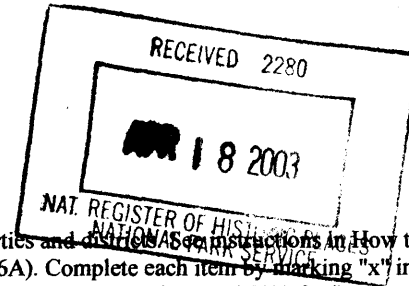


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hassayampa Historic District

other names/site number Homes #1 through #14 Hassayampa Country Club

2. Location

street & number 1089 through 1112 Old Hassayampa Lane plus 1106 Country Club Drive not for publication

city or town Prescott vicinity

state Arizona code AZ county Yavapai code 025 zip code 86303

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide locally.
(___ See continuation sheet for additional comments.)

Signature of certifying official James W. Gavisni ARIZONA STATE PARKS Date 17 APRIL 2003

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of Keeper Edson H. Beall Date of Action 5/30/03

5. Classification

Ownership of Property (check as many as apply)		Category of Property (check as many as apply)		Number of Resources within Property (Do not include previously listed resources in the count.)		
<input checked="" type="checkbox"/> private		<input type="checkbox"/> building(s)		Contributing	Noncontributing	
<input type="checkbox"/> public-local		<input checked="" type="checkbox"/> district		22	2	building(s)
<input type="checkbox"/> public-State		<input type="checkbox"/> site		2		site
<input type="checkbox"/> public-Federal		<input type="checkbox"/> structure				structure
		<input type="checkbox"/> object		24	2	object
						Total

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)	Number of contributing resources previously listed in the National Register
N/A	N/A

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC: single dwelling	DOMESTIC: single dwelling
DOMESTIC: secondary structure	DOMESTIC: secondary structure
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
OTHER: Vernacular Cottage	foundation concrete; granite field stone
MODERN MOVEMENT: Minimal Traditional	walls granite field stone; concrete
LATE 19 TH & 20 TH CENTURY REVIVALS: Spanish Eclectic	roof asbestos; synthetics
	other wood; brick

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ENTERTAINMENT/RECREATION
ARCHITECTURE

Period of Significance

Criterion A: 1939-1957

Criterion B: 1939-1949

Criterion C: 1939-1953

Significant Dates

1939

Significant Person

(Complete if Criterion B is marked above)

Harvey E. Cory

Cultural Affiliation

Architect/Builder

Marion Scott

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Sharlot Hall Museum Archives, Prescott, AZ.

10. Geographical Data

Acreeage of Property 7.71 acres

UTM References (Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>363250</u>	<u>3822350</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	<u>Robert MacLeod Girard</u>			date	<u>3/1/03</u>
organization	<u>Northern Arizona University; Dept. of Geography; Graduate School</u>			telephone	<u>928-214-0271</u>
street & number	<u>803 N Leroux St.</u>			zip code	<u>86001</u>
city or town	<u>Flagstaff</u>	state	<u>AZ</u>		

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title	<u>See continuation sheets pages 26 & 27</u>			telephone	_____
street & number	_____			zip code	_____
city or town	_____	state	_____		

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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7. DESCRIPTION

The Hassayampa Historic District is a residential neighborhood located in Prescott, Yavapai County, Arizona. It consists of fourteen homes built upon a 7.71 acre site that during its period of significance was a portion of the Old Hassayampa Country Club. Twelve of the fourteen buildings have been used as residential rental properties from their date of completion until the present. The remaining two buildings have been the residences of the Harvey Cory Family who purchased the Hassayampa Country Club property in 1939 (Prescott Evening Courier, March 28, 1939). On August 6, 2002 a plat approved by the City of Prescott was recorded in Yavapai County, Arizona dividing the property into a thirteen lot subdivision. The Hassayampa Historic District consists of primarily one-story masonry buildings that represent a transition of vernacular architectural styles. Simple granite field stone cottages in the Bungalow tradition can be found along with Modern Minimal Traditional (McAlester, 1994) and Spanish Eclectic styles (McAlester, 1994) constructed with granite field stone foundations and poured concrete exterior walls. All the homes contain elements derived from the Arts and Crafts tradition. In general all the residences within the district are in good physical condition. Eight residences still have their original detached garages, which vary in condition from poor to good. Five residences have original attached garages and two have no garage. One residence has a small (10' x 14') guest cottage located to its rear. All fourteen residences and their associated outbuildings were constructed between 1939 (Prescott Evening Courier, July 15, 1939) and 1945 (Prescott Evening Courier, June 25, 1945). Only one detached building within the district, a recreational vehicle garage constructed in the late 1960s, is less than fifty years old. All buildings older the fifty years except for one garage contribute to the district. Granite field stone retaining walls and original landscaping of Arizona cypress and deodora cedar plus native vegetation also contribute to the overall historic sense of place of the district. The Hassayampa Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association.

SETTING AND APPEARANCE:

In 1863 Joseph R. Walker discovered gold along the banks of the Hassayampa River five miles from the future town site of Prescott. Other prospectors soon discovered gold along nearby Lynx, Weaver and Big Bug creeks. Colonel James Carleton, notorious for his ruthless treatment of the Navajos, established Fort Whipple in Chino Valley in 1864 at the request of Walker to protect prospectors from Indian attack (Sheridan, 1995). John N. Goodwin was named the first territorial governor of Arizona late in the year of 1863. He traveled west from Santa Fe only to find that the fort which he hoped to establish as the new territorial capital was too distant from

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the new gold strikes which were centered twenty-five miles to the south along Granite Creek. In April of 1864 he selected a new site for his capital along Granite Creek. The site for Prescott, the first Territorial Capital of Arizona, was established and Richard C. McCormick, Secretary of the Territory, suggested the town be named after William Hickling Prescott, a well respected historian considered to be an expert on Mexico and Aztec culture (Nelson, 1963).

Prescott is located ninety-four miles to the northwest of Phoenix, Arizona at an elevation of 5,354 feet on the northwest slope of the Bradshaw Mountains. The mountains to the south and west provide enough uplift in the winter and convection in the summer to increase the amount of rainfall in Prescott over 100% above the amounts found in the deserts to the south. Rainfall amounts, however, are quite variable from year to year, but average around eighteen inches. Prescott's climate can be considered mild and semi-arid, but it has four very distinct seasons. Forests, predominately of native ponderosa pine scattered with pinyon pine, alligator juniper, gambrel oaks, and various species of live oaks are found in the southern and western portions of the town. The forest quickly turns to grasslands scattered with Utah juniper and scrub oak to the north and east of the town as the influence of the Bradshaw Mountains wanes. The landscape features of Thumb Butte to the west, Granite Mountain to the northwest, and the Granite Dells to the northeast of the town center give evidence of the region's volcanic past. Seasonal streams lined with cottonwoods and other deciduous trees flow from the north and west converging northeast of town in the Granite Dells where a dam creates an artificial lake that has been used for recreation and irrigation since 1915.

The site of the Hassayampa Historic District is located 1-1/2 miles west of Prescott's historic Courthouse Plaza, at the base of the western slope of Indian Hill. It is located on the eastern most portion of the old Hartson Ranch, an 80 acre site that was developed into the original Hassayampa Country Club in 1919 (Prescott Journal Miner, June 19, 1919; July 8, 1919). Presently the district is bounded by residential development to the east and north, The Chapel Rock Episcopal Camp Community to the south, and a private golf club and condominium project presently being developed to the west. Country Club Drive gives access to one of the residences and the two private lanes that lead to the remaining homes and the condominium project to the west.

The topography of the district varies from steep to gently sloping to the west as the base of Indian Hill is reached. "Mother Nature seems to have endowed that little nook with every blessing. Wherever the eye wanders

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it rests upon picturesque vistas, stately pines and shimmering oaks.” (Prescott Journal Miner, December 24, 1919). Although increased development now surrounds the district, the scenic beauty of the area still remains. The district retains much of its native vegetation. Ponderosa pines, alligator junipers, pinyon pine, and various species of live oaks can be found in abundance throughout the district. Arizona cypress and deodora cedar, two species not native to this site, have been used throughout as landscaping features. It is apparent by their size that most of the cypresses and cedars were planted during the period of significance for this district. Presently, Thumb Butte and Granite Mountain can be viewed to the west. However, a condominium project being built adjacent to the district to the west will compromise these historic views for four of the fourteen homes in the district. The sloping nature of the site has created the need for many retaining walls of varying heights. These beautifully crafted walls of uncut granite field stone are a defining feature of the district, tying the individual homes and main entry lane to the general Arts and Crafts theme of celebrating the use native materials and fine craftsmanship. The Hassayampa Historic District is defined by its respect for the topography and native landscaping found on the site. The use of native granite field stone as a unifying architectural feature in various ways from complete homes, to foundation stem walls, to retaining walls also unifies the district into a cohesive setting reflecting a coherent philosophy one family placed upon the land.

The streetscape of the district is not the typical grid pattern that one encounters in most historic neighborhoods. Within the interior of the district two narrow lanes access the homes. There are no sidewalks and the setbacks of the homes from the street vary greatly. The setbacks between homes also vary. In general there has been no regular pattern imposed upon the site, with topography and views often defining the orientation of homes to the street and to one another. During the period of significance of this district the streets and driveways were asphalt paved. Speed traps were place on the roads to prevent automobiles from traveling more than ten miles per hour (Prescott Evening Courier, June 25, 1945). All roads and driveways have been repaved to their historic configurations.

ARCHITECTURAL CONTEXT AND PREVALENT STYLES:

The Hassayampa Historic District encompasses a small residential neighborhood of fourteen single-family homes and their associated outbuildings constructed between 1939 and 1945. Since completion of the final home, the homes have been historically numbered one (#1) through fourteen (#14) from north to south. Street

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addresses were assigned to the homes in August of 2002 when the district was platted as a subdivision, however the historic numbering system for the homes should be considered part of this nomination. During the period of significance, the three architectural styles found within the district were in transition. The popularity of the Bungalow and Cottage were fading, Eclectic Styles were also waning, while the popularity of the Modern Minimal Traditional styles were ascendant.

