

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Yuma Century Heights Conservancy Residential Historic District
other names/site number none

2. Location

street & number Roughly bounded by 4th Ave., 8th St., 1st Ave., and Orange Ave. N/A not for publication
city, town Yuma N/A vicinity
state Arizona code AZ county Yuma code 027 zip code 85364

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

| Contributing | Noncontributing | |
|--------------|-----------------|-------------|
| <u>112</u> | <u>58</u> | buildings |
| | | sites |
| | | structures |
| | | objects |
| <u>112</u> | <u>58</u> | Total = 170 |

Name of related multiple property listing:
Yuma M.R.A. (listed 12-7-82)

Number of contributing resources previously listed in the National Register 17

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Shereen Kerner
Signature of certifying official

8/23/88
Date

Arizona State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. 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:)

Patrick Andrews

10/11/88

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/Single Dwelling _____
 DOMESTIC/Multiple Dwelling _____
 COMMERCE-TRADE/Specialty Store _____
 SOCIAL/Meeting Hall _____
 RELIGION/Religious Structure _____

Current Functions (enter categories from instructions)

DOMESTIC/Single Dwelling _____
 DOMESTIC/Multiple Dwelling _____
 COMMERCE-TRADE/Specialty Store _____
 SOCIAL/Meeting Hall _____
 RELIGION/Religious Structure _____

7. Description

Architectural Classification

(enter categories from instructions)

LATE 19th AND EARLY 20th CENTURY AMERICAN
 MOVEMENTS/Bungalow _____
 VICTORIAN/Queen Anne _____
 LATE 19th AND 20th CENTURY REVIVALS/Mission-
 Spanish Colonial Revival, Pueblo Revival _____

Materials (enter categories from instructions)

foundation concrete cast block, stone _____
 walls wood frame, cast block, adobe, _____
 poured concrete, brick _____
 roof wood, asphalt, tile _____
 other stucco, slump block, brick _____

Describe present and historic physical appearance.

The Yuma Century Heights Conservancy Residential Historic District (1892-1936) lies adjacent to the original downtown commercial district in Yuma, Arizona, population 50,000. The district comprises an approximate 46 acre area. The Century Heights Conservancy Residential Historic District includes 170 buildings (105 contributing buildings, 7 contributing out-buildings, 58 noncontributing buildings) and is the earliest remaining residential district in Yuma. Seventeen buildings within the district boundaries are currently listed on the National Register of Historic Places as individually significant structures in the Yuma Multiple Resource Area nomination (listed 12-7-82). One hundred and twelve (65%) of the buildings in the district are contributors. Fifty-eight buildings (35%) are noncontributors.

The historic district contains good examples of late nineteenth century and early twentieth century residential architecture, built principally in the Queen Anne, Territorial, Bungalow, and Period Revival styles. The buildings range in size from small single-family workers' cottages on narrow lots to substantial one- and two-story residences on large double lots. The condition of most buildings is moderate to good. Approximately twenty percent of the noncontributing buildings within the boundaries of the district have lost their integrity as a result of deterioration and extensive modifications; the remaining fifteen percent of the noncontributors do not meet the fifty year age criterion of the National Register. The district provides a strong sense of place due to the lack of intrusion within the district boundaries in conjunction with the architectural and visual conformity within the district.

DISTRICT CHARACTERISTICS

The Century Heights Conservancy Residential Historic District is located on a mesa (flat-topped hill) to the southwest of downtown Yuma. Early development was encouraged on the high ground of the mesa as a precaution against the periodic flooding of low laying areas near the Colorado River. The district represents the primary residential era of late nineteenth and early twentieth century Yuma. Most of the buildings fulfill functions associated with residential use. The vast majority of buildings are single-family residences. Several of the residential properties include contributing garages or guesthouses. Scattered throughout the area are duplex units and apartment dwellings. There are three commercial buildings, one meeting hall, and one church. The overwhelming majority of buildings are one-story in height. However, there are several one-and-one-half story buildings and a few two-story structures within the historic district.

The district streetscape is inconsistent. Set-backs are not uniform, varying from parcel to parcel. Buildings generally occupy single lots although several apartment complexes occupy large double lots on corners. Several front yards are defined by low fences and walls that reflect the contours of the mesa, and trees dominate the streetscape along Second Avenue

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and First Avenue. All city blocks are oriented east and west with buildings facing those directions. The exception to this pattern is Orange Avenue which cuts diagonally east from Third Avenue to Madison Avenue on the edge of the district (see section 8 for a historical account of Orange Avenue development).

The historic resources within the Century Heights Conservancy Residential Historic District convey a distinct sense of time and place due to the quality of its late nineteenth and early twentieth century architecture which follows a stylistic progression from Queen Anne to Bungalow forms. The integrity and cohesive grouping of the resources distinguish the district from nearby areas that have been extensively modified or developed at a later period. The area contains one of the largest, intact grouping of early residential architecture remaining in Yuma with this range of style that functioned as early residences for civil leaders and working and middle class Yuma residents. The district represents a significant and distinguishable entity.

Visual Image of the Historic District

The Yuma Century Heights Conservancy Historic District presents a distinct visual image when compared to the downtown Main Street area and the surrounding residential areas. The strongest impression is that the area is quite hilly. The earliest occupants took advantage of this topographic condition to erect fine homes overlooking vistas of the Colorado and Gila Rivers. The district is terraced eastward from this prominent high point at where Orange Avenue turns to the south. Houses sit above the streets and avenues behind retaining walls. The district developed over a considerable span of time, with buildings being constructed as a response to the prevailing economic conditions. Several vacant lots remain in the district, still awaiting builders during the next boom.

Delineation of District Boundaries

The Century Heights Conservancy Residential Historic District is roughly bounded by Orange Avenue on the north, Fourth Avenue on the west, Eighth Street on the south, and First Avenue on the east. The district developed in response to the opening of Orange Avenue which cuts diagonally from southwest to northeast and turns directly south on what is now known as Third Avenue. As one follows Orange Avenue up the mesa, there is a feeling of a pronounced change into a residential area. This distinctive feature tied the hilltop residential district to downtown Yuma which originally developed below the mesa to the northeast. Boundaries were drawn to include the vast majority of contributing buildings within this mesa area and to exclude noncontributing properties at its boundaries. An attempt to maintain entire blocks within the district was made, however, groups of noncontributing properties were excluded along district boundaries.

ARCHITECTURAL STYLES REPRESENTED IN THE HISTORIC DISTRICT

Three types of residential development are particularly noteworthy: homes built of pre-cast concrete block with rusticated faces; residences built in the Bungalow style tradition; and multi-family or apartment structures. The rusticated block appeared in 1905 and was used predominantly for residential building. Houses of these blocks are characteristically free of stylistic influence, are simple in form, and tend to accommodate functional requirements over

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formal ones. Bungalow houses continue this tendency and take many shapes from simple, symmetrical units to complex, asymmetrical configurations. The multiple family and apartment structures were a significant building category in a community with a highly mobile population. Working class railroad men and reclamation project crews, as well as health-seekers, all comprised the population of early Yuma and contributed to the development of this residential area.

QUEEN ANNE STYLE

Queen Anne style residences are found throughout the western United States from the 1870's to the end of the nineteenth century. Characteristically, Queen Anne residences are single story with an L-plan building form. Gable roofs are frequently topped by interior chimneys. Porches are generally recessed with machine-made stickwork trim. Windows with art-glass, bay windows, and tall, narrow wood frame windows are typical of this style.

Queen Anne Cottages are rare, but important, to the Century Heights Conservancy Historic District. Five contributing buildings have been identified as having Queen Anne characteristics. Three of the five Queen Anne style residences are currently listed on the National Register (#Y.A014), (#Y.A039), (#Y.C001). Queen Anne residences are noted for their steeper roof slopes and their primary focus upon complex projecting ells and bay window forms. The Harry Brownstetter Home, 627 S. Orange Avenue (#Y.A014) has a high pitched, multi-gabled roof with two projecting gable roof facade ells replete with fish scaling and triangular vents at the pediments. Queen Anne porches in the district are recessed (#Y.A039), (#Y.B049) or are small projecting units (#Y.C001). Windows of these residences are of taller proportions than those found in Bungalow style residences.

In contrast to Queen Anne style residences elsewhere in Arizona, those in Yuma have less decorative detail work. Pronounced scrollwork, elaborate carved wood brackets, or prominent turned wood posts and rails, typical ornamental features found on Queen Anne style residences, are used sparingly on the Queen Anne style residences in the Century Heights Conservancy Residential Historic District. The simple ornamental features found on the Queen Anne style residences include fish scale wood shingles at pediments, narrow wood frame windows, open light transoms, and single turned wood posts.

