

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

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received **OCT 31 1984**  
date entered **NOV 29 1984**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Milligan House

and/or common Milligan House

**2. Location**

street & number 323 West Aspen N/A not for publication

city, town Flagstaff N/A vicinity of

state Arizona code 04 county Coconino code 005

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: Rental (in transition)

**4. Owner of Property**

name City of Flagstaff

street & number 211 West Aspen

city, town Flagstaff N/A vicinity of state Arizona

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Coconino County Court House

street & number 219 East Cherry

city, town Flagstaff state Arizona

**6. Representation in Existing Surveys**

title Flagstaff, Arizona Historic Property Survey has this property been determined eligible?  yes  no

date May 1980  federal  state  county  local

depository for survey records Flagstaff Historic Sites Commission

city, town Flagstaff state Arizona

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

#### GENERAL SUMMARY

The Milligan House, built ca. 1904 by James Milligan, is a two-story vernacular Queen Anne style brick residence generally characterized by two-story bay windows and an arcaded corner porch. It is located on Aspen Avenue in Flagstaff, Arizona, a small community situated at 7,000 feet at the base of the San Francisco Peaks.

From its late nineteenth century beginnings as a stop on the Atchison-Topeka-Santa Fe Railroad, Flagstaff was supported by lumber and cattle trade. Much of the original turn-of-the-century neighborhood around the Milligan House is still intact. The recent development of a city complex to the east of the house has altered its historical setting, yet it magnifies the historical and architectural importance of the house as being indicative of Flagstaff's development.

#### ARCHITECTURAL DESCRIPTION

##### Exterior:

The exterior of the house is characterized by elements common to all elevations: brick walls, windows topped by segmental arches, rough-hewed sandstone sills, and a sandstone belt course.

The primary elevation (north) has a one-story porch on the northeast corner. The dual Romanesque arches are joined by a brick corner post. The walls on either side of the arches feature tooled sandstone imposts with soldier courses topping the rounded arches. A two-story bay-window unit with a shingled gable roof extends from the west side of the north elevation. The entire north elevation is surmounted by a shingled gable end with a raking cornice. Each level of the bay window has a tripartite 1/1 window combination topped with flat sandstone lintels.

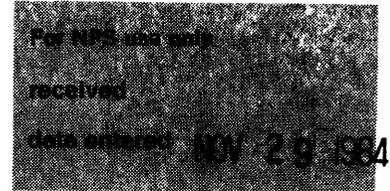
The west elevation also displays an offset two-story bay-window unit identical to that on the front elevation. A belt course divides the bays, while the sandstone lintel on the first floor is aligned with the belt course on each level. The bay is flanked on each level by single 1/1 windows. Those on the first floor are topped with jack arches, integral with the belt courses. Those on the second story are topped with segmental arches. The unit is surmounted by an asphalt shingle hip roof connecting to the lower portion of the gable end.

The southern elevation has a one-story addition, ca. 1940. The asphalt shingle finish material is indicative of post-Depression building in Flagstaff. Entry is gained to the addition through a small porch on the east side. The addition has paired 1/1 windows flanking a central 1/1 opening. The second level is punctuated by three 1/1 openings; the central one is intact but has been infilled with new material. On the southeastern corner, a brick chimney rises through and above a pedimented gable end.

The east facade displays half of the arched portico on the northeast corner. A door and six windows characterize this exposure. Entry is gained through a wooden door surmounted by a transom window and wooden gable awning. Below the door is a

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concrete stoop (not original). To the south of the door are two 1/1 windows. Other openings on the east elevation include a 1/1 window directly above the door, a small fixed unit adjacent to it, and identical openings lighting the stairwell and northeast corner.

The roof is gabled, finished with asphalt shingles. Two chimneys punctuate the roof plane on the east, one on the north exposure and one on the southeast corner. A brick chimney rises from the roof plane on the west, adjacent to the gable end.

Interior:

The interior of the house was divided into five apartments (ca. 1940). Although this detracts aesthetically from the house's original integrity, the modifications appear to be reversible.

Many of the original interior features remain. A stairway and balustrade leading from the first to the second floor are still intact. The original door and window frames, as well as the baseboards, remain. What seem to be original door hinges, knobs, and escutcheons are still in use. The hardwood floors are also in good condition. Ceilings in all but two of the apartments have been lowered from their original 12 foot height.

INTEGRITY

Despite the addition of interior walls and the lack of consistent maintenance over the past two decades, the building possesses a high level of integrity. It appears to be structurally sound although there is evidence of rising damp below the porch and in a few sections of the sandstone foundation. Other than the construction of the rear addition and the covering of the original wood shingles with asphalt shingles, the exterior has not been altered. A private nonprofit corporation has been established (the Milligan House Historic Trust Commission) to raise funds for restoration.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1904 **Builder/Architect** James C. Milligan

### Statement of Significance (in one paragraph)

#### SUMMARY

The Milligan House, built ca. 1904, is architecturally significant as a unique representation of Victorian residential architecture in Flagstaff. The house possesses additional significance for its association with James C. Milligan, a local brickmaker and building contractor who played a major role in the physical development of Flagstaff's historic commercial and residential areas.

