

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 for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 Eagar Townsite Historic District

other names/site number _____

2. Location

street & number Portions of 8 Blocks northeast of Central Avenue and Main Street not for publication N/A

city or town Eagar vicinity N/A

state Arizona code AZ county Apache code 01 zip code 85925

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

James W. Garrison AZ State Parks 6/3/93
Signature of certifying official/Title Date

Arizona State Parks
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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 the Keeper

Date of Action

Patrick Andrews

7/23/95

Eagar Townsite Historic District
Name of Property

Apache County, Arizona
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
21	16	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
21	16	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Residence

Commercial

Current Functions
(Enter categories from instructions)

Residence

Commercial

Vacant/Not in Use

7. Description

Architectural Classification
(Enter categories from instructions)

National Folk

Bungalow

Spanish Colonial Revival

Materials
(Enter categories from instructions)

foundation Stone

walls Exposed Wood (Vertical Boards)

Stucco

roof Asphalt shingle

other Wood Clapboard Walls

Concrete Foundation

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.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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)

Community Planning & Development

Period of Significance

1886-1942

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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:

10. Geographical Data

Acreage of Property _____ 54 _____

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 2	6 5 7 4 4 0	3 7 7 6 1 5 0
	Zone	Easting	Northing
2	1 2	6 5 7 8 8 5	3 7 7 6 3 2 0

3	1 2	6 5 7 8 9 0	3 7 7 5 9 6 5
	Zone	Easting	Northing
4	1 2	6 5 7 4 4 0	3 7 7 5 9 5 0

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 Robert G. Graham/Architect

organization Ryden Architects date August 1992

street & number 645 North Fourth Ave. #A telephone 602/253-5381

city or town Phoenix state Arizona zip code 85003

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 SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 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 Projects (1024-0018), Washington, DC 20503.

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**Eagar Townsite Historic District
Apache County, Arizona**

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MATERIALS (cont'd.)

Walls: Brick

NARRATIVE DESCRIPTION

SUMMARY

The Eagar Townsite Historic District is found within the rural town of Eagar in east-central Arizona. It is comprised of two intact, albeit discontinuous core areas within the larger 1-1/2 mile by 1/4 mile area of the original townsite. The Townsite was founded in 1886 and experienced a continuous level of development through World War II (about 1942), establishing the period of significance. The district contains residences and commercial buildings of various styles, reflecting the historic appearance and development patterns prevalent in Eagar and in other Mormon-settled towns of the region. The town, as represented in the historic district, is a low-density development with many rural qualities and features. Although the district has suffered some intrusions of modern development, the rural landscape elements unify its appearance. The area within the district retains much of its original character whereas other areas outside the district have been redeveloped or altered.

DESCRIPTION

The Town of Eagar and its sister town, Springerville, are nestled side-by-side within Round Valley in eastern Arizona, not far from the New Mexico border. The picturesque setting of the town includes pastoral meadows providing a foreground for the evergreen-covered hilltops and volcanic hills which surround the valley.

The development patterns which created Eagar are evident in the appearance of the townsite. The town is oriented mostly around the north-south streets, which include Main Street, the central thoroughfare; as well as Eagar Street to the east and Harless Street to the west. (Other north-south streets occur outside the district boundaries, further east and west.) At the southern end of the district (about at the center of the modern town), Central Avenue crosses Main Street. North of Central Avenue each road is a consecutively numbered Avenue; to the south the roads are numbered as Streets. The blocks are large, about 500 feet square; each originally accommodated one or two farmsteads. Streets are wide, about 90 feet within the right-of-way. Within this right-of way, paving approximately 30 feet in width is flanked by wide, unpaved shoulders. The sole exception is Main Street, which has recently been widened and upgraded with curbs, gutters, and sidewalks. Most of each block was put under cultivation or grazing. As time progressed, blocks were split and more modern homes and businesses were built. As a result major historic buildings tend to be located on corners, with more modern infill between.

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Taken as a whole, the district includes the finest residences and the intact historic commercial area of the town. The two parts of the district originally grew as one, and were the heart of the community. Around this core, residential development extended a few blocks north and many blocks south. Between the two halves of the district, the blocks on either side of Main Street (blocks 15 and 16) have been redeveloped with modern buildings. East of Main is the modern Church of Jesus Christ of Latter-Day Saints (Mormons) and west of Main Street a modern motel is under construction. These two blocks once contained historic residences and the old Mormon Church, respectively.