TERRITORIAL STYLE

A number of the buildings in the district are characterized by the Territorial style. This term applies to structures of the territorial era (1863-1912) which clearly indicate Anglo cultural influences but which cannot be clearly identified as exhibiting one of the established national architectural styles. This building style has its roots in the Sonoran tradition of Hispanic Arizona and the earliest examples were typically constructed of adobe. The Mexican Consulate (#Y.C050), built circa 1892, is the earliest extant building in the historic district and was placed on the National Register in 1982 as an individual property nominated as part of the Yuma Multiple Resource Area. Other adobe buildings in the Territorial style include Y.C041 (1899), Y.C006 (1903), and Y.C019 (1905, NR listed 1982). The Peter B. Hodges

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Home at 209 Orange Avenue (#Y.C019) was built of adobe with a stucco finish scored to resemble coursed masonry with quoins and displays a truncated hip roof with center gables, wood shingle sheathing, and boxed cornice with decorative circular vent at the facade pediment.

Buildings of the Sonoran style were usually modernized by Anglos with the introduction of gable or pyramidal roofs, verandas or porches, and Victorian details. In later years, more typical Anglo building materials replaced adobe. General characteristics for this latter period of Territorial style buildings include brick or cast-block construction, openings in walls having flat-headed or segmental arched heads, wood eave trim, wood porches with gable roofs, and lathe turned columns. Gable, pyramidal, or hip roof forms dominate. Gable ends may have patterned siding. The plan may be irregular with bay projections. Porches may be employed to tie the irregular plan form together into a contained package. Often porches are contained under the main building roof. Examples of this latter type of Territorial style architecture include Y.B056 (1906, NR listed 1982), Y.A075 (1908), and Y.A004 (1911).

BUNGALOW STYLE

Bungalow forms were built throughout Arizona from the turn of the century through the 1930's. There are two distinct bungalow forms found in the district. The first form, termed the "farmhouse" bungalow form, had its origins in the Midwest and is typically earlier than the second form, the "California" bungalow. The "Farmhouse" Bungalow style is best understood as a variation of the standard bungalow form. It followed the pattern designed by Gustav Stickley in his books Craftsman Homes (1909) and More Craftsman Homes (1912). As many of the settlers in Yuma hailed from the Midwest, it was natural that they chose this style of home. In later years, the California influence increased and homes were typically patterned after the California Bungalow style designed by Charles S. and Henry M. Greene of Pasadena.

In Craftsman Homes, Stickley sought to advance "a house reduced to its simplest form," one that "never fails to harmonize with its surroundings." This type of building could "be built of any local material and with the aid of such help as local workman can afford, so it is never expensive unless elaborated out of all kinship with its real character of a primitive dwelling. It is beautiful, because it is planned and built to meet simple needs in the simplest and most direct way."

Characteristics of the "Farmhouse" Bungalow style include a rectangular floor plan, a veranda across a long front facade, and a high pitched gable roof with simple framing. Half-story attics are common. Gables are found at side elevations, with a dormer or balcony at the front slope of the roof. The massing and form of these bungalows is based on simple Midwestern farmhouses. Symmetrical floor plans and facades are common. A wide facade is presented to the street. The "Farmhouse" Bungalow style appeared as early as 1906, peaked in the teens, and was used infrequently after 1920. The Henry Levy Home at 608 S. 2nd Ave. (Y.A044), the W. O. Harris Home at 627-629 S. 2nd Ave. (Y.A048), and the Noriega Duplex at 517 S. Orange Ave. (Y.B030) are all excellent examples of the "Farmhouse" Bungalow style.

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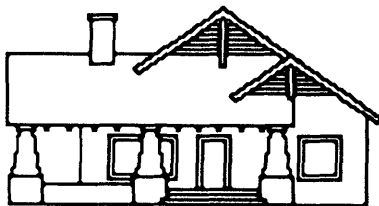
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Figure One

COMPARISON OF TWO MAJOR BUNGALOW FORMS

CALIFORNIA BUNGALOW FORM



Rectangular or L-shaped floor plan
Asymmetrical floor plan
Veranda commonly placed to one side of facade or wraps around corner
Veranda may extend beyond side of house as a porte cochere
Low-pitched, gabled roof
Intersecting and overlapping gables; complex framing
No half-story attic
Short facade toward street
Japo-Swiss substyle
English Cottage Revival substyle
Mission Revival substyle

"FARMHOUSE" BUNGALOW FORM



Rectangular floor plan
Veranda across long front facade
High-pitched, gabled roof; simple framing
Half-story in attic
Gables at side elevations
Dormer or balcony at front slope of roof
Massing and form based on simple Midwestern farmhouses
Symmetrical floor plan and facade common
Wide facade toward street

The term "Craftsman style" can be overlaid on either bungalow form based on the richness of detailing, design, and the use of natural materials in a "handmade" manner. Drawing of the "Farmhouse" Bungalow and description of "Farmhouse" Bungalow elements are based on Gustav Stickley's Craftsman Homes (Craftsman Publishing Company: New York, 1909; Reprinted 1979 by Dover Publications, New York) and More Craftsman Homes (Craftsman Publishing Company: New York, 1912; Reprinted 1982 by Dover Publications, New York). Sketches drawn by Don Ryden, A.I.A. and delineated on computer by Joe Marra, A.I.A.

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In keeping with Stickley's conception that "Farmhouse" Bungalows could be built with easily available local materials, cast concrete "jewel block" was used in the construction of several "Farmhouse" Bungalows. Notable examples are Y.A010, Y.A030, and Y.B006. Though "jewel block" was used primarily in the construction of "Farmhouse" Bungalow residences, one jewel block wall, located at the front of the property line at 115 4th Street (Y.C049) remains.

The California Bungalow style is the most prevalent residential architectural form in the district. Characteristics of this later style include asymmetrical floor plans, usually rectangular or L-shaped. The veranda is commonly placed to one side of the facade or wraps around the corner. The veranda may extend beyond the side of the house as a port cochere. Some porches are incorporated under the principal roof slope (#Y.A064). Other porches are projecting (#Y.B029). Still others are partially recessed (#Y.A042). Porches are customarily defined by thick masonry piers and closed stuccoed railings. Several homes have elephantine piers on stuccoed pedestals (#Y.B001), (#Y.B040). or pergolas (#Y.A065).

Low-pitch gable roofs are the most common. One residence (533 S. 4th Avenue, #Y.B010), which is currently listed on the National Register, is notable for a double roof which was designed to increase ventilation, providing relief from extreme summer temperatures. Bungalow eaves treatments exhibit traditional exposed rafters and corbeled brackets. Gable forms are intersecting and overlapping with complex framing. Types of gable forms include multi-gable (#Y.B002) and L-shaped gable roofs (#Y.A005), (#Y.C041). A secondary roof type is the hipped gable form which has a hipped or gable roof at the porch. This roof type is often highlighted with gablets, dormers, and attic vents which are either hip or gable in form (#Y.A038), (#Y.C043). Some triangular dormers are found (#Y.A042).

The California Bungalow style does not have a half-story attic and a short facade is presented to the street. With few exceptions, the California Bungalows in Yuma are constructed of frame and stucco. A few brick California Bungalows were built, though some have been stuccoed over.

PERIOD REVIVAL STYLES

Period Revival styles are found primarily in large Arizona communities and were infrequently built in Yuma. In most cases the stylistic detailing is modest on these Revival style buildings, consisting primarily of decorative shutters, roof tiling, modestly designed porch supports, or simply carved wood brackets.

Spanish Colonial Revival Style

While Spanish Colonial Revival style architecture was popular in many Southern Arizona and California cities, this appears not to be the case in Yuma. Seven buildings have been identified as having Spanish Colonial Revival characteristics. Prominent examples include the Frank Ewing Home, located at 700 S. Second Avenue (#Y.A031), a large two-story residence with semicircular arches over facade windows and at the porch, in addition to a pronounced boxed cornice with paired carved wood brackets and beltcourse. The Conrad Molina Home at 492 S. First Avenue (#Y.C046), is an expansive one-story residence with L-shaped gable roof of wood shingles and low hipped roof porch with arched arcade. These two Spanish Colonial

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Revival style residences are stuccoed, wood frame buildings with tile trim and simple wood frame windows. Spanish Colonial Revival style residences make a distinct contribution to the Century Heights Conservancy residential streetscape because of their rarity.

Gothic Revival Style

The only church (#Y.A049) located within the district was built in the Gothic Revival style. The building displays a steep gable roof with three gable dormers on either side with carved woodwork, arched stained glass windows, and gable-roofed, centrally located porch with paired wood posts and wood brackets.