#### HISTORICAL BACKGROUND/CONTEXT

Flagstaff, Arizona was founded in 1882, largely as a result of Atlantic and Pacific Railroad construction. Ties were needed for the railroad, and a large sawmill, which dominated the local economy for the next several decades, operated in Flagstaff to supply this demand. With completion of the railroad, Flagstaff became a hub for major regional activities: lumbering, ranching, farming, and tourism.

James C. Milligan arrived in Flagstaff from Las Vegas, New Mexico in 1887, five years after Flagstaff was founded. He first worked as a foreman in a brickyard owned by Frank Hochderffer and Sons. He had a falling out with his employers, however, when he tried to import Chinese brickmakers from San Francisco to replace higher paid local white workers. In 1888 Milligan established his own brickyard near a sandstone quarry one mile east of town.

Milligan's brickmaking business thrived. In the 1880's Flagstaff, like many other frontier towns, suffered disastrous fires, largely due to the predominance of wood frame construction. As a result, builders began utilizing bricks and local stone. By 1897 a town ordinance required that all buildings within the fire limits be built of brick, stone, or iron. The local paper commented on the advantage of this type of construction: "Brick and stone buildings can be erected here at a lower cost than at any point in Arizona. This largely due to the fact that the building material is all at our doors..." (Coconino Sun, January 29, 1898).

Milligan's bricks were distinctive for their coarse texture and their use of local red clay. They tended to deteriorate under intense heat, however, and were therefore less suitable for chimneys. By 1910 Milligan bricks had declined in popularity, and hard fired bricks from Gallup, New Mexico were being brought into Flagstaff.

For his own residence at 323 West Aspen, Milligan purchased Lots 13, 14, 15, and 16, Block 1c, Flagstaff Townsite, unimproved, from J. H. Hoskins on November 21, 1894. The deed was recorded March 2, 1900. Coconino County Assessment Roll, 1905, lists the value of Milligan's property, with improvements and personal property, at \$21,293.

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property less/acre

Quadrangle name Flagstaff

Quadrangle scale 1:2400

UTM References

A 

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

B 

Zone			Easting				Northing							

C 

Zone			Easting				Northing							

D 

Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

Verbal boundary description and justification

Lot #13, plus 2-5 feet of lot #14 in Block #C of Flagstaff townsite.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

# 11. Form Prepared By

name/title Nancy Prichard and Steven Strnad Edited by Bill Perreault, Historian/Registrar, Arizona SHPO

organization Graduate Program, History Department Northern Arizona University date 1984

street & number P.O. Box 6023 telephone 779-5336

city or town Flagstaff state Arizona

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

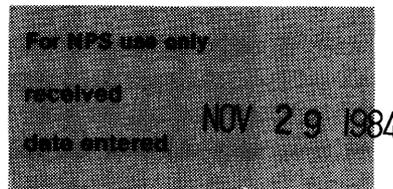
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Donna Schover*  
title SHPO date Oct. 5, 1984

For NPS use only  
I hereby certify that this property is included in the National Register  
*J. Milton Byrum* Entered in the National Register date 11-29-84  
Keeper of the National Register  
Attest: \_\_\_\_\_ date \_\_\_\_\_  
Chief of Registration

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In February 1907, Milligan granted the property and the house to his wife, Flora E. Milligan. Twenty-four years later, on January 24, 1931, Lauros R. Milligan, son of J. C. and Flora, sold the house and Lot 13 and part of Lot 14 to Eugenia Labille.

Eugenia Labille owned the house until October 28, 1940 when she sold it to C. P. Hanna, secretary of the local carpenters union. It may have been Hanna who divided the single family residence into five separate apartments, though Lillian Hall, Coconino County Treasurer, recalls that the house was used as apartments since at least 1939.

Martha Hanna, wife of C.P., sold the house on November 12, 1968 to Wing Slin and Lily Gee. The owners of much rental property in Flagstaff, the Gees probably never lived in the house. One Flagstaff old timer who knew both the Milligans and the Hannas has recalled that Mrs. Gee came forth with the downpayment for the house "out of a big paper sack full of money". (Interview, Ole Solberg)

Wing Slin and Lily Gee sold the house to the City of Flagstaff on March 12, 1980. Two months later, on May 12, 1980, the house was sold to the City of Flagstaff Municipal Facilities Corporation, which is its present owner.

The City of Flagstaff purchased all of the property on the block bordered by Sitgreaves on the west, Aspen on the north, Humphreys on the east, and Santa Fe on the south for construction of a new City Hall complex, which was completed in late 1983. All of the old structures on this block were demolished with the exception of the Milligan House. As a result, the Milligan House is perhaps the most centrally located and most visible residential structure in the entire town.

In 1983 the Milligan House Historic Trust Commission was established to place the building on the National Register of Historic Places and to raise funds for the restoration of the property. A future use has not been determined at the time of this writing.

