locate doors consistent with the historic pattern (see text)
 - Emphasize vertical orientation of windows, use several vertical windows for a larger opening versus a large horizontal window (banded windows)
 - Use doors and windows constructed of wood
 - Use wide trim material around fenestrations
- Materials**
- Encourage wood horizontal and shingle siding
 - Discourage stucco, exposed concrete masonry, metal or vinyl siding
 - Encourage stem walls with raised porches
- Open Space**
- Encourage preservation of rock outcroppings and mature native landscaping
- Other Misc. Elements**
- Encourage details consistent with the historic style of the building (see text)
 - Keep lighting simple and attached to the structure
 - Discourage skylights and utilities on roofs visible from the public right-of-way
- Future Projects**
- Work with the City Public Works Department to ensure that any public improvements are compatible with the historic district
 - Pave San Carlos Street and Mojave Drive
 - Closely monitor variance requests
- Zoning**
- Modify the zoning code to reduce the inconsistencies that currently exist between the code and the historic district or consider changing the zoning of the district from RB to RA

District Opportunities

- Promote single-family uses in existing residential area; allow only home-based businesses that are subordinate to the primary residential use of the property; discourage multi-family housing in the district.



**Pine Crest National Register & Prescott Historic Preservation District
Contributing & Noncontributing Properties** NTS

**Figure
4-2**

HISTORIC PRESERVATION MASTER PLAN

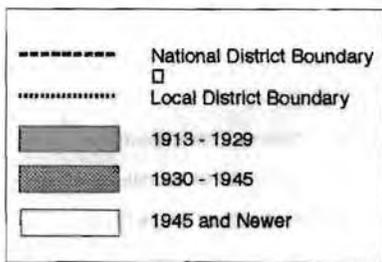
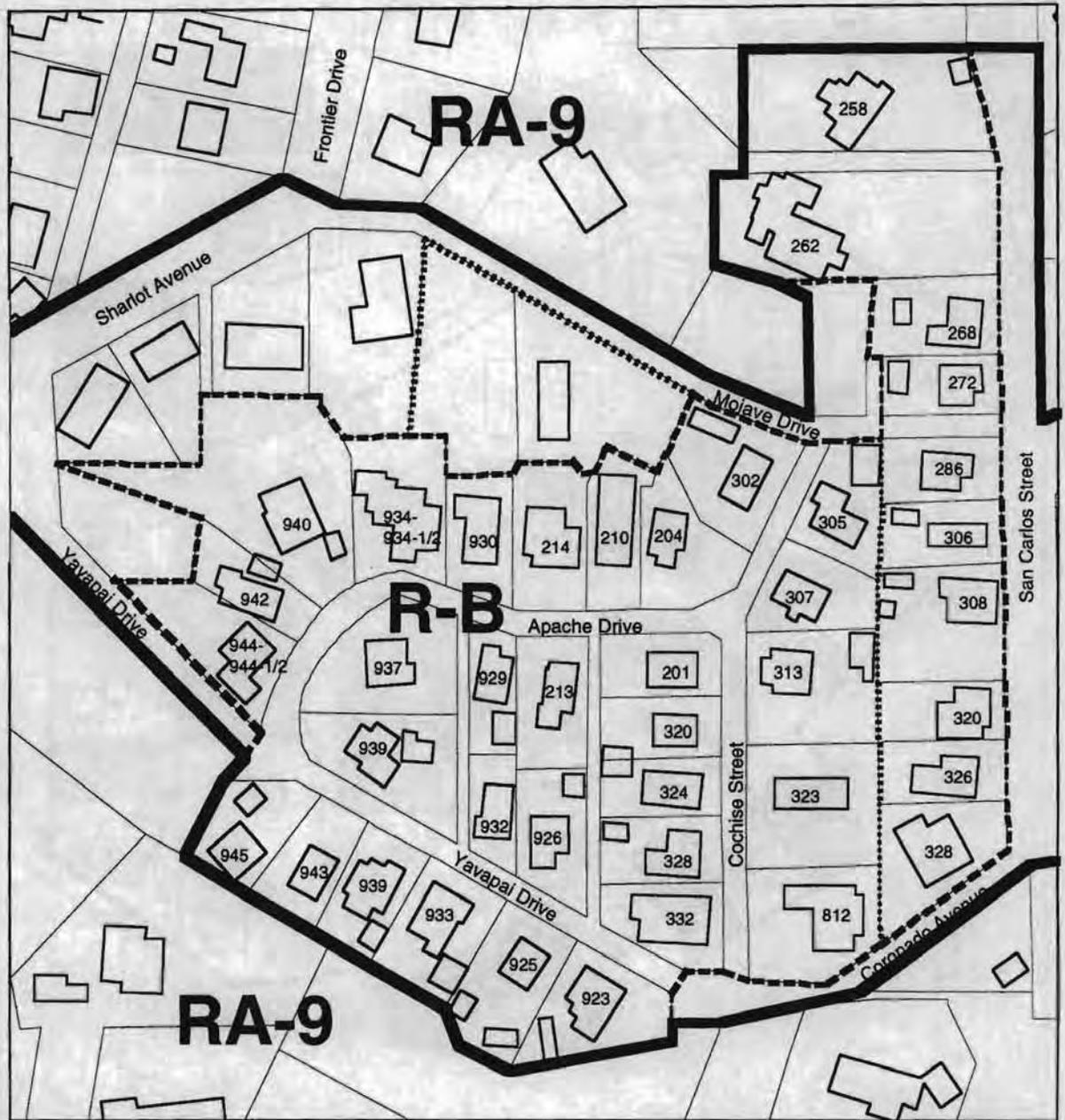