HISTORIC ARCHETECTURAL STYLES REPRESENTED IN THE DISTRICT:

Vernacular Cottages: Homes #3, #4, #5, #6, #7, & #11

Six of the buildings situated within the Hassayampa Historic District can be considered to be vernacular cottages with various architectural elements often associated with the Bungalow and the Arts and Crafts movement. The Arts and Crafts Movement began in England, during the middle of the nineteenth century as a revolt against the mechanization of the Industrial Revolution. Many who worked in the crafts of the period feared that industrialization and mass production would overwhelm and bring to an end traditional ways of production. Philosopher John Ruskin (1819-1900), and writer, poet, designer, and craftsperson William Morris (1834-1896), a protegee of Ruskin, promoted the concept of retaining the skills of the traditional craftsperson (Duchscherer, 1995). In architecture, the use of natural materials used simply and honestly that produced buildings in which the natural environment was reflected was considered the essential design element (Halberstadt, 1999). The Arts and Crafts Philosophy found its way to America through the voices of craftsmen such as Gustav Stickley (1858-1942). He adopted and promoted the concepts of the movement by publishing *The Craftsman*, a magazine dedicated to disseminating Arts and Crafts ideals to the public (Duchscherer, 1995). From the early 1900's to the late 1930's small bungalows and cottages became the architecture of choice for mass housing in America. The simple, straightforward detailing of these homes reflected their origins in the Arts and Crafts movement. Homes built in Prescott during this period followed this trend as can be seen in many of the neighborhoods that were developed during this time period.

The Vernacular Cottages, built between 1939 and 1945, found in the Hassayampa Historic District draw their inspiration from the past. They are simple one-story buildings built in the Arts and Crafts tradition. The use of local materials and the craftsmanship exhibited glorify this tradition. The exterior walls are of local granite field stone (#s 3, 4, 5, & 6) or a combination of granite field stone foundation stemwalls with formed and poured

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concrete walls (#s 7 & 11) with a stucco finish. Gable ends are of lap siding or stucco. They are small to moderate in size ranging from 935 square feet to 1682 square feet. Five of the cottages have asymmetrical massing and are irregular in plan, while cottage #7 has symmetrical massing and a regular plan. Roof pitches are moderate and all homes have intersecting gables except cottage #7, which is side gabled. Overhangs are short, rafter tails are exposed with plumb cuts or simple detailing. All the cottages have a plain vergeboard of two by six, except house #6. This building has decorative rake molding applied to a gable end of stucco producing a hybrid architectural style with elements of Modern Minimal Traditional detailing. House # 7 has a small gabled roof supported by brackets over the front entry. House #3 has a cantilevered gabled front entry. Entry porches to homes #4, 5, & 6 are uncovered and have field stone walls with flagstone on their horizontal surfaces. Additional elements of Arts and Crafts detailing can be found in the field stone fireplace chimneys of homes #3, 4, & 11, and also in such features as the heavy chain railing surrounding the entry porch of home #5 and operable porthole windows in home #7. The original operable windows of all these homes were casement type, with elements of Prairie Style found in the muntin pattern of the windows of homes #7 & 11. The steeper slope upon which house #3 is built affords room for a one car garage under the northern portion of the house. All the other cottages have original front gabled single car detached garages of wood frame construction with lap siding (#4 & 5) or a stucco finish (#7 & 11), except home #6 which is front gabled, but the garage is constructed of granite field stone with stucco gable ends. A small (10' x 14') side gabled, lap sided, frame guest house with a granite field stone foundation stemwall can be found to the rear of home #3.

Modern Minimal Traditional: Homes #1, #2, #8, & #9

During the economic depression of the 1930s architectural styles began to change. The bungalow and cottage faded rapidly from favor after 1930 to be replaced with what was to be considered a more modern style. This style was considered to be one of taste, but was often driven by the necessities of the times, which included less money for building budgets during the depression and material shortages during the World War II. One of first of these styles to evolve was the Minimal Traditional Style whose roots were based in the tradition of the eclectic past (McAlester, 1994). However, decorative detailing that often clearly defined the architectural style of a building all but disappears. Roof pitches are low to moderate, eaves and rakes are close with decorative rake molding often applied directly to the gable ends. There is usually at least one front facing gable, and often a large fireplace chimney is a feature. Most homes of this style were rather small and one-story. The exterior finish was often of stucco, but brick, stone and wood were also used. Some Minimal Traditional homes with an

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exterior finish of stucco can be envisioned as a Tudor style building with the roof pitch lowered and decorative detailing such as the half timbering removed. This style became quite popular during the latter years of the depression and continued to be built after World War II until around 1950.

Modern Minimal Traditional homes found in the Hassayampa Historic District fall into the category of a simplified Tudor. All the homes are one-story except #8 which is two stories over an addition that was constructed in 1949. Roof pitches have been lowered to 6/12 from the 12/12 or steeper pitch one would find on a traditional Tudor. One or two front facing gables are present on all the homes. The overhanging eaves are modest and rafter tails are exposed. Decorative rake molding is applied directly to the gable ends. Original asbestos shingles can be found on homes #1 and 2. The exterior walls are of formed and poured concrete with a finish of stucco. Foundation stemwalls are either poured concrete with a stucco finish (#s 1 & 2) or of granite field stone (#s 8 & 9). All the homes have a central fireplace with chimneys of brick or brick with a stucco finish projecting above the ridgeline. The entry porches to all the homes are uncovered. Original stairways and porch surfaces were of concrete, however homes # 8 & 9 have been tiled. The original windows are one over one double hung and picture windows with double hung side-lights. The buildings range in size from 1,375 square feet for home #1 to over 5,000 square feet (including additions) to home #8. Original garages vary from a one car garage under the southern portion of home #2, to a detached two car side gabled garage of frame construction with a stucco finish for house #1, to a ten car side gabled detached of frame construction with a stucco finish for house # 8. House #9 has no garage. In general the architecture of these homes is very simple and straightforward in keeping with a modern minimalist theme that was developing during the period these homes were built.

Spanish Eclectic: Homes #10, #12, #13, #14

The Eclectic movement in architecture began in the late 1880s with an emphasis on creating copies of homes originally built in various European countries and their colonies in the New World. Initially these homes were expensive to create and were generally designed by architects and built as landmarks for the wealthy. In the early 1920s new building techniques which used veneers of stone and brick or stuccos made it possible to produce these once expensive homes in mass quantities. Spanish Eclectic homes were built during the 1920s through the 1930s, and rapidly went out of style during the 1940s (McAlester, 1994). They were most popular in the Southwest, California, and Florida where the historic influence of Spanish culture was strong (Kidney,

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1974). These homes usually have modestly pitched gabled or hipped roofs or flat roofs with parapeted walls. Often pitched roofs were tiled and eave overhangs were minimal or nonexistent. Exterior finishes are usually of stucco. Arched entries and porches with multiple arches are typical defining features. Balconies and patios are common and are entered by multi-paned French style doors. Decorative details borrowed from the entire history of Spanish architecture can be found in these homes.

The Spanish Eclectic homes in the Hassayampa Historic District were built between 1944 and 1945 (Prescott Evening Courier, June 25, 1945) at a time when the style was generally considered out of favor. All four homes should definitely be considered vernacular interpretations of this style but the influence of Spanish architectural heritage is the dominant theme defining all four homes. The homes are one-story except for home #14 which has a laundry room off a one car garage built under the southern portion of the home. Homes #s 10 & 14 presently have hip roofs that were constructed over original parapeted flat roofs. Persistent leaks were the reasons for these alterations that were completed in the early 1950s. The hip roofs on both homes have been an architectural feature for almost fifty years and now have significance to the architecture of both buildings. The hip roof of house #10 also covers a flagstone patio, while a bracketed shed roof overhangs the entry of #14. Both homes have soffited eaves with two by six fascia. Home #s 12 & 13 are side-gabled, with house #12 having a low-pitched shed roof over the front entry porch. Eave overhangs are modest with exposed rafter tails and the gables have two by six vergeboards. Roof pitches are 6/12. The exterior walls of all the homes are formed and poured concrete. The foundation stemwall of home #10 is of poured concrete with a stucco finish, while the other three homes have stemwalls of granite field stone. The original operable windows of these homes were predominately casement with elements of Prairie Style found in the muntin pattern. The homes also have fixed picture windows and home #14 has 1/1 double hung windows on its south facade flanking a picture window. All the homes have a central fireplace with chimneys finished in stucco or of cinder block (#14). Porches and patios are of concrete or flagstone. Details which invoke a feeling of Spanish origins can be found in the double arched (#12) and triple arched (#13) entries to the narrow front porches of the two homes. Home #14 has double French doors leading from the dining room to a small parapeted balcony overlooking the valley and golf course below. The buildings range in size from 1288 for home #10 to 1564 square feet for home #12. Building #10 has a single car detached garage constructed of formed and poured concrete walls with a hip roof. Building #12 has no garage. Building #13 has an attached single car garage and building #14's garage is a single car located under the southern portion of the home.

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INTEGRITY:

The buildings found in the Hassayampa Historic District are excellent intact examples of three architectural styles that were being constructed in Prescott between 1939 and 1945. The district includes a collection of buildings and structures which individually and as a district represent a period of time when these various architectural styles were vying for popularity. During this time it would not be uncommon for Vernacular Cottages and Spanish Eclectic buildings, considered to be waning in popularity, to be built alongside Modern Minimal Traditional buildings. The result was a grouping of fourteen homes and their associated outbuildings located on a single parcel of land that simultaneously looked to the past and to the future for their inspiration. The placement and relationship of the homes to each other was inspired by their hillside setting on the eastern edge of a country club with beautiful views to the west. The use of native granite field stone in various applications and the retention of native vegetation enhanced a cohesive theme throughout this small district.