Main Street reflects its history as the location of the finest residences and the small area of commercial buildings. The street connects the center of Eagar with downtown Springerville, a little over a mile to the north. At the extreme northern end of the district, the two-story William F. La Sueur House (c.1900) [12-1] is the most impressive edifice in the town. Now used as a bed-and-breakfast inn, the La Sueur House is constructed of red brick, unusual in Eagar, and is of the Georgian Revival Style. Midblock between 2nd and 3rd Avenues, Main Street has been redeveloped with several small homes and businesses. Anchoring the south end of the block are the Folk-Victorian style Harry Colter House (c. 1890) [11-7] and an intact Bungalow (c. 1925) [12-5]. Main Street in the southern part of the district includes the few commercial building which Eagar had in the early days. The northern part of the block between 1st Avenue and Central is severely intruded with modern development and is not within the district boundary. At midblock, however, one can still appreciate the historic character of the business district. Contributing properties in this area include a typical storefront-type commercial building with a false "boomtown" front (c. 1920) [20-9]; the Grapevine Hall (1916) [20-10], once the social center of the town; and two duplexes (both c. 1930) [19-6, 20-12], which reflect the income-producing nature of the block. The southern part of the block has been redeveloped with modern fast-food and convenience-store outlets.

Away from Main Street, the district has a rural-residential character. Bungalows and National-Folk variants are the principal historic styles found. Also typical in the area are unfinished wooden barns, granaries, corrals, and other agricultural outbuildings. The high incidence of wooden and barbed-wire fencing, open fields, mature trees, grassy/weedy street shoulders, and irrigation features such as ditches and gates gives the district coherence.

The home at 82 West 2nd Avenue (c. 1925) [11-11] may be regarded as typical of this general character. The house sits on a little less than a quarter-block parcel, with an open field abutting one side and a modern infill home on the other. The house is of the Bungalow style, remaining simple in massing and detail. The house is one-story in height, and features a front-facing jerkinhead gable over the front window and entry porch at the main facade. A small, sensitive addition is found to the side, and most of the original wood windows have been replaced with steel casement windows. The property also includes several agricultural outbuildings. These are simple in design, and are of unfinished wood boards and corrugated metal. A wooden rail fence surrounds the front side of the site. The remainder of the property

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is fenced off with a barbed-wire fence supported with rough sections of tree limbs and other scrap wood.

Many other properties in the district exemplify similar traits. The placement of their one-story, compact masses appears almost random, reinforcing no particular facade lines or organizational pattern. Agricultural outbuildings abound, as do open fences of various materials. Open fields, gardens, and orchards are also important recurring elements.

The integrity of contributing properties in the district is high. Alterations, where they occur, are generally limited to small additions, new roofing materials, and occasional window replacements. Noncontributing properties include both modern properties and altered historic properties. Modern homes vary from ranch houses of the 1950s to modern "builder's vernacular" homes and permanently-fixed mobile units. The massing of noncontributing homes is substantially similar to the historic homes in the area, being of one-story construction, widely spaced; however, typical of modern homes, their long dimension tends to parallel the street. Only one historic home has been designated as a noncontributing property, at 28 North Eagar Street (c. 1910) [20-5]. This home has had large additions to both sides, obscuring the original form of the pyramidal-roofed National Folk home. One historic commercial building [20-11] is designated as a noncontributor due to facade alterations.

The area within the district has not been surveyed for archaeological resources. There is no basis at this time for evaluating the likelihood of the existence of significant archaeological resources within the district. None are known to exist.