Neo-Classical Revival Style

The only Neo-Classical Revival style residence found within the district is a simply designed home located at 450 S. Orange Avenue (#Y.C005) with an L-shaped gable roof and a single triangular dormer, an upper story balcony, a truncated corner porch and entry, and decorative shutters at the windows.

FOUR-SQUARE STYLE

The Four-Square style, common throughout the midwestern United States from 1890 to 1920, is typified by two-story, rectilinear construction with a hipped roof broken by centered hipped dormers and a porch extending across the front facade. This style is rarely found in southern Arizona. Only one Four-Square style building is located within the Century Heights Conservancy Historic District. The apartment building (#Y.A011) is an elongated form of this style with a recessed front porch and balcony enclosed with screen. Multiple exterior chimneys and gabled dormers are found on the side facades.

CONSTRUCTION MATERIALS

Wood frame is the predominant building material in structures that are intact and meet the age criterion. Brick is a secondary building material. Soft fired, locally produced brick was used on occasion but not extensively. Only eleven residences were constructed of adobe. The last year that adobe was used as a building material was 1916. Adobe was outlawed by City ordinance after the flood of 1916 which destroyed many adobe buildings in the downtown area. A somewhat rare building material was the locally cast, concrete "jewel block," a type of rusticated cast block which was used to build six residences in the district and one wall. Cast block was not used after 1919. There are two buildings that are finished with scored stucco that resembles block. This reflects a common trend throughout Arizona after the turn of the century.

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INTEGRITY

For the most part, buildings in the area are in good condition and have retained their integrity. The most prevalent changes to structures include application of surface stucco to brick or frame buildings (#Y.A066 and #Y.A067), replacement of roof materials (#Y.B031), replacement of windows (#Y.A007 and #Y.C075), and porch alterations (#Y.A009 and #Y.A037). Rear additions affect the character of many of the buildings. Carports have also been added to several homes and have jeopardized the integrity of these buildings (#Y.B035).

The general character of the neighborhood within the district boundaries has changed only slightly. Some residences have been converted to commercial uses but, except for signage, have not been extensively modified on the exterior. Recent building activity in the area has been low.

An active neighborhood association emerged in the district in 1980 after the Yuma Multiple Resource Area Nomination listed the primary contributing buildings on the National Register of Historic Places. Many deteriorated buildings have been revitalized. Examples include the Bert Caudry Home at 600 S. Orange Avenue (#Y.A010), the O. C. Johnson Home at 584 S. Orange Avenue (#Y.B023), and the Isaac Polhamus, Jr. Home at 660 S. Orange Avenue (#Y.A003). The City of Yuma has committed significant resources to the district by assisting in survey and nomination projects as well as providing technical and financial assistance for rehabilitation. A local preservation ordinance was adopted in 1983. The City of Yuma is a Certified Local Government.

SURVEY METHODOLOGY

The area was originally surveyed in 1976, and seventeen buildings within the district boundaries were listed on the National Register of Historic Places as individual contributors to the Yuma Multiple Resource Area Nomination. Due to lack of funding, however, only these few individually eligible residences were listed, and no district nomination was completed. Additional funding was appropriated in 1986, and an in-depth survey of an approximately 110 acre area roughly bounded by 4th Avenue, 8th Street, Third Street, and Madison Avenue was conducted in August 1986. Arizona State Historic Property Inventory Forms were completed for all buildings in the survey area.

Nomination research was conducted, using the relevant collections available at the Arizona Historical Society in Yuma, the Yuma County Assessors Office, the Arizona Historical Society Library in Tucson, and the University of Arizona Library. Oral interviews were conducted with early Yuma residents.

Definition of Contributing and Noncontributing Buildings

Structures within the survey boundaries were considered on the basis of structural integrity, historic occupant association, and architectural significance.

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Contributing structures meet one or more of the following criteria:

1. Built by 1936 (fifty years or more)
2. Sufficiently intact with minor alterations which do not jeopardize architectural integrity
3. Of significant architectural merit, including style, craftsman qualities, and unusual or unique design
4. Association with a historically prominent resident or a design architect

Noncontributing structures were:

1. Built after 1936
2. Altered to such an extent that the original intent of design has been altered and architectural integrity has been jeopardized
3. The style type is common or typical
4. Only minor historic occupant association, or no historic association, was found

The results of this survey were reviewed by the State Historic Preservation Office and the City of Yuma (a Certified Local Government), and district boundaries were set.

Outbuildings

Outbuildings within the Century Heights Residential Historic District boundaries were also surveyed. These buildings were determined as contributing or noncontributing based primarily upon age, architectural integrity, and context. Outbuildings with sufficient architectural integrity and design, built within the fifty-year time frame but located behind noncontributing main structures, were determined as noncontributors due to their context. Compatible outbuildings associated with contributing residences were considered to be contributing elements in the Century Heights Conservancy Residential Historic District.

Archaeological Potential

The Century Heights Conservancy Historic District has not been surveyed for archaeological artifacts. Building sites that were built upon before 1900 may be expected to contain historical archaeological findings. The presence of prehistoric materials is currently unknown.

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CENTURY HEIGHTS CONSERVANCY RESIDENTIAL HISTORIC DISTRICT

Yuma, Arizona

Contributing Properties

| Survey No. | Address |
|------------|------------------------|
| Y.A003 | 660 S. Orange Ave. |
| Y.A004 | 650-648 S. Orange Ave. |
| Y.A005 | 640 S. Orange Ave. |
| Y.A006 | 630 S. Orange Ave. |
| Y.A008 | 618 S. Orange Ave. |
| Y.A009 | 610 S. Orange Ave. |
| Y.A010 | 600 S. Orange Ave. |
| Y.A011 | 601 S. Orange Ave. |
| Y.A012 | 609 S. Orange Ave. |
| √Y.A014* | 627 S. Orange Ave. |
| Y.A015 | 633 S. Orange Ave. |
| Y.A016 | 643 S. Orange Ave. |
| Y.A018 | 661-663 S. Orange Ave. |
| Y.A028 | 748 S. 2nd Ave. |
| √Y.A029* | 734 S. 2nd Ave. |
| √Y.A030* | 712 S. 2nd Ave. |
| √Y.A031* | 700 S. 2nd Ave. |
| Y.A033 | 688-686 S. 2nd Ave. |
| Y.A034 | 684 S. 2nd Ave. |
| Y.A035 | 676 S. 2nd Ave. |
| Y.A036 | 672 S. 2nd Ave. |
| Y.A038 | 658 S. 2nd Ave. |
| √Y.A039* | 652 S. 2nd Ave. |
| Y.A041 | 632 S. 2nd Ave. |
| Y.A042 | 628 S. 2nd Ave. |
| Y.A043 | 620 S. 2nd Ave. |
| Y.A044 | 608 S. 2nd Ave. |
| Y.A45a | 243 6th Street |
| Y.A046 | 611 S. 2nd Ave. |
| Y.A047 | 621 S. 2nd Ave. |
| Y.A048 | 627-629 S. 2nd Ave. |
| Y.A049* | 643 S. 2nd Ave. |
| Y.A050 | 643 S. 2nd Ave. |
| Y.A051 | 665 S. 2nd Ave. |

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| | |
|----------|-----------------------------------|
| Y.A054 | 691 S. 2nd Ave. |
| Y.A055 | 715-721 S. 2nd Ave. |
| Y.A056 | 729 S. 2nd Ave. |
| Y.A057* | 743 S. 2nd Ave. |
| ✓Y.A063* | 660 S. 1st Ave. |
| Y.A064 | 640 S. 1st Ave. |
| Y.A065 | 632 S. 1st Ave. |
| Y.A068 | 608 S. 1st Ave. |
| Y.A069 | 604 S. 1st Ave. |
| Y.A070 | 600 S. 1st Ave. |
| Y.A075 | 641 S. 1st Ave. |
| Y.A076 | 653-655 S. 1st Ave. |
| Y.A079 | 781-671 S. 1st Ave. |
| Y.B001 | 593 S. 4th Ave. |
| Y.B002 | 577 S. 4th Ave. |
| Y.B004 | 561 S. 4th Ave. |
| Y.B006 | 543 S. 4th Ave. |
| Y.B008 | 537 S. 4th Ave. |
| Y.B009 | 545 S. 4th Ave. |
| Y.B010* | 533 S. 4th Ave. |
| Y.B013 | 502 S. Orange Ave. |
| Y.B014 | 506-508 S. Orange Ave. |
| Y.B015 | 520 S. Orange Ave. |
| Y.B016 | 524-526 S. Orange Ave. |
| Y.B018 | 542 S. Orange Ave. |
| Y.B019 | 556 S. Orange Ave. |
| Y.B021 | 564-566 S. Orange Ave. |
| Y.B023 | 584 S. Orange Ave. |
| Y.B024 | 590 S. Orange Ave. |
| Y.B028 | 535 S. Orange Ave. |
| Y.B029 | 527 S. Orange Ave. |
| Y.B030 | 517 S. Orange Ave. |
| Y.B034 | 504-512 5th Street/239-201 S. 2nd |
| Y.B037 | 540 S. 2nd Ave. |
| Y.B038 | 544 S. 2nd Ave. |
| Y.B040 | 560-558 S. 2nd Ave. |
| Y.B041 | 568-566 S. 2nd Ave. |
| Y.B044 | 593 S. 2nd Ave. |
| Y.B045 | 583-585 S. 2nd Ave. |
| Y.B049 | 551 S. 2nd Ave. |
| Y.B050 | 541 S. 2nd Ave. |
| ✓Y.B056* | 572 S. 1st Ave. |
| Y.B057 | 591-593 S. 1st Ave. |
| Y.B058 | 581 S. 1st Ave. |
| Y.B059 | 573 S. 1st Ave. |