Although there are alterations to the contributing buildings their integrity has not been compromised. Windows have been at least partially replaced in buildings #s 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13. However no original window openings have been altered and no new openings have been created. The rear patio of home #5 has been enclosed. A rear laundry room addition has been added to #12. These alterations do not compromise the original massing of these buildings or their historic integrity. The roof structures of homes #10 & 14 have been reconstructed from flat parapeted to hip to correct design flaws that caused persistent leaking. This work was undertaken during the early 1950s and also does not detract from the historic integrity of the buildings as both homes still exhibit their Spanish Eclectic origins.

Buildings #8 & 9 were the most seriously compromised over the years. During the 1960s the two homes were connected by a breezeway, creating a single massive 7,000 plus square foot structure. Also during this time period gardens surrounding home #9 were paved and six foot high chain link fencing and a kennel were installed dramatically altering the setting. Except for the kennel and some paving the alterations have been removed. It should be noted that building #8 started out as a modest two bedroom home, but was increased in size to accommodate members of the Cory family. All additions except the northern lower bedroom were completed before 1949 and actually add to the historic integrity of this building. A recreational vehicle garage located to the east (rear) of home #8 was also constructed during the 1960s and does not contribute to the

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district. The only building within the district not associated with homes #8 and 9 that is a non-contributor is the detached garage associated with house #1. It suffers from serious neglect but could also be saved. These two non-contributing outbuildings do not detract from the overall significance of the district which still retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

CONTRIBUTIN BUILDINGS

Inventory Number (Historic Numbers)	Street Address	Tax Parcel ID
1	1089 Old Hassayampa Lane	108-07-161
2	1091 Old Hassayampa Lane	108-07-162
3	1093 Old Hassayampa Lane	108-07-163
4	1095 Old Hassayampa Lane	108-07-164
5	1097 Old Hassayampa Lane	108-07-165
6	1099 Old Hassayampa Lane	108-07-166
7	1101 Old Hassayampa Lane	108-07-167
8	1103 Old Hassayampa Lane	108-07-168
9	1105 Old Hassayampa Lane	108-07-168
10	1107 Old Hassayampa Lane	108-07-169
11	1109 Old Hassayampa Lane	108-07-170
13	1110 Old Hassayampa Lane	108-07-172
12	1112 Old Hassayampa Lane	108-07-171
14	1106 Country Club Drive	108-07-173

Outbuildings

Detached Garages: Inventory Number 4, 5, 6, 7, 8, 10, & 11

Guest Cottage: Inventory Number 3

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CONTRIBUTING STRUCTURES

Granite field stone retaining walls found throughout the district

Granite field stone and stucco sign found at entry to property at Deodora Lane

NON-CONTRIBUTING BUILDINGS

Outbuildings

Detached Garage: Inventory Number 1

**Detached Recreational
Vehicle Building: Inventory Number 8**

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8. STATEMENT OF SIGNIFICANCE:

The fourteen homes and surrounding landscaping of The Hassayampa Historic District are associated with the old Hassayampa Country Club which at one time was considered to be the center of social life in Prescott. Themes of entertainment and recreation are invoked as one walks through this small district and views the historic buildings in relation to the now private country club to the west. Contextually the district relates to a time when Prescott was in transition. The Depression years and World War II made many small western towns that previously relied on resource based income such as timber, mining, and ranching to seek other avenues of reliable income production. The scenic beauty and moderate climate of Prescott made recreation and tourism a natural choice for the town. Business leaders sought to enhance the beautiful natural amenities of Prescott with quality recreational facilities by building the Hassayampa Country Club in 1919 (Prescott Journal Miner, November 14, 1919). The course had fallen on hard times during the Depression and in 1939 Harvey E. Cory, president of the Glass Brewing Company of Chicago, became the club's white knight, purchasing the property and immediately undertaking significant improvements which included building the fourteen residences in the district. The district meets Criterion A for its association with significant historical events related to recreation and entertainment that were both a catalyst which helped shape the future direction of Prescott's economic growth and also as a place where local citizens could enjoy many leisure activities. The period of significance for Criterion A is from 1939 when the club was purchased until 1957 when the Cory family leased the club to others. Harvey E. Cory, an entrepreneur and inventor, soon became more than just the new owner of the Hassayampa Country Club. During his short tenure in Prescott he quickly grew to be considered one of the town's leading citizens. Therefore this district meets Criterion B for its association with the life of a person considered to be important to the history of the community of Prescott. The period of significance for Criterion B begins during the year Mr. Cory purchased the Country Club (1939) until his death in 1949. Vernacular Cottages, Modern Minimal Traditional Homes, and Spanish Eclectic Homes, all of masonry construction, are represented within the district, along with their associated outbuildings and field stone retaining walls. The district meets Criterion C in the area of architecture, representing a cohesive grouping of buildings, structures, and landscaping that clearly retains and conveys its historic sense of place. The period of significance for Criterion C represents the time from which the first home was constructed (1939) until 1953 (50+ years). The level of significance for Criterion A, B, and C should be considered to be local.

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HISTORICAL BACKGROUND:

Gold strikes and the Civil War were the catalysts for the establishment of Prescott as the first Territorial Capital of Arizona in 1864. Worried over the increase in Confederate sympathizers and excited by the rumors of gold strikes, congress passed legislation which Abraham Lincoln signed creating the Territory of Arizona in 1863. Although the city of Tucson was well established, the Congress looked to central Arizona for a site due to Confederate strength in the southern part of the Territory and also to place the capital near the mineral resources being discovered (WPA Guide, 1940). The first governor of the Territory, John N. Goodwin, arrived at the initial capital site about twenty-five miles north of present day Prescott. It was soon realized that the site was too distant from the center of mining activities in the Bradshaw and Sierra Prieta Mountains so the capital site was moved south to Granite Creek. Fort Whipple was also moved to within two miles of the new site to provide protection for the new capital (Nelson, 1963). Prescott was the Territorial Capital from 1864 to 1867 when it was moved to Tucson and was remade the Capital in 1877 and remained the Capital until 1889 when it was moved to Phoenix. The new town was also named in 1864 as the county seat of Yavapai County, one of the original four Territorial counties (Burgess, 1999). The first town lots were sold on June 4, 1864 and the town flourished in a style that reflected the heritage of its eastern, Yankee, founders as opposed to the established towns of Santa Fe and Tucson which adhered to Spanish traditions (Nelson, 1963).

As with all towns in the West, the coming of the railroad to Prescott was a major factor in the town's development. On August 3, 1883 the Atlantic and Pacific Railroad Company completed its tracks across northern Arizona linking the northern part of the Territory to the rest of the nation (Sheridan, 1995). Settlements to the north of Prescott immediately began to prosper. The governor, with strong backing from mining interest, pushed through legislation in 1885 to create a line connecting the town to the rail line to the north at Prescott Junction (now Seligman, AZ). The connection was completed in 1887, but was considered to be an inferior line. In 1895 the Santa Fe completed a new and improved rail line that ran south from Ashfork through Prescott and on to Phoenix (Cline, 1976). Commercial goods, passengers, and new ideas now could move rapidly between Prescott and destinations throughout the country. The architectural development of Prescott during this time period clearly reflects this, as fine Victorian and Revival Style homes begin to be built to the east of the Courthouse Plaza.

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On July 14, 1900, fire destroyed most of the original wood frame business district of Prescott. Immediate rebuilding began and, as with many towns that had experienced a severe fire, brick, concrete, and stone were the materials chosen for rebuilding. Architecture varied from simple commercial buildings to various revival styles including Romanesque, Renaissance, and Neoclassical. As rebuilding continued, streets and sidewalks were paved and the frontier image of the town began to fade. Prescott remained a resource based economy during this time, but it was also the commercial center for central Arizona. Government services were also important to the town and in 1916 the original courthouse on the plaza was replaced with an impressive Beaux Arts building constructed of locally mined and finely cut granite. Also during this period residential areas began to be created to the west of town. Late Victorian homes with neoclassical detailing became popular at first, and as time passed Craftsman Bungalows and Revival Styles such as Tudor replaced the Victorian styles. Vernacular Cottages and even homes ordered from catalog stores were built in the twenties and thirties.

Criterion A: Event

Background: 1919-1939

In 1919 a group of leading Prescott businessmen organized by Leroy Anderson, the former Republican Representative from Yavapai County in the Arizona Territorial Legislature, created a corporation with the intention of purchasing land to create a golf course (Prescott Journal Miner, July 23, 1919). The founders settled upon the Hartson Ranch, an 80 acre tract of land located about one and half miles to the west of Prescott's Courthouse Plaza. The ranch was considered to be one of the most beautiful sites in the area. "No more picturesque spot in America can be found than the site of the Hassayampa Country Club. Protected by the majestic sweep of old Thumb Butte and completely surrounded on all sides by beautiful snow-capped mountains, the vista to be had from the links of the Hassayampa Country Club is one to inspire the gods" (Prescott Journal Miner, December 24, 1919). The creation of a country club was viewed as a way to fill a void in recreational opportunities for locals in the area. It was also viewed as a mechanism to increase business in Prescott by attracting wealthy tourists who might be lured to the area by a golfing opportunity, then enticed to invest in local mines, land, or other industries. The hopes were to increase economic and population growth in central Arizona. Every businessman in Prescott was urged to support the venture regardless of whether or not he planned to use the facilities (Prescott Journal Miner, June 28, 1919). One hundred and fifty members were enlisted at \$100.00 per share. The course was designed by Jock McLaren, a professional golfer from Philadelphia and completed by November 15, 1919 (Prescott Journal Miner, November 14, 1919). There was

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no irrigation and the greens were made of oiled sand. A clubhouse was built and other facilities such as a swimming pool and tennis courts were promised, although they were never constructed until Harvey Cory purchased the property in 1939 (Prescott Evening Courier, March 28, 1939). Prescott experienced steady growth during the 1920s with neighborhoods on the western side of town developing outward to within about one half of a mile from the Country Club.