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CONTRIBUTING PROPERTIES

Survey Site	Address	Approx. Const. Date	Description
8-7	313 North Main Street	c.1920	Bungalow Style House
9-5	315 North Eagar Street	c.1920	Bungalow Style House
11-4	266 North Main Street	c.1930	Pueblo Revival Style House
11-7	22 West 2nd Avenue	c.1890	Harry Colter House
11-9	236 North Main Street	c.1900	Barn
11-11	82 West 2nd Avenue	c.1925	Bungalow Style House
12-1	287 North Main Street	c.1900	William La Sueur House
12-3	286 North Eagar Street	c.1915	Folk House
12-5	213 North Main Street	c.1925	Bungalow Style House
13-4	245 North Eagar Street	c.1925	Folk House
13-5	211 North Eagar Street	c.1925	Bungalow Style House
19-6	28 North Main Street	c.1930	Pueblo Revival Style Duplex
19-8	36 West Central Avenue	c.1900	Folk House
20-4	81 North Eagar Street	c.1910	Folk House
20-6	60 East Central Avenue	c.1930	Spanish Colonial Revival Style House
20-9	33 North Main Street	c.1920	Commercial Building
20-10	45 North Main Street	1916	"Grapevine Hall"
20-12	57 North Main Street	c.1930	Spanish Colonial Revival Style Duplex
21-1	91 North Eagar	c.1920	Bungalow Style House
21-5	45 North Eagar	c.1920	Bungalow Style House

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NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The town of Eagar as represented in the Eagar Townsite Historic District is an excellent example of typical settlement patterns of Mormons in Arizona in the late 1800s and their continued prosperity in these settlements. Further, the district illustrates the pattern of growth and development in Eagar and the strategies which allowed the community to survive difficult times. The district is significant under Criterion A in the area of Community Planning and Development for its relationship to the patterns of development and settlement of Mormon towns in Eastern Arizona.

HISTORICAL OVERVIEW AND SIGNIFICANCE

The settlement and development of Eagar can be conveniently divided into five periods. The first period, from 1870 to 1888, encompasses the beginnings of the Mormon colonization movement in northern and eastern Arizona to the establishment of the community of Eagar. The second period includes the initial development effort in establishing a thriving town. The third period, 1910-1925, includes the years of greatest growth and the maturation of the community. It ends with the fourth period, when an agricultural depression, the Great Depression, and then World War II conspired to suspend growth in the well-established town. The last period, the modern period, includes the remarkable, indeed exponential, growth that the town has seen since 1945.

Mormon Settlement of Round Valley and Establishment of Eagar: 1870-1888

The Mormons who settled in the Salt Lake Valley in 1847-48 soon set about expanding the boundaries of their colony. Although the desired creation of the State of Deseret, to include Utah together with parts of California, Nevada, Colorado, New Mexico, and Arizona, had never been made reality, expansion of Mormon settlers into many of these areas proceeded. Brigham Young's colonization of these areas was part of his plan to protect the core of Mormonism from those who saw the group as a political and religious threat. Large numbers of these specially-selected settlers moved into Arizona in the 1870s and 80s. Certain expansion plans focused specifically on creation of a second Mormon center in the Sonora Valley of Mexico. The settlement of Arizona's Little Colorado valley was undertaken to provide an "intermediate pier" between Utah and Mexico.

Scouted in late 1872, settlement haltingly began in 1873, but was soon abandoned because of poor planning. The second effort pressed forward in earnest in 1876 as the nation prepared to celebrate its hundredth birthday. For the next four years Mormon pioneers from Utah established villages along a middle reach of the Little Colorado between the present-day communities of Holbrook and Winslow;

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along Silver Creek, the Little Colorado's major tributary that flows northwest to the river from the White Mountains northeast of Show Low; and along the upper Little Colorado valley around St. Johns, Round Valley, and Springerville.

The settlement of Eagar by the Mormon population was difficult. Gentile settlers were already settling in the area, and had claimed the choicest and most centrally located lands. In addition, although some towns had been founded at St. Johns and Springerville, the isolation of the area from the county seat at Prescott had attracted a virulent lawless element. The Mormons began establishment of their colony by homesteading peripheral parcels of land and trading cattle for established farms. In early 1878 the leaders of the colony established the Little Colorado Stake as their church's administrative body to encompass all the villages up and down the river, and Jacob Hamblin founded the Round Valley Ward as the local governing unit in the upper valley. In 1879, a group of colonizers including John T. Eagar and his brothers William and Joel arrived in Round Valley. The Eagar brothers built a cabin in Springerville and staked out 160 nearby acres for a farm. By 1882 the Round Valley Ward was divided into the Omer Ward, which included the upper valley around Springerville south through the bench land that would become Eagar, and the Amity Ward, which included lands to the west.