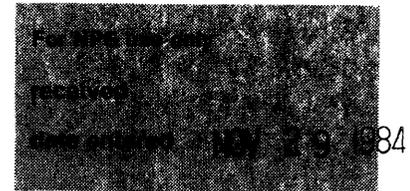
ARCHITECTURAL SIGNIFICANCE

From Flagstaff's origins in the early 1880's through World War II, three major trends in residential architecture can be discerned. The local evolution from Victorian period forms (ca. 1885-1910) to Bungalow house types (ca. 1910-1935) to picturesque Period Revivals (ca. 1930-1945) mirrored regional and national transitions.

Within the context of the city's Victorian architecture, the vast majority of house types are one and one-and-one-half story, wood frame buildings which display elements from the Queen Anne Style. A small percentage are constructed of brick with wood decorative elements, and virtually all are vernacular interpretations of the period's "pure" styles.

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When evaluated against others of the same type of construction, the Milligan House is seen as a distinctive local example of Victorian architecture. It is a vernacular interpretation of the Queen Anne Style, distinguished by its asymmetrical massing, two-story brick, sandstone, and wood shingle construction, and two-story bay windows. Only one other extant masonry Victorian residence, the England House (1905), is a full two stories in height. But while the England House shares certain stylistic similarities with the Milligan House (asymmetrical massing, two-story bay windows), it is constructed exclusively of sandstone.

The corner entry of the Milligan House, featuring Romanesque arches springing from sculpted sandstone impostes, is indicative of the revival of Romanesque forms in the late nineteenth century. The appearance of this detail is rare in Flagstaff, with the only other known example being on the Richardsonian Romanesque Coconino County Court House, erected in 1895, and remodeled to the extent that the entry is now totally obscured. The presence of this unique feature on the principal entry of the Milligan House further distinguishes the building.

Of additional importance is that the house is constructed entirely of bricks manufactured by Milligan, who was also the builder and the first occupant. These factors combine to make the house a highly significant representative of a building industry that played a major role in the early development of Flagstaff.

HISTORIC ASSOCIATION/SIGNIFICANCE

In conjunction with his brickmaking business, James C. Milligan was an active building contractor responsible for erecting many of the town's most visible structures, including governmental, residential, commercial, and educational buildings. He built the first City Hall (1897) and the original Emerson School (1894-95), both since demolished. He erected the core building of Taylor Hall (1905-06), the first dormitory at the Normal School, now Northern Arizona University, as well as the James Loy office building and the Temple Bar on San Francisco Street in downtown Flagstaff.

Rebuilding in Flagstaff undoubtedly resulted in the destruction of many other Milligan structures over the years. Several other buildings exist which show affinities to Milligan's building style and appear to be constructed with his bricks. It is not known whether Milligan actually built all of the houses that use his bricks, but they do share common architectural features. Dwellings typically display vernacular interpretations of the popular Victorian Queen Anne Style, and many commercial and residential structures feature segmental arches and decorative brick corbelling.

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Among the significant buildings that Milligan constructed and/or provided bricks for, the following well known edifices are still standing and are relatively unmodified.

1. F. D. Crable House (ca. 1893) 503 N. Leroux
2. Hicks Boarding House (ca. 1902) 7 W. Phoenix
3. Carriage House (ca. 1904) 413 N. San Francisco
4. Milligan Residence (1904) 323 W. Aspen
5. Powers Residence (1906) 415 N. Leroux
6. Cottage Place Restaurant (n.d.) 126 W. Cottage
7. Senator Henry F. Ashurst House (1897) 421 W. Aspen

Besides his active career as a builder and brick maker, Milligan, a Civil War veteran, was also a member of the Ransome Post of the Grand Army of the Republic. He was also active in local politics and served as a Justice of the Peace in the 1890's when he earned a reputation as a feared, but respected, hard-line magistrate.

It is not known when precisely Milligan's brickyard ceased production or when Milligan died. A search of public records in Flagstaff failed to turn up a date for Milligan's death. A further search was made at the Department of Library, Archives and Public Records in Phoenix, but no death date was located.

The decision to leave the Milligan House standing was made in the hope that it could be restored to its original condition. Standing on a prominent corner of the City Hall block, the restored Milligan House will be a permanent monument to one of Flagstaff's pioneers and one of its most important builders.

In 1983 the Milligan House Historic Trust Commission was established to place the building on the National Register of Historic Places and to raise funds for the restoration of the property. A future use has not been determined at the time of this writing.

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MAJOR BIBLIOGRAPHICAL REFERENCES

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Coconino Sun

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May 6, 1897  
October 14, 1897  
January 27, 1900  
March 6, 1902  
May 1903

Flagstaff Sun-Democrat

May 6, 1897  
June 10, 1897

II. Books:

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IV. Interviews:

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Robert Fronske. Flagstaff, Arizona. June 15, 1984.  
Cliff Kramer. Flagstaff, Arizona. June 25, 1984.  
Ray Prochnow. Sedona, Arizona. July 9, 1984.  
Ole Solberg. Flagstaff, Arizona. June 15, 1984.