Period of Significance: 1939-1957

During the Depression, the club fell on hard times and in March of 1939, Harvey E. Cory purchased the property agreeing to let the old corporate entity use the golf course and related facilities for ten years. He also agreed to spend three thousand dollars a year on course improvements, build an Olympic size swimming pool, two tennis courts, a children's playground, and an addition to an existing caddy house to create a new lounge, bar, and outside patio. It appears that Prescott was finally getting the type of country club it had always sought. "A number of interesting tournaments are in the offing and a series of social affairs is being planned which should focus the summer social life of Prescott at the club" (Prescott Evening Courier, March 28, 1939). Mr. Cory held true to his agreements and by April of the same year the old clubhouse had been demolished and a new clubhouse "of field stone to conform with the present caddy house," was started (Prescott Evening Courier, April 3, 1939). By the end of April the pool and two tennis courts had been started and a formal club opening in May drew hundreds of people from as far away as Phoenix (Prescott Evening Courier, May 8, 1939). All the new club facilities were completed by mid-July of 1939 (Prescott Evening Courier, July 18, 1939). The golf course continued to be unirrigated, but the greens were changed from sand to cottonseed and rolled three times a day (John A. Bartlett Interview, June 13, 2002). Mr. Cory kept membership fees very reasonable to encourage anyone who wished to be able to join. The fees were \$24.50 per year for a single adult and \$40.00 for a family (Prescott Evening Courier, April 7, 1939).

Never intending the yearly dues to support the club, Mr. Cory sought to create other means of income. Income from a pro shop, the lounge, and even slot machines provided some of the funds. Another source of funds was the income generated from twelve of the fourteen homes Mr. Cory built on the eastern edge of the club property which now form the Hassayampa Historic District. The first house (#5) was started in July of 1939 and became the residence of Art Ashton, the new club manager and golf pro. The cottage was constructed of granite field stone designed to complement the rustic architectural style of the newly completed clubhouse (Prescott Evening Courier, July 15, 1939). It was completed along with a residence for the Cory family by March of 1940

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(Prescott Evening Courier, March 25, 1940). By December of 1941 seven homes had been completed, two for the Cory family and five rentals. By 1945 all fourteen homes in the district had been completed with twelve homes producing rental income (Prescott Evening Courier, June 25, 1945). Although the motive for building the homes may have been to produce income to help cover the expenses of the Country Club, Mr. Cory also indulged in what he considered to be, along with golf, his favorite pastime: support and fondness for families with children. "Although none of these houses ever was long vacant, there was one inexorable rule to be adhered to; in leasing them he would rent to no family without children. This was his pet hobby and from it he never departed" (Prescott Evening Courier, October 17, 1949). In the summer the pool was a magnet for children from all over town, "the kids used to walk and go swimming, everyone went out there and swam" (Prescott Evening Courier, October 21, 1992). Under the leadership of Mr. Cory, the Hassayampa Country Club soon became a center for social events in Prescott, while also hosting many popular golf tournaments, which were widely attended. His goal, in which he succeeded, was to create, "a facility for the families of the community" (Prescott Evening Courier, January 23, 1994).

Mr. Cory ran the club until his death in 1949. His wife Maude and daughter Elizabeth Bartlett Born continued to manage the facilities until 1957, when they leased the club for a dollar a year to a stockholder group on a non-profit basis (Prescott Evening Courier, September 25, 1957). This group installed irrigation and ran the club until 1969 when the club was permanently closed due to lack of membership and the cost of irrigating the course (Prescott Evening Courier October 29, 1969). The twelve rental homes have continued until recently to be rentals and were still owned by the heirs of Mr. Cory. The two Cory family homes were used by Cory family heirs as a residence. In late 2001 the clubhouse and surrounding facilities were demolished to accommodate a condominium project tied to the development of a new golf course development located on the site of the old Hassayampa Country Club. On August 6, 2002, after being approved by the City of Prescott, the property was recorded in Yavapai County as thirteen lot subdivision. An individual lot was created for all the rental homes and one lot for homes #8 and #9. The lot containing homes #8 and #9 may be subdivided once, one lot for each home. No other lots within the district may be subdivided.

The Hassayampa Historic District is significant due to its association with the Hassayampa Country Club when it was a center of social activity for the town of Prescott. Twelve of the homes provided income which helped defray the costs of running the club, while two of the homes (#8 & 9) were used as residences of the Cory family. The buildings and structures of the district are the only historic features remaining from the days when

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this area was considered to be the center of social life for residents of Prescott. The neighboring setting, although altered, still is in keeping with the historic uses of the area. The district is also significant because it serves as a reminder of a time when children reigned supreme in a setting that is often now relegated only to adults. Today most families with children living in Prescott or the surrounding communities could not afford the amenities offered by a private country club. For the most part membership in the new country club is now relegated to well-to-do retirees and summer residents who have permanent residences elsewhere. In relation to the themes of entertainment and recreation, the district still maintains its integrity of location, setting, feeling, and association.

Criterion B: Person

Background: 1882-1939

Harvey E. Cory, a native of Selma, Alabama was born in 1882. After the death of his father in 1893, Mr. Cory quit school to support his family. At eighteen he moved north and found work with the Pittsburgh Coal Company and by the age of twenty two he had patented several devices used for separating coal, a tedious process that had previously often been done by hand using child labor. He later formed his own corporation and prospered as an operator in the coal business. In 1906 he met and married Maude Markell (1886-1994) and moved to Chicago. In 1915 he moved to Long Beach, CA where he did automotive work and designed accessories for cars which became quite popular. He also invested in real estate. In the 1920s he moved back to Chicago and created accessories for Ford Motor Company. He created the first metal radio ever built, and also owned and operated the most powerful radio station in the Chicago area. After selling off his radio investments, Mr. Cory formed the Glass Coffee Brewing Corporation of Chicago. He improved upon a vacuum method of home coffee brewing using glass filter rods. His corporation was quite successful at marketing brewing devices for both home and commercial use. He also devised an automatic coffee grinder for the home and other kitchen accessories (Prescott Evening, Courier, October 17, 1949; John A. Bartlett Interview, June 13, 2002).

Period of Significance: 1939-1949

It was through an acquaintance with Rankin Roberts, a resident of Prescott, that Mr. Cory heard about Prescott and the beneficial effects the climate had on those suffering from asthma (Prescott Evening Courier, October 17, 1949). Mr. Cory made a visit in 1938 and in 1939 he purchased the Hassayampa Country Club. The main reason he looked to Prescott, however, were the hopes that the climate would improve his granddaughter's

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severe asthma. In 1939 Mr. Cory's family, including his granddaughter, visited Prescott and they found the climate greatly improved her condition. In 1940 The Cory family moved to Prescott and Mr. Cory soon sold his business interests in Chicago and joined them. Thrilled at his granddaughter's recovery, he created the non-profit Children's Asthma Relief Society and began to advertise at his own expense in medical journals such as the Journal of the American Medical Association about the beneficial effects of Prescott's climate for asthmatics (Prescott Evening Courier, June 25, 1945).

Local residents looked upon Mr. Cory's purchase of the country club in 1939 with skepticism. The board of directors approved his offer by only one vote even though the club had failed to break even for many years (John A. Bartlett Interview, June 13, 2002). He soon changed opinions by immediately making substantial improvements to the property and creating membership fees that were considered to be very reasonable. Under his ownership the club became financially sound and was considered one of the finest country clubs in the Southwest. His strong support of families with children also quickly endeared him with the entire town. Besides the country club, Mr. Cory bought and operated three farms in the area under the name Cory Farms. He raised Black Angus cattle from Scotland on the Bianconi Ranch near the Granite Dells, alfalfa for his cattle in Chino Valley, and kept horses and chickens and ran a small dairy on land adjoining the golf course to the west. He was also a major stockholder in Valley National Bank, an Arizona bank at the time (Prescott Evening Courier, October 17, 1949; John A. Bartlett Interview, June 13, 2002).

Mr. Cory was also an active civic leader, being on the board of directors of the Prescott Chamber of Commerce. One of his major goals was to bring higher education to Prescott. It was considered by the town to be one of his greatest accomplishments that just before his death, after working for many years and making generous donations, that Grand Canyon College chose Prescott as a site for their new college (Prescott Evening Courier, October 17, 1949). He was considered one of the five men who did the most to bring the college to town (Prescott Evening Courier, October 14, 1949). Unfortunately, after his death support for the college waned and the school decided to move to Phoenix. The final paragraph in the Prescott Evening Courier displaying a banner headline mourning his death probably gives the best indication of his significance to Prescott during the last nine years of his life: "Harvey Cory was a man of exceptional ability, firm determination, and highest integrity. No one in so short a time ever did as much for this community, and his death is a blow to the Mile High City. No one fully can take his place in the life of Prescott" (Prescott Evening Courier, October 17, 1949).

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Criterion C: DESIGN/CONSTRUCTION

Period of significance: 1939-1953

The Hassayampa Historic District possesses a significant continuity of buildings and structures united by historical events and aesthetics. They have a strong temporal connection as the buildings were all constructed during a six year period beginning in July of 1939 (Prescott Evening Courier, July 15, 1939; June 25, 1945). The contributing additions to the Cory family homes were completed by 1949, finalizing the work by which the district's integrity should be judged. The site plan and infrastructure improvements, plus construction of the first eight residences, were conceptualized by Harvey Cory. Marion Scott, a local builder, was contracted to build these homes (Prescott Evening Courier, July 15, 1939). Mr. Cory's daughter, Elizabeth Bartlett Born, was instrumental in the design of the last six residences constructed and additions to the Cory residence, however the builder is unknown (Bartlett Interview, June 13, 2002). The historic uses of the residences as single family homes have been continuous since their completion.