During the summer of 1884 approximately two thousand Mormon settlers arrived in Arizona Territory, swelling their growing presence to five thousand members. Non-Mormons feared the religious threat that Mormon polygamists brought. Politicians from across the territory became alarmed at the growing perception that the Mormons now held the balance of power between the Democrats and the Republicans and would seek to use this power to control the Arizona political process. Non-Mormon Arizona politicians sought ways to neutralize and diminish this threat, and at the fall session of the Territorial District Court meeting in Prescott in 1884 invoked the Edmunds Act, a federal statute prohibiting the practice of polygamy. The aid of federal officials in obtaining indictments and subsequent convictions against five Mormon leaders was secured.

The Mormon settlers were stunned. Realizing the forces arrayed against them, those subject to prosecution for polygamy left for Mexico in January and February of 1885. The St. Johns Ring, a group of outlaws from the nearby town of St. Johns, moved in to take advantage of the situation, beginning a land-jumping campaign against the brethren. Members of the Round Valley wards often spent the summer months in the White Mountains with their livestock. When they returned after the summer of 1885, they found their homes and fields occupied by members of the Ring who dared them to make any move to recover their property.

Instead of fighting the land-jumping tactics of the anti-Mormon element, the LDS hierarchy in Salt Lake City counseled withdrawal, acquiescence, and regrouping. The local stake dissolved the Omer and Amity wards and created the Union Ward, with its membership centered on land homesteaded by the three

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Eagar brothers on the bench above the Little Colorado River. At the Church authorities' request, the Eagar brothers and others who had already resettled on the bench allowed brother Mormons who wished to settle there with them to buy into their land holdings at nominal prices.

The merging of the Omer and Amity wards into the single Union ward in 1886 marks the beginning of settlement of the town.

The land was subdivided in conformance with Church practice, which was based upon a loose interpretation of the utopian "City of Zion" plan put forward by Joseph Smith. Smith's plan was intended to specify a complete model for a new town, which would be entirely self-sufficient. Smith saw the plan as a prototype for Mormon expansion throughout the West. The plan was to be built upon a square mile of land subdivided into ten-acre blocks (660' x 660'). These were separated by 132-foot streets and subdivided into 66-foot wide, 1/2 acre lots. Also specified were lot and block layout, building setbacks, planting and other details; but few, if any, of the particular details of the plan were actually implemented in Arizona's Mormon settlements. Eagar was typical. Similar approaches to town planning are evident in the nearby Mormon-settled towns of Snowflake, Taylor, and St. Johns, among others. The town was laid out in the pattern of large square blocks with wide streets, but the blocks varied, averaging 500 feet square, and the streets were more like 90 feet wide. The basic concept was intact, however, as a community of small subsistence farms developed.

Early Development of Eagar: 1888-1910

At the insistence of Bishop George Crosby, who was called to be Bishop for the new Union Ward, the residents planted gardens and orchards in addition to fields of grain. To ensure the long-term survival of the new orchards, fields, and gardens, the following year Bishop Crosby undertook to implement another typically Mormon development mechanism, the irrigation system. In settling their Utah home in the Great Basin desert, the Mormons had pioneered the development of community irrigation systems. They had not been the first to use irrigation in the inter-mountain west, but it was the Mormons who developed it into a scientific system of delivery for large-scale use within their frontier communities. An irrigation system was begun in Lee's Valley, just east of present-day Greer on an upper reach of the Little Colorado River, with the construction of Tunnel Reservoir. Big Ditch, constructed by hand with the aid of teams of horses and scrapers, carried the water to Eagar. Within the town the irrigation water was distributed to each parcel through a system of laterals which ringed each block.

By 1891 it became evident that, to protect water rights and further develop the irrigation systems, the farmers should organize and incorporate irrigation companies. In response, the Amity Irrigation Company and the Eagar Irrigation Company, among other regional companies, were incorporated. During the period

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from 1894-96 additional storage capacity was added with the construction of more reservoirs in the White Mountains.

Eagar's survival was directly attributable to the irrigation system, which includes one of the most extensive reservoir and delivery systems in Mormon-settled Arizona. Although many of the patterns are the same, as far as distribution systems, most other Mormon towns were constructed along active waterways which allowed direct diversion into the irrigation system. Eagar's location above the Little Colorado River required the more sophisticated system.