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| | |
|----------|---------------------------------|
| Y.B060 | 565 S. 1st Ave. |
| Y.B062 | 551 S. 1st Ave. |
| Y.B063 | 549 S. 1st Ave. |
| Y.B064 | 545 S. 1st Ave. |
| Y.B065 | 541 S. 1st Ave. |
| Y.B069 | 519 S. 1st Ave. |
| Y.C001* | 482 S. 3rd Ave. |
| Y.C003* | 468 S. 3rd Ave. |
| ✓Y.C005* | 450 S. 3rd Ave. |
| Y.C006 | 444 S. 3rd Ave. |
| Y.C009 | 477 S. Orange Ave. |
| Y.C013 | 234-238 5th/488-482 S. 2nd Ave. |
| Y.C014 | 476-466 S. 2nd Ave. |
| Y.C017 | 450 S. 2nd Ave. |
| Y.C018 | 201 Orange Ave. |
| ✓Y.C019* | 209 Orange Ave. |
| ✓Y.C037* | 441 S. 2nd Ave. |
| Y.C038 | 453 S. 2nd Ave. |
| Y.C041* | 473 S. 2nd Ave. |
| Y.C043 | 493-491 S. 2nd Ave. |
| Y.C044 | 164 5th Street |
| Y.C046 | 492 S. 1st Ave. |
| Y.C047 | 464-466 S. 1st Ave. |
| Y.C048 | 440 S. 1st Ave. |
| Y.C049 | 115 4th Street |
| ✓Y.C050* | 129 S. 4th Street |

* Indicates residences currently listed on the National Register in the Yuma Multiple Resource Area nomination.

Total 105 Contributing Buildings

Includes 17 contributing resources previously listed in the National Register

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Yuma, Arizona

CONTRIBUTING OUTBUILDINGS

| Survey No. | Address | Structural Type |
|------------|---------------------|-------------------|
| Y.A038 | 658 S. 2nd Ave. | Guesthouse/Garage |
| Y.B001 | 593 S. 4th Ave. | Garage/Shed |
| Y.B044 | 493-491 S. 2nd Ave. | Garage |
| Y.A042 | 628 S. 2nd Ave. | Guesthouse |
| Y.B002 | 577 S. 4th Ave. | Garage |
| Y.C047 | 464-466 S. 1st Ave. | Guesthouse & Shed |

Total 7 Contributing Outbuildings

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CENTURY HEIGHTS CONSERVANCY RESIDENTIAL HISTORIC DISTRICT

Yuma, Arizona

Noncontributing Properties

| Survey No. | Address |
|------------|------------------------|
| Y.A007 | 628 S. Orange Ave. |
| Y.A013 | 625 S. Orange Ave. |
| Y.A017 | 649 S. Orange Ave. |
| Y.A032 | 210 7th Street |
| Y.A037 | 668 S. 2nd Ave. |
| Y.A040 | 644-642 S. 2nd Ave. |
| Y.A045 | 602 S. 2nd Ave. |
| Y.A052 | 671 S. 2nd Ave. |
| Y.A053 | 681 S. 2nd Ave. |
| Y.A061 | 676 S. 1st Ave. |
| Y.A062 | 668 S. 1st Ave. |
| Y.A066 | 628 S. 1st Ave. |
| Y.A067 | 616 S. 1st Ave. |
| Y.A077 | 661 S. 1st Ave. |
| Y.A078 | 669 S. 1st Ave. |
| Y.B003 | 565 S. 4th Ave. |
| Y.B005 | 557 S. 4th Ave. |
| Y.B007 | 541 S. 4th Ave. |
| Y.B017 | 536 S. Orange Ave. |
| Y.B020 | 558 S. Orange Ave. |
| Y.B022 | 568 S. Orange Ave. |
| Y.B025 | 599-589 S. Orange Ave. |
| Y.B026 | 559 S. Orange Ave. |
| Y.B027 | 539-543 S. Orange Ave. |
| Y.B031 | 519 S. Orange Ave. |
| Y.B032 | 285 A-C 5th Street |
| Y.B033 | 267-257 S. 5th Street |
| Y.B035 | 520 2nd Ave. |
| Y.B036 | 524 S. 2nd Ave. |
| Y.B039 | 556 S. 2nd Ave. |
| Y.B042 | 572-576 S. 2nd Ave. |
| Y.B043 | 598 A-D S. 2nd Ave. |
| Y.B43a | 598 A-D S. 2nd Ave. |
| Y.B43b | 598E S. 2nd Ave. |
| Y.B046 | 577 S. 2nd Ave. |

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| | |
|--------|---------------------|
| Y.B047 | 569 S. 2nd Ae. |
| Y.B048 | 557 S. 2nd Ave. |
| Y.B051 | 539 S. 2nd Ave. |
| Y.B052 | 531 S. 2nd Ave. |
| Y.B053 | 141-173 5th Street |
| Y.B054 | 564-502 S. 1st Ave. |
| Y.B055 | 568-A S. 1st Ave. |
| Y.B061 | 563 S. 1st Ave. |
| Y.B066 | 535 S. 1st Ave. |
| Y.B067 | 531 S. 1st Ave. |
| Y.B068 | 521 S. 1st Ave. |
| Y.C002 | 472 S. Orange Ave. |
| Y.C004 | 458 S. 3rd Ave. |
| Y.C010 | 481 S. Orange Ave. |
| Y.C011 | 489 S. Orange Ave. |
| Y.C012 | 242 5th Street |
| Y.C015 | 464 S. 2nd Ave. |
| Y.C016 | 458 S. 2nd Ave. |
| Y.C020 | 214 S. Orange Ave. |
| Y.C039 | 457 S. 2nd Ave. |
| Y.C040 | 465 S. 2nd Ave. |
| Y.C042 | 485-481 S. 2nd Ave. |
| Y.C045 | 128-130 5th Street |

Total 58 Noncontributing Buildings

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A

Areas of Significance (enter categories from instructions)

EXPLORATION/SETTLEMENT
ARCHITECTURE

Period of Significance

1892-1936
1892-1936

Significant Dates

N/A
N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

VARIOUS: See Inventory Forms

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SUMMARY STATEMENT

The Century Heights Conservancy Residential Historic District is nominated to the National Register of Historic Places under criteria "a" and "c" at the local level of significance for its contribution to our understanding of the settlement, early development, and architectural heritage of the City of Yuma. The period of significance (1892 to 1936) covers the span of time between the first development that occurred in the district up to the beginning of rapid development prior to WWII. It reflects a historic development of the majority of the buildings within the district's boundaries and is important to the development of the City of Yuma. The area contains one of the largest, intact groupings of early residential architecture remaining in Yuma.

The Century Heights Conservancy Residential Historic District in Yuma, Arizona includes 170 buildings which represent a concentration of distinct early Yuma residential building forms in a range of styles including Queen Anne, Territorial, Bungalow, and several Period Revival styles. The buildings in the district retain a moderate to high degree of integrity, are associated with pioneer families who settled early Yuma, and significantly represent working class and middle class residential development. Seventeen residences within the district's boundaries are currently listed on the National Register of Historic Places (1982) as individual contributors to the Yuma Multiple Resource Area nomination.

The properties nominated in the Century Heights Conservancy Historic District are significant under National Register criterion "a" for their association to early settlement and community development in Yuma. The buildings are representative of settlement dwelling types and materials and are associated with pioneer families and working class residents who settled in Yuma in the late nineteenth and early twentieth centuries.