The Great Depression and World War II impacted Prescott in much the same manner as most rural communities throughout the United States. Employment was scarce and construction of new homes almost ceased. Material shortages were also a common problem. This district is a cohesive grouping of the type of homes and method of construction one would find being built in Prescott during these turbulent times when very little new construction was occurring. It is also significant to note that creation of this district was the vision of one family and how they believed this neighborhood should present itself and function. There was a philosophy placed upon the neighborhood that drove the planning from street layout to building sites, to the design of individual homes. This neighborhood was envisioned to be a place where families with children could be safe to enjoy the surrounding amenities.

The architectural significance of this district is multi-level. First, site planning was carefully conceived so that each building not only had a personal aesthetic, but also interrelated with neighboring buildings. Some buildings relate intimately with each other (#3 & 4; #8 & 9) while others afford privacy. Topography on the sloping site created residences of varied form, some with detached garages and some with basement garages. Viewsheds were preserved for all the homes. Retaining walls of granite field stone were used to tie homes to one another and to terrace the site for outdoor landscaping and activities. The streets were paved but kept

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narrow and "speed traps were placed on the roads so that a motorist cannot drive more than 10 miles per hour" (Prescott Evening Courier, June 25, 1945). Native landscaping was left in place creating islands that split the road. These significant planning features remain essentially unaltered today providing integrity of location, design, setting, feeling, and association.

The individual residences fall into three architectural categories, Vernacular Cottages, Modern Minimal Traditional Homes, and Spanish Eclectic Homes. All can be considered to be a vernacular interpretation of these styles, but completed in such a way that no building clashes with another, however at the same time maintains its own identity. There is a harmony and balance achieved through proper massing, the interrelationship of construction materials, and the placement of outbuildings and landscaping. Residences exhibit elements of various popular early 20th Century detailing such as heavy Arts and Crafts brackets and chain railings or Prairie Style patterns in the muntins of casement windows. The landscape is not dominated by one home, although the owner's residences (#8 & 9) assume their proper position on the highest bluff overlooking the entire site. All the residences are of masonry construction. Four homes are of granite field stone and were sited to relate to the field stone clubhouse (now demolished) that was located directly to the west of these homes. The stonework is rustic, but of high quality. Huge boulders are placed within the walls with smaller stones carefully fitted around them. The effect is of a sturdy home that appears to have grown from the boulders found on the site. The remaining residences, regardless of their architectural style, are constructed of formed and poured concrete, with some having field stone stemwalls. Pumice was used as the aggregate in the concrete mix under the assumption that its porous composition would create better insulating values. Locally this building material was called "pumcrete." Residential masonry construction in Prescott before 1945 is rather rare. Most homes in Prescott are of wood frame construction or brick. There is a small scattering of stone cottages and only a very few of formed and poured concrete, however there is no site in Prescott that contains fourteen contiguous masonry buildings of such high quality. Upon Mr. Cory's death the Evening Courier says that he "constructed a group of the best homes in the city" (Prescott Evening Courier, October 17, 1949). It is possible that masonry was chosen due to a shortage of lumber during the depression and the years of World War II. It may also be that Mr. Cory believed that masonry, regardless of its higher costs as a construction material, was the right choice when building homes that were to be associated with the Hassayampa Country Club. Integrity of materials and workmanship can be found throughout, as one observes the individual buildings and the structures that taken as a whole comprise the district.

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Prescott Evening Courier, June 25, 1945.

Prescott Evening Courier, September 14, 1949.

Prescott Evening Courier, October 17, 1949.

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10. GEOGRAPHICAL DATA

Verbal Boundary Description:

The boundaries of the Hassayampa Historic District are the same as the boundaries of the subdivision plat for The Historic Homes At Hassayampa Country Club. These boundaries are shown on the official Plat as recorded on August 6, 2002, in the Office of the Yavapai County Recorder, Yavapai County, Arizona, at Book 45 Book of Maps and Plats pages 55, 56, and 57 (Exhibit A).

Boundary Justification:

The nominated 7.71 acre area is the last remaining parcel of land owned by the heirs of the Cory family, whose holdings also originally included contiguous parcels to the west, which comprised the original Hassayampa Country Club and its associated recreational facilities (demolished 2001). The 7.71 acre area is a distinct parcel of land whose boundaries enclose fourteen homes, outbuildings, streets, retaining walls and original landscaping that were created between 1939 and 1945. Parcels of land adjacent to the nominated area do not contribute to the historic nature of this district due to the age of the buildings or the fact that the properties are not associated with the original Hassayampa Country Club or the Cory family.

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Photographs:

All Photographs:

**Hassayampa Historic District
Prescott, Yavapai County, Arizona
Photograph Vicinity Map: Exhibit B**

Photographs 1, 2, and 3: photographs of the area ca. early 1970's; photographer unknown; negatives for the photographs are located at Sharlot Hall Museum Archives, 415 West Gurley Street, Prescott, AZ 86301; Photographs 4, 6, 7, 9, 10, 11, and 12: photographer Nancy L. Burgess, July 15, 2002; Photographs 5, 8, 13, 14, 15, 16, and 17: photographer Robert M Girard, July 15, 2002; negatives are located at the Arizona SHPO Office, 1300 West Washington Street, Phoenix, AZ 85007. Photograph 18 is of Mr. Harvey E. Cory ca. 1944; photographer unknown; negative is located at Sharlot Hall Museum Archives.

Photographs by Number:

1. Entry Sign: Northwest Corner of Deodora Lane and Country Club Drive
ca. early 1970s
camera facing West
2. House # 6 (1099 Old Hassayampa Lane)
ca. early 1970s
camera facing Southeast
3. Looking West to historic picnic grounds from northern end of District
ca. early 1970s
camera facing West

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>Photos</u>	Page	<u>24</u>	name of property	<u>Hassayampa Historic District</u>
				county	<u>Yavapai</u>
				state	<u>Arizona</u>

4. Looking West to historic picnic grounds from northern end of District
July 15, 2002
camera facing West
5. Looking Northwest from southern end of District
July 15, 2002
camera facing Northwest
6. Looking South from House #2 to House #4 (1091 to 1095 Old Hassayampa Lane)
July 15, 2002
camera facing South
7. House #2 (1091 Old Hassayampa Lane)
July 15, 2002
camera facing East
8. House #3 (1093 Old Hassayampa Lane)
July 15, 2002
camera facing Northwest
9. House #4 (1095 Old Hassayampa Lane)
July 15, 2002
camera facing Southeast
10. House #7 (1101 Old Hassayampa Lane)
July 15, 2002
camera facing Southeast
11. House #8 (1103 Old Hassayampa Lane)
July 15, 2002
camera facing Southeast

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>Photos</u>	Page	<u>25</u>	name of property	<u>Hassayampa Historic District</u>
				county	<u>Yavapai</u>
				state	<u>Arizona</u>

12. House #10 (1107 Old Hassayampa Lane)
July 15, 2002
camera facing Northeast
13. House #12 (1112 Old Hassayampa Lane)
July 15, 2002
camera facing Southeast
14. House #14 (1106 Country Club Circle)
July 15, 2002
camera facing Northeast
15. Chain railing detail House #5 (1097 Old Hassayampa Lane)
July 15, 2002
camera facing Southeast
16. Granite field stone fireplace chimney House #11 (1109 Old Hassayampa Lane)
July 15, 2002
camera facing West
17. Prairie style casement windows House #11 (1109 Old Hassayampa Lane)
July 15, 2002
camera facing West
18. Mr. Harvey E. Cory
ca. 1944

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>Property Owners</u>	Page	<u>26</u>	name of property	<u>Hassayampa Historic District</u>
				county	<u>Yavapai</u>
				state	<u>Arizona</u>

**Hassayampa Historic District
Present List of Property Owners**

Homes Owned

Lewis & Silverieta Thomas
8725 N. Live Oak Dr.
Prescott, AZ 86305
Work 928-778-1400

1089 Old Hassayampa Lane

Frederick & Karen Lindquist
3450 Pine Tree Ln.
Prescott, AZ 86303
Home 928-445-8822

1091 Old Hassayampa Lane

Scott Shira
1055 Hyland Circle
Prescott, AZ 86303
Home 928-7782496

1093 Old Hassayampa Lane
1101 Old Hassayampa Lane

Jeanne Jensen
1500 Copper Basin Rd.
Prescott, AZ 86303
Home 928-771-0757

1095 Old Hassayampa Lane

James Jr. & Nancy Burgess
1501 Wells Fargo Rd.
Presscott, AZ 86003
Home 928-445-8765

1097 Old Hassayampa Lane
1112 Old Hassayampa Lane

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	Property <u>Owners</u>	Page	<u>27</u>	name of property	<u>Hassayampa Historic District</u>
				county	<u>Yavapai</u>
				state	<u>Arizona</u>