Figure
4-3

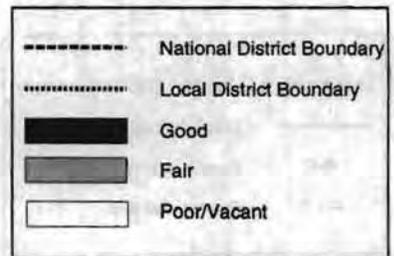
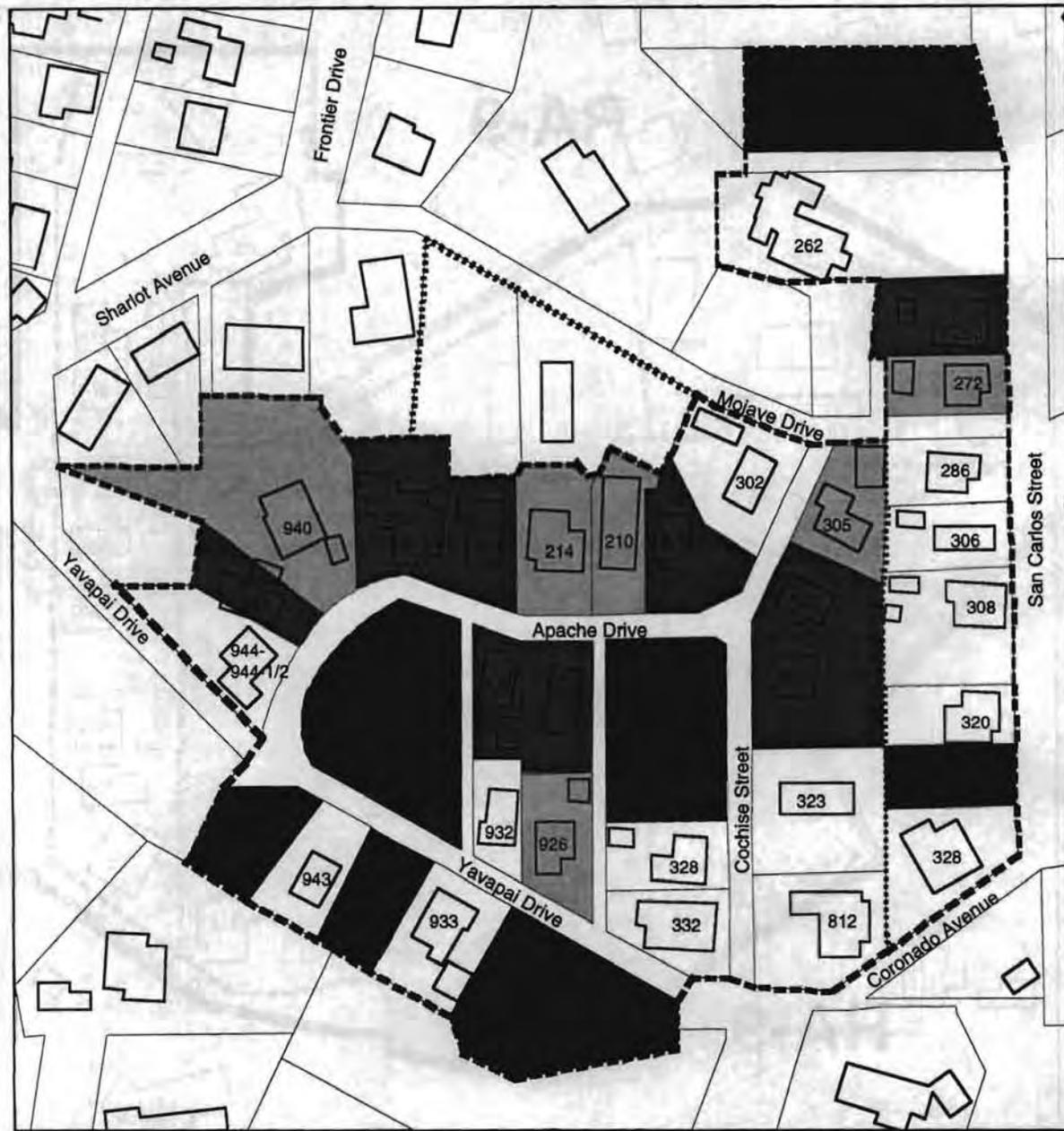
Pine Crest National Register & Prescott Historic Preservation District
Era of Construction
Not to Scale



-----	National District Boundary
-----	Local District Boundary
R-B	Residential B
RA-9	Residential A-9

Figure
4-5

Pine Crest National Register & Prescott Historic Preservation District
Zoning
Not to Scale



Pine Crest National Register & Prescott Historic Preservation District
Historic Integrity Not to Scale

Figure
 4-6