See continuation sheet

9. Major Bibliographical References

See continuation sheet.

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

- State historic preservation office - Arizona
- Other State agency
- Federal agency
- Local government - City of Yuma
- University
- Other

Specify repository: See above.

10. Geographical Data

Acreage of property 46 acres

UTM References

A

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|---|---|

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| 7 | 2 | 3 | 0 | 6 | 0 |
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|---|---|---|---|---|---|---|

Zone Easting Northing

C

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|---|---|---|---|---|---|---|

B

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|---|---|
| 1 | 2 |
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| | | | | | |
|---|---|---|---|---|---|
| 7 | 2 | 3 | 1 | 2 | 0 |
|---|---|---|---|---|---|

| | | | | | | |
|---|---|---|---|---|---|---|
| 3 | 6 | 2 | 2 | 3 | 3 | 0 |
|---|---|---|---|---|---|---|

Zone Easting Northing

D

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| 7 | 2 | 3 | 0 | 2 | 0 |
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| 3 | 6 | 2 | 1 | 8 | 6 | 0 |
|---|---|---|---|---|---|---|

See continuation sheet

Verbal Boundary Description

See continuation sheet.

See continuation sheet

Boundary Justification

See continuation sheet.

See continuation sheet

11. Form Prepared By

name/title Linda and Wendy Laird/Revised by Doug Kupel, Historian, Arizona SHPO

organization Linda Laird and Associates date July 1987/March 1988

street & number 346 N. 4th Ave. telephone (602) 792-1807

city or town Tucson state Arizona zip code 85705

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Properties are also nominated under criterion C as embodying distinctive architectural characteristics which represent the finest local examples of Queen Anne, Bungalow, Period Revival, Territorial, and Four-Square styles. These buildings embody distinctive characteristics of types, periods, and methods of construction. The District is a significant and distinguishable entity, although individual components may lack individual distinction.

HISTORIC CONTEXT AND BACKGROUND

Settlement and Development of Yuma, Arizona

The Yuma Crossing has been used as a ford across the Colorado River for as long as records have been kept of the area. The Spanish established a mission in the 1770's, but were driven out by the Indians. Mountain men and American explorers followed the Gila to its confluence with the Colorado at Yuma. American control of the important crossing began in 1848 according to the provisions of the Treaty of Guadalupe Hidalgo when a community was established.

Yuma became a major transportation point in the progress of western expansion. Goods were shipped up the Colorado River to Yuma, and dispersed to the various mining towns in Southern Arizona. Gold seekers and cattle drivers wended their way to the California gold fields via the Yuma Crossing. A southern trans-continental rail route was established in 1877 when the Southern Pacific Railroad Company arrived in Yuma. The railroad yard, just east of the Century Heights Conservancy area, grew to become a major division point for the railroad, provided jobs for many Yumans, and was a major catalyst in the development of the working class residential neighborhood.

Although transportation continued to play a major role in Yuma's economy, the turn of the century marked the beginning of a new economic base, agriculture. The potential for successful agricultural enterprise had been realized by many of Yuma's pioneer residents. However, their efforts to use river water for irrigation were continually frustrated due to flooding and the Colorado River's irregular seasonal flow.

Passage of the Reclamation Act of 1902 and the decision by the Secretary of the Interior in 1904 to implement one of the first major reclamation projects in Yuma eventually eliminated the problem of using the river water. Completion of the Laguna Dam in 1909,

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and the Yuma Syphon in 1912, provided new means for irrigation and opened up the whole area south of Yuma for development. By 1914, the community was large enough to be designated a city. Construction of the Ocean-to-Ocean highway bridge in 1915 renewed Yuma's significance as a transportation center, but the public sale of 5,500 acres of mesa land on November 19, 1919, truly marked the City's new economic underpinnings.

At the outset of the 1920's, Yuma had a population of approximately 4,200 people and was rapidly growing. Its residential areas were models of domestic design and its commercial center was bustling. This pattern of development continued through the 1920's with the addition of many new residences, public buildings and educational facilities throughout the community, plus an extensive redevelopment of business in the Central Business District.

The Great Depression had a devastating effect on the booming community and building virtually halted. But, by 1937, Yuma was growing considerably again. Agriculture played an increasingly important role in the local economy. The advent of Second World War brought a new surge of prosperity as Yuma emerged as a base for military operations with the establishment of the Naval Training Station, the Marine Air Corps Station and the Yuma Proving Grounds.

Century Heights Conservancy Development

The Century Heights Conservancy Residential Historic District in Yuma, Arizona is located on a mesa immediately to the south and west of the original Central Business District. It was laid out in 1876 as part of Theodore F. White's original survey the Yuma townsite. The townsite extended from Gila Street to Avenue C, Twenty-third Avenue, and from the Colorado River to Eighth Street until the turn of the century, when additional subdivisions and lots were platted.

Dependable irrigation, increased automobile and railroad transportation systems, and an expanding agricultural economy were factors in the growth of Yuma after the turn of the century. The Century Heights Conservancy Residential Historic District developed as new housing was needed in close proximity to the downtown area. Development of residences in the neighborhood began in the 1890's and continued through the 1930's. Prominent Yumans speculated on vacant land in the district, frequently

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holding multiple parcels. A number of pioneer families and civic leaders moved into the neighborhood. Although, the area developed primarily as a middle class neighborhood with single family residences, duplex and apartment complex rentals.

The Building of Orange Avenue

By the end of the Nineteenth Century, Yuma was growing away from the river flats and onto the mesa. The Century Heights area had been laid out in 1876 as a portion of the original townsite. The proximity to downtown was attractive to residents and the area became a natural area for expansion, particularly because of the repeated flooding of the low lying downtown area.

Hiram W. Blaisdell understood the desire for building a residential district on higher ground. He also recognized the need for a water system in Yuma to service the newly developing community. He had an appropriate background for solving the water problem that would stimulate the development of the Century Heights Conservancy neighborhood.

Blaisdell had immigrated to California as a young man, where he met Luther Burbank. In 1887, Hiram and his brother, Frank, arrived at the Yuma Crossing, and in 1892, he organized the Yuma Water and Light Company. He also invented a procedure for extracting potable water from the muddy Colorado River, the "Blaisdell Slow Sandwashing Machine". This patent invention was used at water plants in other cities as well, such as Philadelphia, PA, Pittsburgh, PA and Wilmington, DE. The Slow Sandwashing machine is still intact, located inside the Yuma Water Works yard and is currently listed on the National Register.

Blaisdell developed what was perhaps the first citrus grove in Arizona when he planted trees, acquired from Luther Burbank, in the South Gila Valley. Although floods were a common occurrence, the 1891 flood of the Gila was a memorable one, which destroyed the citrus grove. Not daunted for long, Blaisdell replanted his trees on the mesa, at Sixteenth Street and Fourth Avenue. This second grove was "way out" of town, and so Blaisdell had to construct a water line to supply his new Yuma Heights orange grove. The water line, which started at the Colorado River, had two diagonal lines, one from Madison to Third Avenue and the other running from Third Avenue to Fourth Avenue before reaching the grove at 16th Street.

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Mr. Blaisdell planted alternating sour orange and pepper trees along this water line, as far south as 8th Street. It would be twenty years more before the Yuma-Mesa Auxiliary Project would bring irrigation water to the neighborhood. Blaisdell's line of orange and pepper trees fell victim to neglect and slowly disappeared, as has the Sixteenth Street grove.

This route, now known as Orange Avenue, was crucial to the continuing development of the mesa top near downtown, which was now considered to be a fine location to build a new home. The earliest residents of the Century Heights Conservancy lived on or near Orange Avenue. Residents were free to tap into Blaisdell's muddy water line to water their yards. Long time residents remember the mounds of sand that would collect under the faucets of these Orange Avenue homes.

Exact dates for other street construction in Century Heights Conservancy are unknown, but photographs taken as late as the teens show unpaved streets. Sidewalks had been laid earlier. The Yuma Sun in 1905 reported in great detail that 'concrete sidewalk construction is progressing' in the neighborhood and attempted to shame the "laggards who ha[d] not chosen to cooperate". The City was in charge of construction to assure uniformity, but the residents paid for the improvements.

The Century Heights Conservancy neighborhood was located up the mesa and just west of the Southern Pacific Railroad Yards which was a major division point for the railroad company. A twelve stall round house was located in the yard along with a large freight depot and shops. The company maintained some cottages and a reading room for its mobile employees. The railroad industry generated business activity and jobs for Yuma. As the division point grew, so did the need for nearby housing in the nearby neighborhood.

The influx of workers for the Laguna Dam construction, which began in 1906, also accelerated the need for more housing in Yuma. In response to this demand, more houses began to appear in the Century Heights Conservancy district, with many built specifically as rentals. Duplexes that served both the owner/occupant and renter were also constructed.