Construction materials for the growing town were becoming more available by the late 1890s. William Eagar opened a new sawmill one mile south of town. Jacob Hamblin, Jr. began a shingle mill, while Henry Day and Company and L. D. Hamblin and Company engaged in the manufacture of adobe bricks. Few building materials were imported. A large proportion of the homes built during the period from 1890-1910 were made of adobe, which may seem strange for a community located at the edge of a major forest. However, the Hispanic populations in the area had a long tradition of adobe construction. The Anglo population of Eagar witnessed the ease of manufacture, construction, and maintenance connected with adobe construction, as well as the thermal benefits in comparison to wood construction.

Following the turn of the century, several contracting companies were in existence. Francis Day, Sr., and his sons engaged in general contracting in Eagar for many years and also ran their own sawmill, shingle mill, brick kiln, and rock quarry. Joseph O. Stradling, Jr., a 1909 graduate of the St. Johns Academy and correspondence school architect, also engaged in general contracting. Although many Eagar residents built their own homes or were assisted by skilled friends and neighbors, there was enough building going on in the early decades of the twentieth century to keep local contractors in business.

Once again, the construction technologies reflected in Eagar are typical of Mormon settlements in the region. In fact, those settlements even more remote from common trade routes and from the forest relied even more heavily on adobe as a major building material.

Years of Prosperity: 1910-1925

Through the teens Eagar's growth and prosperity came not only through the beginnings of tourism, made possible by the automobile and increasingly better roads, but also and more importantly from the traditional pillars of the local economy: timber, cattle, sheep, and wool. During World War I both the timber and the cattle industries experienced unprecedented business. Local sawmills were kept busy throughout the period, and cattlemen were blessed with increasing prices and profits. Many of the men of Eagar, while engaged in subsistence farming to feed their families, were primarily livestock producers who used Forest Service permits to run flocks of sheep and herds of cattle in the mountain forests as well

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as maintaining Round Valley pastures. The war generated great demand for Eagar's goods and helped build a solid base for the future. Unfortunately for the community, once the war ended, the demand evaporated, and prices dropped precipitously.

Most commerce took place in neighboring Springerville. However, in 1910, the Arizona Cooperative Mercantile Institution (A.C.M.I.), the Mormon-run trading association, opened a branch on Main Street in Eagar. The operation sold food, clothing, hardware, farm equipment, feed, seed, livestock, and household items, usually in exchange for products produced in the community such as grain, produce, eggs, butter, and cheese. Customers would buy on credit for as long as a year and would pay their bills once they had harvested their crops or sold their livestock. The A.C.M.I. was important to the economic stability of Mormon colonies in Arizona.

The census of 1910 showed Eagar as the third largest community in Apache County with 397 residents, behind St. Johns with 835 people and Concho with 401. By 1920 the community had grown to 635 citizens.

In 1916 the community added a large social hall called the Grapevine [20-10] on Main Street. The Grapevine served for many years as community dance hall and also as the site for LDS church plays, school plays, school classes, church benefits, the annual spring operetta, and Chautauqua meetings. In the 1920s, when Eagar opened its own High School, the Grapevine became the basketball court. When Round Valley Light and Power began electric service in Eagar in 1927, the Grapevine became the first electrically-lit building in Eagar. Still later, it housed an ice cream parlor and roller rink, and in 1932 it was renamed the Arvazona and became the ward social center.

The 1920s saw a significant number of new homes built in Eagar, quite likely a direct result of the progress and prosperity of the preceding ten years. Frame and adobe construction remained equally popular. Joe Udall built a fine adobe home for himself (demolished), which included the largest barn in town [24-2]. It is also interesting to note that descriptions of Eagar during the 1920s and 30s always mention the irrigated gardens and orchards of the community. The pioneer Mormon practices of the nineteenth century continued to have a strong hold on the town well into the twentieth. These practices would stand their practitioners in good stead during the Great Depression.

The vast majority of the contributing historic homes in the Eagar Townsite Historic District were built during this period.

Years of Depression and War: 1925-1945

The 1920s began with an agricultural depression from which the farmers and stockmen of Arizona

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struggled to recover for the next two decades. In Eagar the precipitous drop in commodity and livestock prices has a dampening effect on the local economy, and by the end of the decade Eagar's population had dropped to 562 people. The development of Eagar remained stagnant from the beginning of the agricultural depression through to after World War II.