Peter & Beverly Jorgensen
585 Shalimar Dr.
Prescott, AZ 86303
Work 928-778-7587

1099 Old Hassayampa Lane
1107 Old hassayampa Lane

Robert & Susan Beyea
530 Shalimar Dr.
Prescott, AZ 86303
Work 928-771-8100

1103 Old Hassayampa Lane
1105 Old Hassayampa Lane

Robert & Janice Girard
803 N. Leroux St.
Flagstaff, AZ 86001
Home 928-214-0271

1109 Old Hassayampa Lane
1110 Old Hassayampa Lane

Rocky & Nancy Del Mar
1889 Idylwild Way
Prescott, AZ 86305
Home 928-445-7208

1106 Country Club Drive



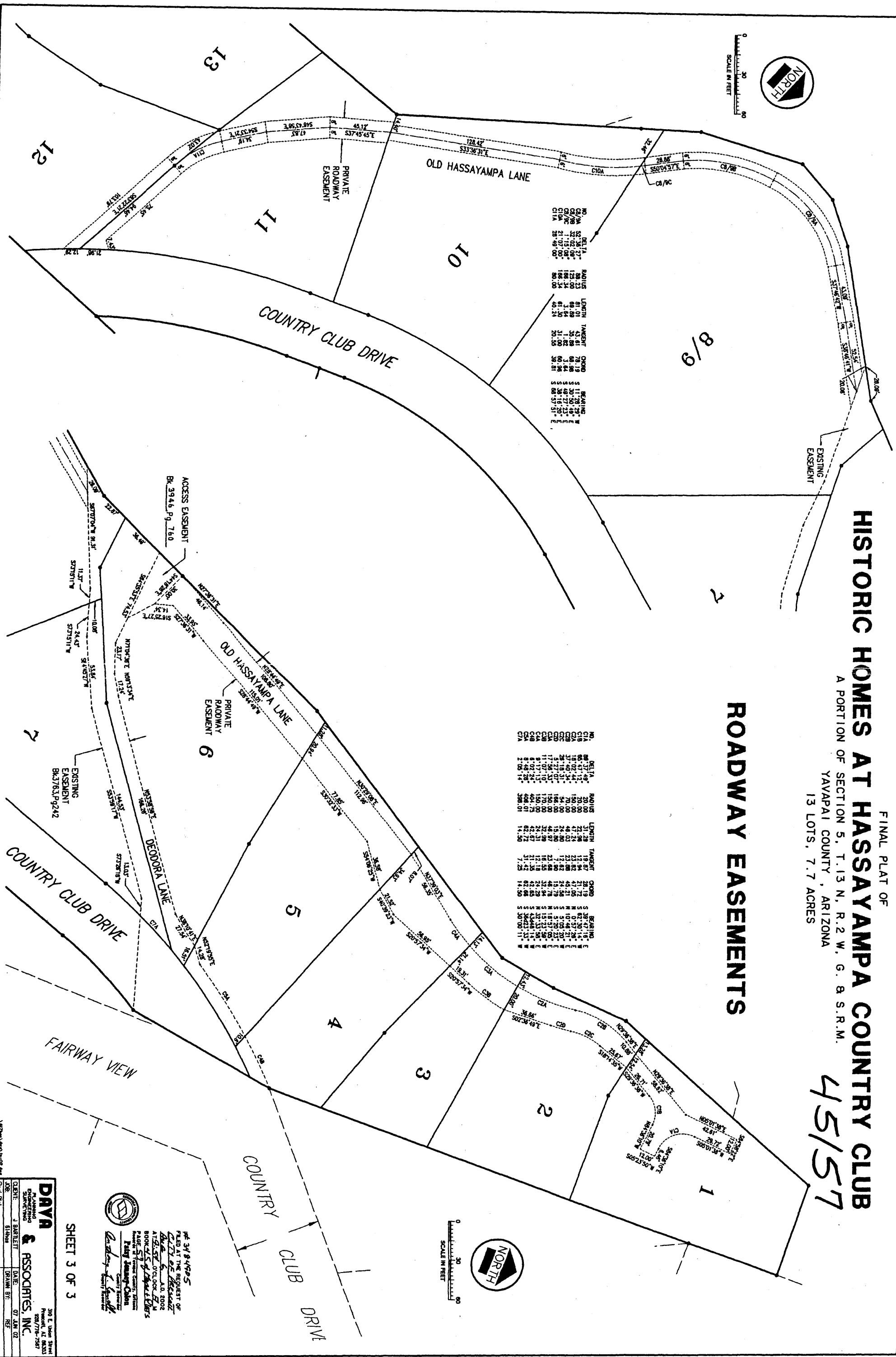
0 30 60
SCALE IN FEET

HISTORIC HOMES AT HASSAYAMPA COUNTRY CLUB

FINAL PLAT OF
A PORTION OF SECTION 5, T.13 N., R.2 W., G. 8 S.R.M.
YAVAPAI COUNTY, ARIZONA
13 LOTS, 7.7 ACRES

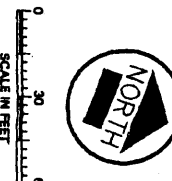
45/57

ROADWAY EASEMENTS



NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1A	28.49	80.00	40.24	20.55	39.81	5.88 S71.51° E
C1B	21.15	80.00	40.24	20.55	39.81	5.88 S71.51° E
C1C	21.15	80.00	40.24	20.55	39.81	5.88 S71.51° E
C1D	21.15	80.00	40.24	20.55	39.81	5.88 S71.51° E

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1A	28.49	80.00	40.24	20.55	39.81	5.88 S71.51° E
C1B	21.15	80.00	40.24	20.55	39.81	5.88 S71.51° E
C1C	21.15	80.00	40.24	20.55	39.81	5.88 S71.51° E
C1D	21.15	80.00	40.24	20.55	39.81	5.88 S71.51° E



0 30 60
SCALE IN FEET



#3484925
FILED AT THE REQUEST OF
DAYA & ASSOCIATES, INC.
A.D. 2002
AT 12:57 O'CLOCK P.M.
BOOK 45 OF PLATS & DEEDS
PAGE 57

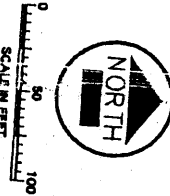
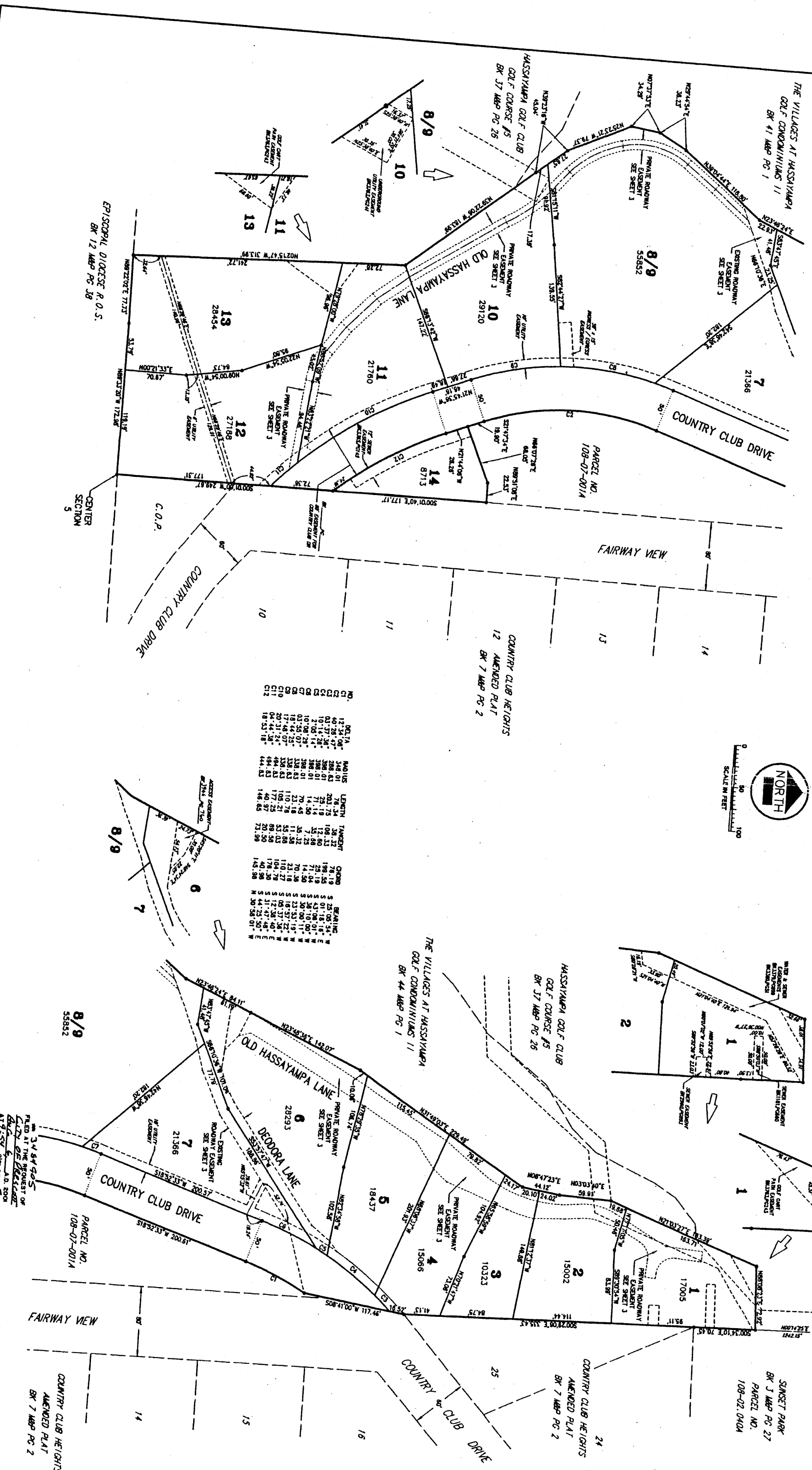
SHEET 3 OF 3

DAYA & ASSOCIATES, INC.
ENGINEERING & SURVEYING
J. BARILETTI
DATE: 07 JAN 02
DRAWN BY: [Name]

1/27/02 Ver. 1/19-02-044 Find Plat

HISTORIC HOMES AT HASSAYAMPA COUNTRY CLUB
 A PORTION OF SECTION 5, T.13 N., R.2 W., G. 8 S.R.M.
 YAVAPAI COUNTY, ARIZONA
 13 LOTS, 7.7 ACRES