After the turn of the century, the Century Heights Conservancy district began to develop more rapidly. Many prominent Yumans speculated on property in the neighborhood. Some owned multiple contiguous parcels but most owned scattered parcels throughout the district.

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Speculators

Speculators such as J.M. Molina, E.F. Sanguinetti, David Neahr, John Stoffela, Hiram Blaisdell, Frank and Ed Hodges, Althee Modesti, and John Dorrington all owned property and built rentals and homes in the Century Heights Conservancy Area.

Conrad Molina, son of J.M. Molina, an influential investor and property owner in Yuma, was one of the early residents and speculators in the Century Heights Conservancy district. In the early 1920's, Conrad moved a wood frame house from Main Street to its present location on the northwest corner of First Avenue and Fifth Street (#Y.CO46). Molina constructed the various rentals at the rear of his home in later years (#Y.CO45).

To encourage further development "out in the country", Molina sold his adjoining lot, lot 5 of block 116, for a very "fair" price, to Dolores Redondo Figueroa (#Y.CO47), daughter of one of Yuma's earliest influential ranchers. Her home was originally on Main Street, but she soon moved the house to her new land.

In 1900, John Stoffela, who ran the Railroad Exchange, a mercantile establishment that served the needs of the railroad workers, owned quite a bit of property in the Conservancy area. He owned two lots on block 116, built one home (#Y.CO49) at 115 Fourth Street as a rental for Frank Delgado, his carpenter, as well as several other rentals (#Y.B016), (#Y.A068), (#Y.A069) and (#Y.A070).

Another early large property owner was F.S. Ming. Ming came to Yuma from New Jersey in 1904 and quickly acquired a considerable amount of property in the Conservancy area. The Ming Apartments, 502 S. Orange Avenue (#Y.B013), and several vacant lots were in his possession. Frank Ming was proprietor of the Southern Pacific Hotel, was active in citrus farming, and served as Mayor of Yuma in the 1920's. He pursued an active social life, maintaining memberships in several fraternal organizations as well.

Many of these early speculators built homes and/or rentals. For the most part, however, land was bought for the explicit purpose of making a profit at the time of sale and thus was not improved until after its sale. The sporadic growth pattern of the district can thus be accounted for. Homes were built on scattered sites bypassing vacant lots, rather than filling contiguous lot spaces.

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A number of civic leaders who were significant to the settlement and development of Yuma lived in the Century Heights area. Many of them were businessmen or members of pioneer families. Henry Levy (#Y.A044, National Register #Yu.125), Harry Brownstetter (#Y.A014, National Register #Yu.130) and O.C. Johnson (#Y.B023) were all businessmen with homes in the Conservancy Area.

Many residents of the Century Heights Conservancy worked for the Southern Pacific Railroad Company at the railroad yards just below the mesa to the east of the neighborhood. Donald McIntyre (#Y.C048), Frank Coleman (#Y.B044), Alfred L. Logan (#Y.A047) and Bert Cawley (#Y.C009) were all railroad workers. Other residents worked for businessmen in the downtown area. E.F. Sanguinetti, owner of Yuma's largest mercantile company, was a speculator in the Century Heights area and employed a number of the area's residents. Sanguinetti sold lots for development, some of which were bought by his employees. Joseph Dunbar (640 S. First Avenue, #Y.A064), Bert Caudry (600 S. Orange Avenue, #Y.A010) and Frank Ewing (700 S. Second Avenue, #Y.A031) were all Sanguinetti employees living in the Conservancy area.

Construction within the district continued to occur until the late 1920's. The Great Depression had a devastating effect on further development and only eight structures were built between 1930 and 1936. Only nineteen new buildings have been built since 1936.

By 1937, Yuma had grown considerably. Agriculture played an increasingly important role in the local economy. Large scale citrus produce shipments, especially grapefruit, are identified with the growing community at the edge of the Colorado River. The next several decades saw some changes in the neighborhood. As Yuma continued to grow, commercial activity, expanding from the downtown area, began to define the edges of the Century Heights Conservancy.

ARCHITECTURAL SIGNIFICANCE

The properties nominated as contributors to the Century Heights Conservancy Residential Historic District represent one of the largest, intact grouping of architecturally significant residential buildings remaining in Yuma. The district includes seventeen primary contributors that are

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currently listed on the National Register of Historic Places as individually eligible contributors to the Yuma Multiple Resource Area Nomination.

The buildings represent a range of styles, including: Queen Anne, Territorial, Four-Square, Period Revival, and Bungalow that are common throughout the southwestern United States. The pattern of architectural development of Yuma is typical of Arizona building styles used during the period of significance, from 1892 to 1936. This period encompasses the settlement and development of the Century Heights Conservancy and is significant to our understanding of the history of architectural development of Yuma.

The Century Heights Conservancy Residential Historic District is located on a mesa to the southwest of downtown Yuma. Early development was encouraged in the area as a precaution against the periodic flooding of the Colorado River. The earliest building in the district, the Territorial style, adobe, Mexican Consulate (Y.C050) is currently listed on the National Register. This style was commonly built by early settlers utilizing the only available desert building material, adobe. A number of other early buildings utilized adobe as a building material although, the majority of the early building stock was constructed of wood frame which was imported by rail from California. Locally produced brick and cast concrete "jewel block" were also utilized in early construction. The majority of the early, turn of the century, simply designed homes were built in the Queen Anne and Territorial styles. One example (#Y.A011) of the more traditionally midwestern Four-Square style is included in the district.

After the turn of the century, as working class residents moved into the neighborhood, a style shift occurred and homes tended to accommodate functional requirements rather than more formal architectural design. The "old fashioned" Queen Anne style was supplanted by the Bungalow style which became the predominant building form in the district. The majority of the residences were single family although, some apartment complexes and duplexes were built as a response to the need for working class housing.

Period Revival style residences were built infrequently in the district. In most instances the stylistic detailing is modest on these buildings. Spanish Colonial Revival was the most popular form and seven examples of this style are included in the district. A Georgian Revival style

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residence, a Neo-Classical style residence, and a Gothic Revival style church are also included. The Revival style buildings make a distinct contribution to the Century Heights Conservancy streetscape because of their rarity.

The buildings that comprise the Century Heights Conservancy Residential Historic District form a cohesive grouping that distinguishes the district from nearby areas that have been extensively modified or developed at a later period and adds significantly to our understanding of the architectural development of Yuma. The district contains one of the largest, intact groupings of early residential architecture remaining in Yuma, conveying a distinct sense of time and place due to the quality of its architecture, and is therefore worthy of inclusion on the National Register of Historic Places.

EXPLORATION/SETTLEMENT SIGNIFICANCE

The Century Heights Conservancy Residential Historic District is one of the few cohesive residential areas of Yuma remaining from the settlement and development period between 1882 and 1936. Yuma was first settled in the 1850's. The earliest residential section of Yuma was built below the mesa in the present downtown area and, with the exception of a very few scattered sites, was redeveloped as Yuma became a city.

Many of the residents who chose to move to the mesa were early pioneers or second generation Yumans whose parents had arrived in the early settlement period and had become successful civic leaders and merchants. Many of these residents influenced the development of Yuma. The earliest residents in the Century Heights Conservancy lived on or near Orange Avenue.

The Neahr/Luz Balsz Home at 473 S. Second Avenue (#Y.CO41, National Register #Yu.128) is an early adobe home near Orange Avenue. It was built by David Neahr in 1899 and is one of the few remaining examples of asymmetrical adobe construction in Yuma. Neahr came to Yuma in 1853 and worked as an engineer for the Colorado Steam Navigation Company. He was on the commission to construct the first Territorial Prison located on

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Prison Hill near downtown Yuma and later became the superintendent. In addition to his home, Neahr built a rental duplex (#Y.CO43) located nearby.

The association with the history of Yuma that the Polhamus and Hodges families share began in the 1850's. Members of these families were significant property owners in the Century Heights Conservancy Residential Historic District.

Agnes Polhamus-Hodges (#Y.CO19) was born in Yuma in 1871. Her father, Captain Isaac Polhamus, who arrived in Yuma in 1850, was the superintendent of the Colorado Steam Navigation Company and took his children, including Agnes, on several trips up the Colorado River, one going as far north as the Grand Canyon. The Yuma of Agnes' girlhood had no churches, schools, or the other amenities of "civilization." Before Hiram Blaisdell invented and patented the Yuma water system in the 1890's, families had two barrels of water -- one to use and one for settling out the silt of the Colorado River.