The Depression had a devastating effect on many of the urban dwellers of 1930s America, but in rural Mormon communities such as Eagar nobody went hungry or suffered from want. The livestock and cultivated fields, the gardens and orchards of Eagar kept the community fed during the 1930s, and the Woman's Relief Society of the LDS church saw to it that everyone had clothes to wear and food to eat. Woodhauling Days were already a yearly tradition in the fall, when the men and teenage boys would go into the mountains to cut firewood and bring it back for the widows, the sick, the old, and the infirm.

The beginning of the Depression badly hurt the local A.C.M.I.(Arizona Co-operative Mercantile Institution), and it was kept open just to collect outstanding debts. In 1930 it burned down, ending its close relationship to the town's economy which it held for over twenty years. It was soon replaced, however, with a new adobe store built by Bryant Whiting and christened The Modern Store. The new store continued to serve the town into the 1980s.

By the mid-1930s life and commerce had begun to revive and move forward. A community hospital was built. The Whiting brothers opened a new sawmill in 1936. In 1937 the Round Valley Water users Association took over the private irrigation companies to create a unified system of storage and delivery.

During the Second World War, a town-wide water distribution system was financed through the Farm Security Administration. Work on the water and sewer systems began on March 7, 1944, finally ending the need for outhouses.

Postwar Development: 1945-present

Development in Eagar was static from the Great Depression until the end of World War II. Beginning around 1950, Eagar experienced a steady growth that has greatly accelerated during the past twenty years.

The town incorporated in 1948, marking the beginning of an era of modern development of the town. One of the first projects authorized by the city council was the platting of the town. Eagar began to cooperate on public works projects with the town of Springerville, which incorporated in the same year.

During the 1950s and 60s the town's population doubled from 637 to 1279 residents. The community's economy continued to be based on timber and livestock production. In 1974 the Salt River Project dramatically changed the pace of Eagar community development with its announcement of plans to build

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the Coronado Generating Station northeast of St. Johns. Midway through the construction of Coronado Unit 1, the Tucson Electric Power company announced its own plans to build a coal-fired power plant at Springerville. The construction of these two facilities, coupled with the influx of new residents to the area to work at the new plants have had a major impact on modern Eagar's economy and its growth. Add to this equation the purchase of the Whiting Brothers' mill at Eagar by Southwest Forest Industries to replace their burned mill at McNary, and the announcement by Southwest Forest in 1980 that they would build a new \$20 million sawmill at Eagar, and all the ingredients are in place for the doubling of Eagar's population between 1970 and 1980 and its continued climb to a total of 4025 residents by 1990.

This modern period of development, after 1945, is responsible for most of the intrusive elements which are found within the Eagar Townsite Historic District, as well as the areas surrounding it.

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ADDITIONAL UTM REFERENCES

5:	12	657460E	3775620N
6:	12	657720E	3775750N
7:	12	657920E	3775750N
8:	12	657920E	3775580N
9:	12	657710E	3775430N

VERBAL BOUNDARY DESCRIPTION

See attached boundary map.

BOUNDARY JUSTIFICATION

The boundary defines a discontinuous district of two parts. The area between the two has been redeveloped with modern buildings. The block bounded by First and Second Avenues, and Main and Eagar Streets, is historically associated with the local LDS church. The modern church on the site continues that tradition. The two parts of the district developed together, partly due to the influence of the church.

The northern part of the district is defined on all sides by modern or historically altered properties. The area within the district boundaries retains the historic rural character of Eagar, while that outside does not.

The boundary of the southern part of the district is also defined by the modern development which surrounds it. Within the commercial area along Main Street, several modern properties are included in order to encompass the historic resources, while eliminating as many modern intrusions as possible.