45/56



LINE NO.	DELTA	BEARING	CHORD	TANGENT	LENGTH	BEARING	CHORD	BEARING
1	127.34	06° 07'	78.19	38.32	78.19	5 20' 10"	78.19	5 20' 10"
2	40.28	47° 28'	288.81	108.13	288.81	5 01' 10"	288.81	5 01' 10"
3	2.16	74° 28'	388.01	12.80	388.01	5 43' 08"	388.01	5 43' 08"
4	10.96	78° 28'	388.01	35.32	388.01	5 08' 37"	388.01	5 08' 37"
5	27.18	72° 28'	388.01	70.30	388.01	5 22' 53"	388.01	5 22' 53"
6	72.28	66° 28'	388.01	139.63	388.01	5 37' 12"	388.01	5 37' 12"
7	139.63	60° 28'	388.01	233.18	388.01	5 51' 47"	388.01	5 51' 47"
8	233.18	54° 28'	388.01	358.81	388.01	6 05' 56"	388.01	6 05' 56"
9	358.81	48° 28'	388.01	494.83	388.01	6 20' 05"	388.01	6 20' 05"
10	494.83	42° 28'	388.01	640.85	388.01	6 34' 14"	388.01	6 34' 14"
11	640.85	36° 28'	388.01	796.87	388.01	6 48' 23"	388.01	6 48' 23"
12	796.87	30° 28'	388.01	962.89	388.01	7 02' 32"	388.01	7 02' 32"
13	962.89	24° 28'	388.01	1138.91	388.01	7 16' 41"	388.01	7 16' 41"
14	1138.91	18° 28'	388.01	1324.93	388.01	7 30' 50"	388.01	7 30' 50"
15	1324.93	12° 28'	388.01	1520.95	388.01	7 45' 00"	388.01	7 45' 00"
16	1520.95	6° 28'	388.01	1726.97	388.01	7 59' 09"	388.01	7 59' 09"
17	1726.97	0° 28'	388.01	1942.99	388.01	8 13' 18"	388.01	8 13' 18"
18	1942.99	342° 28'	388.01	2169.01	388.01	8 27' 27"	388.01	8 27' 27"
19	2169.01	336° 28'	388.01	2405.03	388.01	8 41' 36"	388.01	8 41' 36"
20	2405.03	330° 28'	388.01	2651.05	388.01	8 55' 45"	388.01	8 55' 45"
21	2651.05	324° 28'	388.01	2907.07	388.01	9 09' 54"	388.01	9 09' 54"
22	2907.07	318° 28'	388.01	3183.09	388.01	9 24' 03"	388.01	9 24' 03"
23	3183.09	312° 28'	388.01	3469.11	388.01	9 38' 12"	388.01	9 38' 12"
24	3469.11	306° 28'	388.01	3775.13	388.01	9 52' 21"	388.01	9 52' 21"
25	3775.13	300° 28'	388.01	4091.15	388.01	10 06' 30"	388.01	10 06' 30"



FILED AT THE REQUEST OF
 DAY & ASSOCIATES, INC.
 AT 9:57 A.M. A.D. 2008
 BOOK 201 OF RECORD AT M
 PAGE 57
 Tally Tammey-Coleman
 Surveyor
 State of Arizona

DAY & ASSOCIATES, INC.
 300 E. Loop South
 Phoenix, AZ 85004
 602/779-1330
 602/779-1331

CLIENT: J. BARLETT
 DATE: 07 JAN 02
 JOB: 51800
 DRAWN BY: RBZ

FINAL PLAT OF HISTORIC HOMES AT HASSAYAMPA COUNTRY CLUB

45/55

A PORTION OF SECTION 5, T.13 N. R.2 W. G. & S.R.M.
YAVAPAI COUNTY, ARIZONA
13 LOTS, 7.7 ACRES

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

That John Ashcraft Bartlett III, an unmarried man, and Leslie Ellen Blunk, an unmarried woman, have subdivided a portion of Section 5, Township 13 North, Range 2 West of the Gila and Salt River Base and Meridian as reflected on this plat and hereby publish this plat as and for the plat of "Historic Homes at Hassayampa Country Club", and declare that:

1. This plat sets forth the location and gives the dimensions of the lots situated within "Historic Homes at Hassayampa Country Club". Each lot shall be known by the number by which it is designated on this plat. Country Club Drive as shown hereon is hereby dedicated to the City of Prescott.
2. This plat sets forth the locations and gives the dimensions of the private roadways to be known as Old Hassayampa Lane and Deodora Lane, and designated easements. An easement for ingress and egress is hereby dedicated over the private roadways to all lots and constitutes and appurtenance to each lot reflected on this plat. The easements shall run with the title of each respective lot.
3. An easement is hereby dedicated to public and private utility companies and other governmental agencies within the private roadways and other locations shown for the following purposes:
 - a. CATV, water, sanitary sewer, electrical, telephone, and natural gas utility purposes.
 - b. Ingress and egress for fire protection, sanitation, law enforcement or any other official government service only;
 and such easement constitutes and appurtenance to each lot reflected on this plat which easement shall run with the title of each respective lot.
4. Easements are hereby granted over and under the surface of each lot shown hereon for the operation, maintenance, repair and reconstruction of existing utility service lines serving any other lot shown hereon in the location such utility service lines exist at the time of recordation of this plat.
5. Easements are hereby granted over each lot shown hereon for rainfall runoff and drainage along the routes and drainage ways existing at the time of recordation of this plat. Maintenance of drainage ways is the responsibility of the individual, private lot owners.
6. An easement is hereby granted over a portion of Lot 8/9 for ingress and egress to Lot 10 at the location indicated hereon.
7. No portion of any area reflected on this plat shall be construed in any manner to be a dedication of any roadway, easement or lot to the public except as noted herein.
8. Lot 8/9 may be replatted to create two lots if completed in accordance with applicable governmental regulations and any other covenants, conditions and regulations governing these lots.

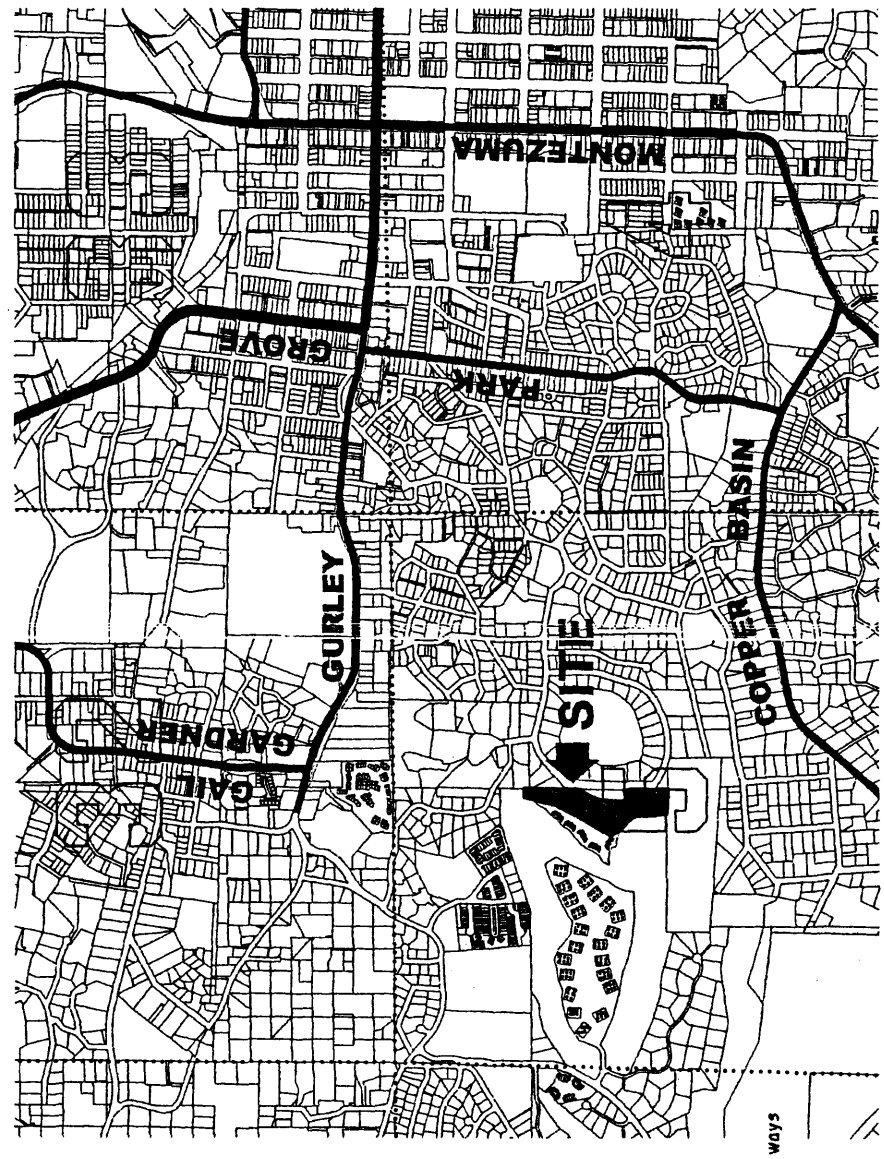
IN WITNESS WHEREOF John Ashcraft Bartlett III, and Leslie Ellen Blunk, have hereto caused their signatures to be signed and the same to be attested by their signatures, thereunto duly authorized to do so.

John Ashcraft Bartlett III
John Ashcraft Bartlett III

ACKNOWLEDGMENT:
STATE OF ARIZONA
County of Yavapai

On this 10 day of June, 2002, before me, the undersigned Notary Public, personally appeared JOHN ASHCRAFT BARTLETT III, individually and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

John E. Faust
NOTARY PUBLIC
08 JAN 06
My Commission Expires



VICINITY MAP

CERTIFICATION:

I hereby certify that the above-described parcel was surveyed under my direction, and that this description contains adequate information to allow re-establishment of the boundaries thereof.

Peter S. Jockipet
Peter S. Jockipet, RLS 16558

Leslie Ellen Blunk
Leslie Ellen Blunk

ACKNOWLEDGMENT:
STATE OF Ariz
County of Yavapai

On this 10 day of June, 2002, before me, the undersigned Notary Public, personally appeared LESLIE ELLEN BLUNK, individually and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Leslie Ellen Blunk
NOTARY PUBLIC
Jan 10, 2004
My Commission Expires

NOTES:

See restrictions recorded in Book 3947, Page 689, Yavapai County Recorder's Office.