Agnes Polhamus married Peter Hodges in 1896. At the time of their marriage, Peter was a clerk at the Southern Pacific Hotel and later was a guard at the Arizona Territorial Prison. The Hodges built the house at 209 S. Orange Avenue (#Y.CO19, National Register #Yu.144) in 1905 for their growing family.

Like many businessmen, Peter Hodges had a mine in the Fortuna area. He suspected the manager of skimming off the top of his holdings, and upon confronting the man, was shot and fatally wounded. Agnes was widowed before the birth of her last child. For some time after Peter's death in 1909, Agnes and her six children lived at her parents' home. Agnes later moved into her own home at 450 S. Second Avenue (#Y.CO17) with her sister Jennie.

In 1908, Frank and Ed Hodges, Jennie's brother-in-laws, ran the Yuma Meat Market that dominated the entire Yuma area in wholesale and retail sales. In the Conservancy area, the Hodges brothers owned 672 S. Second Avenue, (#Y.A036); 141-173 Fifth Street, (#Y.B053) and 551 S. Second Avenue, (#Y.B049) which were rental units.

Agnes' sister, Jennie Polhamus, who lived with her at 450 Second Street (#Y.CO17), was another of the eleven children born to Captain Isaac Polhamus. Jennie never married. In 1920, she worked as a cashier for E.G. Caruthers in the First National Bank, becoming Arizona's first woman cashier.

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During the Depression, Jennie constructed and operated a small market on the corner of Orange Avenue and Second Avenue, which was called Jennie's Market (currently Hom's Market, #Y.CO18). The little corner market still supplies the neighborhood with groceries and a miscellanea of dry goods.

The E.G. Caruthers home at 441 S. Second Avenue (#Y.CO37) was started by F.B. Logan in 1895, then sold to C.E. Eichelberger, a partner in the King of Arizona Mine, in 1900. Caruthers, a prominent banker, acquired the house in 1911. It was owned by the family until the early 1950's.

Other prominent bankers moved to the Orange Avenue area as development increased. Harry Brownstetter was one of Yuma's leading businessmen. He came to Arizona in 1896, locating first in Phoenix. He remained there until 1903, when he moved to Yuma to enter the mercantile business. By 1922, Brownstetter sold his business to Varney Brothers of the Imperial Valley. Brownstetter then homesteaded and farmed 150 acres of cotton and alfalfa in the South Gila Valley. Brownstetter became president of the Gadsden State Bank, president of the Yuma Realty Company, was one of the directors of the First National Bank and president of the Yuma Hospital Association.

Another turn of the century resident in the Century Heights Conservancy was Emil Eger, Sr. who came to Yuma in 1910. For some years he was manager of the Yuma Title, Abstract and Trust Company. He then opened his own insurance, loan, rental and real estate office on Second Street in the Brinley Avenue Historic District. By 1919, Eger had merged his business into the Security Trust and Savings Bank, of which he was vice-president. In 1916, he bought lot 6 block 133 from Charles E. Potter and constructed a home at 542 S. Orange Avenue (#Y.BO18) where he resided.

Frank Ewing, a secretary at the Sanguinetti Yuma Ice, Electric and Manufacturing Co., lived at 700 S. Second Avenue (#Y.AO31, National Register #Yu.119). The house, constructed in 1920 is Yuma's best example of residential Spanish Colonial Revival style. Ewing served two terms as mayor, was involved in civic activities and had extensive land holdings in Yuma.

Not all of the residents were civic leaders. Paul Moretti came to Yuma in 1893. He established the Barrel House Saloon located on Main Street, and built a two story office building on the corner of First and Main, later known as the Arizona Hotel. Mr. Moretti also maintained mining

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interests and a ranch in the Gila Valley. During Prohibition, Moretti, along with several other citizens, was arrested, convicted and given probation for bootlegging. The experience apparently made the participants more attentive to details, for no additional arrests were recorded. The Moretti home at 661-663 S. Orange Avenue (#Y.A018) was built by contractor J.W. Johnson.

Important law officials also resided in the neighborhood. Jim Chappell came from a pioneer family which ran cattle in the Gila and Antelope Valleys. Jim Chappell served as sheriff for many years in Yuma. He was a conscientious and well-liked man, according to the article written about him in the Yuma Examiner July 29, 1924, when he was running for re-election. Chappell's home is located at 640 S. Orange Avenue (#Y.A005).

Henry Levy, a member of a Yuma pioneer family, was Chief of Police for many years. He remained in office from 1910 until 1932. The Henry Levy home, at 608 S. Second Avenue (#Y.A044, National Register #Yu.125), is one of the most elegant homes in the Conservancy area.

Merchants from the nearby downtown also chose to live in the Century Heights Conservancy. O.C. Johnson came to Yuma in 1898, to manage the general store of Levy and Company, one of Yuma's first department stores. In 1901, Johnson and William A. Bowes opened their own store which was named Johnson-Bowes Mercantile Company. A funeral department was added in 1902 and in 1907, Bowes sold his interest to Johnson. By 1917, Johnson closed out the Mercantile, retaining the funeral home business. Johnson also owned the Yuma Hardware Company with Fred Ingel, the contractor for the Goldsmith Home, (#Y.B001). Johnson served on the grammar school board from 1908 to 1920, and the high school board from 1921 to 1938. He belonged to the Episcopal Church and to several fraternal organizations in Yuma. Johnson built and resided in the house at 584 Orange Avenue (#Y.B023).

Harry Goldsmith was another successful merchant who lived in the Conservancy at 593 S. Fourth Avenue (#Y.B001). Goldsmith came to Yuma with his brother, Soloman, and opened a clothing store. Soloman soon fled the extremes of the Yuma climate, leaving Harry to run the store on Main Street, where he continued to sell clothing for many years.

John Herbert Underhill, along with his sons, still operates the freight and storage business which was started in 1876 by his grandfather, Thomas W. Underhill. The family has hauled freight from Territorial mining camps to modern cities and has continued the business, Underhill

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Transfer, for four generations. Underhill purchased a lot at 590 Orange Avenue (#Y.B024) from Lillian Cronin in 1908 on which he built and established the family home for two future generations.

Hiram Blaisdell was not the only inventive Yuman associated with the Century Heights Conservancy. A.J. Eddy (#Y.A007) was, in many ways, a jack of all trades with a very eclectic mind. Before coming to Yuma, A.J. Eddy operated the first taxicab service at Bouse, in northern Yuma County. Upon his arrival in Yuma in 1913, he acquired half an interest in Riley's Garage. He studied law by correspondence and with a local lawyer. In 1918, he passed the bar exam and opened an office in Yuma. Eddy's mechanical abilities led him to build the first evaporative cooler in Yuma. His "Desert" cooler dramatically changed the custom of leaving town, if at all possible, during the 100 plus degree summer months.

A.J. Eddy was also involved in the first court case that ballistics were used in obtaining a conviction. From his automotive garage work, Eddy observed that bearings, although all cast alike, needed individual adjustments and all had characteristic markings. When the Yuma police were confronted with a murder case A.J. was able to prove from the markings on the fatal bullets that they had been fired from the murderer's gun. A.J. Eddy's home, built prior to 1911, was at 628 S. Orange Avenue (#Y.A007).

Newspaperman W.H. Shorey printed the Yuma Examiner from an apartment in the neighborhood for a brief period of time. In 1895, Shorey arrived in Yuma to try his hand at farming. He owned 80 acres of land where Somerton, Arizona is now located. Shorey later founded the Yuma News in 1896, and the Yuma Examiner in 1906. This occupation was more suitable to his training in journalism than farming. Shorey was also the proprietor of the Yuma Bakery, a large wholesale operation. Ed P. Clark (#Y.A012) later purchased the bakery business and Shorey went back full time to the newspaper business. The flood of 1916 literally washed the newspaper away, but Shorey temporarily moved his printing operations to an apartment he owned at 234-238 Fifth Street/482-488 S. Second Avenue (#Y.C013). The presses continued to roll, avoiding the financial losses the flood and the cotton slump imposed on many Yuma businessmen that year.

The Century Heights Conservancy was located up the mesa and just west of the Southern Pacific Railroad Yards which grew to become a major division point for the railroad company employing many Yumans. The influx of workers for the Laguna Dam construction, which began in 1906,

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also accelerated the need for more housing. The newly developing neighborhood was an ideal location for small single family, duplexes, and a few multi-family homes for workers.