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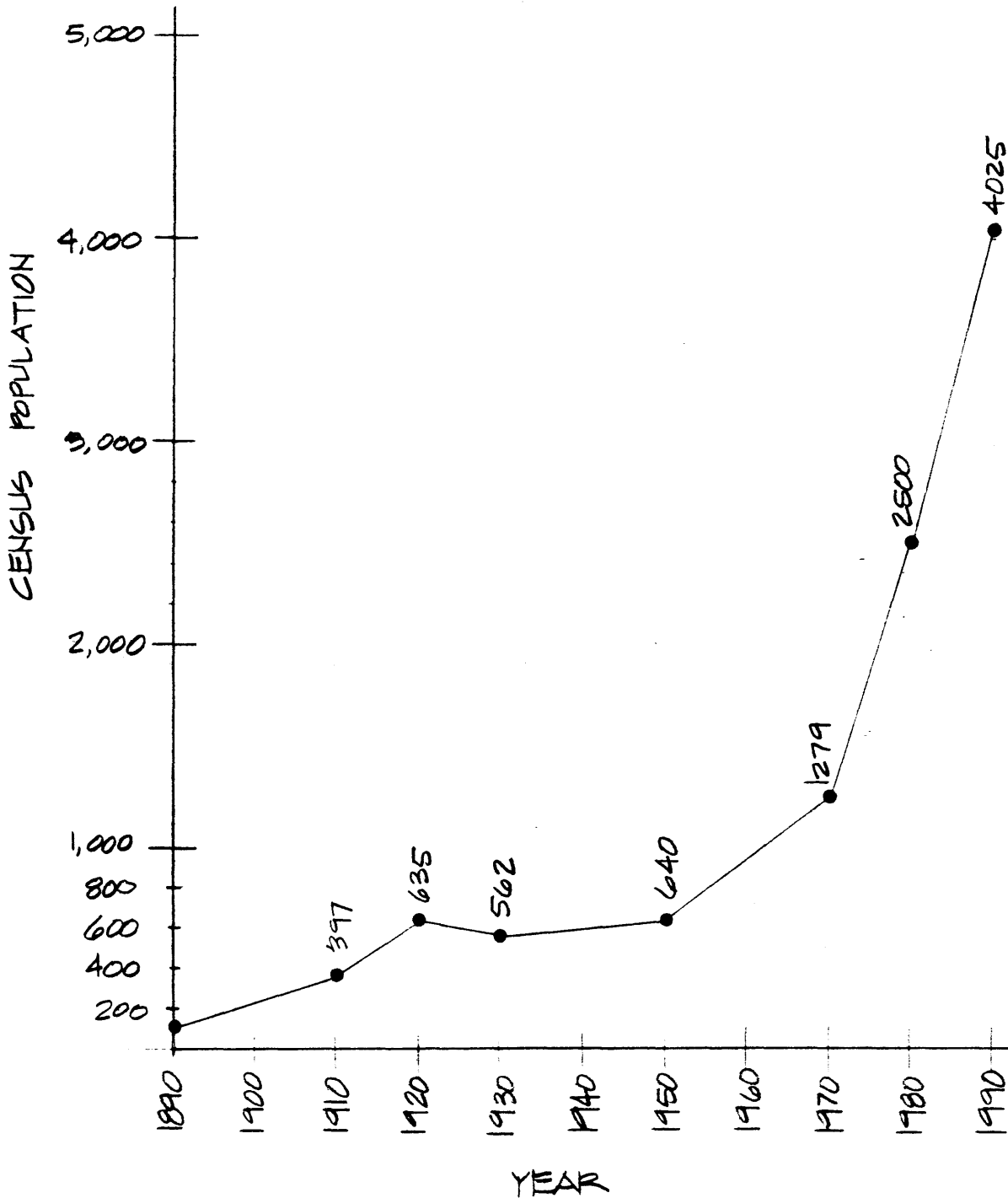
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Photographer: R. Graham
Date: March 1992
Location of Negatives: Ryden Architects
645 North Fourth Avenue, Suite A
Phoenix, Arizona 85003

Photo #	View to
1	SE
2	N
3	NE
4	NW
5	SE
6	NW
7	SW
8	SE
9	SW
10	NE
11	NW
12	NW
13	SE
14	SW
15	NE
16	W

EAGAR HAD MODERATE GROWTH UNTIL ABOUT 1920, FOLLOWED BY THIRTY YEARS OF STAGNANT DEVELOPMENT. AFTER 1950, DEVELOPMENT BEGAN AGAIN, INCREASING EXPONENTIALLY.



POPULATION GROWTH OF EAGAR