This subdivision is located within the water service area of the City of Prescott which is an area designated as having an assured water supply pursuant to Subsection E of ARS 45-576.

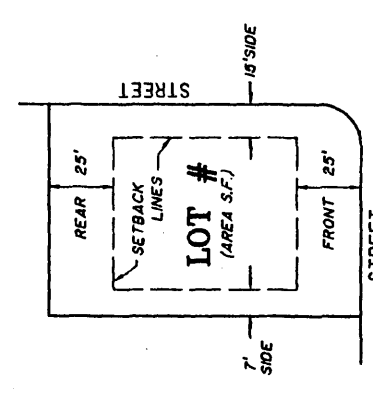
ACCEPTANCE CERTIFICATE :

The Mayor and City Council of the City of Prescott, Arizona, on this 23rd day of July, 2002, hereby approves this plat and accepts for public use those dedicated roadways and easements shown hereon.

Frank P. Lee
MAYOR
MARIE K. WARD
CITY CLERK

CITY ENGINEER'S CERTIFICATE :
I hereby certify that this plat is in substantial conformance with the Preliminary Plat approved by the City Council on May 28, 2002, with the stipulations which I certify have been met.

Craig Blunk
CITY ENGINEER
8-2-02
COMMUNITY DEVELOPMENT DIRECTOR



NOTES:
EXISTING SETBACKS VARY
THE MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 35% OF THE AREA OF ANY LOT

TYPICAL BUILDING SETBACKS FOR NEW CONSTRUCTION
NOT TO SCALE

FILED AT THE REQUEST OF
CITY OF PRESCOTT
AT 2:57 O'CLOCK P.M.
A.D. 2002
BOOK 3947 OF PLATS, PAGE 689
Yavapai County, Arizona
Leslie Ellen Blunk
Notary Public



DAYA & ASSOCIATES, INC.
ENGINEERING SURVEYING
310 E. Union Street
Prescott, AZ 86303
928/776-7387
CLIENT: J. BARTLETT
DATE: 07 JAN 02
JOB: 61400
DRAWN BY: REF
Title Plat



DEVELOPER: Mr. Bob Grand
 P.O. Box 12
 Prescott, AZ 86302
 (602) 445-2741

ENGINEER: Peter S. Jorgensen, P.E. 12734
 Dorn & Associates, Inc.
 310 East Union Street
 Prescott, Arizona 86303
 (602) 778-7587

UTILITIES: Electric Power - Arizona Public Service
 Telephone - U. S. West Communications
 Gas - Citizens Utilities
 Cable TV - Cable One
 Sewer - City of Prescott
 Solid Waste - City of Prescott

SITE DATA: Site Area: 2.7 Ac. = 100K

No. of Lots: 14 (8/7ac) = 87%
 Right of Way (1.0ac) = 13%
 Density: 7.7ac/14 Lots = 0.5 Lots/Acre
 Lot Size:
 Average Lot Area: 18,146 sf
 Smallest Lot Area: 8,700 sf (Lot 14)
 Largest Lot Area: 56,000 sf (Lot 10)

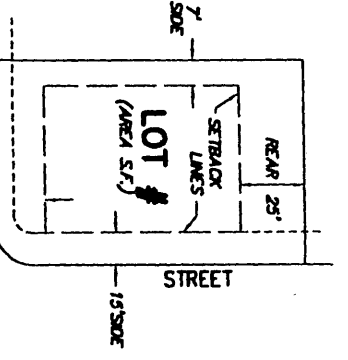
NOTES:
 1. 120'wide R.O.D. (Existing/proposed)
 2. All streets will be private.
 3. The existing streets will have an AC general utility to create a paved surface with a 12' to 20' feet on shown. All private streets will be maintained by the Historic Homes of Hassayampa Country Club Homeowner's Association.
 4. This subdivision is located within the water service area of the City of Prescott which is an area designated on existing water supply pursuant to Subsection E of A.R.S. 45-527K.
 5. Existing setbacks vary. Setbacks for new construction will be controlled by the Homeowner's Association in accordance with the Deed Restrictions recorded with the Final Plat.
 6. Lot 8/9 will be platted on a single lot. If the two homes on lot 8/9 are separated, lot 8/9 may be divided as shown.
 7. An easement will be granted over the noted portion of lot 8/9 for access to lot 10.

OWNER: John A. Berlin
 P.O. Box 89
 Prescott, AZ 86302

HISTORIC HOMES AT HASSAYAMPA COUNTRY CLUB

PRELIMINARY PLAT
 A PORTION OF SECTION 5, T.13 N., R.2 W., G. & S.R.L.
 YAVAPAI COUNTY, ARIZONA
 14 LOTS, 2.7 ACRES

EASEMENTS

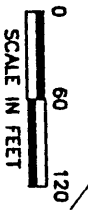
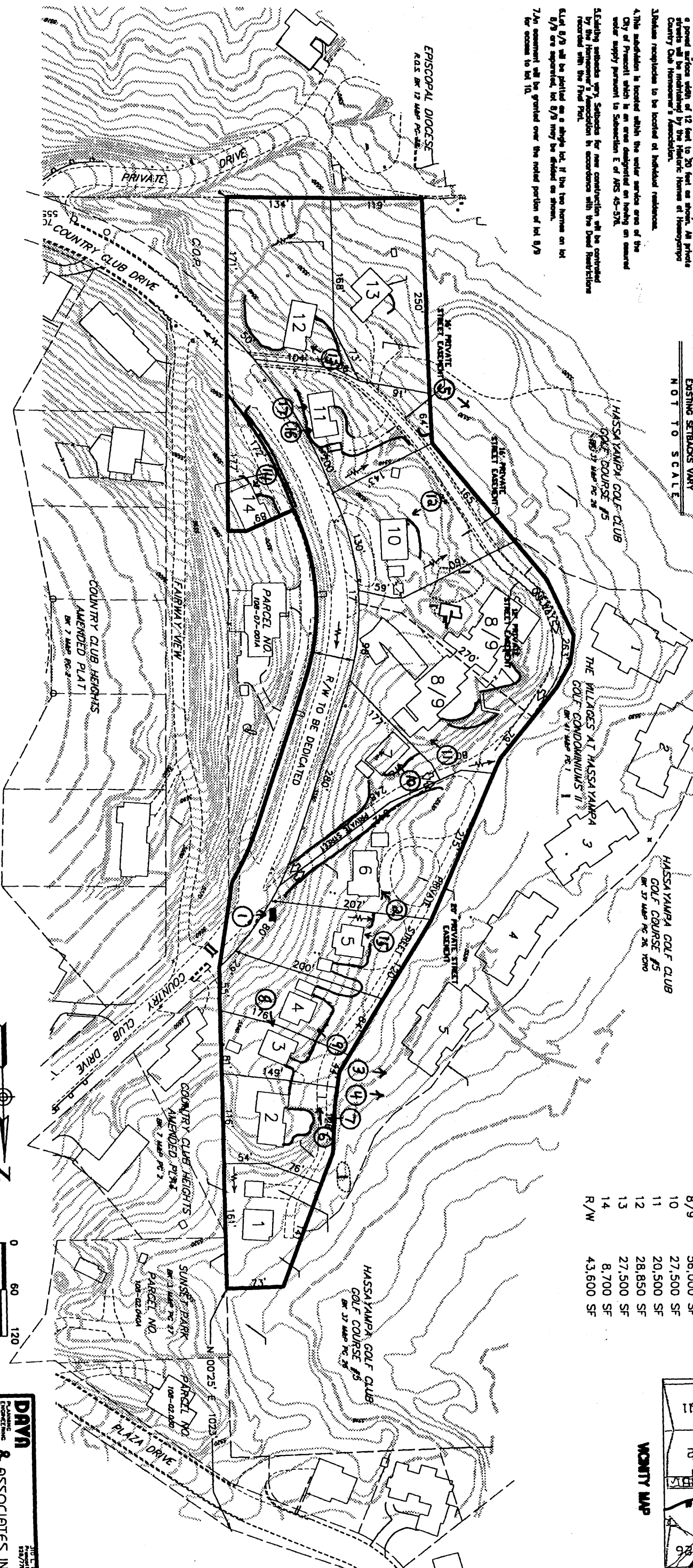
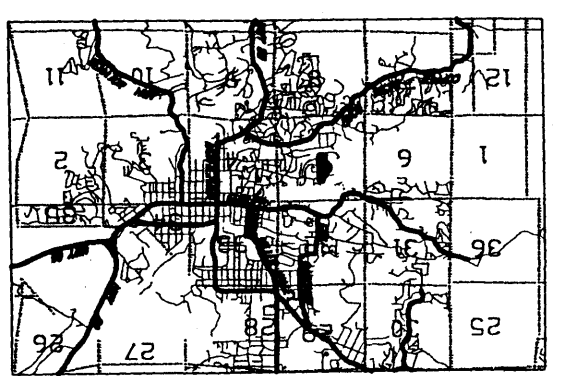


TYPICAL BUILDING SETBACKS FOR NEW CONSTRUCTION

EXISTING SETBACKS VARY
 NOT TO SCALE

APPROXIMATE AREAS

1	15,550 SF
2	16,350 SF
3	10,250 SF
4	15,000 SF
5	18,750 SF
6	27,500 SF
7	19,750 SF
8/9	56,000 SF
10	27,500 SF
11	20,500 SF
12	28,850 SF
13	27,500 SF
14	8,700 SF
R/W	43,600 SF



DRAYN & ASSOCIATES, INC.
 ENGINEERING ARCHITECTURE
 2101 W. UNION STREET
 PRESCOTT, ARIZONA 86303
 (602) 778-7587

CLIENT: R. GRAND
 DATE: 03 APR 02
 JOB: 614145
 DRAWN BY: JTW
 CHECK: AJ