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**CENTURY HEIGHTS CONSERVANCY RESIDENTIAL HISTORIC DISTRICT
Yuma, Arizona****VERBAL BOUNDARY DESCRIPTION**

Beginning at the intersection of the east curblineline of 4th Avenue and the north curblineline of 6th Street, then proceeding north following the east curblineline of 4th Avenue 415 feet north to the north property line of tax parcel 14-110-34-012, then turning east following said property line 175 feet east to the east curblineline of the alley between 4th Avenue and Orange Avenue, then turning north and following the east curblineline of the said alley 835 feet north to the north property line of tax parcel 14-110-33-056, then turning east following said property line 300 feet east to the east curblineline of Orange Avenue, then turning south and following the east curblineline of Orange Avenue 320 feet south to the north property line of tax parcel 14-110-33-048, then turning east following said property line 175 feet east to the east curblineline of the alley between Orange Avenue and 2nd Avenue, then turning north following the said east alley curblineline 180 feet north to the south curblineline of Orange Avenue, then turning northeast and following the south curblineline of Orange Avenue 250 feet northeast to the west curblineline of 2nd Avenue, then turning east and following the north property line of tax parcel 14-110-33-033 275 feet east to the east curblineline of the alley between 2nd Avenue and 1st Avenue, then turning and following the west curblineline of the said alley 200 feet north to the south curblineline of Orange Avenue, then turning northeast and following the south curblineline of Orange Avenue ninety feet northeast, then turning east and following the south curblineline of Orange Avenue 135 feet east to the west curblineline of 1st Avenue, then turning south following the west curblineline of 1st Avenue 660 feet south to the south curblineline of 5th Street, then turning east following the south curblineline of 5th Street 160 feet east to the west curblineline of the alley between 1st Avenue and Madison Avenue, then turning south and following said west alley curblineline 186 feet to the north curblineline of 6th Street, then turning west and following the north curblineline of 6th Street 160 feet west to the west curblineline of 1st Avenue, then turning south and following the west curblineline of 1st Avenue 240 feet south to the north property line of tax parcel 14-110-35-066 (extended), then turning east and following said north property line 160 feet east to the west curblineline of the alley between 1st Avenue and Madison Avenue, then turning south and following said west alley curblineline 400 feet south to the north curblineline of 7th Street, then turning west and following the north curblineline of 7th Street 450 feet west to the west curblineline of the alley between 1st Avenue and 2nd Avenue, then turning south and following said west alley curblineline 280 feet south to the south property line of tax parcel 14-110-34-143, then turning west and following said south property line 450 feet west to the east curblineline of the alley between 2nd Avenue and Orange Avenue, then turning north and following said east alley curblineline 470 feet to the south property line of tax parcel 14-110-34-090, then turning west and following said south property line 340 feet west to the east curblineline of the alley between 4th Avenue and Orange Avenue, then turning north and following said east alley curblineline 575 feet north to the north curblineline of 6th Street, then turning west following the north curblineline of 6th Street 190 feet west to the point of beginning.

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**CENTURY HEIGHTS CONSERVANCY RESIDENTIAL HISTORIC DISTRICT
Yuma, Arizona**

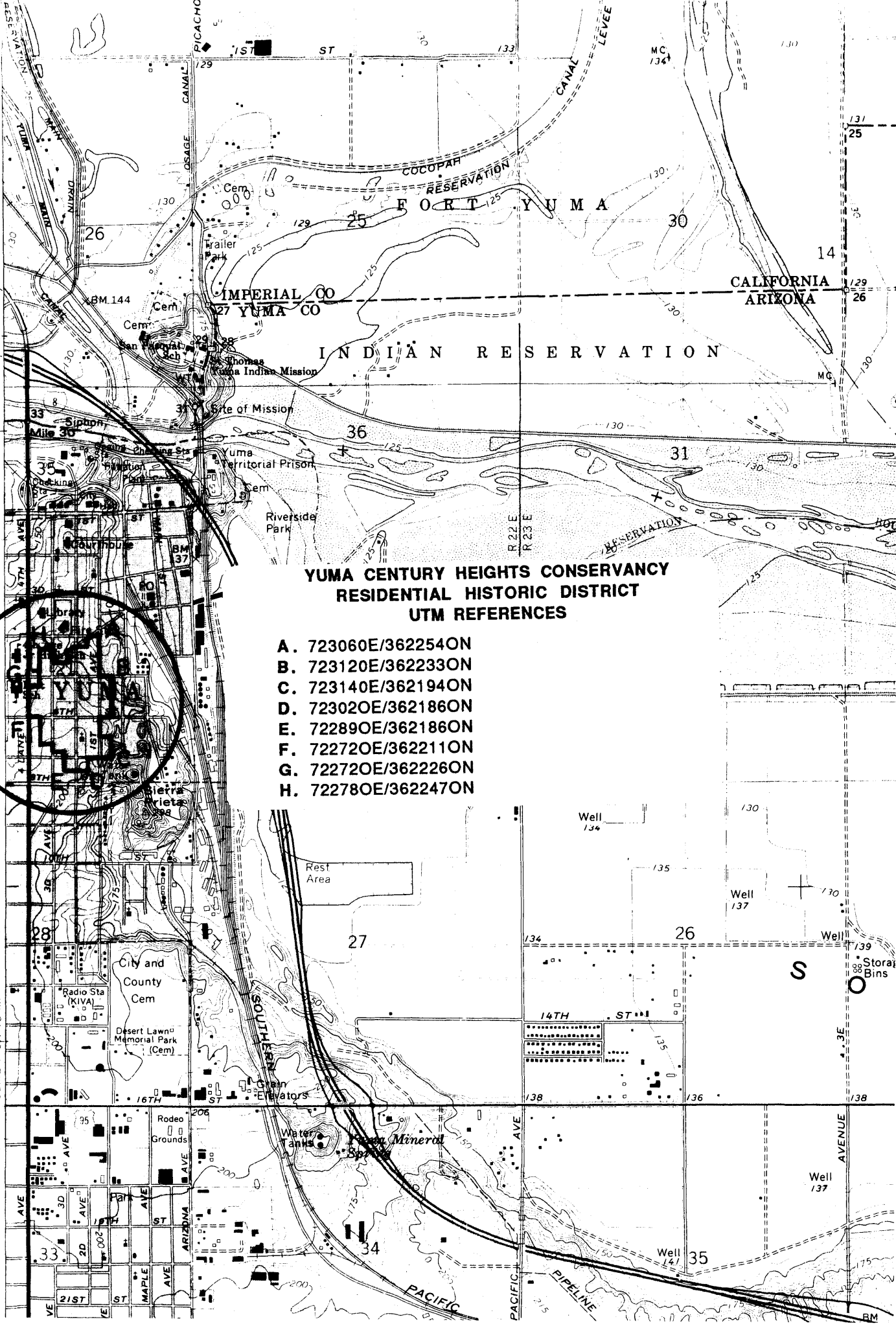
BOUNDARY JUSTIFICATION

The Century Heights Conservancy Residential Historic District boundary was chosen to reflect a cohesive neighborhood entity defined primarily by historic residential development and visual qualities in a central district core where earlier and larger residences are located along Orange Avenue. More humble and deteriorated residences are located to the south and east of the central focal point of the district and thus have been excluded from the district's boundaries. Fourth Avenue, a major thoroughfare, provides a distinct boundary at the west edge of the district. In addition, intrusive apartment complexes, located on large corner lots toward the periphery of the district boundaries, and commercial intrusions have been excluded from the district.

The district boundaries were chosen to include primary contributing structures currently listed on the National Register of Historic Places and other structures now recognized as historic in a district context. The boundaries reflect the weakening of architectural expression and integrity as one moves from the central, residential core of the district to the surrounding residential areas to the east and south and the commercial areas to the north and west. Two vacant lots are included at the district boundaries. These are included because vacant lots were common in the historic period and they thus represent the historic development of the district and because these two areas possess a visual link to the district.

Boundaries are delineated on the accompanying map. Boundaries of individual properties include all of each property as identified by its tax parcel number on the survey forms. The district boundary is defined as being the inside curblines of all perimeter streets.

3625000m N
 HOLTVILLE 48 M. WINTERHAVEN 07 MI
 210 000 FEET (CALIF.)
 EL CENTRO EXIT 56 MI. 29 MI. TO CALIF. 98
 T. 16 S.
 T. 8 S.
 3623
 3622
 42'30"
 3621
 SAN LUIS MEXICO: 25 MI. SOMERTON: 13 MI.
 3620



**YUMA CENTURY HEIGHTS CONSERVANCY
 RESIDENTIAL HISTORIC DISTRICT
 UTM REFERENCES**

- A. 723060E/362254ON
- B. 723120E/362233ON
- C. 723140E/362194ON
- D. 723020E/362186ON
- E. 722890E/362186ON
- F. 722720E/362211ON
- G. 722720E/362226ON
- H. 722780E/362247ON

